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**City of Boiling Spring Lakes**

**Planning Board Meeting Minutes**

**February 11, 2025**

**City Hall – 6:30 P.M.**

1. **Call to Order**

Chair Lucille Launderville called the meeting to order at 6:30 P.M.

1. **Pledge of Allegiance**

The Pledge of Allegiance was recited.

Roll Call

**Present:**

Lucille Launderville

Stephanie Bodmer

Sharon Zakszeski

Travis Cruse

Carrie Moffett

David Van der Vossen – 1st Alternate

Assistant Manager Nicole Morgan

City Clerk Tanya Shannon

**Absent**: Shellie Teubner – 2nd Alternate (excused)

1. **Approval of Agenda**

A motion was made by Ms. Zakszeski to approve the agenda and seconded by Mr. Cruse. ***Unanimous Vote; Motion Carried.***

1. **Potential Conflict of Interest/Association Disclosure**

If any Board member knows of any conflict of interest or association with any item on this agenda, please so state at this time. None stated.

1. **Approval of the Minutes**

Mr. Cruse made a motion to approve the minutes from the meeting on January 14, 2025, with the amendment to remove David Van der Vossen from the roll call, as he was not officially reappointed to the Planning Board at the time of the meeting. Ms. Bodmer seconded the motion. ***Unanimous Vote; Motion Carried.***

1. **Public Comment**

None

1. **Old Business**

None

1. **New Business**
2. **Major Site Plan: Lock & Load Storage, LLC- 150 Garage Rd.**

Ms. Morgan gave an overview of the Major Site Plan located at 150 Garage Rd. The application was submitted by David Russell Clark on behalf of Lock and Load Storage LLC. The applicant proposes to develop an enclosed mini-storage facility consisting of 4,000 sq. of enclosed mini-storage along with the outdoor storage of boats, recreational vehicles, and trailers. The 5.56 acre tract is zoned C-1. Staff recommended approval of Phase 1 with the following conditions.

1. Submission of a lighting plan that complies with UDO Sections 7.22, 7.23, and 7.24.
2. Submission of building elevations that comply with UDO Section 7.5.
3. All landscaping must be in accordance with Article 7, Part IV of the UDO, and any revisions to landscaping species must align with the approved landscaping chart in UDO Section 7.28.
4. All comments from the Technical Review Committee (TRC) must be addressed.
5. Development of the parcel must comply with all regulations specified in the City of Boiling Spring Lakes' Unified Development Ordinance.
6. Development of the parcel must comply with all applicable federal, state, and local regulations.

The applicant was in attendance and said there would be a gate with a code to enter and security cameras. He said the code would be used by the customer's phone so they would know who exactly is entering and exiting. The gate closes automatically after exist. There is not an office on location but there will be monitoring and a call line if assistance is needed. Ms. Launderville would like to ensure that there will be no one living the RV’s while stored. Ms. Morgan said that there is an Ordinance that prohibits this and the property owner stated they would be in compliance. There was discussion on landscape and tree removal. Ms. Morgan said that no heritage trees are to be removed and a landscape plan was submitted that meets all buffering requirements. A question on what type of foundation will be used, and Ms. Morgan said it will be gravel parking with the exception of the required handicapped parking.

Since there were no additional questions or comments, Ms. Bodmer motioned to conditionally approve the Major Site Plan for Lock & Load Storage, LLC, as presented with the abovementioned conditions in the staff report. Mr. Cruse seconded the motion. ***Unanimous Vote; Motion Carried.***

1. **Other Business**

There was a discussion about several proposed bills in the House of Representatives. Ms. Morgan mentioned that some of these bills would apply only to specific counties, while House Bill 24 would apply to the entire state. This bill aims to repeal a particular section of zoning regulations. She will keep the Board updated on any developments.

**Announcements**

None

1. **Adjourn**

Ms. Zakszeski made a motion to adjourn, which Ms. Bodmer seconded. ***Unanimous Vote; Motion Carried.***

—7: 10 P.M.

Respectfully submitted by Tanya Shannon, City Clerk