



Town of Boiling Springs

Board of Planning & Adjustment

Meeting Agenda Packet

April 21, 2020

The Board will be participating remotely:

April 21 2020 - 5:30 pm Planning Board Meeting
Tue, Apr 21, 2020 5:30 PM - 7:30 PM (EDT)

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Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017

Phone 704-434-2357 | Fax 704-434-2358

www.BoilingSpringsNC.net

BOARD OF PLANNING & ADJUSTMENT

MEETING AGENDA

APRIL 21, 2020

ROUTINE BUSINESS

1. Chairman's Call to Order
2. Recognize Citizen's Present & Public Comment
3. Minutes from February 18, 2020 Meeting

REGULAR BUSINESS

4. Text Amendment Request | Schedule of Area, Yard, and Height Requirements
5. Site Plan / Zoning Permit Approval | O'Reilly Auto Parts
6. Preliminary Plat Approval | James Lovelace Road
7. Remarks
8. Adjourn

The Board of Planning and Adjustment desires all citizens have an opportunity to address the Board in an open and productive manner. Individuals not on the agenda but wishing to speak should register with the Clerk prior to the start of the meeting. During the Public Comment portion of the meeting speakers have three (3) minutes unless otherwise approved by the Board. Groups are urged to appoint a spokesperson. If you require additional time, we ask you be placed on the agenda for the next regularly scheduled meeting of the Board. This policy allows the Board members adequate time to familiarize themselves with an issue.



**Board of Planning & Adjustment
Meeting Minutes
February 18, 2020**

Board Present: Ellen Humphries, J.T. Scruggs, Wayne Johnson, Alan McWhirter, Bill Daves, Buster Bryson, and Seth Phillips.

Staff Present: Town Manager Mr. Shires, Town Clerk Kim Greene, Administrative Assistant Shannon Shytle, Planning and Zoning Consultant Sarah Kopkin

Others Present: See Sign-in Sheet

Agenda Item I

Call to Order

Chairman Johnson called the meeting to order at 5:30 p.m.

Agenda Item II

Recognize Citizen's Present & Public Comment

Agenda Item III

Minutes from January 21, 2020 Meeting

J.T. Scruggs made the motion to approve the minutes of the January 21, 2020 meeting. Ellen Humphries seconded the motion and the vote was unanimous.

Agenda Item IV

Conditional Use Permit | 131-5 E. College Avenue (The Vintage Dog)

The Town received a Conditional Use Permit petition for 131-5 E. College Avenue, Cleveland County Parcel No. 1077&1080. The property is owned by Michael and Patsy Cheng. The property is zoned B-1 (Business). The petitioners, Chris and Angela Clark, requested a Conditional Use Permit for the operation of a retail shop with the sale of beer and wine.

The five members of the Board of Adjustment are Chairman Wayne Johnson, J.T. Scruggs, Ellen Humphries, Bill Daves, and Pat Hamrick. Pat Hamrick was unable to attend the meeting. All other members of the Planning Board serve as alternate members. Ellen Humphries made the motion to appoint Seth Phillips to serve in Pat Hamrick's absence. J.T. seconded and the vote was unanimous.

Chairman Johnson called the members of the Board of Adjustment into session at 5:37 p.m. The Board of Adjustment is a quasi-judicial board and all testimony before it must be "sworn" testimony. All persons wishing to speak on the matter must be sworn in. The Board of Adjustment must consider only the evidence presented during the public hearing.

The petitioners are asking for a Conditional Use Permit to allow the operation of a retail shop with the sale of beer and wine on the property. There will be a bar along one wall with seating, custom made pub tables and stools. Bars and taverns are subject to the issuance of a Conditional Use Permit and the requirements of SR 44.

Chairman Johnson opened the public hearing at 5:37 p.m.
(An audio recording of this public hearing was made by the Town Clerk.)

Mr. Shires (sworn) made a brief presentation providing an overview of the request. A multi-tenant building is located on the B-1 property. Mr. Shires reviewed SR 44 Bar and Tavern.

SR 44 Bar and Tavern

- (a) Bars and taverns shall be permitted only when requested as a Conditional Use within the B-1 District and accompanied by an approved Conditional Use Permit.
- (b) No such establishment shall be located within 50 feet of any other bar or tavern. The distance shall be measured in a straight line from the zoning lot of the proposed establishment line to the nearest point of the lot line for the existing establishment.
- (c) No such establishment shall be located within 150 feet of a church, elementary or secondary school, or public park. The distance shall be measured in a straight line from the front, back, or side of the main building of the proposed establishment facing the subject property to the nearest point of the lot line or property, whether such district or use is located within Town jurisdiction or not.
- (d) The main entrance of the building shall be oriented toward a street where the abutting property is zoned predominantly for non-residential use.
- (e) A minimum of 6-foot high opaque fence shall be erected adjacent to the property line of abutting residences. Materiality and final design are subject to the approval of the Board of Adjustment.
- (f) Parking areas related to the establishment shall be located no closer than 10 feet to the property line of abutting residences.

Mr. Shires also reviewed the Findings of Facts. In granting a Conditional Use Permit the Board shall make the following affirmative findings:

- 1) The use requested is among those listed as an eligible Conditional Use in the district in which the subject property is located;
- 2) That the Conditional Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as proposed;
- 3) That the Conditional Use meets all required conditions and specifications; and that satisfactory provision and arrangement has been made for at least the following, where applicable.
 - a) Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control.
 - b) Provision of off-street parking and loading areas where required, with particular attention to the items in subsection (a) above, and the economic, noise, glare and odor effects of the conditional use on adjoining properties in the area.
 - c) Adequate and proper utilities, with reference to locations, availability and compatibility.
 - d) Buffering, with reference to type, location and dimensions.
 - e) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district.
 - f) Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size and suitability.
 - g) Buildings and structures, with reference to location, size and use.
 - h) Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.
- 4) That the Conditional Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
- 5) That the location and character of the Conditional Use if developed according to the plan as proposed will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the town and its environs.

In granting a Conditional Use Permit, the Board may impose reasonable and appropriate conditions upon such permit as it may deem necessary in order that the purpose and intent of this chapter are served, public welfare secured and substantial justice done. If all requirements and conditions are accepted by the applicant, the Board shall authorize the issuance of the Conditional Use Permit, otherwise the permit shall be denied. Any Conditional Use Permit so authorized shall be perpetually binding upon the property included in such permit unless subsequently changed or amended by the Board, as provided for in this subchapter.

Mr. Shires stated staff finds that all of the aforementioned items have been satisfied, that the use is in conformity with the Land Use Plan, and finds no reasonable and appropriate condition that should be imposed when granting approval of the Conditional Use Permit.

Willie Wright (sworn), 125 Hamrick Avenue, stated he was concerned about the bar and the entertainment. He asked what measures the Town and the Police would take to maintain order.

The petitioner, Angie Clark (sworn), 102 Leanna Court, spoke about their plans for The Vintage Dog. It will be a place for customers to come for a glass of wine or malt beverage to drink there or take home and will have live music. The hours they are planning: Sunday 12:30 pm – 8:00 pm and Wednesday thru Saturday 11:00 am - 10:00 pm. Hours are subject to change if there is a community event.

The public hearing closed at 5:48 p.m.

The Board discussed the location of the property, the proposed location of The Vintage Dog, and nearby businesses and residences. Chairman Johnson reviewed SR 44 Bar and Tavern section (e) A minimum of 6-foot high opaque fence shall be erected adjacent to the property line of abutting residences. Materiality and final design are subject to the approval of the Board of Adjustment.

Seth Phillips made the motion to accept the Town Manager's Report into evidence. Alan McWhirter seconded and the vote was unanimous.

Chairman Johnson asked the Manager for background information. Mr. Shires stated the Town has a noise ordinance that addresses amplified music. Alan McWhirter asked Mr. Shires if he has a recommendation on the fence. Mr. Shires stated he did not think it is necessarily appropriate due to the fact it is a multi-tenant space building. Chairman Johnson asked Mr. Wright to show them the location of his home on Hamrick Avenue. Chairman Johnson asked Mr. Shires what is the intent of requiring a fence in the ordinance. Mr. Shires reported the building is facing the opposite direction of Hamrick Avenue and it is not intent of Special Requirement (e) to have a fence at the back of a building. Ellen Humphries asked if everything will be done on the inside of the building. Mr. Shires confirmed that yes, it will be inside only. J.T. Scruggs confirmed they are not setting a precedence by not requiring a fence in this instance.

Based on the information presented and after hearing all the evidence, the Boiling Springs Board of Adjustment made the following Findings of Fact and Conclusions:

1. The proposed use will not materially endanger the public health and safety.
2. The proposed use will not substantially injure the value of adjoining or abutting property.
3. The proposed use will be in harmony with the area in which it is located.
4. The proposed use will be in the general conformity with the Future Land Use Plan and any other plans officially adopted by Town Council.

J.T. Scruggs made the motion to accept Findings of Fact as presented by the Town Manager. Seth Phillips seconded and the vote was unanimous.

J.T. Scruggs made the motion to approve the Conditional Use Permit without conditions. Buster Bryson seconded and the vote was unanimous.

Allen McWhirter made the motion to close the Board of Adjustment hearing at 6:00 p.m. Ellen Humphries seconded and the vote was unanimous.

Agenda Item V

Remarks

Mr. Shires introduced Planning and Zoning Consultant Sarah Kopkin.

Mr. Shires reported a zoning text amendment may come before the Planning Board at the March meeting.

Adjourn

Ellen Humphries made the motion to adjourn the meeting at 6:02 p.m. Bill Daves seconded and the vote was unanimous.



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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 4

APRIL 21, 2020

TEXT AMENDMENT REQUEST | SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS

The Town has received a petition for the following zoning text amendments:

1. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet.
2. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

The Board will make an advisory decision on these amendments which will be considered by the Town Council on May 5, 2020.

MATERIALS PROVIDED

- Zoning Text Amendment Petition
- Staff Report
- Site Plan of Proposed Project (Please note this is for illustrative purposes only to indicate an idea of the densities. The Text Amendment will be in effect for all properties zoned R-15TH should it be approved.)



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ZONING TEXT AMENDMENT PETITION

CK# 1382
260.00
2/25/2020

GENERAL INFORMATION

This form is used to request a text amendment to the Town's Code of Ordinances. A consultation with planning and zoning staff is recommended prior to submitting this form.

- \$260 fee required to process Zoning Text Amendment Petitions
- Signature required on Page 2
- Zoning Text Amendments are considered by the Board of Planning & Adjustment and Town Council
- Town will give official Public Notice and hold a Public Hearing

SUBJECT PROPERTY (if applicable)		
Physical Address: 717 McBrayer Homestead Rd Shelby, NC 28152		
Land Area: 6.35 acres	Parcel No: 60328	PIN: 2506422760
Tax Map: 1175	Blk: 1	Lot: 62
Deed Book: 1666	Page: 2137	

PROPERTY OWNER (if applicable)	
Property Owner(s): Tillman Commercial Properties LLC	
Owner Mailing Address: PO Box 71 Shelby, NC 28151	
Owner Telephone: 704-472-6204	Owner Email:

APPLICANT	
Applicant Name: Adam Smith	
Applicant Mailing Address: PO Box 855 Boiling Springs, NC 28017	
Applicant Telephone: 704-473-9805	Applicant Email: adamsmith@gmail.com
Applicant Relation to Property: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Legal Representative of Owner <input type="checkbox"/> Other	

ZONING TEXT AMENDMENT REQUESTED

REQUESTED TEXT AMENDMENT:

151.074 Schedule of Area, Yard, and Height Requirements

R-15 TH Minimum Lot Area -- Square Feet

Existing: 15,000 first 2 units

Proposed: 7,500 first 2 units

R-15 TH Square Feet per Dwelling Unit

Existing: 7,500 each additional unit after first 2 units

Proposed: 5,000 each additional unit after first 2 units

PETITIONER COMMENTS:

Consultation with Town Manager held on 2-19-20.

OWNER/APPLICANT SIGNATURES

Owner Signature: Eddie Tillman Date: 2-25-20

Print Name: Eddie Tillman

Applicant Signature: [Signature] Date: 2-19-20

Print Name: Adam Smith

*Petitions not made by or on behalf of the property owner require owner notification in accordance with state law.



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STAFF REPORT

To: Boiling Springs Planning and Adjustment Board
From: Sarah Kopkin, MPA - Planning and Zoning Consultant

Date: March 13, 2020
Meeting: March 17, 2020

SUBJECT PROPERTY*

Owner(s):	Tillman Commercial Properties, LLC	Applicant:	Adam Smith
Location:	717 McBrayer Homestead Road	Parcel Number:	60328
Acreage:	6.37 Acres +/-	Present Zoning:	R-15TH

***ALL PROPERTIES ZONED R-15TH WITHIN THE TOWN’S ZONING JURISDICTION WILL BE SUBJECT TO THE ZONING TEXT AMENDMENTS IF APPROVED BY TOWN COUNCIL.**

ANALYSIS

Town of Boiling Springs is experiencing moderate residential growth, working on a Land Use Ordinance overhaul, working on a Downtown Master Plan + Corridor Study, and working on various efforts to achieve respectful growth and meet evolving development trends. To promote good urban design and planning principles, correct discrepancies in the current ordinances, and offer a wider variety of housing types, Staff will be proposing various zoning text amendments in the next year. The following proposed text amendments were constructed with input from Staff and from the developer/applicant.

There are two (2) proposed zoning text amendments:

1. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet.
2. Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

RECOMMENDED TEXT AMENDMENTS

Proposed Text Amendment #1

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding minimum lot area square feet.

Currently, the minimum lot area square feet for all uses allowed in the R15TH Residential District is 15,000 square feet for the first two (2) units. This restriction prevents flexibility in housing options that are constructed in Boiling Springs and restricts a more varied housing inventory for residents.

A more appropriate minimum lot area would be 7,500 square feet for the first two units. By allowing a smaller minimum lot, the town will allow a higher density neighborhood that supports the creation of strong downtown core and prevents sprawl. A smaller minimum lot area in the R-15TH Zoning District would allow for the development of more housing units and options for residents.

Proposed Text Amendment #2:

Amending 151.074 Schedule of Area, Yard, and Height Requirements for the R-15TH Zoning Classification regarding square feet per dwelling unit.

Currently, the requirement for the square feet per dwelling unit is 7,500 square feet for each additional unit after the first two (2) units, referred to in Proposed Text Amendment #1. This restriction also reduces flexibility in the housing developments that are constructed in Boiling Springs and restricts a more varied housing inventory for residents.

A more appropriate requirement for the square feet per dwelling unit would be 5,000 square feet for each additional unit after the first two (2) units. This smaller minimum for the square feet per dwelling unit allows for developers and builders to construct smaller housing units that fit the needs of a wider demographic of residents. A smaller minimum for the square footage required per dwelling units in the R-15TH Zoning District would allow for the development of more housing units and options for residents.

Attached to this report is the proposed amendment to the Schedule of Area, Yard, and Height Requirements as it would appear in the Ordinance.

STAFF COMMENTS

Per the Land Use Plan (Goal 5: To ensure a variety of safe and quality housing option in Town, Objective 1: Increase housing types and options for residents), Staff finds the proposed zoning text amendments consistent with the Land Use Plan. In consideration of the details of the subject parcel, Staff recommends approval of these zoning text amendments.

SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS.

District	Minimum Lot Area -- Square Feet (d)	Square Feet per Dwelling Unit (d)	Lot Width at the Building Setback Line -- Feet (See Lot Width Definition)	Front Setback -- Feet	Side Setback -- Feet (a)	Rear Setback -- Feet	Maximum Height -- Feet
R-20 Single-family	21,780	21,780	100	40	20	30	35
R-15 Single-family	15,000	15,000	50	30	15	25	35
R-15TH Single-family Attached 2 or more units	15,000 7,500 first 2 units	7,500 5,000 each additional unit after first 2 units	20 each unit	10 Minimum 25 Maximum	15	25	35
R-10							
Single-family	10,000	10,000	80	30	15	25	35
Two-family	20,000	10,000	80	30	15	25	35
Multi-family	20,000 for first unit	6,500 for each additional unit after first unit	80	30	15	25	35
I-1	20,000	N/A	100	40	20	30	35
O&CS	N/A	N/A	N/A	20	20	30	35
B-1	N/A	N/A	N/A	20	(b)	(c)	35
B-2	N/A	N/A	N/A	20	20	30	35
M-1	N/A	N/A	N/A	50	25	25	35

- (a) Corner lots in all districts add five feet to each side. The side setback does not apply to units that are permitted to be attached.
- (b) No side yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a rear yard of 20 feet shall be required.
- (c) No rear yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a side yard of 20 feet shall be required.
- (d) The lot sizes required for the various districts in this section were drawn upon the assumption that adequate water supply and sewage disposal systems are available to this and every lot. The lack of adequate systems for one or both facilities may require larger lot areas, or in some instances, because of Health Department standards, may not permit development as intended.
- (e) No parking and/or driveways shall be permitted in any front setback that is less than twenty (20) feet in townhouse developments. In these situations, parking and/or driveways shall be located in the rear of the lot behind the principal structure.



brian
baker
design

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wilmington, nc 28409
910.297.3624
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www.brianbakerdesign.com

BOILING SPRINGS
Townhouse Community
Boiling Springs, NC

date 02.07.20
revisions date

SITE PLAN
RENDERING

SP-001



Town of Boiling Springs

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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 5

APRIL 21, 2020

SITE PLAN REVIEW | O'REILLY AUTO PARTS

The Town has received a Zoning Permit Application for parcels 1100, 1101, and 63732 for the construction of an O'Reilly Auto Parts store. Town Code requires Planning Board site plan approval for non-residential developments of 5,000 square feet or more of gross floor area.

MATERIALS PROVIDED

- Zoning Permit Application
- Site Plan Review Application
- Staff Report
- Satellite Photo of Area
- Site Plan
- Architectural Elevations

3/4/2020

Paid Check # 3913 \$75
Site Plan Review
Zoning Permit *LSC*



Town of Boiling Springs

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ZONING PERMIT APPLICATION

BEFORE STARTING

The Town Zoning Code states no land shall be used and no building erected, altered, or moved, or have its use changed without the issuance of a Zoning Permit. This Permit certifies compliance with the Town's Zoning Code and is not a building permit, certificate of occupancy, or other certification required for construction or occupancy. Most projects including renovations and storage sheds require a building permit from the Cleveland County Inspections Department (704) 484-4995.

- \$25 fee is required to process Zoning Permits
- Signature required on Page 3
- Zoning Permit Applications generally take five (5) working days to review
- Multi-family residential is considered "non-residential" for the purpose of this form
- Non-residential construction/renovation requires a site plan review
- Board of Planning & Adjustment approval required for non-residential development over 5,000 sqft

GENERAL INFORMATION

PROJECT NAME: O'Reilly Auto Parts	
PROJECT PROPERTY	
Business or Development Name: O'Reilly Auto Parts	
Physical Address: 152 N. Main Street / Boiling Springs, NC / 28152	Parcel No: 2505480036
Property Owner(s): Norvell Boiling Springs	
Owner Mailing Address: 103 N. Sterling Street / Morganton, NC / 28655	
Owner Telephone:	Owner Email: norvellj@bellsouth.net

PROJECT APPLICANT

Permit Applicant Name: O'Reilly Auto Parts	
Applicant Mailing Address: 103 N. Sterling Street / Morganton, NC 28655	
Applicant Telephone:	Applicant Email: norvellj@bellsouth.net
Applicant Relation to Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Rental Tenant <input type="checkbox"/> Legal Representative of Owner	

PROJECT TYPE

<input type="checkbox"/> Change of Use	<input type="checkbox"/> Change of Occupancy	<input type="checkbox"/> Residential Renovation or Expansion
<input type="checkbox"/> New Residential Construction	<input type="checkbox"/> Non-residential Renovation or Expansion*	<input checked="" type="checkbox"/> New Non-residential*
<input type="checkbox"/> Accessory (Pool, Shed, etc.)	<input type="checkbox"/> Other	

*Requires site plan

Project INFORMATION

Square Footage: 7,225sf <i>PB Action LSC</i>	Structure Height: 19' <i>✓ (Max = 35') LSC</i>
Parking Spaces: 30 <i>✓ 2 ADA LSC</i>	Loading Area: 1 <i>✓ LSC</i>

CHECK ALL THAT APPLY

<input type="checkbox"/> Preparing Food (requires grease interceptor)	<input checked="" type="checkbox"/> Adding dumpster (submit elevation and site layout)
<input checked="" type="checkbox"/> Adding or changing signage (requires sign permit)	<input type="checkbox"/> Changing non-residential façade (submit elevation drawing)
<input checked="" type="checkbox"/> Need new water or sewer connections	

Staff Assigned # *EP200421*

Revised May 2016

Page 1 of 1

PROJECT SKETCHES & DRAWINGS

Use the grid to provide a sketch of the proposed project. Professionally prepared site plans, surveys, and similar documents may be submitted in lieu. Sketches should be from a bird's eye view and include: property lines and streets, footprints of existing structures, differentiated footprints of proposed structures, driveways and parking areas, dimensions for all existing and proposed structures and site improvements, distances between structures, and distances of all proposed structures from property lines and streets. If fencing is proposed, its location and height must be indicated. If sketch does not show sufficient detail to determine compliance with the Zoning Code, the application will be returned.



See Construction Documents.
N/C.

Check if additional materials/drawings are included with this application

Describe Additional Materials: _____

ZONING ADMINISTRATOR DETERMINATIONS

This application has been reviewed for compliance with all applicable sections of the Town Code. The issuance of this permit is based on the proposals indicated on this application and is contingent upon compliance with all conditions, comments, and restrictions provided. The omission of any element of the proposed project does not exclude that element from complying with Town Code. Zoning Permits are Valid for 180 days unless a Zoning Permit with vested rights is obtained. Review has determined the following.

GENERAL DETERMINATIONS			
City or ETJ: <u>City</u>	Zoning: <u>B-1</u>	Special Requirement(s): <u>NA</u>	
Parking Spaces Required: <u>25, Met 28C.</u>	Loading Area Required: 25 <u>Met 28C. NA in B-1</u>		
Minimum Lot Size: <u>NA in B-1</u>	Impervious Area Limit: <u>80%, Met 28C.</u>		
Landscaping Requirements: <u>151.140, Met 28C.</u>	Façade Requirements: <u>151.037, Met 28C.</u>		
Required Minimum Setbacks			
Front: <u>20'</u>	Left: <u>NA</u>	Right: <u>NA</u>	Rear: <u>NA</u>

Approved
 Approved w/Conditions
 Referred to Site Plan Process
 Denied

Conditions/Comments/Restrictions:

- Planning Board Action required on 04/21/2020. Staff Approves.
- Obtain Building Permit from Cleveland County.
- AS-BUILTS required upon completion of project.

Zoning Administrator Approval: LSC LUCAS A. STIRES Date: 04/21/2020
 TOWN MANAGER Dated for PB Meeting.

APPLICANT STATEMENT & AGREEMENT

I hereby certify the information on this application is true and correct and that the building or land will not be used for any other purpose than indicated on this application. I will adhere to the conditions, comments, and restrictions, provided as a result of this application's review. I understand this Permit only certifies the proposed project complies with the Zoning Code and is not a building permit, certificate of occupancy, or other certification required for construction or occupancy.

Applicant Signature: J. T. Norvell Jr. Date: 3/4/2020
 Print Name: J. T. NORVELL JR.



Town of Boiling Springs

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 Phone 704-434-2357 | Fax 704-434-2358
www.BoilingSpringsNC.net

SITE PLAN REVIEW

BEFORE STARTING

In order to facilitate compliance with local regulations, site plans are required for all new non-residential and multi-family residential developments as well as any development project that involving significant site improvement and modifications.

- \$50 fee is required for site plan review
- Signature required on Page 3
- Board of Planning & Adjustment approval required for non-residential development over 5,000 square feet and multi-family development over 4 units.
- This is not the correct form for subdivisions

GENERAL INFORMATION

PROJECT NAME: O'Reilly Auto Parts	
PROJECT PROPERTY	
Business or Development Name: O'Reilly Auto Parts	
Physical Address: 152 N. Main Street, Shelby, NC 28152	Parcel No: 2505480036
Property Owner(s): Norvell Boiling Springs, LLC	
Owner Mailing Address: 103 N. Sterling Street, Morganton, NC 28655	
Owner Telephone: 828-433-9125	Owner Email: norvellj@bellsouth.net

PROJECT APPLICANT	
Permit Applicant Name: Norvell Boiling Springs, LLC	
Applicant Mailing Address: 103 N. Sterling Street, Morganton, NC 28655	
Applicant Telephone: 828-433-9125	Applicant Email: norvellj@bellsouth.net
Applicant Relation to Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor/Developer <input type="checkbox"/> Rental Tenant <input type="checkbox"/> Legal Representative of Owner	

PROJECT TYPE		
<input checked="" type="checkbox"/> New Non-residential	<input type="checkbox"/> Non-residential Renovation or Expansion	<input type="checkbox"/> Other

*Mark mutli-family over 4 units as non-residential

Project INFORMATION	
Square Footage: 7,225 sf <i>PB Action L&C.</i>	Structure Height: 19' <i>✓ (Max = 35') L&C.</i>
Parking Spaces: 30 <i>✓ 2 ADA L&C.</i>	Loading Area: 1 <i>✓ L&C.</i>
CHECK ALL THAT APPLY	
<input type="checkbox"/> Preparing Food (requires grease interceptor)	<input checked="" type="checkbox"/> Adding dumpster (submit elevation and site layout)
<input checked="" type="checkbox"/> Adding or changing signage (requires sign permit)	<input type="checkbox"/> Changing non-residential façade (submit elevation drawing)
<input checked="" type="checkbox"/> Need new water or sewer connections	

SITE PLAN REQUIREMENTS

GENERAL GUIDES

- Plans transmitted in the form of 3 hard copies in 24"x36" and electronic set in .pdf format
- Plans signed and sealed by NC registered engineer

SEPARATE SHEETS REQUIRED FOR THE FOLLOWING:

- Water utilities
- Sewer utilities
- Required building setbacks showing hashed out no-build envelope

GENERAL SITE DEVELOPMENT PLAN:

- Applicant and property owner's name, address, contact information
- Parcel Tax parcel ID number
- Vicinity map, scale, and north arrow
- Owner contact information, address, and tax parcel numbers, and zoning of all adjacent properties
- Boundaries of the site with courses and distances indicated
- Data on all adjoining streets including name, ROW, utilities, storm drainage, and driveways
- Existing and proposed contour elevations at a maximum 2 foot interval. Elevations based on USCGC datum with benchmark indicated
- Watersheds and 100 Flood Plain indicated
- All proposed improvements
- Impervious surface calculation as percentage of parcel
- Exterior lighting plan **by architect - see building plans**
- Detail drawings for dumpsters, supporting pads, and screenings **by architect - see building plans**

BUILDING DATA

- Footprint showing elevation and dimensions, and area of proposed building(s)
- N/A Dimensions and area for each tenant or dwelling space
- Front, side, and rear yard setbacks
- Elevation drawing for any view of the building visible from public roadways **by architect - see building plans**

UTILITY DATA

- Waterline locations, material type, size, and any existing valves or appurtenances
- Water meter location and size
- Sewer line location, material type, size and any existing manholes or appurtenances
- Sewer service lateral, proposed lines and manholes, cleanouts, and other appurtenances
- Water and sewer easements and required utility easements
- Fire hydrant locations show with linear distances to buildings
- Special details for all water meters, backflows, valves, fire suppression equipment, hydrants, grease interceptors, vaults, enclosures, and other water and sewer related appurtenances.

PARKING DATA

- Dimension and area calculations for all impervious and permeable surfaces
- Location and dimension of parking areas, angle of parking, typical width, length, aisle width, etc.
- Number of spaces required and provided
- Number of handicap spaces provided and required including handicap parking sign detail
- Loading area required and provided

STORMWATER DATA

- Pipe material, size, length, slope, etc.
- Drainage areas and runoff for each storm drain pipe
- Invert elevation and top elevation for each structure: catch basin, inlet, flared end section, head wall, etc.
- Exit velocity and details of velocity reduction facilities at each outlet
- Complete hydraulic calculations
- Complete storm drainage calculations
- Special details and storm drainage easement widths

LANDSCAPE DATA

- Overview of all landscape improvements
- Number of parking shade trees required and provided
- Indication of required street yards, side yards, and buffers
- Indication of plant species including mature height

Check if additional materials/drawings are included with this application

Describe Additional Materials: _____

ZONING ADMINISTRATOR DETERMINATIONS

This site plan has been reviewed for compliance with all applicable sections of the Town Code. The Issuance of this permit is based on the proposals indicated on the provided plans only and is contingent upon compliance with all conditions, comments, and restrictions provided. The omission of any element of the proposed project does not exclude that element from complying with Town Code. An approved Site Plan functions as a Zoning Permit which is valid for 180 days unless a Zoning Permit with vested rights is obtained. Review has determined the following.

GENERAL DETERMINATIONS			
City or ETJ: <u>City</u>	Zoning: <u>B-1</u>	Special Requirement(s): <u>NA</u>	
Parking Spaces Required: <u>25, met L&C.</u>	Loading Area Required: <u>met, L&C.</u>		
Minimum Lot Size: <u>NA in B-1</u>	Impervious Area Limit: <u>80%, met L&C.</u>		
Landscaping Requirements: <u>151.140, met L&C.</u>	Façade Requirements: <u>151.037, met L&C.</u>		
Required Minimum Setbacks			
Front: <u>20'</u>	Left: <u>NA</u>	Right: <u>NA</u>	Rear: <u>NA</u>

Approved
 Approved w/Conditions
 Denied

Conditions/Comments/Restrictions:

- Obtain Building Permit from Cleveland County.
- AS-BUILTS required upon completion of project.

Materials Referenced for Approval:

<u>Civil Plans</u>		
<u>Architectural Plans</u>		
<u>Lighting Plans</u>		
<u>Erosion Control Permit</u>		
<u>NC DOT Permit</u>		

Date of Board of Planning and Adjustment Meeting if Applicable: 04/21/2020

Zoning Administrator Approval: L&C LUCAS A. STINES Date: 04/21/2020
TOWN MANAGER

APPLICANT STATEMENT & AGREEMENT

I hereby certify the information on this application is true and correct and that the building or land will not be used other than indicated on this application and included materials. I will adhere to the conditions, comments, and restrictions, provided as a result of plan review. I understand this Permit only certifies the proposed project complies with the Zoning Code and is not a building permit, certificate of occupancy, or other certification required for construction or occupancy.

Applicant Signature: J. T. Norvell Date: 4/20/2020
 Print Name: JEREMY NORVELL



Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017
Phone 704-434-2357 | Fax 704-434-2358
www.BoilingSpringsNC.net

STAFF REPORT

To: Boiling Springs Planning and Adjustment Board
From: Lucas A. Shires, MUD, PLA, Town Manager

Date: April 17, 2020
Meeting: April 21, 2020

SUBJECT PROPERTY

Owner(s):	Norvell Boiling Springs, LLC	Applicant:	O'Reilly Auto Parts
Location:	152 North Main Street	Parcel Numbers:	1100, 1101, 63732
Square Footage:	7,225 Square Feet		
Zoning:	R-15		
Surrounding Zoning:	North: B-1	East: B-1	South: M-1 West (across NC 150): R-10, R-15, B-1
Utilities:	Water: Yes	Sewer: Yes	Floodplain: No
Access:	N Main St (NC 150) and Bethel Avenue		

ANALYSIS

The subject property is located along N Main St, south of its intersection with Bethel Avenue. The lots currently contain unoccupied residential structures. These structures have been abated of asbestos and are being utilized as practice burn sites for Boiling Springs Fire and Rescue.

Town Code requires Planning Board site plan approval for non-residential developments of 5,000 square feet or more of gross floor area. The proposed use is an allowable use per the Table of Permitted and Conditional Uses in the B-1 Commercial Zoning District.

B-1 – (requested designation the subject property) The B-1 Business District is established as a district in which the principal use of land is to provide for general retail and consumer services for the jurisdiction in a central business location.

STAFF COMMENTS

Staff reviewed all plans, including but limited to Demolition, Erosion Control, Layout, Grading, Utilities, Landscape, and associated Details. A few minor comments were provided to the Owner and have been addressed sufficiently and to the satisfaction of Staff. Architectural elevations were also reviewed, revisions made, and Staff finds them in harmony with the intent of the Ordinances. All applicable (horizontal) site development permits outside of the Town's authority have been secured by the Owner. A Building Permit will be obtained from Cleveland County following approval of the Zoning Permit.

Staff finds the proposed site plan and associated elevations in agreement with all regulations of the Code of Ordinances and recommends approval of the site plan, elevations, and Zoning Permit.

Site Aerial



Source: Cleveland County GIS

SITE PLAN KEY

- S1 ADA RAMP WITH DETECTABLE WARNING STRIP, TYP. (SEE DETAILS).
- S2 PAINTED TRAFFIC ARROW, TYP. (SEE DETAILS).
- S3 STOP BAR, TYP. (SEE DETAILS)
- S4 STOP SIGN, TYP. (SEE DETAILS)
- S5 PROPOSED HANDICAP PARKING WITH SIGNAGE PER LOCAL CODE (TYPICAL OF 2).
- S6 18" CURB & GUTTER, TYP. (SEE DETAILS).
- S7 PROPOSED DUMPSTER ENCLOSURE, TYP. (SEE O'REILLY'S DETAILS).
- S8 PROPOSED CONCRETE FILLED STEEL PIPE BOLLARD, TYP. (SEE DETAILS).
- S9 4" DOUBLE WHITE SOLID LINE, TYP.
- S10 4" SINGLE WHITE SOLID LINE, TYP.
- S11 CONCRETE SIDEWALK, TYP.
- S12 CONNECT WITH SMOOTH TRANSITION TO EXISTING PAVEMENT, TYP.
- S13 CONCRETE WHEEL STOP, TYP.
- S14 APPROXIMATE SETBACK LINE TO BE SURVEY VERIFIED FROM THE RIGHT-OF-WAY.
- S15 4' HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH TWO 5' WIDE ACCESS GATES.
- S16 SIGN. COORDINATE LOCATION AND DIMENSIONS WITH SIGN DRAWINGS AND PERMIT.
- S17 GROUND MOUNTED TRANSFORMER PAD.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CONCRETE CURB & GUTTER
---	⊙	NUMBER OF PARKING SPACES PER ROW
---	+	SIGN
---	▨	CONCRETE SIDEWALK
---	▨	STANDARD DUTY ASPHALT
---	▨	HEAVY DUTY ASPHALT
---	▨	HEAVY DUTY CONCRETE



REVISIONS

ISSUED	COMMENT



CSS

402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

NORVELL BOILING SPRINGS, LLC

103 NORTH STERLING STREET
2ND FLOOR
MORGANTON, NC 28759
CONTACT: JERRY NORVELL
NORVELL@BELLSOUTH.NET

SITE PLAN

**BOILING SPRINGS
COMMERCIAL DEVELOPMENT**

NORTH MAIN STREET & BETHEL AVENUE
BOILING SPRINGS, NC

Date: 4-17-20
Drawn: RSM
Checked: ---

C-5.0

SITE DATA

SITE ADDRESS: 152 NORTH MAIN STREET
SHELBY, NC 28152

PIN: 2505480036

PARCEL #: 1100

CURRENT USE: RESIDENTIAL

PROPOSED USE: AUTO PARTS STORE

CURRENT LOT SIZE: ±1.35 AC

ZONING: B-1 COMMERCIAL

OVERLAY DISTRICTS: NONE

MINIMUM PROPOSED LOT AREA: N/A

MINIMUM LOT WIDTH: N/A

BUILDING SETBACKS:
FRONT: 20'
SIDES: 0' / 20' ABUTTING RESIDENTIAL USE
REAR: 0' / 20' ABUTTING RESIDENTIAL USE

MAXIMUM BUILDING HEIGHT: 35'

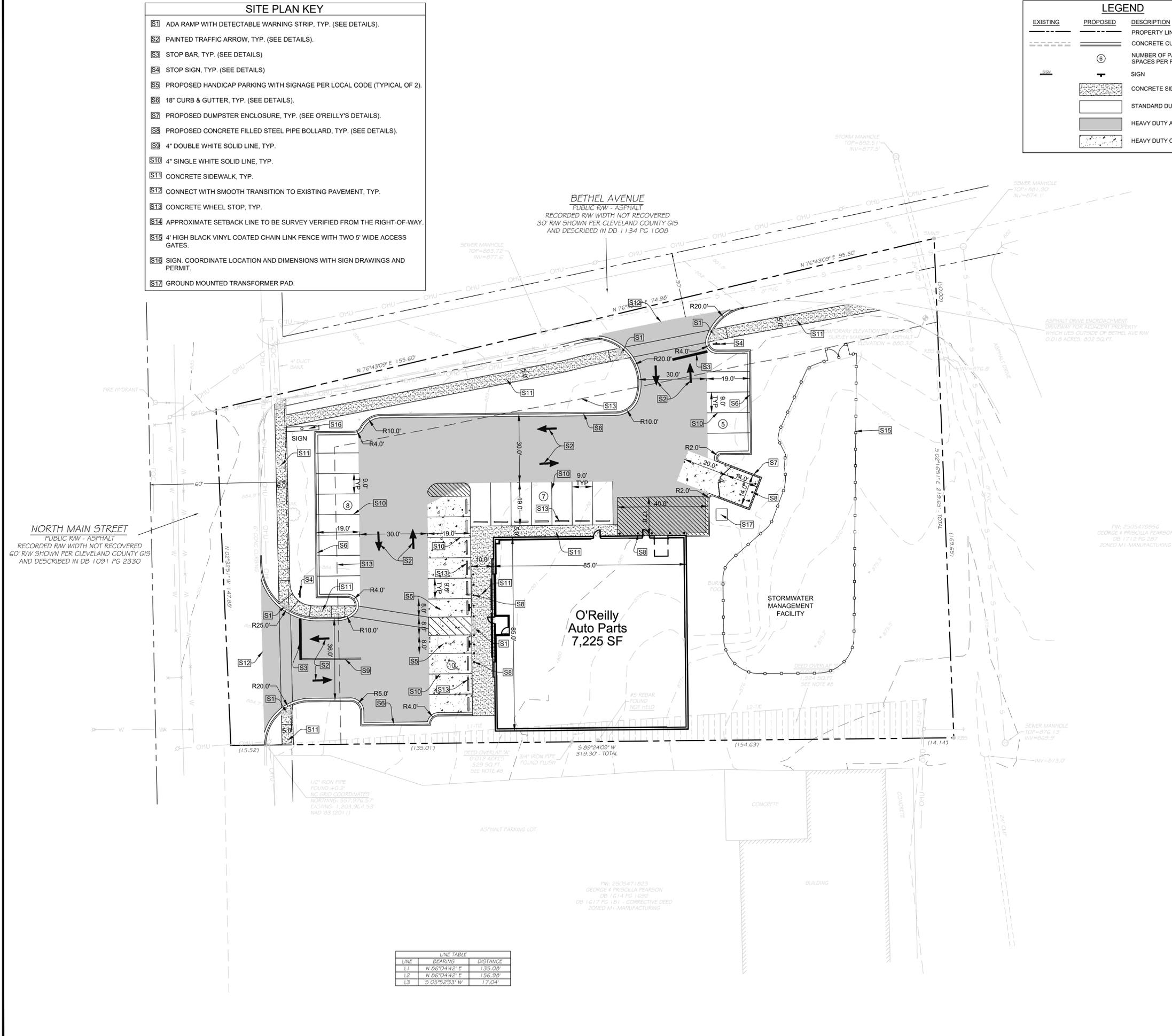
PARKING: 1 SPACE / 300 SF GFA (9' x 19' WITH 25' DRIVE ISLE)
= 1 SPACE / 300 SF GFA x 7,225 SF = 25 SPACES REQUIRED
30 SPACES PROVIDED

ADA PARKING: 2 SPACES PER 25 PARKS = 2 REQUIRED
2 SPACES PROVIDED

PROVIDED: 30 SPACES (9' x 19' WITH 30' DRIVE ISLE)

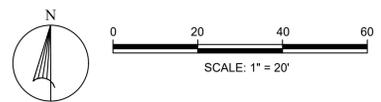
BUFFERS: NONE

- GENERAL SITE NOTES:**
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE FACE OF CURB, FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER SITE DETAILS.
 - IF CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. SPACES ADJACENT TO THE 8' STRIPED AISLE ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
 - UNLESS OTHERWISE NOTED, ALL ON-SITE CURB SHALL BE 18" CURB AS SHOWN ON THE DETAIL SHEET.
 - STOP SIGNS SHALL MEET THE CRITERIA OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
 - THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°04'42" E	135.08'
L2	N 86°04'42" E	156.98'
L3	S 05°52'33" W	17.04'



Exterior Finish Legend



1 FRONT ELEVATION



2 RIGHT SIDE ELEVATION



3 BACK ELEVATION



4 LEFT SIDE ELEVATION

- Pre-Engineered Metal Building Wall Panel and Sheet Metal Cap Flashing
Butler "Cool Birch White"
- Pre-Engineered Metal Building Wall Panel and Sheet Metal Cap Flashing
Sherwin Williams "Positive Red" SW6871
- Standing Seam Metal Roof System
Galvalume
- Cement Fiber Exterior Wall Panel - LedgeStone
Nichiha - Bluff
- Egress Doors, Overhead Door, and Frames
Sherwin Williams "Latte" SW6108
- Sheet Metal Cap Flashing, Trim, Cutters, and Downspouts
Butler "Cool Birch White"
- Bollards
Sherwin Williams "Hunt Club" SW6468
- 1014 Aluminum and Glass Storefront System
Efco "Ivy", Kawneer "Dark Ivy", or Vista Wall
Sherwin Williams "Interstate Green" SW6468
(6" Address Number - White)



BOILING SPRINGS, NC (BSP)
O'REILLY BTS





Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017

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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 6

APRIL 21, 2020

PRELIMINARY PLAT APPROVAL | JAMES LOVELACE ROAD

Town Code defines subdivisions which involve more than five lots as a Major Subdivision. Major Subdivisions require Preliminary Plat approval by the Planning Board and Final Plat approval by the Town Council.

The Town has received a Preliminary Plat for the subdivision of parcels 2174 and 2176 located along James Lovelace Road in the Town's ETJ. The Subdivision Administrator finds this plat in agreement with all regulations of the Code of Ordinances and recommends Preliminary Plat approval. This a straight-forward division of land along an existing public street.

MATERIALS PROVIDED

- Preliminary Plat
- Satellite Photo of Area



Major Subdivision Certificate of Approval:

Approved for recording by the Boiling Springs Town Council on this the ___ day of ___, 20__ pursuant to Town of Boiling Springs N.C. Subdivision Ordinance. Must be recorded within thirty (30) days of this date.

Town Clerk

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, that the property is within the Subdivision Jurisdiction of the Town of Boiling Springs and that I (we) hereby adopt the plan of subdivision with my (our) free consent.

Owner

Date

Certificate of Final Approval

Approved for recording by the Board of Commissioners of the Town of Boiling Springs, NC on this day ___ day of ___, 20__ pursuant to authority of Article II of the Subdivision Ordinance. Must be recorded within thirty (30) days of this date.

Town Clerk

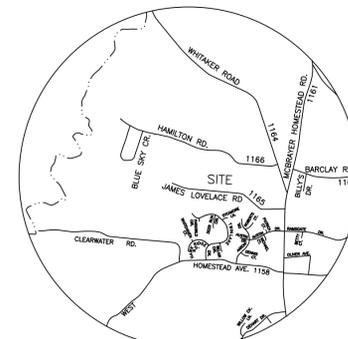
LINE	BEARING	DISTANCE
L1	N 84°13'20" W	122.57
L2	N 84°13'20" W	159.61
L3	N 83°50'50" W	57.43
L4	N 83°50'50" W	100.00
L5	N 83°50'50" W	50.79
L6	N 83°45'00" W	75.13
L7	N 83°45'00" W	74.84
L8	N 85°49'40" W	31.29
L9	N 85°49'40" W	105.56
L10	N 85°49'40" W	72.11
L11	N 86°26'20" W	32.72
L12	N 86°26'20" W	103.93
L13	N 86°26'20" W	102.99
L14	N 86°26'20" W	30.64
L15	N 84°54'40" W	71.63
L16	N 84°54'40" W	101.58

State of North Carolina
County of Cleveland

I, _____ Review Officer of Cleveland County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

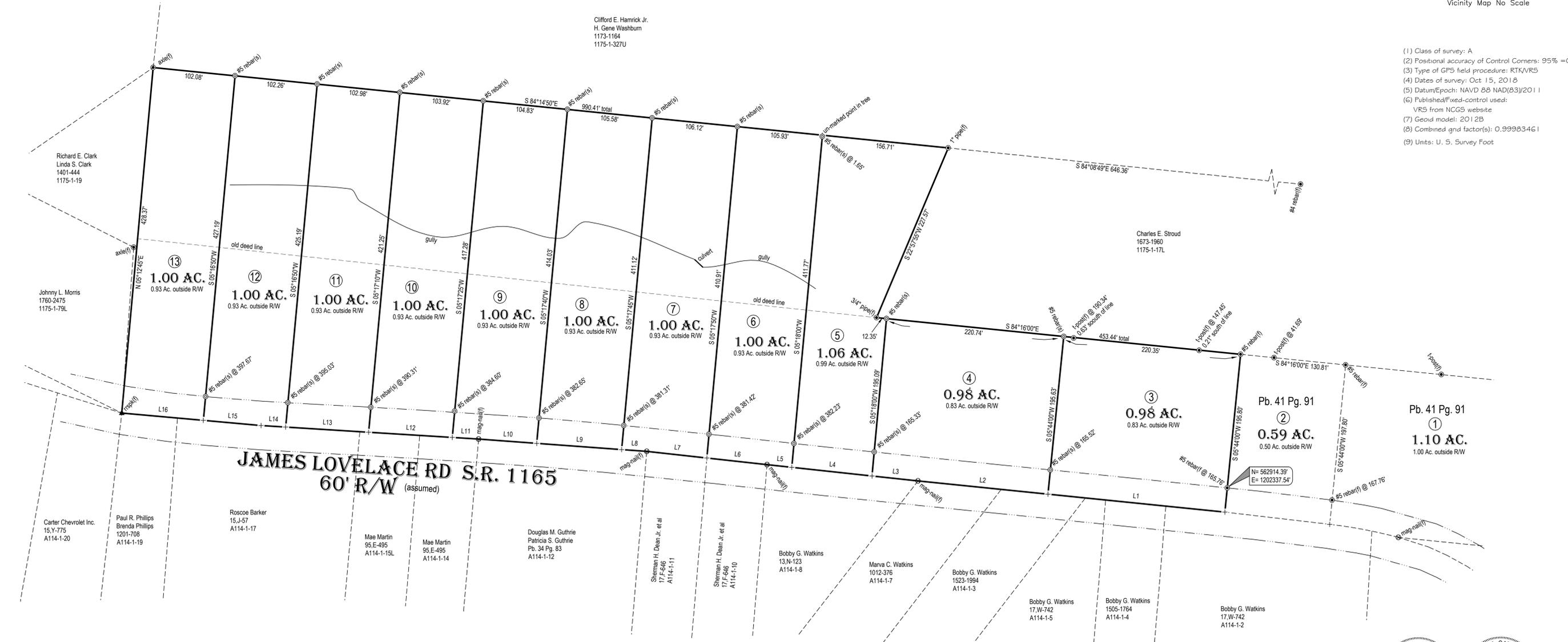
Review Officer

Date



Vicinity Map No Scale

- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% = 0.10'
- (3) Type of GPS field procedure: RTK/VRS
- (4) Dates of survey: Oct 15, 2018
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used: VRS from NCGS website
- (7) Geoid model: 2012B
- (8) Combined grid factor(s): 0.99983461
- (9) Units: U. S. Survey Foot

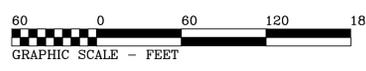


JAMES LOVELACE RD S.R. 1165
60' R/W (assumed)

PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES

Owner: Daniel J. Wagner
 Property Address: James Lovelace Rd.
 Owner Address: 170 Rutledge Rd.
 Fletcher, NC 28732

Deed Ref: 1691-59
 Tax Map Ref: 1175-1-16 & 18
 Township: No. 2
 County: Cleveland
 State: North Carolina
 Plat Prepared: Dec. 12, 2019
 Scale: 1" = 60'



Building Setbacks as follows:
 Zoning: R20
 From street r/w 40'
 From side lot line 20'
 From rear lot line 30'

GENERAL NOTES

- NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
- PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
- NO DOT R/W'S ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE IT IS NOT VALID.
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE ORIGINAL PURCHASER OF THIS SURVEY AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS.

LEGEND

—	SURVEYED BOUNDARY LINES	○	NEW IRON PIN (NIP)
- - -	BOUNDARY LINES NOT SURVEYED	●	EXISTING IRON PIN (EIP)
—	RIGHT OF WAY LINE	+	UNMONUMENTED POINT
—+—+—	FENCE LINE	—	MAG. NAIL
—E—E—	ELECTRIC LINE	⊗	CONCRETE MONUMENT
—B—B—	BURIED ELECTRIC LINE	▲	R.R. SPIKE SET
—W—W—	WATER LINE	⊙	R.R. SPIKE FOUND
—G—G—	GAS LINE	(F)	FOUND
—S—S—	SANSEWER LINE	(S)	SET
—T—T—	TELEPHONE LINE	(S)	STONE
⊗	HYDRANT	(T)	TREE
⊗	GAS METER	(W)	WELL
⊗	WATER METER		
⊗	POWER POLE		
⊗	TELEPHONE BOX		

Site Data

Acres to be subdivided: 11.02 Ac.
 Acres in Right of way: 0.95 Ac.
 Total Number of lots: 11
 Average Lot size: 1.00 Ac
 Water System : Cleveland County Water
 Sewer System: Individual septic tanks

All interior lot lines subject to a 20' (10' either side)
 drainage easement and or utility easement
 All lots subject to a 10' drainage easement where natural
 drainage occurs

Surveyor
LATTIMORE & PEELER SURVEYING
 105 LONDON ROAD (704) 538-3443
 LAWDALE, NORTH CAROLINA 28090
 D.F. # 1175116, lots
 C.F. # 1175116
 DRAWING #19-241C



I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval is required by Cleveland County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 1691, Page 59; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1691, Page 59 and the surveys reference above ; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, License number and seal this 12th day of December A.D., 2019. License Number is L-3336

Site Aerial



Source: Cleveland County GIS