



# **Town of Boiling Springs**

## **Board of Planning & Adjustment**

**Meeting Agenda Packet**

**September 15, 2020**



## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## BOARD OF PLANNING & ADJUSTMENT

### MEETING AGENDA

SEPTEMBER 15, 2020

#### ROUTINE BUSINESS

1. Chairman's Call to Order
2. Recognize Citizen's Present & Public Comment
3. Minutes from July 21, 2020 Meeting

#### REGULAR BUSINESS

4. Oath of Office
5. Rezoning Request | Parcel No. 63446 (E. Homestead Avenue)
6. Preliminary Plat Approval | Hillcrest Street
7. Downtown Master Plan | Presentation
8. Remarks
9. 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  
July 21, 2020**

---

---

**Board Present:** Buster Bryston, Chris Martin, J.T. Scruggs, Ellen Humphries, Seth Phillips (via teleconference)

**Staff Present:** Town Manager Lucas Shires, Town Clerk Kim Greene

**Others Present:** See Sign-in Sheet

**Agenda Item I**

**Call to Order**

Co-chair Ellen Humphries called the meeting to order at 5:35 p.m.

**Agenda Item II**

**Recognize Citizen's Present & Public Comment**

**Agenda Item III**

**Minutes from June 16, 2020 Meeting**

Chris Martin made the motion to approve the minutes of the June 16, 2020 meeting. Buster Bryson seconded the motion and the vote was unanimous.

**Agenda Item IV**

**Oath of Office**

**Agenda Item V**

**Rezoning Request | Parcel No. 49318 (portion on Hamilton Road)**

The Town received a petition for a zoning map amendment (rezoning request) for a portion of Cleveland County Parcel No. 49318 located on Hamilton Road. The property is owned by Clifford E. Hamrick, Jr. and Mary Etta Hamrick. This portion of the property contains approximately 15 acres. The petitioner, Stitzel Construction Inc., has requested the zoning be changed from R-20 (Residential District) to R-15 (Residential District).

The Planning Board was asked to make a recommendation to the Town Council in favor of or against the rezoning request.

Mr. Shires made a brief presentation providing an overview of the request.

**Staff Recommendation**

The subject property is located on Hamilton Road in the Town of Boiling Springs ETJ. The property is an approximately 15-acre portion of parcel #49318 (46 total acres). The property is currently vacant and undeveloped. The R-20 Residential District is established as a district in which the principal use of the land is for low density residential or agricultural uses and to provide and protect low density residential areas for those desiring that type of environment. The R-20 district also permits associated public and private facilities typically associated with such districts. The R-15 Residential District is established as a district in which the principal use of the land is for medium density residential uses and associated public and private facilities typically associated with such districts.

The Hamilton Road property is currently undeveloped and located in the Town of Boiling Springs ETJ zone. The property's sewer system would be septic and water is available from Cleveland County water. Per the 2009 Future Land Use Map, the parcel in question is designated as Low-Density Residential. The property is surrounded by other parcels recommended for Low-Density Residential, but is located near parcels recommended for Medium-Density Residential. Low-Density Residential includes single-family

detached residential units on individual lots at a density of no more than one (1) and one-half (1.5) dwellings per acre. These areas are envisioned on the outskirts of town and areas in the northern and eastern portion of ETJ. Medium-Density Residential includes single-family detached residential units on individual lots at a density of no more than three (3) dwelling units per acre. These areas should be concentrated around the downtown core, near community facilities, and served by water and sewer.

**NOTE:**

During discussions with the Town Manager, the applicant declined the opportunity to annex the property into the Town's corporate city limits, partly due to the requirement to construct sidewalks and curbing along any residential building that is built properties in town limits. The Town may waive the requirement to build sidewalks and curbing if certain other conditions are met for properties within the ETJ.

**151.45 Sidewalks Required**

- A. The dedication of public right-of-way or easement and construction of sidewalks, and curbs, at the developer's expense shall be required along all public street frontages for all new construction and for renovations and expansions to existing structures which fall into the following categories:
- a. All new multi-family residential developments with more than 4 units, subdivisions, and all nonresidential development;
  - b. All renovations, additions, or expansions to existing multi-family residential structures with more than 4 units and all non-residential structures of which the total cost, not including the addition of sidewalks, exceeds 50% of the structure's tax value or the gross floor area is increased by more than 50%;
  - c. All changes in use in which a parcel is changed from a residential use with 4 or less tenants to a more intense use.
- B. The Town may waive the requirements in Section 151.045(A) if:
- a. The development is not located inside the Town limits, in which case right of way or easements must be dedicated for a future sidewalk;
  - b. The Zoning Administrator determines that the construction of a sidewalk is not feasible or would be difficult because of features unique to a particular development;
  - c. The developer dedicates public right-of-way or easements for a future sidewalk and pays a fee in lieu determined by the Board of Commissioners;
  - d. The developer dedicates public right-of-way or easements and the State or Town has existing, actionable, and funded plans to construct sidewalks at the proposed location in the next 12 months.

It is in the opinion of staff that this proposed R-15 lot, considering its size and proximity to other R-15 zoned properties (end of Hamilton Road), is in harmony with the surrounding area. Staff finds the proposed zoning map amendment consistent with the 2009 Land Use Plan, but inconsistent with the 2009 Future Land Use Map. In consideration of the details of the subject parcel, Staff recommends approval of this zoning map amendment from R-20 Residential to R-15 Residential.

Mr. Shires reported that the majority of calls he received most people were concerned about septic tanks and repairs on smaller lots.

Chris Martin asked about allowed uses in the R-15 zoning district. Mr. Shires stated it is a strictly residential zoning classification with no mobile homes.

Co-chair Humphries recognized Lynn Sarratt of 313 N. Toney Street. Mr. Sarratt inquired about the size of the homes they plan to build.

J.T. Scruggs asked if the rezoning were to be approved, would the subdivision have 30 one-half acre lots. The developer confirmed that yes it would.

John Seawright, 4033 Hamilton Road, voiced his concern regarding the environmental impact of rezoning the property to R-15 and septic tank repair.

Harrill Blanton, Whitaker Road, inquired about the square footage of the homes the developer plans to build. Mr. Blanton stated he not against progress but would like to make sure the existing development in the area is not damaged.

Buster Bryson made the motion to recommend the Town Council approve the rezoning request. J.T. Scruggs seconded and the vote was unanimous.

#### **Agenda Item VI**

##### **Remarks**

Mr. Shires reported the following:

- The Zoning Ordinance rewrite is approximately 75% complete. He is still waiting to have an in-person review due to COVID-19.
- The Downtown Masterplan was also postponed due to COVID-19.
- Construction has started on the new car on N. Main Street.
- The new restaurant on North Main Street will be approved soon.
- Construction on the O'Reilly Auto Parts store is progressing.
- Approved a zoning permit for the new restaurant on East College Avenue.
- The zoning budget has increased 400% due to development.

#### **Agenda Item VII**

##### **Adjourn**

Buster Bryson made the motion to adjourn the meeting at 5:58 p.m. J.T. Scruggs seconded the motion and the vote was unanimous.



## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## BOARD OF PLANNING & ADJUSTMENT

### AGENDA ITEM 4

SEPTEMBER 15, 2020

#### OATH OF OFFICE

Bill Daves and Seth Phillips were reappointed to the Planning Board by the Town Council at the June 2, 2020 meeting.

#### MATERIALS PROVIDED



## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## BOARD OF PLANNING & ADJUSTMENT

### AGENDA ITEM 5

SEPTEMBER 15, 2020

#### REZONING REQUEST | PARCEL 63446 (W. HOMESTEAD AVENUE)

The Town has received a petition for a zoning map amendment (rezoning request) for Parcel No.63446 located on E. Homestead Avenue. The property is identified on Cleveland County Tax Map BS14-2-58 (.74 acres). The petitioner, Benjamin T. Smith, has requested the zoning be changed from B-1 (Business District) to M-1 CUD (Manufacturing District). The property owner is Smith Land & Timber, LLC. The petitioner plans to construct an additional self-storage building.

The property owner also owns the adjacent parcel to the west (Parcel #52227) on E. Homestead Ave. The parcel is also zoned B-1 and currently has a mini-warehouse facility on the property, similar to the proposed facility. Staff recommends that this property also be rezoned to M-1 CUD to bring the property into compliance.

#### § 151.067 B-1 BUSINESS DISTRICT.

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.

#### § 151.069 M-1 Manufacturing District

The M-1 Manufacturing District is established as a district in which the principal use of land is for manufacturing, industrial, and warehousing uses located on large tracts buffered from adjoining residential neighborhoods.

The Board will make a recommendation to the Town Council in favor of or against the rezoning request.

#### MATERIALS PROVIDED

- Map Amendment Petition
- Conditional Use Permit Application
- Staff Report
- Satellite Photo of Area
- Zoning Map of Area

PAID 8/27/2020  
CK # 2122 \$ 350.00  
ew



## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## ZONING MAP AMENDMENT PETITION

### GENERAL INFORMATION

This form is used to request a change to the zoning classification of a particular parcel on the Town's official Zoning Map. This process is often referred to as a rezoning. A consultation with planning and zoning staff is recommended prior to submitting this form.

- \$260 fee required to process Zoning Map Amendment Petitions
- Signature required on Page 2
- Zoning Map 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			
Physical Address: E. Homestead Avenue			
Land Area: 74 acres	Parcel No: 5227/63446	PIN: 2506403716	
Tax Map: BS14	Blk: 2	Lot: 58	
Deed Book: 1731	Page: 0961		

PROPERTY OWNER	
Property Owner(s): Smith Land & Timber, LLC	
Owner Mailing Address: 321 Whitaker Road, Shelby, NC 28152	
Owner Telephone: 704-418-0436	Owner Email: bennycoldwell@bunker@gmail.com

APPLICANT	
Applicant Name: Benjamin T. Smith	
Applicant Mailing Address: 321 Whitaker Road, Shelby, NC 28152	
Applicant Telephone: 704-418-0436	Applicant Email: bennycoldwell@bunker@gmail.com
Applicant Relation to Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Legal Representative of Owner <input type="checkbox"/> Other	

ZONING MAP AMENDMENT REQUESTED

Current Zoning Classification: B1 Commercial  
Current Classification on Future Land Use Map: B1-Commercial

REQUESTED CLASSIFICATION ON ZONING MAP: M1-CUD

PETITIONER COMMENTS:

I would like to re-zone this property to be able to add a self storage building to match the adjacent storage buildings I own.

OWNER/APPLICANT SIGNATURES

Owner Signature: Benjamin T. Smith Date: 8/25/2020

Print Name: Benjamin T. Smith

Applicant Signature: Benjamin T. Smith Date: 8/25/2020

Print Name: Benjamin T. Smith

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



# Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## CONDITIONAL USE PERMIT APPLICATION

### GENERAL INFORMATION

This form is used to request a Conditional Use Permit within the Town of Boiling Springs. A consultation with planning and zoning staff is recommended prior to submitting this form.

- \$350 fee required to process Conditional Use Permit Applications
- Signatures required on Page 2
- Conditional Use Permits are considered by the Board of Adjustment
- Town will give official Public Notice and hold a Public Hearing
- Additional information required:
  - One (1) copy of the legal description attached to the application.
  - Two (2) copies of a site plan and/or survey, whichever is required, no larger than 24" by 36" and drawn to scale, sealed by a registered engineer, architect, landscape architect, or surveyor licensed to practice in the State of North Carolina that shows the following:
    - All property lines with dimensions.
    - Distances of lot from the nearest intersection (if required by the Zoning Administrator).
    - Existing location(s) of building(s) on lot.
    - Adjoining street(s) with right-of-way and pavement widths.
    - Zoning classification of all adjoining properties including properties on the opposite side of any street, railroad, road, or highway from the subject property.
  - One (1) copy of all adjoining property owner information (name, address, and tax parcel identification number), as shown on the current records of the Cleveland County Tax Assessor's Office, within one hundred feet (100') of any portion of the subject property.
  - One (1) copy or PDF version, at 8.5" x 11", of the site plan and/or survey, adjoining property owner information, and any additional information submitted for the review process.

SUBJECT PROPERTY			
Physical Address: <u>Homestead <sup>BS</sup> E. College Avenue</u>			
Land Area: <u>.74 acres</u>	Parcel No: <u>52227/63446</u>	PIN: <u>2506403716</u>	
Tax Map: <u>BS14</u>	Blk: <u>2</u>	Lot: <u>58</u>	
Deed Book: <u>1731</u>	Page: <u>0861</u>		

PROPERTY OWNER	
Property Owner(s): <u>Smith Land &amp; Timber, LLC</u>	
Owner Mailing Address: <u>321 Whitaker Road, Shelby, NC 28152</u>	
Owner Telephone: <u>704-418-0436</u>	Owner Email: <u>bennycoldwellbarker@gmail.com</u>

APPLICANT	
Applicant Name: <u>Benjamin T. Smith</u>	
Applicant Mailing Address: <u>321 Whitaker Road, Shelby, NC 28152</u>	
Applicant Telephone: <u>704-418-0436</u>	Applicant Email: <u>bennycoldwellbarker@gmail.com</u>
Applicant Relation to Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Legal Representative of Owner <input type="checkbox"/> Other	



# Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## CONDITIONAL USE PERMIT APPLICATION

### GENERAL INFORMATION

This form is used to request a Conditional Use Permit within the Town of Boiling Springs. A consultation with planning and zoning staff is recommended prior to submitting this form.

- \$350 fee required to process Conditional Use Permit Applications
- Signatures required on Page 2
- Conditional Use Permits are considered by the Board of Adjustment
- Town will give official Public Notice and hold a Public Hearing
- Additional information required:
  - One (1) copy of the legal description attached to the application.
  - Two (2) copies of a site plan and/or survey, whichever is required, no larger than 24" by 36" and drawn to scale, sealed by a registered engineer, architect, landscape architect, or surveyor licensed to practice in the State of North Carolina that shows the following:
    - All property lines with dimensions.
    - Distances of lot from the nearest intersection (if required by the Zoning Administrator).
    - Existing location(s) of building(s) on lot.
    - Adjoining street(s) with right-of-way and pavement widths.
    - Zoning classification of all adjoining properties including properties on the opposite side of any street, railroad, road, or highway from the subject property.
  - One (1) copy of all adjoining property owner information (name, address, and tax parcel identification number), as shown on the current records of the Cleveland County Tax Assessor's Office, within one hundred feet (100') of any portion of the subject property.
  - One (1) copy or PDF version, at 8.5" x 11", of the site plan and/or survey, adjoining property owner information, and any additional information submitted for the review process.

SUBJECT PROPERTY		
Physical Address:	E. Homestead Avenue	
Land Area: 5.6 acres / 1.74 acres	Parcel No:	PIN: 2506402637/2506403716
Tax Map: BS 14	Blk: 2	Lot: 50, 58
Deed Book: 1694 1731	Page: 0850, 0961	

PROPERTY OWNER	
Property Owner(s):	Smith Land & Timber, LLC
Owner Mailing Address:	321 Whitaker Road, Shelby, NC 28152
Owner Telephone: 704-418-0436	Owner Email: bennycaldwellbanker@gmail.com

APPLICANT	
Applicant Name:	Benjamin T. Smith
Applicant Mailing Address:	321 Whitaker Road, Shelby, NC 28152
Applicant Telephone: 704-418-0436	Applicant Email: bennycaldwellbanker@gmail.com
Applicant Relation to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Legal Representative of Owner <input type="checkbox"/> Other

CONDITIONAL USE PERMIT REQUESTED

Current Zoning Classification: B1-Commercial  
Current Classification on Future Land Use Map: B1-Commercial

DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT:

Construction of an additional self storage building adjacent to existing storage buildings. The new building will match existing buildings in structure and color. I also request that setbacks be changed to match existing buildings.

FINDINGS INFORMATION (FOR YOUR KNOWLEDGE)

Conditional Use Permit approval require the Board of Adjustment to make certain findings of fact relative to the proposal (listed below). It shall be the responsibility of the applicant to ensure that the proposed use / development meets these findings. Additional information supporting the Conditional Use Application shall be the responsibility of the petitioner.

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

OWNER / APPLICANT SIGNATURES

Owner Signature: Benjamin T. Smith Date: 8/25/2020

Print Name: Benjamin T. Smith

Applicant Signature: Benjamin T. Smith Date: 8/25/2020

Print Name: Benjamin T. Smith

\*Applications not submitted by or on behalf of the property owner require owner notification in accordance with State Law.



# Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## STAFF REPORT

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

**Date:** September 8, 2020  
**Meeting:** September 15, 2020

### SUBJECT PROPERTY

<b>Owner(s):</b>	Smith Land & Timber LLC.	<b>Applicant:</b>	Benny Smith
<b>Location:</b>	E. Homestead Avenue	<b>Parcel Number:</b>	63446
<b>Present Zoning:</b>	B-1		
<b>Requested Zoning:</b>	M-1 CUD		
<b>Surrounding Zoning:</b>	North: R-15	East: B-1	South: M-1 West: B-1
<b>Utilities:</b>	Water: No	Sewer: No	Floodplain: No
<b>Access:</b>	E. Homestead Avenue		
<b>Acreage:</b>	0.74 Acres +/-		

### ANALYSIS

The subject property is located on E. Homestead Avenue in the Town of Boiling Springs. The property is 0.74 acres on parcel #63446 and is zoned B-1. The property currently has a small building that houses a retail business.

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.

The M-1 Manufacturing District is established as a district in which the principal use of land is for manufacturing, industrial, and warehousing uses located on large tracts buffered from adjoining residential neighborhoods.

### STAFF COMMENTS

The property owner would like to rezone the property to M-1 CUD to build a mini-warehouse facility on the premises. The proposed facility would have approximately forty storage units in the building.

The property owner also owns the adjacent parcel to the west (parcel #52227) on E. Homestead Ave. The parcel is also zoned B-1 and currently has a mini-warehouse facility on the property, similar to the proposed facility. Staff recommends that this property also be rezoned to M-1 CUD as well to bring the property into compliance.

In granting a Conditional Use Permit, the Board may impose reasonable and appropriate conditions upon such permit as it may deem necessary so that the purpose and intent of this chapter are served, public welfare secured and substantial justice is 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.

The Future Land Use Map (FLUM) designates these properties as industrial/commercial.

The Future Land Use Plan (FLUP) states that industrial zoning includes existing industrial facilities in town and the ETJ. No new industrial sites are proposed because of industrial activity occurring, proposed, or targeted in nearby areas of the County. The Shelby Westside Sewer Project will bring sewer to existing industry and industrial sites near the town's ETJ. Also, the lack of sewer availability in the ETJ makes industrial activity in the ETJ unlikely.

The FLUP also states that existing commercial uses in Boiling Springs make up less than one (1) percent of all land uses in town and the ETJ and are located in isolated locations along the town's two (2) main thoroughfares: College Ave and Main Street. On the Future Land Use Map (FLUM), future commercial areas, and existing commercial areas are concentrated along major thoroughfares. Concentrating these commercial areas prevents strip development and negative commercial growth along the thoroughfares. The concept behind these areas is to concentrate commercial development in areas served by water and sewer, with fast access to major thoroughfares, and near large residential developments. There is also an opportunity for infill development on vacant lots within these concentrated areas such as the land adjacent to the Boiling Springs Children's Clinic to develop into other medical/doctor office uses. Other suggested commercial infill development use is the land adjacent to Ingles Markets, Inc. The depicted commercial sites will help to control access. Managing access and controlling ingress and egress help address problems with traffic flow and safety.

Goal #3 of the Town's Future Land Use Plan is "Improve quality of growth and living in Boiling Springs." Objective #2 of this goal is "To preserve and enhance the quality and protection of thoroughfares as a means to provide visibility of and access to businesses in the Town." The actions in this objective include, "Amend the Zoning Map to allow uses more intense than single-family development such as commercial, wholesale, office and public/institutional, warehouse, and light industrial along the thoroughfares in Town."

Staff recommends the rezoning of the property and issuance of the Conditional Use Permit with the following conditions:

- Should the use of the property on parcel #63446 expand in a northerly direction and a building be located within 50 feet of the residentially zoned property, the appropriate screening devices shall be installed per Section 151.140 of the Town's Code of Ordinances.
- Both properties (parcel #63446 and parcel #52227) shall only be used for "mini-warehouse" use allowed in the M-1. Upon expiration of the "mini-warehouse" use, the Town will take action to rezone the property back to the B-1 Zoning Classification.

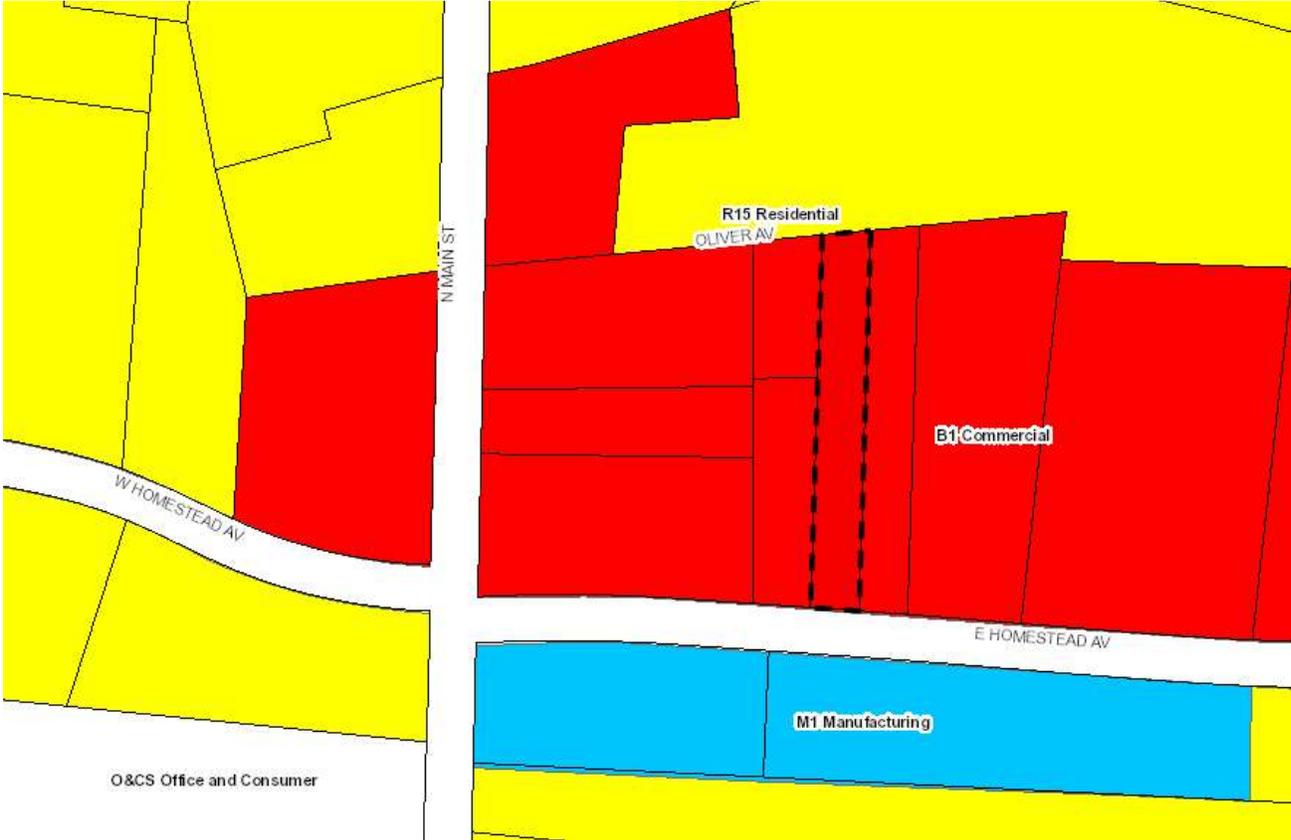
It is in the opinion of the staff that this proposed M-1 CUD lot, parcel #63446, and parcel # 52227, considering their size and proximity, are in harmony with the surrounding area. This proposed rezoning is consistent with the Future Land Use Plan and the Future Land Use Map.

# Site Aerial



Source: Cleveland County, NC WebGIS

# Zoning Map



Source: Cleveland County, NC WebGIS



## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## BOARD OF PLANNING & ADJUSTMENT

### AGENDA ITEM 6

SEPTEMBER 15, 2020

#### PRELIMINARY PLAT APPROVAL | HILLCREST STREET

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 Parcel No. 704 located along Hillcrest Street. 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

DEED NORTH: DB 1258 PG 278

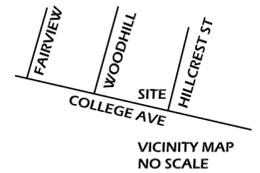
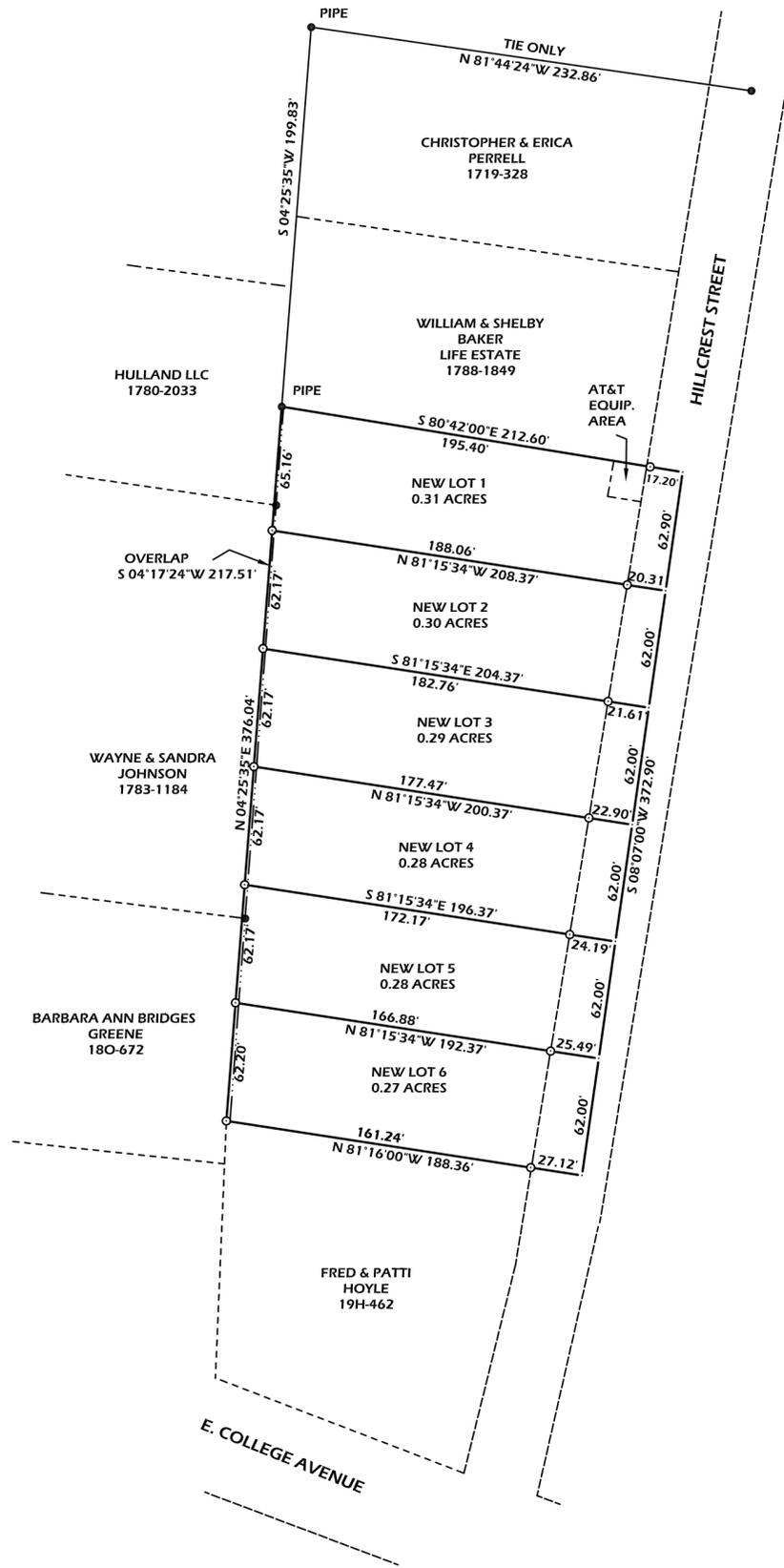
NORTH CAROLINA, CLEVELAND COUNTY

I, \_\_\_\_\_ REVIEW OFFICER OF CLEVELAND COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_



I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF BOILING SPRINGS, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OF  
STITZEL INC.  
1802-2515  
1.72 ACRES TOTAL

NOTES:

- SURVEY BASED ON PHYSICAL EVIDENCE
- NO FEATURES LOCATED OTHER THAN AS SHOWN
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED
- NO TITLE SEARCH PERFORMED BY THIS FIRM.
- PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
- ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
- R/W SHOWN SUBJECT TO NC DOT VERIFICATION

ZONED R-10  
MIN LOT WIDTH-50  
FRONT SB-10'/MIN, 30'/MAX  
SIDE-5  
REAR-20

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMARKED POINT
- SURVEYED LINE
- R/W LINE
- UNSURVEYED LINE

I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS NO ORDINANCE THAT REGULATES PARCELS OF LAND.

C. THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

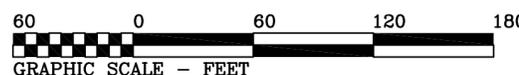
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

I, D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS A MINIMUM OF 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS

12 DAY OF AUGUST, 2020

*D. Jason West* NCPLS L-4992



PROPERTY OF  
STITZEL INC.  
1802-2515  
1.72 ACRES TOTAL

HILLCREST SUBDIVISION SURVEY

SURVEY FOR: <b>STITZEL INC.</b>	
LOCATION: TOWN OF BOILING SPRINGS, CLEVELAND COUNTY, NC	
PARCEL ID: 704	<b>LEDFORD &amp; WEST</b> LAND SURVEYING & MAPPING, P.L.L.C. 228 E. DOUBLE SHOALS ROAD LAWNSDALE, NC 28090 704-312-6039 DJ.WEST@CHARLOTTE.TWCBC.COM
DATE: AUGUST 12, 2020	
SCALE: 1"=60'	
FILE: HILLCRESTST.DWG	





## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## BOARD OF PLANNING & ADJUSTMENT

### AGENDA ITEM 7

SEPTEMBER 15, 2020

#### DOWNTOWN MASTER PLAN | PRESENTATION

Representatives from ColeJenest & Stone, P.A. will present the proposed Downtown Master Plan to the Planning Board for review.

#### MATERIALS PROVIDED

- Downtown Master Plan prepared by ColeJenest & Stone, P.A. available at [www.boilingspringsnc.net](http://www.boilingspringsnc.net).



## Town of Boiling Springs

PO Box 1014 | Boiling Springs, NC 28017  
Phone 704-434-2357 | Fax 704-434-2358  
[www.BoilingSpringsNC.net](http://www.BoilingSpringsNC.net)

## BOARD OF PLANNING & ADJUSTMENT

### AGENDA ITEM 8

SEPTEMBER 15, 2020

### REMARKS