



Town of Boiling Springs

Board of Planning & Adjustment

Meeting Agenda Packet

October 20, 2020



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

OCTOBER 20, 2020

ROUTINE BUSINESS

1. Chairman's Call to Order
2. Recognize Citizen's Present & Public Comment
3. Minutes from September 15, 2020 Meeting

REGULAR BUSINESS

4. Oath of Office
5. Appoint New Chair
6. Conditional Use Permit Request | 105 South Main Street (Seth Stevens)
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
September 15, 2020**

Board Present: Buster Bryston, Chris Martin, Alan McWhirter, Ellen Humphries, Seth Phillips, Bill Daves
J.T. Scruggs (attended at 5:44)

Staff Present: Town Manager Lucas Shires, Town Clerk Kim Greene, Deputy Town Clerk Shannon Shytle

Others Present: Mayor Bill Ellis, Council member Patrick Litton, Benny Smith, Austin Stitzel, Ben Stitzel,
Marshall Jau

Agenda Item I

Call to Order

Co-chair Ellen Humphries called the meeting to order at 5:27 p.m.

Agenda Item II

Recognize Citizen's Present & Public Comment

None

Agenda Item III

Minutes from July 21, 2020 Meeting

Alan McWhirter made the motion to approve the minutes of the July 21, 2020 meeting. Bill Daves seconded the motion and the vote was unanimous.

Agenda Item IV

Oath of Office

Seth Phillips and Bill Daves

Agenda Item V

Rezoning Request | Parcel No. 63446 E. Homestead Avenue

The Town received a petition for a zoning map amendment (rezoning request) for a portion of Cleveland County Parcel No. 63446 located on E. Homestead Avenue. The property is owned by Smith Land & Timber LLC, this portion of the property contains approximately 0.74 acres. The petitioner, Benjamin Smith, has requested the zoning be changed from B-1 (Business District) to M-1 CUD (Manufacturing 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 East Homestead Ave. in the Town of Boiling Springs. The property is approximately 0.74 acres, Parcel # 63446. The property is currently undeveloped. Mr. Smith would like to add additional self-storage units on parcel #63446 adjacent to existing storage buildings, parcel# 52227. The new building will match existing structure and color. Current zoning is B-1 (Business District), warehouses are not allowed, to M-1 CUD (manufacturing District). Staff recommended and the applicant agreed, to rezone at the same time to bring the adjoining property into compliance, as it is in a non-conforming use. Staff recommends approval, the only conditions are should any additional storage units be needed, north of the property, and 50 feet of the residentially zoned properties, we purpose the proper screening device be implemented. Other conditions, should the use convert or change, that the property convert back to B-1 and the town would take action to do that.

Chris Martin asked if both parcels are being rezoned. Mr. Shires stated the buildings on Parcel# 52227 were built in 1999 and it is recommended to bring existing structure into compliance.

Ellen Humphries asked about how many units and big of structure. Mr. Smith stated 40 units upon approval.

Ellen Humphries asked about the business on the property now. Mr. Smith stated that it would be deleted and no longer exist.

Chris Martin asked about the Land Use Plan. Mr. Shires stated the Land Use Plan, in that area it has been listed as commercial. It is compatible with the land use around the requested rezoning property.

Chris Martin made a motion to recommend to Town Council, approval of the rezoning request. Alan McWhirter seconded the motion, and the vote was unanimous.

Agenda Item VI

Preliminary Plat Approval | Hillcrest Street

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

Town Code defines subdivisions which involve more than five lots as a Major Sub-division. The Town received a Preliminary Plat for the subdivision of Parcel # 704 located along Hillcrest Street, behind Papa Johns and Maxwell Pool.

Mr. Shires stated there are 6 lots being created, all are going to be ¼ acre, which meets our sub-division standards and zoning requirements. Mr. Shires stated which in turn is a great solution to provide 6 additional homes in our town.

Buster Bryson made the motion to approve the Preliminary Plat for the Final Plat approval to go to Town Council. Seth Phillips seconded the motion, and the vote was unanimous.

Agenda Item VII

Downtown Master Plan Presentation

Representative Marshall Jau from ColeJenest & Stone, P.A. presented the proposed Downtown Master Plan to the Planning Board for review.

Time line of the Downtown Master Plan

Due to Covid-19 the time lapse has been greater than normal.

Project kicked off in November 2018, January 2019 a workshop was held for goals, needs and wants, May 2019 corridor study was done, June 2019 as a group to preview plans, September 2019 presented the final plan and in January of 2020 finalized drafts.

Mayor Ellis stated he has been impressed with the modern potential the Town has. Mayor Ellis expressed his enthusiasm of being One Town. One University. One Community. Members expressed their appreciation to Town Manager Lucas Shires and his hard work for putting the Town's Goals on paper.

Agenda Item VIII

Remarks

Agenda Item IX

Adjourn

Buster Bryson made the motion to adjourn the meeting at 6:35 p.m. Seth Phillips seconded the motion and the vote was unanimous.



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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 4

OCTOBER 20, 2020

OATH OF OFFICE

Zach Parker was appointed to the Planning Board by the Town Council at the October 6, 2020 meeting.

MATERIALS PROVIDED



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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 5

OCTOBER 20, 2020

APPOINT NEW CHAIR

Mr. Wayne Johnson resigned from the Board. He no longer resides in Boiling Springs Town limits and is not eligible to serve on the Board.

SUMMARY

Motion needed: Motion to appoint a new chairperson.

MATERIALS PROVIDED



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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 6

OCTOBER 20, 2020

CONDITIONAL USE PERMIT | 105 SOUTH MAIN STREET (SETH STEVENS)

Call the members of the Board of Adjustment into session. The Zoning Code indicates that the Planning Board Chair and Vice Chair are the default Chair of the Board of Adjustment. The five members are the Chair, Vice Chair Ellen Humphries, J.T. Scruggs, Bill Daves, Pat Hamrick. All other members of the Planning Board serve as alternate members as needed.

The Town has received a petition for a Conditional Use Permit for 105 S. Main Street. The property is identified on Cleveland County Tax Map BS5-2-36 Parcel #46048. The property is owned by MICO Enterprises. It is zoned B-1 (Business). The petitioner, Seth Stevens, has requested a Conditional Use Permit for the operation of a beer and wine bar.

§ 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.

Title XV Land Usage Chapter 151 – Appendix A: Table of Permitted and Conditional Uses										
USE TYPE	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	SR
Bar and Tavern							C			44

SUMMARY

The Board of Adjustment is being asked to either approve or deny the submitted Conditional Use Permit Application for the operation of a beer and wine bar.

The decision of the Board shall be in the form of an order granting or denying the Conditional Use Permit. The order shall include a summary of the evidence and the findings of fact made by the Board. The conclusions reached by the Board based on the evidence and findings of fact shall be used in granting or denying the application.

MATERIALS PROVIDED

- Conditional Use Permit Application
- Staff Report
- Legal Ad
- Chapter 151 Appendix B: Special Requirements to the Table of Permitted & Conditional Uses
- Satellite Photo of Area
- Zoning Map of Area



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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: 105 South Main Street		
Land Area: 6155.50 sqft	Parcel No: 46048	PIN: 2505460643
Tax Map: BS 5	Blk: 2	Lot: 36
Deed Book: 1303	Page: 0693	

PROPERTY OWNER	
Property Owner(s): MICO Enterprises	
Owner Mailing Address: 1419 Mt. Sinai Church Road, Shelby NC 28152	
Owner Telephone: 704-473-3068	Owner Email: cturner@turnertkg.com

APPLICANT	
Applicant Name: Seth Stevens	
Applicant Mailing Address: 405 W. Marion St. Shelby NC 28150	
Applicant Telephone: 704-692-1066	Applicant Email: yourcupcounts@gmail.com
Applicant Relation to Property: <input type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Legal Representative of Owner <input checked="" type="checkbox"/> Other <input type="checkbox"/> Tenant	

CONDITIONAL USE PERMIT REQUESTED

Current Zoning Classification: B1 Commercial

Current Classification on Future Land Use Map: Central Business

DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT:

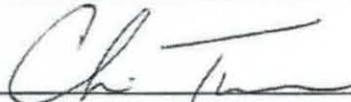
Applicant plans to develop a fun but classy beer and wine bar along with 3 non-alcohol food/drink establishments under the same roof with a focus on providing a hub for the local community to come as a family with multiple dining options. Applicant has a long history of creating community gathering spots in this location beginning in 2001-2008 with the creation of the original Broad River Coffee Company. The same ethos will be created here as a safe, fun, and tasty spot for all to come and enjoy together. Applicant currently operates 2 other ABC licensed bars in Shelby (The Spinning Leaf Event Venues) and has developed a reputation as employing quality barkeeps who are extremely careful to uphold the laws related to overserving and carding to prevent under-age drinking.

FINDINGS INFORMATION (FOR YOUR KNOWLEDGE)

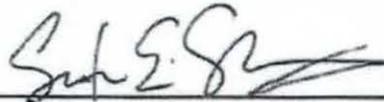
Conditional Use Permit approval require the Board of Adjustment to make certain findings of fact relative to the proposal (listed below). It shall be the responsibility of the applicant to ensure that the proposed use / development meets these findings. Additional information supporting the Conditional 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:  Date: 9/15/20

Print Name: Chris Turner for MICO Enterprises

Applicant Signature:  Date: Sept 15, 2020

Print Name: Seth Stevens

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



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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:	
PROJECT PROPERTY	
Business or Development Name: Broad River Food Hall	
Physical Address: 105 South Main St.	Parcel No: 46048
Property Owner(s): MICO Enterprises	
Owner Mailing Address: 1419 Mt. Sinai Church Road, Shelby NC 28152	
Owner Telephone: 704-473-3068	Owner Email: cturner@turnertkg.com

PROJECT APPLICANT	
Permit Applicant Name: Seth Stevens	
Applicant Mailing Address: 405 W. Marion St, Shelby NC 28150	
Applicant Telephone: 704-692-1066	Applicant Email: yourcupcounts@gmail.com
Applicant Relation to Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Rental Tenant <input type="checkbox"/> Legal Representative of Owner	

PROJECT TYPE		
<input type="checkbox"/> Change of Use	<input checked="" 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 type="checkbox"/> New Non-residential*
<input type="checkbox"/> Accessory (Pool, Shed, etc.)	<input type="checkbox"/> Other	

*Requires site plan

Project INFORMATION	
Square Footage: 3400	Structure Height: 22ft
Parking Spaces: street and public lot	Loading Area: alley
CHECK ALL THAT APPLY	
<input checked="" type="checkbox"/> Preparing Food (requires grease interceptor)	<input 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 type="checkbox"/> Need new water or sewer connections	

Staff Assigned # _____

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.



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:	Zoning:	Special Requirement(s):	
Parking Spaces Required:		Loading Area Required:	
Minimum Lot Size:		Impervious Area Limit:	
Landscaping Requirements:		Façade Requirements:	
Required Minimum Setbacks			
Front:	Left:	Right:	Rear:

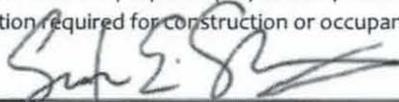
Approved
 Approved w/Conditions
 Referred to Site Plan Process
 Denied

Conditions/Comments/Restrictions:

Zoning Administrator Approval: _____ Date: _____

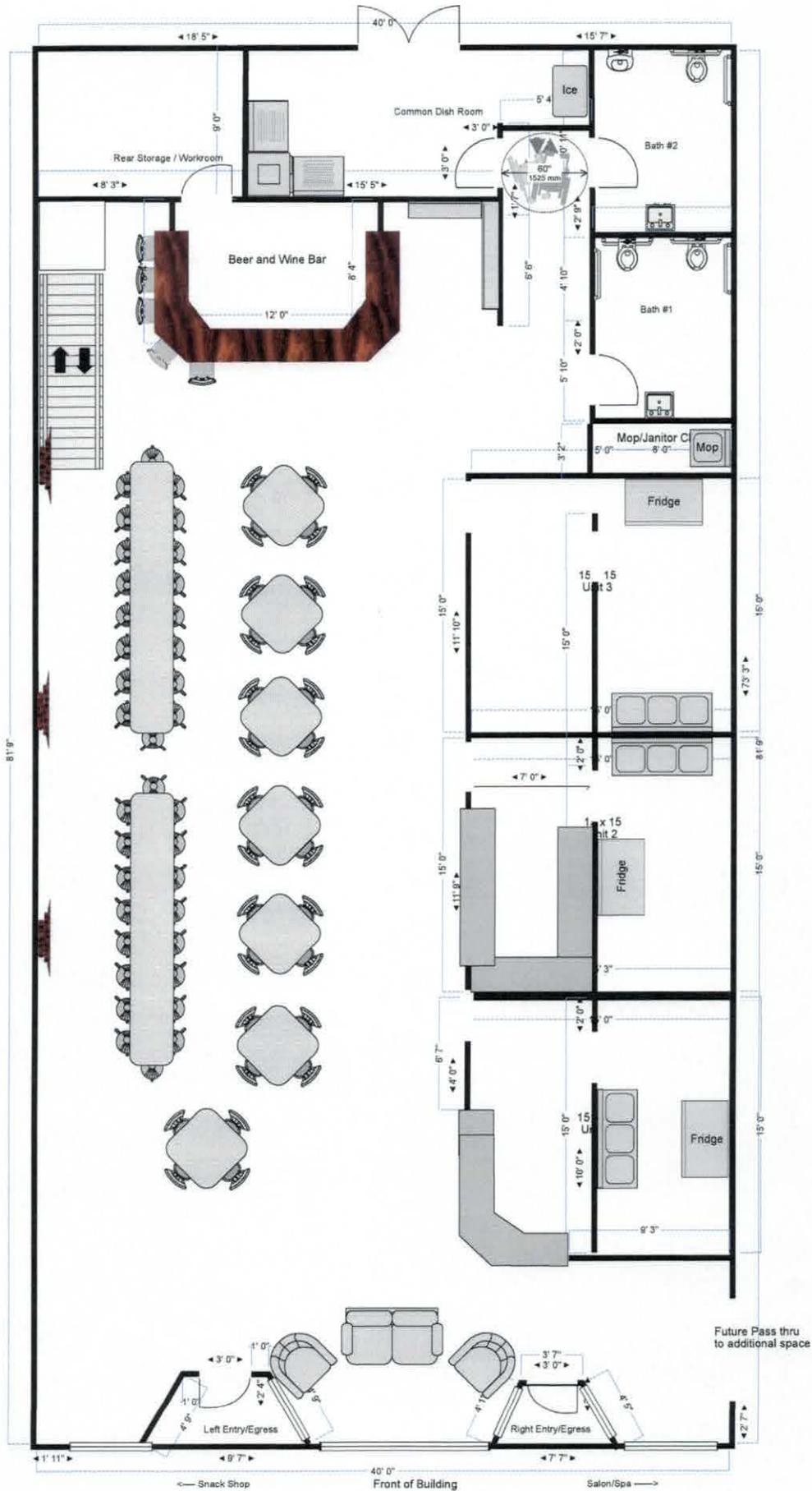
APPLICANT STATEMENT & AGREEMENT

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:  Date: Sept 15, 2020

Print Name: Seth Stevens

Staff Assigned # _____





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STAFF REPORT

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

Date: October 14, 2020
Meeting: October 20, 2020

SUBJECT PROPERTY

Owner(s):	MICO Enterprises, LLC	Applicant:	Seth Stevens
Location:	105 South Main Street	Parcel Number:	46048
Present Zoning:	B-1 Business		
Surrounding Zoning:	North: B-1	East: B-1	West: I-1 Institutional South: B-1
Utilities:	Water: Yes	Sewer: Yes	Floodplain: No
Access:	South Main Street		

ANALYSIS

The subject property at 105 South Main Street is in the Town of Boiling Springs corporate limits and has a current zoning classification of B-1. The property is near the intersection of East College Avenue and South Main Street, directly across from the entrance to Gardner-Webb University. The property formerly housed a coffee shop.

B-1 - 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.

Bar and Tavern: An establishment primarily engaged in selling and serving alcoholic beverages and providing entertainment for patrons.

STAFF COMMENTS

The petitioners are asking for a Conditional Use Permit to allow the operation of a beer and wine bar with the sale of beer and wine on the property along with three non-alcohol food/drink establishments under the same roof. The proposed space will have a beer and wine bar at the back of the building and three stalls along the right wall that will serve different types of food and non-alcoholic drink. Bars and taverns are subject to the issuance of a Conditional Use Permit and the following requirements of SR 44.

SR 44 Bar and Tavern

- 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.
- 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.
- 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.

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 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 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.

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.

Page : 1 of 1 10/05/2020 12:01:58

Order Number : 54606697
PO Number : k greene
Customer : 500985 Town of Boiling Springs
Contact :
Address1 : PO Box 1014
Address2 :
City St Zip : Boiling Springs NC 28017
Phone : (704) 434-2357
Fax : (704) 434-2358
Credit Card :
Printed By : Nancy Hogsed
Entered By : Nancy Hogsed

Ad Number : 54748293
Ad Key :
Salesperson :
Publication : The Shelby Star
Section : Classified Section
Sub Section : Classified Section
Category : Legals 000
Dates Run : 10/06/2020-10/06/2020
Days : 1
Size : 1 x 4.88, 47 lines
Words : 168
Ad Rate : Legal - Shelby
Ad Price : 61.58
Amount Paid : 0.00
Amount Due : 61.58

Keywords : APPLICATION FOR CONDITIONAL USE PERMIT
Notes :
Zones :

NOTICE APPLICATION FOR CONDITIONAL USE PERMIT

Notice is hereby given that a public hearing will be held at the Boiling Springs Town Hall, 114 E. College Ave. on October 20, 2020 at 5:30 pm, to consider an application from Seth Stevens for the issuance of a Conditional Use Permit to allow the operation of a beer and wine bar. Said property is located at 105 S. Main Street and are identified on Cleveland County Tax Map BS5-2-36, Parcel #46048 owned by MICO Enterprises, LLC. A map showing the specific location of said property is available for public inspection at the Boiling Springs Town Hall during regular business hours. Said hearing will be held at said time and place before the Board of Adjustment of the Town of Boiling Springs. All persons interested in this matter should appear before the Board of Adjustment at said time and place for the purpose of expressing their views in regard to this issue.

Submitted by:
Kim Greene
Town Clerk

10/6, 2020

54606697

Title XV Land Usage Chapter 151 – Appendix A: Table of Permitted and Conditional Uses										
USE TYPE	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	SR
Bar and Tavern							C			44

Title XV Land Usage Chapter 151 – Appendix B: Special Requirements to the Table of Permitted and Conditional Use
SR 44 Bar and Tavern
<p>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.</p> <p>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 to the proposed establishment line to the nearest point of the lot line for the existing establishment.</p> <p>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.</p> <p>D. The main entrance of the building shall be oriented toward a street where the abutting property is zoned predominantly for non-residential use.</p> <p>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.</p> <p>F. Parking areas related to the establishment shall be located no closer than 10 feet to the property line of abutting residences.</p>

Aerial Map



Source: Cleveland County, NC WebGis

Zoning Map



Source: Cleveland County, NC WebGis



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BOARD OF PLANNING & ADJUSTMENT

AGENDA ITEM 7

OCTOBER 20, 2020

REMARKS