

Land Use Plan

Adopted: February 3, 2009

Town of Boiling Springs, NC



Prepared by





**TOWN OF BOILING SPRINGS, NC
LAND USE PLAN**

Town of Boiling Springs Land Use Plan

Prepared for
Town of Boiling Springs, North Carolina

Board of Commissioners

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Adoption Date

February 3, 2009

Prepared by

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LAND USE PLAN**

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Credits

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1 INTRODUCTION AND OVERVIEW

The Town of Boiling Springs is located in the southwest portion of Cleveland County, North Carolina. Running through the center of the Town, NC Highway 150, along with Whitaker and College Streets, create a crossroads near Gardner Webb University—a regional university. Boiling Springs is also located in very close proximity to Shelby, North Carolina (the Cleveland County seat) and US Highway 74. Map 1.1, to the right, demonstrates Boiling Springs regional location.

Boiling Springs had a projected 2005 population of 3,997 persons, a growth of nearly 40 percent since 1990. The growth in Boiling Springs is primarily spill over from the metropolitan Charlotte area. Easy access from Boiling Springs to I-85 provides a quick and easy route to and from Mecklenburg County. Gardner Webb's growing student body also attracts residents to Boiling Springs. An increasing number of administration professionals, professors, staff, and students are moving into Boiling Springs.

A. History of Boiling Springs

The area that would become Boiling Springs was first settled around 1843. Two (2) underground springs that measured approximately five (5) feet across and bubbled six (6) to eight (8) inches above the surface drew people to the area, not only as a landmark but also because they were a reliable source of water. The settlement was appropriately named Boiling Springs after the nearby landmark. One of the first buildings constructed was the Boiling Springs Baptist Church, built in 1847 about one hundred (100) yards from the spring.

The settlement of Boiling Springs was known as a bedroom community, with no railroads, no industries, few stores and no paved streets. In the

beginning of the 20th century Kings Mountain Baptist and Sandy Run Associations began looking for a place to build a denominational high school. Boiling Springs became the site for the school. The school, which was a boarding school, opened its doors in 1905.

The school's authorities did not want intoxicating substances to be sold near the school, and as such, the legislature was presented a bill to incorporate for a mile and a half in every direction, measured from a bell tower located on the original school building. The bill passed and Boiling Springs was incorporated in 1911, with an initial population of 250. Incorporation provided a functioning government, water service, police and fire protection, paved streets and garbage collection for the residents.

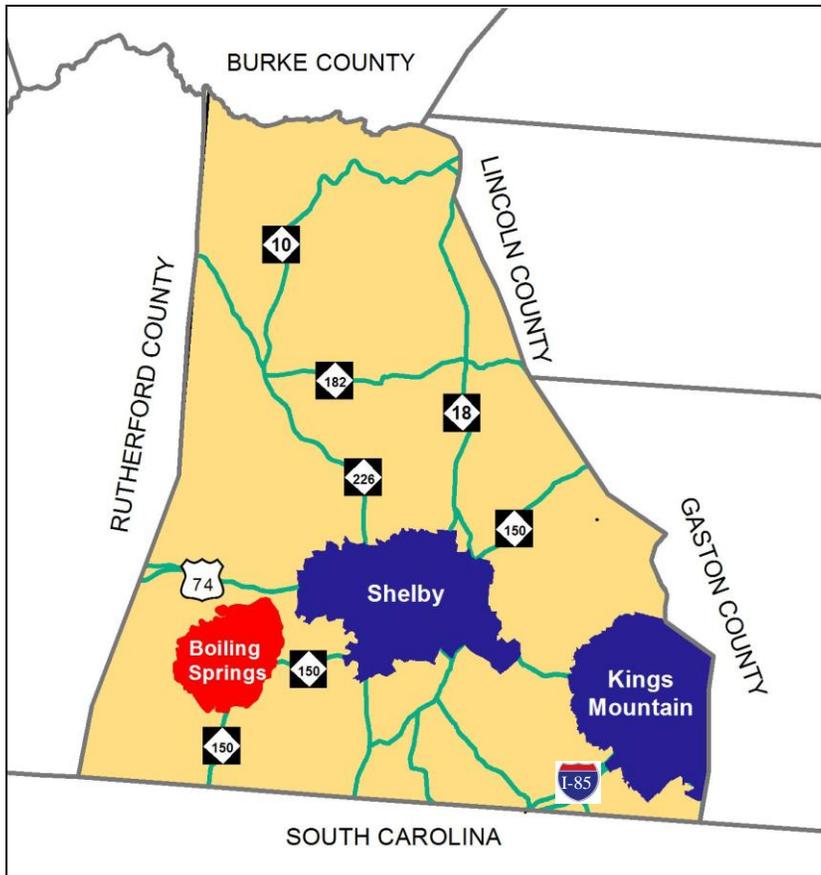
Since its incorporation, Boiling Springs has maintained its small-town atmosphere and charm. The Baptist boarding school is now Gardner-Webb University. Gardner-Webb University is a liberal arts college that now hosts approximately 4,000 undergraduate and graduate students each year, and nearly 150 full-time faculty members many of whom reside in town.

B. Study Area. The study area defined in this plan includes the land within the corporate limits of the Town, as well as the extra-territorial jurisdiction (ETJ) where the Town's land development regulations are extended. The corporate limits of the Town are comprised of 2,199.6 acres of developed and vacant land. Together with the ETJ, this Land Use Plan will examine and analyze a total of 8,043.6 acres.

The Land Use Plan Study Area Map (Map 1.2) is shown on page 4.

1 INTRODUCTION AND OVERVIEW

C. General Purpose. A land use plan is a written document, often including a future land use map (FLUM), which is prepared by a local government to help them prepare for future growth and development. Preparing a land use plan helps a jurisdiction to determine what is needed to meet future population demands. Determining what areas in a jurisdiction are most appropriate for certain types of development can help town officials efficiently and effectively allocate resources.



Map 1.1

Land use plans also serve as a ‘blue-print’ for local staff, boards, developers and citizens. Although the land use plan is strictly a policy document it can help guide decisions regarding land use, projects, and funding. The end result is a plan that efficiently accommodates future population and employment demands by proposing development to happen in areas that are most suited for it and suggesting preservation for areas that have environmental, historical, or cultural importance.

D. Vision and Objectives. The Town of Boiling Springs Land Use Plan aims to create a clear vision for the future. Through the creation of this Plan, the Town of Boiling Springs is proactively responding to a need to accommodate growth. As part of that preparedness for the future, the Town has undertaken a comprehensive planning process to develop the guidelines critical to taking advantage of the opportunities offered by growth, while preserving the unique quality of life within the Town. It is in the realization of this balance, between managing anticipated growth and sustaining existing conditions, that the citizens of the Town of Boiling Springs see their “unique quality of life.”

Boiling Springs prides itself in a strong sense of community that has been maintained over the years. This plan suggests policy for future land use decisions that are both pro-growth and pro-preservation. Through this approach, it is estimated that both future growth and preservation projections can be exceeded.

The Boiling Springs Land Use Plan seeks to meet the following objectives through a public driven, comprehensive planning process:

- Show the direct implications between land use and infrastructure decisions.
- Provide multiple facets for public participation by the citizens and property owners of Boiling Springs.
- Design a plan that has seamless connections to planning strategies of Cleveland County and the City of Shelby to create a regional planning approach. Establish achievable long range planning and conservation goals and actions for the Town.

1 INTRODUCTION AND OVERVIEW

- As land use plans should never be treated as static documents, the plan should be reviewed every five (5) years and updated every ten (10) years.

E. Planning Process. The Town of Boiling Springs contracted with Benchmark CMR, Inc. in April of 2007 to begin work on a land use plan for the corporate limits of Boiling Springs as well as the one-mile extra-territorial jurisdiction (ETJ). The planning team met regularly with a 20-member Land Use Advisory Committee which was comprised of members with a mix of interests and backgrounds.

Stakeholders, which are defined as those persons, agencies, or entities that have an investment in the findings of the land use plan and who hold information that could affect the development and outcome of the plan, were interviewed to provide input in the process. Interviews were either held over the phone or in person. A list of stakeholders was compiled by the Land Use Advisory Committee at the first meeting.

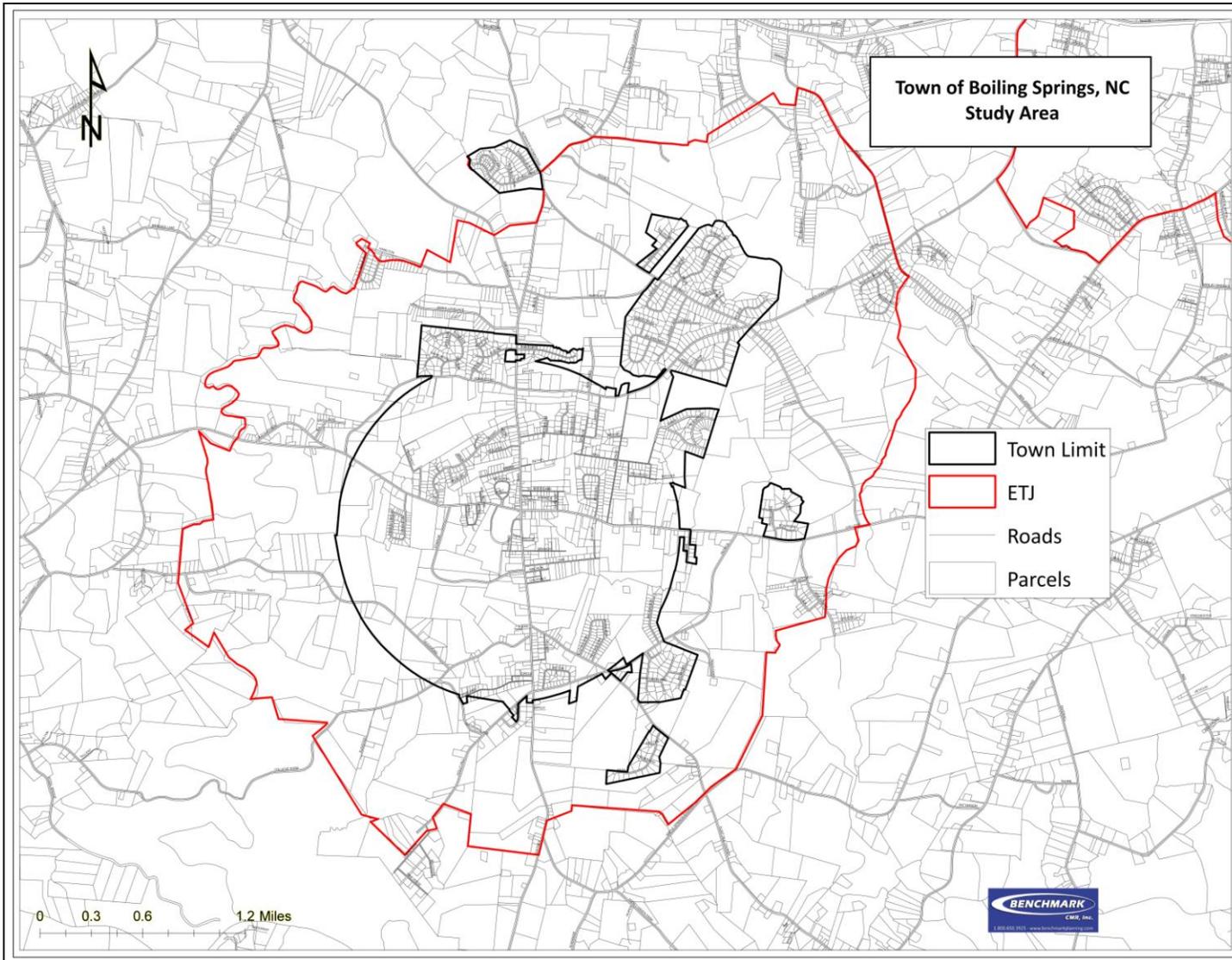
Numerous facets for public participation were included in this process, which are described in detail below. Through public participation a vision, and ultimately, the final land use plan was developed. The Planning Board recommended the Land Use Plan for approval on

January 20, 2009, and final adoption was approved by the Board of Commissioners on February 3, 2009.

F. Public Participation. Public participation for the Boiling Springs Land Use Plan consisted of three primary facets. First, the advisory committee, which was comprised primarily of local residents, provided continuous and useful feedback and insight for the Plan. Second, the stakeholder interviews provided specific information for the various planning elements. While not all of the stakeholders were local to the Boiling Springs area, they each provided information necessary to develop the Plan.

Finally, public input was sought in two ways. Two (2) public input sessions were held to solicit information from the local citizens and property owners. These two (2) sessions focused on visioning, local land use issues, and goals and implementation strategies. A public input survey was also mailed to residents and available at town hall and on the town's website to collect information from citizens who were unable to make the meetings or from property owners who do not live in Town. The open house gave one final opportunity for staff, board members, and citizens to comment on the Plan prior to adoption.

1 INTRODUCTION AND OVERVIEW



Map 1.2

A. Recent Trends in Boiling Springs

Boiling Springs has grown steadily in population since its incorporation in 1911. As the Town nears their centennial anniversary the growth of the population is increasing. Boiling Springs' close proximity and easy access to the metropolitan Charlotte area makes it an attractive location for people looking to escape the hustle and bustle of the city.

Table 2-1 below shows the population growth from 1970 to 2005 for the corporate limits of the Town of Boiling Springs.

Table 2-1
Population Growth in Boiling Springs 1970-2005

1970	1980	1990	2000	2005	% Change
2,284	2,381	2,445	3,866	3,997*	75.0

*estimate

Source: US Census Bureau

In 35 years Boiling Springs has seen its population increase by 75 percent with the largest jumps in population occurring in the past 15 years. The 1990s saw a boom in the housing market to accommodate the population growth during this time. From 1990 to 2000 the Town of Boiling Springs saw a 58 percent increase in population in only a decade. Since this time the housing market has cooled slightly, leaving many of the housing developments with some vacant, available building lots today.

Boiling Springs has now come to cross-roads as the Town continues to grow. Since its settlement, Boiling Springs has been considered a small, rural community with limited commercial developments – also known as a bedroom community. As the population increases and diversifies, so does the desires of the community. This land use plan will investigate the potential for future developments including diversifying the types of residential developments as well as encouraging new commercial and

light industrial uses. Public input and stakeholder interviews will play a large role in the determination of the future land uses.

B. Factors Influencing Growth

- Proximity to Charlotte, NC
- Access to I-85
- Gardner-Webb University
- Rural Atmosphere
- Good School System
- Limited provision of water/sewer
- Traffic Congestion

C. Key Issues

The comments garnered from public meetings, the public input survey, Planning Board, and Advisory Committee meetings are summarized as key issues below. For a full review of the public input see Appendix A.

Residential

- Rapid growth and development
- Lack of housing variety

Commercial

- Lack of shopping and dining opportunities
- Lack of local jobs and local businesses

Transportation

- Transportation congestion
- Lack of road connectivity
- Parking problems, specifically in the downtown
- Lack of sidewalks
- Need for road improvements (additional traffic lights, stop signs, and turning lanes).

2 TRENDS AND ISSUES

Community Facilities

- Lack of adequate infrastructure
- Need for tighter restrictions on overall design of structures and sites

Recreation/Natural Resources

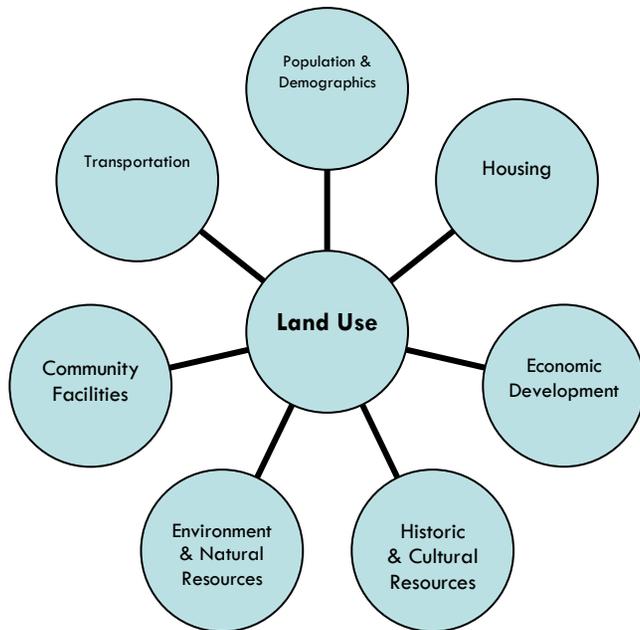
- Rapidly disappearing farmland
- Need for more public parks and recreation space

3 PLANNING ELEMENTS

A. Components of a Plan

Although land use is the primary focus of the plan, seven (7) other elements inform and influence this element.

- Population & Demographics
- Housing
- Economic Development
- Historic & Cultural Resources
- Environment & Natural Resources
- Community Facilities
- Transportation



B. Population & Demographics

Analyzing population trends is vital to the successful completion of the Plan. By looking at past trends, the town gains an understanding of how it has grown over time and where this growth has occurred. By forecasting into the future, the town can project how many more people they will likely need to accommodate. By studying both past trends and current conditions, the town enhances its capability to prepare for the impact of future growth on land use and community facilities and services.

Population Trends

As discussed in Chapter 2, Boiling Springs has grown steadily in population since its incorporation in 1911. The population increased by 75 percent between 1970 and 2005, with a 58 percent increase from 1990 to 2000. The large increase in growth between 1990 and 2000 is likely attributed to a large annexation in the northeast portion of the town during that timeframe. Although the land was vacant at the time of annexation, a large subdivision was built shortly thereafter. There was also increased development in existing subdivisions that were only previously partially developed.

Table 3-1 shows the population change in Boiling Springs from 1970 to 2005 while Table 3-2 shows this change in percent growth over the same time period.

3 PLANNING ELEMENTS

**Table 3-1
Population Change from 1970 to 2005**

	1970	1980	1990	2000	2005
Boiling Springs	2,284	2,381	2,445	3,866	3,997
Cleveland County	72,556	83,435	84,713	96,278	97,056

US Census Bureau

**Table 3-2
Population Change (by % growth) from 1970 to 2005**

% change 1970 to 1980	% change 1980 to 1990	% change 1990 to 2000	% change 2000 to 2005
4.25%	2.69%	58.12%	3.39%

US Census Bureau

Although these figures include those students who reside on campus, there are a growing number of students who commute into Boiling Springs for classes that are not accounted for in the Census. Currently there are 1,100 students residing on campus, with a total of 2,500-2,800 students combined during the week. As a result, the population can increase between 1,400 and 1,700 students during the day throughout the school year. These additional people have an impact on local retail, service businesses, and roads.

**Table 3-3
Median Age (2000)**

Town of Boiling Springs	24.0
Cleveland County	36.5
North Carolina	35.3

US Census Bureau

The median age of the population in Boiling Springs in 2000 was 24 years, substantially younger than that of the county and the state (see

Table 3-3). This can largely be attributed to Gardner-Webb University and the large student population. According to the University, the majority of students attends Gardner-Webb straight out of high school, and is between the ages of 18-22.

**Table 3-4
Age of Residents**

Age	1990		2000	
	Number	%	Number	%
Under 5 years	132	5.4	231	6.0
5 to 9 years	129	5.3	240	6.2
10 to 14 years	104	4.3	206	5.3
15 to 19 years	456	18.7	619	16.0
20 to 24 years	506	20.7	681	17.6
25 to 34 years	328	13.4	432	11.2
35 to 44 years	230	9.4	516	13.3
45 to 54 years	159	6.5	397	10.3
55 to 59 years	64	2.6	117	3.0
60 to 64 years	75	3.1	85	2.2
65 to 74 years	136	5.6	161	4.2
75 to 84 years	89	3.6	118	3.1
85 years and over	37	1.5	63	1.6

US Census Bureau

The younger median age is confirmed by Table 3-4. The majority of Boiling Springs' residents in 1990, 20.7 percent, were between the ages of 20 to 24. The second largest cohort was made up of residents between the ages of 15 and 19 (18.7 percent). In total, over 39 percent of residents in 1990 were between the ages of 15 and 24. These trends continued into 2000, but the percentages decreased

3 PLANNING ELEMENTS

in the 15 to 24 age cohorts. Between 1990 and 2000 there was an increase in residents in all cohorts between the ages of 35 and 59, showing that the population is aging slightly. This trend is comparable to that of the state and country as a whole.

**Table 3-5
Racial Breakdown (2000)**

Race	Number	%
White	3,452	89.3
Black/African American	335	8.7
American Indian and Alaska Native	5	0.1
Asian	30	0.8
Native Hawaiian and Other Pacific Islander	0	0
Some other race	16	0.4
Two or more races	28	0.7

US Census Bureau

In 2000, the population in Boiling Springs was very homogenous, with 89 percent of residents classifying themselves as White. The second largest category was Black/African American, with almost nine (9) percent of residents classifying themselves as such. In total, 98 percent of residents classified themselves as either White or Black/African American.

Population Projections

**Table 3-6
Comparison of Town and County Population Growth**

	% change 1970-1980	% change 1980-1990	% change 1990-2000	% change 2000-2005
Boiling Springs	4.2%	2.7%	58.1%	3.4%
Cleveland County	15.0%	1.5%	13.7%	0.8%

US Census Bureau

**Table 3-7
Cleveland County Population Projections**

2010	2015	2020	2025
97,253	99,204	101,258	103,263

N.C. State Demographer

As shown in Table 3-6, Cleveland County's growth rate from 1990-2000 was 13.7 percent. Boiling Springs' growth rate over the same time period was over four (4) times higher. Boiling Springs has been growing at a tremendous rate over the past two (2) decades.

Building permit data, shown in Table 3-21, substantiates the tremendous growth occurring in Boiling Springs. Between forty (40) and eighty (80) homes were constructed every year between 2000 and 2006. The average number of building permits issued between 2000 and 2006 was 54 permits. Assuming 54 permits are issued in 2008 and 2009 (utilizing the average number of permits from 2000-2006), and factoring in vacancy rate and average family size, Boiling Springs can expect an additional 1,221 people by 2010, a 32 percent increase from 2000 to 2010. If this growth rate continues, Boiling Springs can expect close to 5,700 people by 2015, 6,208 people by

3 PLANNING ELEMENTS

2020, and almost 6,800 people by 2025. The growth rate is likely to continue at this rate because of the expansions to the university and the excellent school systems in Boiling Springs.

**Table 3-8
Boiling Springs Population Projections**

2010	2015	2020	2025
5,087	5,698	6,208	6,769

C. Housing

**Table 3-9
Households (2000)**

Household Type	Number	%
Family households	832	74.5
Non-family households	285	25.5
Total	1,117	100.0

US Census Bureau

The majority of households in Boiling Springs in 2000 (74.5 percent) were family households. Family households are defined by the Census as a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. Slightly more than a quarter of families in 2000, 25.5 percent were non-family households, or households maintained by a person living along or with non-relatives only. The average household size in the Town of Boiling Springs in 2000 was 2.57 persons, while the average family size was 3.02 persons.

**Table 3-10
Housing Occupancy (2000)**

Housing Occupancy	Number	%
Occupied housing units	1,117	94.3
Vacant housing units	67	5.7
For seasonal, recreational, or occasional use	0	0

US Census Bureau

In 2000, Boiling Springs had a very high occupancy rate. Over 94 percent of housing units in Boiling Springs were occupied. Less than six (6) percent of housing units were vacant.

**Table 3-11
Housing Tenure (2000)**

Housing Tenure	Number	%
Owner-occupied	840	75.2
Renter-occupied	277	24.8

US Census Bureau

Of the 1,117 occupied housing units listed in Table 3-11, three quarters of them were owner-occupied, while only about one quarter of the occupied housing units were renter occupied.

3 PLANNING ELEMENTS

**Table 3-12
Housing Structures by Type (2000)**

	Number	%
One-Unit, detached	979	81.1
One-Unit, attached	11	0.9
Two Units	80	6.6
Three or More Units	78	6.5
Mobile Homes	59	4.9

US Census Bureau

The vast majority of housing in 2000, over eighty (80) percent, was single-family detached dwelling units. Two unit housing structures and multi-family units comprised about seven (7) percent of housing structures each. Just less than five (5) percent of housing structures in Boiling Springs in 2000 were mobile homes.

**Table 3-13
Age of Structures**

Year Structure Was Built	Number	%
1999 to March 2000	69	5.7
1995 to 1998	244	20.2
1990 to 1994	275	22.8
1980 to 1989	176	14.6
1970 to 1979	188	15.6
1960 to 1969	99	8.2
1940 to 1959	123	10.2
1939 or earlier	33	2.7

US Census Bureau

Almost fifty (50) percent of the housing structures have been built since 1990. This is consistent with the extensive population growth experienced in town between 1990 and 2000.

**Table 3-14
Selected Monthly Owner Costs as a Percentage of Household Income in 1999**

Selected Monthly Owner Costs as a Percentage of Household Income in 1999	Number	%
Less than 15 percent	287	34.7
15 to 19 percent	184	22.2
20 to 24 percent	154	18.6
25 to 29 percent	76	9.2
30 to 34 percent	42	5.1
35 percent or more	84	10.2
Not computed	0	0

US Census Bureau

**Table 3-15
Gross Rent as a Percentage of Household Income in 1999**

Gross Rent as a Percentage of Household Income in 1999	Number	%
Less than 15 percent	72	27.8
15 to 19 percent	28	10.8
20 to 24 percent	39	15.1
25 to 29 percent	41	15.8
30 to 34 percent	22	8.5
35 percent or more	50	19.3
Not computed	7	2.7

US Census Bureau

3 PLANNING ELEMENTS

The majority of residents in Boiling Springs in 1999, both those who own a home and rent, paid less than fifteen (15) percent of their household income on costs associated with owning a home. This data, revealed in Table 4-12 and 4-13, shows that housing is relatively affordable in Boiling Springs. However, as shown in Table 3-16, there was a substantial increase in median housing value between 1990 and 2000. The median housing value in 2000 was \$110,600, an 89 percent increase from 1990.

**Table 3-16
Median Housing Value in Boiling Springs**

Median Housing Value	1990	2000
	\$58,600	\$110,600

US Census Bureau

D. Economic Development

**Table 3-17
Employment Status (2000)**

Employment Status	Number	%
Pop 16 years and over	3,064	100
In labor force	2,011	65.6
Employed	1,935	63.2
Unemployed	76	2.5
Not in labor force	1,053	34.4

US Census Bureau

In 2000, 2,011 persons or 65.6 percent of residents of Boiling Springs were in the labor force. Of those 2,011 persons, 63.2 percent were employed and 2.5 percent were unemployed. The unemployment rate was slightly lower than that of the County (3.4 percent). The 34.4 percent not in the labor force is likely a combination of full-time students at the University and retirees.

**Table 3-18
Occupation data (2000)**

Occupation	Number	%
Management, professional, and related occupations	725	37.5
Service occupations	213	11.0
Sales and office occupations	582	30.1
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	101	5.2
Production, transportation, and material moving occupations	314	16.2

US Census Bureau

As shown in Table 3-18, the majority of residents in Boiling Springs in 2000 worked in the Management, Professional, and Related Occupations and Sales categories, 37.5 percent and 30.1 percent respectively.

3 PLANNING ELEMENTS

Table 3-19
Industry data (2000)

Industry	Number	%
Agriculture, forestry, fishing and hunting, and mining	13	0.7
Construction	43	2.2
Manufacturing	408	21.1
Wholesale trade	48	2.5
Retail trade	246	12.7
Transportation and warehousing, and utilities	70	3.6
Information	36	1.9
Finance, insurance, real estate, and rental and leasing	60	3.1
Professional, scientific, management, administrative, and waste management services	41	2.1
Educational, health and social services	691	35.7
Arts, entertainment, recreation, accommodation and food services	108	5.6
Other services (except public administration)	90	4.7
Public administration	81	4.2

US Census Bureau

In 2000, the majority of jobs in town (35.7 percent) were in the educational, health, and social services industry. This information revealed in Table 3-19, reveals the strong presence that Gardner-Webb University has on the town's economy.

Table 3-20
Poverty Status (1999)

Poverty Status	Number	% below poverty level
Individuals	167	5.6
Families	28	3.6

US Census Bureau

In 1999, there were 167 individuals, or 5.6 percent, of the population living below the poverty level in Boiling Springs. Additionally, 28 families, or 3.6 percent of families in Boiling Springs lived below the poverty level. This is significantly lower than that of the county, with 18.2 percent of individuals and 15.3 percent of families living below the poverty level. The figures are also lower than that of the state as a whole, with 14.7 percent of individuals and 10.7 percent of families living below the poverty level in North Carolina.

3 PLANNING ELEMENTS

**Table 3-21
Building Permit Data Since 2000**

	2000	2001	2002	2003	2004	2005	2006	2007
TOTAL	82	76	68	113	84	97	63	39
# in ETJ	21	21	18	48	33	45	32	17
Accessory Building			2	3				2
Auditorium	1							
Beauty/Barber Shop				1				
Carpport				2				
Classroom Building								1
Cell Tower					1	1		
Commercial Addition	5	7		1	2	2	2	
Day Care				1	1			
Dormitory					1			
Double Wide Mobile Home	5	1	1	4	1		1	
Duplex/Triplex					1	2		
Fast Food Restaurant		1						
Garage	2	1		3	2	2	2	
Hospital							2	
Hotel						1		
Medical Office	1		1		1			1
Office	2	3					2	
Residential Addition	10	9	6	15	7	2	8	11
Restaurant		1	1			1	1	1
Retail Store	1				1	1		
Service Garage					1			
Sign					3	4	1	
Single Family Dwelling	50	42	50	67	54	77	41	15
Single Wide Mobile Home		4	2	4				
Swimming Pool	2	5	2	1	3	4	2	7
Transit Warehouse	1							
Warehouse				1				
Unknown	2	2	3	10	5		1	1

County Planning Department

Table 3-21 reveals building permit data between 2000 and 2007 in Boiling Springs. Two trends the building permit data reveals are as follows: 1) single family residential housing units have been constructed at a rapid rate over the past several years and this trend shows no signs of slowing, 2) there has been an increase in the amount of development occurring in the ETJ.

Almost half of the building permits issued over the past few years have been for projects in the ETJ. Building permits for single family residential dwellings have been the most common with permits for residential additions issued the second most frequently.

E. Historic & Cultural Resources

Historic Resources

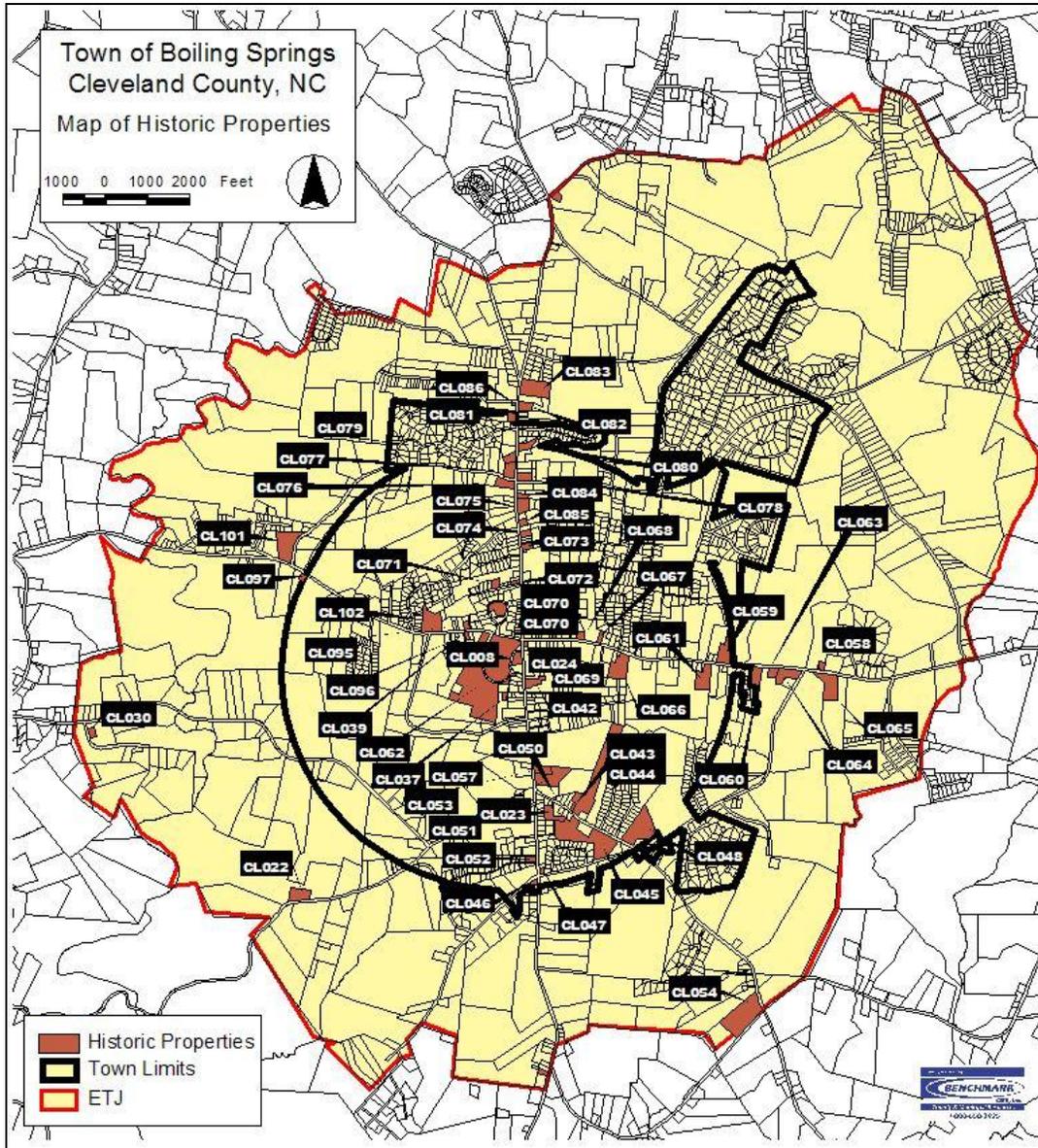
A county-wide inventory of historic properties was completed in 1998. It documented 590 individual properties, 60 of which are in the corporate limits of Boiling Springs and the ETJ. Most of these properties are found along the town's major collectors: Main Street and College Street. Cleveland County appointed a Historic Preservation Commission in 2005. Boiling Springs has a representative that serves on the Commission.

Below is a list of all the historic properties in Boiling Springs documented during the county-wide inventory. The locations of these properties in town can be seen on Map 1.

- CL-08 E.B. Hamrick Hall
- CL-21 Charles Anthony House
- CL-22 Captain Oliver Holland House
- CL-23 Hillside Street
- CL-24 Commercial Bldgs (101-109 Block N. Main St)
- CL-30 Samuel Young House
- CL-37 Washburn Building
- CL-38 Quin Circle Duplex (Poston Center)
- CL-39 Presidents Home Gardner-Webb University
- CL-40 HAPY Dormitory
- CL-41 O. Max Gardner Memorial
- CL-42 Boiling Springs Elementary & High School
- CL-43 Unie Hamrick House
- CL-44 Fay Ledford House

- CL-45 Marion and Dovie Jolley House
- CL-46 Gamie Lee House
- CL-47 Humphries House
- CL-48 Bridges and Holland General Store
- CL-50 Ernest V. Phillips Building
- CL-51 Reverend Pinckney Hamrick House
- CL-52 Bobby and Eda Green House
- CL-53 Roy Green House
- CL-54 Richard Meredith Hamrick House
- CL-57 Daisy Bridges House
- CL-58 J.F. Moore House
- CL-59 John L. Hamrick House
- CL-60 Dr. Hamrick House
- CL-61 June Lovelace House
- CL-62 Boiling Springs Springhouse
- CL-63 Felix Hamrick House
- CL-64 Carl Hamrick House
- CL-65 Dan Moore House
- CL-66 G.T. McSwain House
- CL-67 Dusty McSwain General Store
- CL-68 Houses (205-211 E. College Ave.)
- CL-69 Houses (127-129 E. College Ave)
- CL-70 Boiling Springs Theater
- CL-71 Houses 114-120 Green Avenue
- CL-72 Clyde Green House
- CL-73 Houses 236-240 N. Main Street
- CL-74 Reuben Greene House
- CL-75 Wiley Hamrick House
- CL-76 Elijah Bly Hamrick House
- CL-77 Charles Jefferson Hamrick House
- CL-78 C.J. Hamrick General Store
- CL-79 Oliver Hamrick House
- CL-80 Garland Green House
- CL-81 Drury Lovelace House
- CL-82 Houses 717-719 N. Main Street
- CL-83 Pruett's Store
- CL-84 O.P. and Jessie Hamrick House
- CL-85 Elijah Wright Hamrick House
- CL-86 Ralph Holland House
- CL-87 Jonas Alvin Lovelace House
- CL-95 Everett and Essie Goode House
- CL-96 Houses (212-213 W. College Ave.)
- CL-97 Paul Hamrick House
- CL-101 Carl and Yvonne Jordan House
- CL-102 Jasper Hamrick Farm

3 PLANNING ELEMENTS



**Map 1:
Historic Property
Inventory in
Boiling Springs**

3 PLANNING ELEMENTS

National Register

According to the National Register of Historic Places, two (2) structures in Boiling Springs are listed on the National Register. The first is E.B. Hamrick Hall on the Gardner-Webb campus and the second is the Irvin-Hamrick Log House on SR 1153.

To be placed on the National Register the structure normally has to be at least fifty (50) years old and has to be associated with events that made a significant contribution to the broad patterns of our history, be associated with the lives of persons significant in our past, embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic value, or have yielded, or may be likely to yield information important in prehistory or history.

Figure 3.1 E.B. Hamrick Hall



Source: <http://www.nps.gov/nr/travel/shelby/ebh.htm>

Cultural Resources

Gardner-Webb University

Gardner-Webb University is the Town of Boiling Springs' main cultural resource, providing many activities for students and the community. The University hosts plays, fine art events, and musical performances such as opera, orchestra, and choral groups throughout the year that are open to the public.

Destination Cleveland County

Destination Cleveland County is a non-profit organization of volunteers (with one staff member), whose mission is to utilize the county's history, music, and heritage to create a vibrant economy via cultural tourism. The organization is currently working on two (2) catalyst projects that were developed by community leaders from across the county. The first project, the Earl Scruggs Center, features exhibits showcasing history and music of the region, a community gathering space, music, and storytelling. This project is scheduled to open in the fall of 2010. The second project is the Don Gibson Theatre. This project will include an exhibit and reception space and is planned to host about 100 events a year (musical performances, movies, small stage productions, dance, and comedians). The theatre is scheduled to open in the spring of 2009.

Agritourism

The Cleveland County Manager and Shelby City Manager challenged the Cleveland County Cooperative Extension to take advantage of agritourism opportunities as an economic development engine. As a result, County Extension Director Greg Traywick created a Task Force to identify potential resources and opportunities in the County. This task force has been active for about a year and will be revealing their findings in an exit report that is currently under development. The goal of the Task Force is not only to identify locations, but to enhance their visibility and increase their tourism potential.

There are a number of venues in Boiling Springs that were identified by the Task Force. For example, the Hamrick Brothers Cotton Gin has an operational cotton gin and could be used for educational opportunities to teach people about the relationship of cotton to the area's history. Another, the Poplar Springs Farm, has bird hunting and horseback riding opportunities in a very scenic, rural setting.

3 PLANNING ELEMENTS

Springs Alive Festival

The Springs Alive Festival is a weekend festival celebrating the approach of spring. It is held on the campus of Gardner-Webb and celebrates the town as well as the University. Past activities have included a film festival, the Tour de Springs bike ride, a fun run, rides, carnival games, and craft and food vendors. There are also music and entertainment performances throughout the day.

Annual Christmas Parade

The Town of Boiling Springs sponsors a Christmas Parade every year. The parade features floats, children from local football teams and scout troops, the police and fire departments, and many others.

Bar H Championship Rodeo & Country Festival

This festival has been taking place at the Bar H Arena in Boiling Springs for twenty (20) years. It includes a Professional Championship Rodeo and family events such as carriage and carnival rides, petting zoo, and hayride.

F. Environment & Natural Resources

Wetlands

Boiling Springs has small pockets of wetlands located throughout the corporate limits and ETJ. The majority of the wetlands are located in the floodplain and areas adjacent to the major creeks.

Streams and Lakes

Boiling Springs has two major creeks running north to south along the western and eastern edges of the ETJ: Sandy Run Creek and Beaverdam Creek.

Slopes and Soils

There are sixteen (16) different soil types in the corporate limits of Boiling Springs and twenty-three (23) different soil types total in the corporate limits and ETJ combined. Tables 3-22 and 3-23 show a

breakdown of different soil types and amounts in the Corporate Limits and the Corporate Limits and ETJ combined.

3 PLANNING ELEMENTS

Table 3-22
Soils in the Corporate Limits

Soil Type	Acres	%
ApB	0.431	0.01%
CaB2	592.54	23.10%
CeB	477.11	18.60%
ChA	52.509	2.05%
HeB	17.493	0.68%
PaC2	136.6	5.33%
PaD2	9.296	0.36%
PbB2	427.22	16.66%
PbC2	324.02	12.63%
PbD2	56.228	2.19%
PrB	5.929	0.23%
PsB2	118.25	4.61%
PsC2	179.45	7.00%
PtD	122.85	4.79%
UdC	42.182	1.64%
W	2.521	0.10%

Table3-23
Soils in the Corporate Limits and ETJ

Soil Type	Acres	%
ApB	25.484	0.31%
CaB2	1889.3	23.09%
CeB	477.65	5.84%
ChA	226.57	2.77%
DoB	12.129	0.15%
HeB	61.215	0.75%
PaC2	644.33	7.87%
PaD2	115.91	1.42%
PbB2	1301.5	15.90%
PbC2	1089.2	13.31%
PbD2	426.89	5.22%
PeD	6.137	0.07%
PrB	5.929	0.07%
PsB2	377.65	4.61%
PsC2	738.91	9.03%
PtD	478.6	5.85%
RaE	51.255	0.63%
RnE	14.75	0.18%
SaD	43.068	0.53%
ToA	127.5	1.56%
UdC	42.182	0.52%
W	12.246	0.15%
WeA	15.329	0.19%

3 PLANNING ELEMENTS

The three most prominent soil types in the corporate limits are CaB2, CeB, and PbB2. Almost sixty (60) percent of the soils in the corporate limits are one of these three soil types. CaB2 is Cecil Sandy Clay Loam. These soils have two (2) to eight (8) percent slopes and are moderately eroded. CeB, or Cecil-Urban land complex, are soils with two (2) to eight (8) percent slopes. PbB2, or Pacolet Bethlehem Complex, are soils with two (2) to eight (8) percent slopes are moderately eroded.

Two of these three soil types are also the most prominent when considering the whole study area (the corporate limits and ETJ). In addition to CaB2 and PbB2, the third most common soil type is PbC2. PbC2 has eight (8) to fifteen (15) percent slopes and are moderately eroded. Over 52 percent of the soils in the study area are one of these three soil types.

Soil types and slopes are important to consider when determining areas for development. Greater slopes produce development difficulties and some soils make prime farmland whereas others are poorly suited for agricultural uses. Additionally, soil type is a strong determining factor in septic tank suitability, with some soils not being able to perk or perking with greater difficulty. All slopes within the corporate limits fall between two (2) percent and eight (8) percent slopes, creating little development difficulties. PbC2 soils, found mostly in the western ETJ, have steeper slopes making development more difficult. CaB2 soils are well suited for agricultural development and are prime areas for farming. PbB2 and PbC2 soils are suited for agricultural development, but are not as good as CaB2 soils. CeB soils are poorly suited for agricultural development and would be beneficial to the town as other forms of development.

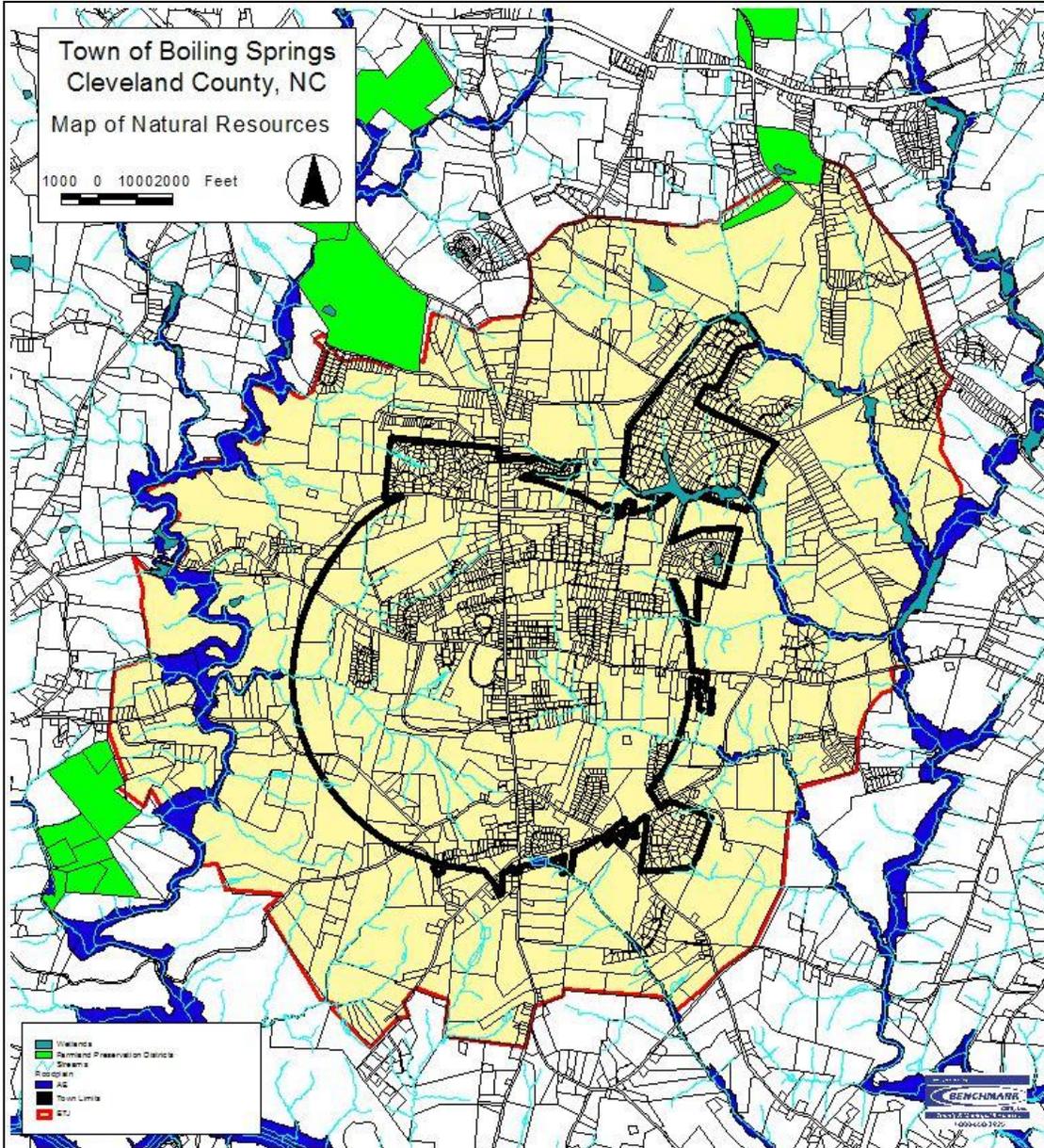
Water Supply Watersheds

Roughly half of Boiling Springs, the portion west of N. Main Street, is located in a watershed. The watershed is a WS-IV-PA (Protected Area). The maximum development allowed in the watershed is two (2) dwelling units per acre. The minimum lot size for single-family is 15,000 sq ft, except within an approved cluster development. The maximum impervious surface for all other residential and non-residential development is 24 percent. Additionally, new development and expansions to existing development may occupy up to ten (10) percent of the protected area with up to seventy (70) percent built-upon area when approved as a Special Intensity Allocation (SIA).

Floodplains

The majority of town and the ETJ are not located in the floodplain. Only portions of two small areas within town are located in the floodplain. These areas are found in the southern portion of the Homestead Subdivision in the northeast portion of town and Patrick Avenue in the southern portion of town. The largest areas of floodplain are located along the major creeks found on the western and eastern borders of the ETJ. **Map 2 shows the location of the floodplains in the study area.**

3 PLANNING ELEMENTS



**Map 2:
Natural Resources**

3 PLANNING ELEMENTS

Threatened & Endangered Species

The U.S. Fish & Wildlife Service has listed four (4) vascular plants in Cleveland County on the threatened and endangered species list. These include the Dwarf-flowered heartleaf, the Gray's saxifrage, the Sweet pinesap, and Torrey's Mountain-mint. The Dwarf-flowered heartleaf is listed as threatened and current, which means it has been observed in the County in the last fifty (50) years. Gray's saxifrage and Sweet pinesap are listed as federal species of concern and current. The Torrey's Mountain-mint is listed as a federal species of concern and historic, which means it was observed in the county more than fifty (50) years ago. No vertebrates, invertebrates, nonvascular plants, or lichens were on the federal list.

Although these lists are not compiled on a municipal basis, it is safe to assume that species found in the County can be found, or would be likely to be found, in town at some time or another.

Farmland Preservation

The General Assembly of the State of North Carolina authorized counties to undertake a series of programs to encourage the preservation of farmland. Cleveland County adopted a Farmland Preservation Program in 2001. The program provides for the creation of farmland preservation districts to encourage the voluntary preservation of farmland from non-farm development. Currently there are two (2) small portions of farmland districts (totaling about 20 acres) in the Boiling Springs ETJ and one just outside the southwestern portion of the ETJ. Portions of the ETJ and small portions of the corporate limits are within a half mile of these districts.

To qualify as a farmland preservation district a property owner must meet the following:

1. Districts must be at least fifty (50) acres) of qualified farmland or when combined with other participating farms within a mile of each other, total a minimum of fifty (50) acres. This may include one or more participants

2. Farms must be in or qualify for the present-use-valuation taxation program with the Cleveland County Tax Office
3. Farms must be properly managed according to the Natural Resources Conservation Service's highly erodible land erosion control practices
4. Farms must have been actively used in agriculture, horticulture, or forestry for a minimum of five (5) years or have soils best suited for agricultural production on two thirds of the land.

If the owner qualifies and decides to establish a district, he/she enters a conservation agreement with the county where he/she agrees to sustain, promote, and encourage agriculture in the district, support protection against nuisance suits and undesired non-farm development and prohibit non-farm use or development of the land for a period of at least ten (10) years except for the creation of not more than three (3) lots that meet applicable county regulations. Because the program is voluntary; however, landowners can revoke the agreement by submitting a written notice to the agricultural advisory board.

Permanently Protected Lands

Foothills Conservancy of North Carolina

The Foothills Conservancy was formed as the South Mountains Coalition in 1994. The organization is a private, nonprofit regional land trust dedicated to preserving and protecting the important natural areas and open spaces of the Blue Ridge Foothills Region. The Foothills Conservancy serves an eight-county area, including Cleveland County.

To date, the lands that have been protected through the conservancy have been large tracts in the Northeast part of the County. There are no Foothills Conservancy protected lands in Boiling Springs or the ETJ. They do partner with the Broad River Greenway Council on conservation efforts along the Broad River.

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Parks

Boiling Springs has two public parks: one behind Town Hall and one at Springmore Elementary School. The park at Springmore was funded by a grant from The North Carolina Parks and Recreation Trust Fund (PARTF). These parks include playground equipment and baseball fields.

There are also trails that run along sanitary sewer line corridors located south of Stadium Drive and the ball fields that run from South Main Street along Sandy Run Creek on College Farm Road for about 1.5 miles to the Wastewater Treatment Plant (WWTP).

The City of Shelby has historically been considered the center of recreation in the county. All county residents are encouraged and welcome to utilize their recreational facilities. Shelby is currently in the process of expanding their facilities with the addition of an 80 acre soccer complex.

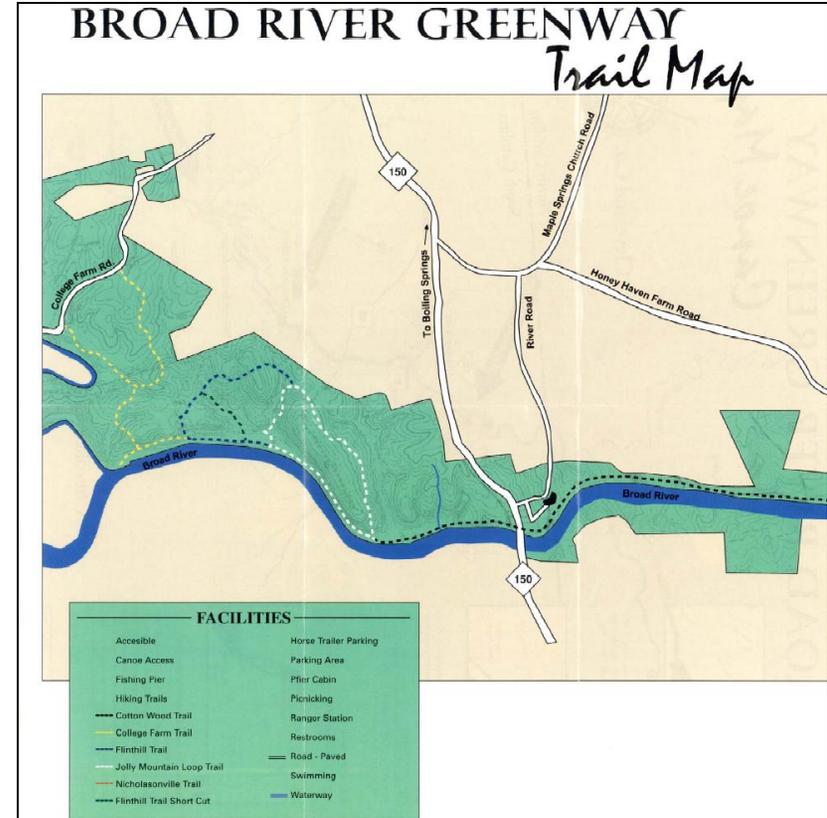
Broad River Greenway

The Broad River Greenway, established in 1996, is a 1,500 acre greenway running along both sides of the Broad River. It is owned jointly by Cleveland County and the Town of Boiling Springs and is managed by the Broad River Council. It is located about 3.3 miles south of Boiling Springs and offers fishing, hiking, biking, walking trails, picnicking, horseback riding, canoeing, and tubing.

The Broad River Council, a 17 member nonprofit organization, meets monthly to discuss day to day operations, special events, grant opportunities, and the strategic plan under development for the greenway (June 07-June 08). The plan addresses expanding trails, adding signage and benches, future events, and adding facilities such as nature centers and amphitheatres.

Although the greenway is not currently within Boiling Springs or the ETJ, its shape makes the expansion of trails into the ETJ likely. Future plans for the greenway bring it within a half mile of the Town's ETJ.

Figure 3.2 Broad River Greenway



Carolina Thread Trail Opportunity

The Carolina Thread Trail is a vision that has hopes to become a regional trail network that will eventually reach fifteen (15) counties and two (2) million people. Although not every local trail will be linked to the Carolina Thread Trail, it will link the regionally significant trails and many regional attractions.

The Broad River Greenway located 3.3 miles south of Boiling Springs is a possibility of a destination off the Carolina Thread Trail. Future

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planning for the Thread Trail is crucial as it may have an economic impact on the Town. An economic impact study completed by Econsult, Inc. and Greenways, Inc. has predicted that homes in the affected area of the Carolina Thread Trail will increase property value by four (4) percent due to a demand of housing around the trail. The trail is expected to promote connectivity between tourist destinations for visitors, as well as local residents.

Although the Broad River Greenway is not currently within Boiling Springs or in its ETJ, its shape makes the expansion into the ETJ likely as mentioned before. The expansion of the ETJ could help to strengthen the identity of Boiling Springs through greenway design. It will also encourage the Town leaders to build partnerships and build a stronger community.

For more information on the Carolina Thread Trail visit carolinathreadtrail.org.

G. Community Facilities

Water

The Town of Boiling Springs has one elevated water storage tank that holds 200,000 gallons of water, a booster pump station, and approximately fifteen (15) miles of distribution lines.

The town currently purchases its water from the City of Shelby and is Shelby's second largest customer. Shelby gets its water supply from the First Broad River. Currently there are approximately 1,600 water customers.

The average daily demand of Boiling Springs' customers is 400,000 gallons per day, less than half of the 1,000,000 gallons per day for which Boiling Springs contracts with Shelby. Prior to purchasing water from Shelby, the Town owned five (5) wells that supplied the town's water. Those wells were capped in 1998.

The Sanitary District provides water to the majority of the county areas, including the Boiling Springs ETJ.

Sewer

Approximately twelve (12) miles of sewer lines exist in Boiling Springs. The original collection system was installed in the 1930's. In 1960, treatment facilities and additional collection lines were installed and financed by the United States Department of Agriculture. The first was a 75,000 gallon plant located at the end of Lyman Street. The second plant, originally installed in 1969, was a 150,000 gallon plant. A new 300,000 gallon per day plant was constructed in 1988 to treat all of the Town's flow and both existing plants were abandoned.

In 1991 flow began exceeding plant capacity, and the growth of Gardner-Webb University only exacerbated the problem. By 1996, the problems were significant. As a result, a plant upgrade was started in 1997. This upgrade included the addition of a new 300,000 gallon per day plant to operate in conjunction with the existing plant, essentially doubling capacity to 600,000 gallons per day. The current average daily flow of the WWTP is approximately 330,000 gallons per day.

Also, many voluntary annexations occurred during the time period when the plant was at capacity. When these subdivisions were annexed, they were not able to tap onto the system. As a result, about 35 to 40 percent of town residents do not have public sewer. If all of the projects described in The Capital Improvement Plan occur, all areas of the corporate limits of town should be served during the timeframe of this plan.

Currently, the plant is functioning well. The Town's Capital Improvement Program does suggest some minor plant modifications over the time frame of this plan. Additionally, the plan calls for sewer line extensions that will serve all of town. If all these extensions are installed, the capacity should be efficient for the projected growth. However, the Capital Improvement Plan recommends that preliminary planning for

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plant expansion as well as an overall analysis of the existing plant begin by 2010.

Cleveland County Health Department

The Cleveland County Health Department inspects and approves septic tanks in all portions of the town and ETJ that are not served by sewer. According to the health department, there are no concentrated areas in town or the ETJ that are experiencing problems. Where they are concerned is in older homes on smaller lots in town, where the space for a drain field is limited. Sewer will eventually be necessary in these areas. The health department is very supportive of the town's Capital Improvement Plan to provide sewer service to the corporate limits of town by 2025.

Capital Improvement Plan

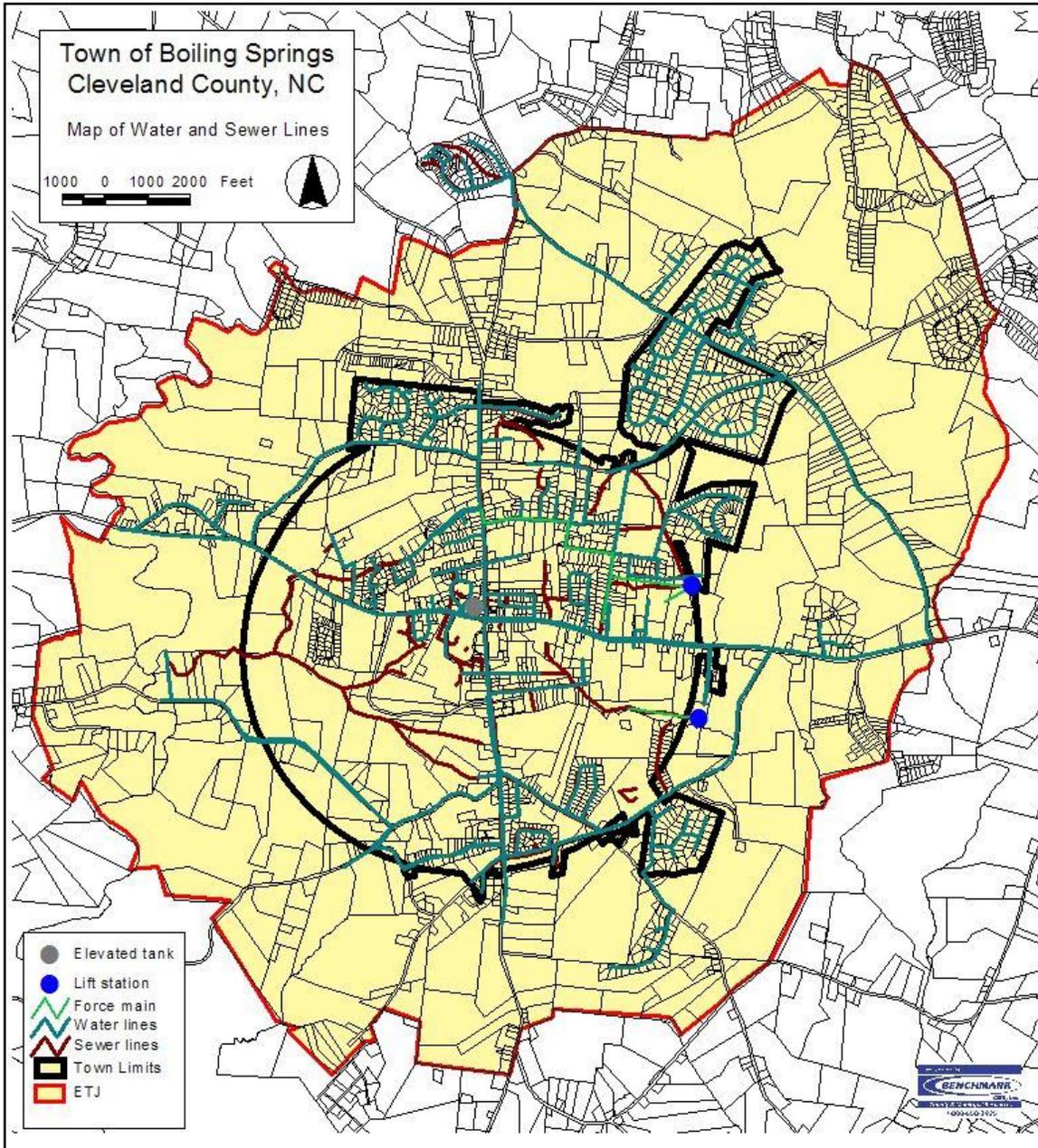
The town completed a 20 Year Capital Improvement Plan in October 2003. The plan provides a 20 year schedule for water and sewer capital improvement needs within the Town of Boiling Springs. The plan describes necessary modifications to the sewer plant, where lines need to be replaced, and where extensions should occur. Associated project costs are also included in the plan.

Map 3 shows the location of water and sewer lines in the study area, as well as the elevated tank, lift stations, and force main.

The Town of Boiling Springs also received two (2) \$40,000 grants to use in planning for future water and sewer projects. Both projects were completed. The first grant helped fund the development of the Capital

Improvement Plan. The second grant was used to map water and wastewater systems.

3 PLANNING ELEMENTS



Map 3: Water and Sewer Lines

3 PLANNING ELEMENTS

Schools

Gardner-Webb University

Gardner-Webb University is located in the heart of Boiling Springs and is a very pedestrian oriented campus. The University is approximately 300 acres in size, making up slightly over 11 percent of the land area in the corporate limits.

Currently there are 1,100 students residing on campus, with a total of 2,500-2,800 students combined during the week (there are additionally 17-18 off-campus programs in addition to contractual relationships with some community colleges). The University is planning for steady growth, with much of the growth occurring in the evenings and on weekends. However, the University is marketing to increase the on-campus population over the next three (3) to five (5) years which will likely attract more commuters as well.

Gardner Webb is quickly approaching a maximum number of on-campus students they can handle without building more resident halls. There are three to four buildings that will be built in the very near future, as well as additional residential halls to be built in the future. With the support of the community, Gardner Webb would like to expand in the future. They do have a long range plan in place to direct their growth; however, this plan is currently not public information.

The University has a good relationship with the community. The University provides many cultural and recreational resources to town residents. The residential development in Boiling Springs has benefited the University because it has helped to provide housing for faculty, staff, and graduate students. Many students, as well as residents, would like to see additional light retail and activities available in town. Parking is a major issue in town, and the students contribute to the congestion. The University has expressed a desire for convenient parking for its students, and has expressed a desire to partner with the community to solve the parking problem, as it affects the community when students park on the streets versus using campus parking areas.

Elementary Schools

Boiling Springs Elementary School

Boiling Springs Elementary School is located at 1522 Patrick Avenue in Shelby. The school was built in 1989. There are currently 631 students enrolled at the school. According to information provided by the Cleveland County School District, the school is slightly under capacity.

Springmore Elementary School

Springmore Elementary School, which opened in the fall of 2000, is located just outside of the city limits of Boiling Springs, at 616 McBrayer Homestead Rd in Shelby. There are currently about 676 students enrolled at the school. The school has expanded through the use of trailers, and is at capacity.

Figure 3.3 Springmore Elementary School



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Middle Schools

Crest Middle School is located at 315 Beaver Dam Church Road in Shelby. The school is 23 years old. There are currently 1,021 students enrolled at the school. According to information provided by the Cleveland County School District, the school is slightly under capacity.

High Schools

Crest High School is located at 800 Old Boiling Springs Road in Shelby. The school was built in 1967. There are currently about 1,400 students enrolled, and the school is over capacity, with about fourteen (14) mobile units currently being used on the premises.

Cleveland County School Board

Current Superintendent, Dr. Bruce Boyles, initiated a strategic planning effort for the Cleveland County schools. As part of this initiative, 120+ members of the community were invited to serve on six (6) teams that would develop strategic goals that would improve the school system over the next five (5) years. Five (5) of the six (6) teams align with priority areas of the N.C. Board of Education and include:

- Globally Competitive Students
- Innovative Leadership
- 21st Century Professionals
- 21st Century Systems
- Healthy Responsible Students

The sixth (6th) team was a long-range facilities task force that looked at needed new construction projects, additions, renovations and other facility issues. The team's initial responsibility is to assess the existing conditions of the facilities.

The first five (5) teams have submitted their goals and we are in the process of editing them for presentation to our Board of Education in the coming months. The facilities task force had their final meeting in January and the facilitator of that group is working on the final draft

recommendations. The goal of the effort is to have all of the goals and recommendations considered and approved by the Board of Education by the conclusion of the school year.

Ruby C. Hunt YMCA

The Ruby C. Hunt YMCA is a branch of the Cleveland County Family YMCA. The Town of Boiling Springs has an agreement with the Ruby C. Hunt YMCA to operate recreational programs for an annual fee.

Police

The Boiling Springs Police Department is located at 145 S. Main Street behind Town Hall in the old elementary school building. It was built in the 1940's and has undergone some renovations to convert the building from a school to a police department. The department currently employs eight (8) full-time and eight (8) part-time officers. Officers serve all of the corporate limits and have mutual aid agreements with the Cleveland County Sheriff Department in the ETJ. All E-911 calls are received by the County's telecommunications center and dispersed to Boiling Springs' officers as appropriate.

Gardner-Webb University has its own police force that has six (6) full-time officers.

Fire

Boiling Springs has a volunteer fire department located on East College Avenue near its intersection with Main Street. There are currently twenty-five (25) firefighters who volunteer at the station. This station serves the corporate limits of Boiling Springs as well as the ETJ.

Garbage/Recycling

The town provides garbage collection services to town residents. Residents bring their trash cans to the curb and trash is collected via a semi-automated truck once a week. The town does not offer curbside recycling, but there are convenience centers near town where residents can take their recyclables for County pickup.

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Street Maintenance

The Town of Boiling Springs has approximately twenty-one (21) miles of streets within the Town limits. Maintenance for these streets comes from Powell Bill funds.

H. Transportation

Roads

Boiling Springs is divided into four (4) roughly equal quadrants. The main east to west connector is College Avenue which runs almost directly across the middle of the study area. The main north to south connector is Main Street (NC-150) which also bisects the town in half and runs the length of the study area.

Other major transportation routes include Homestead Avenue, Skinner Road, and Patrick Avenue.

Boiling Springs Pedestrian Plan

The Town completed a Pedestrian Plan in October 2006. Because the Town has a centralized, compact town core in a University setting, and a nearby greenway, many opportunities exist to promote alternative transportation modes-especially walking.

This plan addresses increasing vehicular traffic, lack of sidewalks and connections within new residential subdivisions and between subdivisions and the surrounding area, lack of sidewalks and pedestrian amenities throughout Town, and the current town street network. The plan offers a series of recommendations and funding strategies to achieve the vision and goals laid out in the Plan.

Cleveland County Transportation Partnership

The Transportation Partnership, administered by the Chamber of Commerce, is a group of local governments, businesses, and Cleveland County citizens that work together on transportation related issues in the county. The group meets a couple times a year and their duties

include reviewing the NCDOT transportation plan, lobbying for funding, and addressing county-wide transportation needs.

The Partnership shares their findings with the Chamber's Legislative Action Committee. Boiling Springs has a representative.

Lake Norman RPO

The Lake Norman Rural Planning Organization (RPO) is a voluntary organization that studies and prioritizes the transportation needs of Iredell, Lincoln, and Cleveland Counties as well as the western portion of Gaston County. The RPO has a Technical Advisory Committee (TAC) who provides advice on plans or actions of the RPO from planners, engineers, and other staff members. There is also a Technical Coordinating Committee (TCC) comprised of staff from local planning and transportation agencies, as well as NCDOT who collect, analyze, and recommend policies, actions, and projects for review by the TAC. The TCC meets quarterly, two weeks before the TAC meetings. Boiling Springs has a representative, the Town Manager, who attends TCC meetings.

Thoroughfare Plan

Boiling Springs' Thoroughfare Plan was completed in 1996. The plan calls for improvements on E. College Avenue, W. College Avenue, S. Main Street, and Skinner Road. It also recommends construction of an Eastern Bypass and a Western Bypass to help alleviate congestion in the downtown and reduce the number of trips through Main Street. Additionally, the construction of these bypasses would create a loop around the town to help with the movement of traffic.

Three minor thoroughfare projects and one intersection improvement were also recommended. These include the Hillcrest Street Extension, the Stadium Drive Extension, the widening and straightening of College Farm Rd to the intersection of Clyde Wallace Road (SR 1196), and replacing signal systems and adding turning lanes at the College Avenue and Main Street intersection.

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The potential project cost estimates for the major projects totaled slightly under \$23,500,000. All projects were determined to provide considerable or substantial economic development potential in town.

This plan is outdated; however, and the RPO is in discussion with NCDOT about updating the municipality Thoroughfare Plans simultaneously with the County Thoroughfare Plan.

Comprehensive Transportation Plan (CTP)

The current Thoroughfare Plan needs to be updated and revised, and these revisions are expected to occur in a Comprehensive Transportation Plan. The Lake Norman RPO has suggested that NCDOT do a county-wide CTP or that the municipality plans are done simultaneously with the county plan. Discussions with NCDOT on this issue are still underway. If NCDOT does not do a county-wide CTP, Boiling Springs has been prioritized second behind Kings Mountain for a CTP.

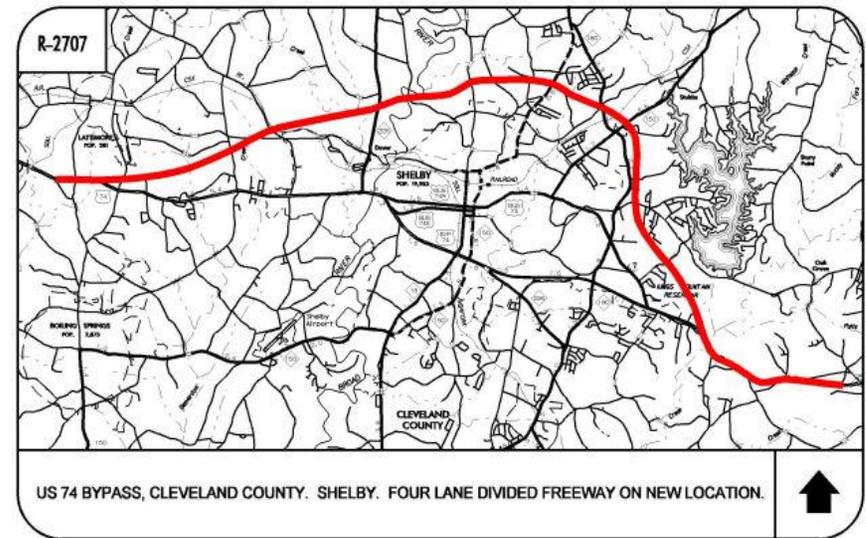
County Bicycle Plan

One of the strategies developed in the County Land Use Plan was to create a County Bicycle Plan. The strategy included a description of a bicycle loop which was to include NC 150 through and south of Boiling Springs. This plan has not been created; however, the routes indicated on the County 2015 Land Use Map should be considered by the town.

Proposed US 74 Bypass

This project, NCDOT TIP Number R-2707, is a new four (4) lane divided freeway that will bypass Shelby NC. The project begins just north of Boiling Springs in Lattimore and connects to the exiting 74 near old Boiling Springs Road. Discussion of this project began in the early 90's with a final route determined in the mid 90's. The project is currently unfunded, but there has been some funding for right-of-way acquisition and some acquisition has occurred.

This bypass will alleviate some traffic congestion on local roads as Boiling Springs residents will then be able to travel north without going through Shelby.



Shelby-Cleveland County Regional Airport

The Shelby-Cleveland County Regional Airport is located three (3) miles northeast of Boiling Springs and is open to the public. The airport has one runway and slightly over 50 aircraft based on the field. Just over half of the aircraft operations are local general aviation, with slightly over 40 percent of operations classified as transient general aviation.

I. Existing Land Use & Zoning

Existing Land Use

The existing land use element assesses the distribution of land by use classification, within the town limits and ETJ of the Town of Boiling Springs as it existed in 2008. This data was derived from GIS parcel

3 PLANNING ELEMENTS

data, aerial photography, and a windshield survey, to ensure accurate results.

The following general land use classifications were created to describe the various types of development in the Town of Boiling Springs.

1. **Vacant**- Includes parcels with no buildings, agricultural farm land, forest land, and undeveloped tracts. Roughly 51 percent of land in the corporate limits and ETJ is vacant, with 49 percent of the land in town classified as vacant as well.
2. **Single Family Residential**- Includes all single-family detached residential units and manufactured homes on individual lots. Single family housing is the predominant housing type in the study area, making up 90 percent of the land use in the corporate limits and the corporate limits and ETJ.
3. **Mobile Home Residential**- Includes mobile homes in mobile home parks. Less than one (1) percent of the land use in the corporate limits and the corporate limits and ETJ is mobile homes.
4. **Multi-family Residential**- Includes all duplexes, apartments, and single-family attached units. Less than 1 percent of the land use in the corporate limits and ETJ is multi-family housing.
5. **Institutional**- Includes all public facilities, community facilities, public safety buildings, schools, and churches. Institutional uses comprise over thirteen (13) percent of the land use in town and just over four (4) percent of land use in the corporate limits and ETJ.
6. **Commercial**-Includes all retail businesses, shopping centers, hotels, restaurants, professional offices, and similar uses. Commercial uses comprise two (2) percent of the land use in town and less than one (1) percent of the land use when considering the ETJ as well.

7. **Industrial**- Includes all manufacturing and fabricating facilities, shops, mills, warehouse, storage units and similar facilities. About three (3) percent of land uses in town are industrial and 1.8 percent of land uses in the town and ETJ are industrial.

The Town of Boiling Springs and ETJ occupy about 8,043 acres of land area. Table 3-24 shows a breakdown of the acreage of land and percentage of total acreage for each land use category.

**Table 3-24:
Existing Land Use**

	Corporate Limits		Corporate Limits & ETJ	
	Actual	Percentage	Actual	Percentage
Vacant	1074.8	48.9%	4105.9	51.0%
Single Family Residential	719.5	32.7%	7272.0	90.4%
Mobile Home Residential	1.0	0.0%	16.3	0.2%
Multi-family Residential	7.2	0.3%	7.2	0.1%
Institutional	284.7	12.9%	372.4	4.6%
Commercial	50.4	2.3%	61.9	0.8%
Industrial	62.0	2.8%	143.9	1.8%
TOTAL	2199.6	100%	8,043.6	100%

*(table above does not include right-of-ways or other infrastructure acres in the corporate limits and in the ETJ)

Map 4 on page 34 shows the location of the existing land use categories in the town and ETJ.

Zoning

Boiling Springs also currently has nine (9) zoning districts. They include the following:

RESIDENTIAL

1. **R-20**-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.

2. **R-15**-The R-15 Residential District is established as a district in which the principal use of land is for medium density residential uses and associated public and private facilities typically associated with such districts.
3. **R-15th**- The R-15th Residential Townhouse District is a district in which the principal use of land is for townhouses and townhouse development.
4. **R-10**- The R-10 Residential District is a district in which the principal use of land is for medium density, one, two, and multi-family dwellings and associated public and private facilities typically associated with such districts

NON-RESIDENTIAL

5. **I-1**-The I-1 Institutional District is established primarily to accommodate institutional uses and facilities customarily associated with such institutional uses.
6. **O & CS**-The O & CS Office and Consumer Services District is established as a district in which the principal use of the land is for business and general offices and consumer service facilities catering to the general public but excluding retail sales facilities.
7. **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.
8. **B-2**-The B-2 Business District is established as a district in which retail and consumer services are provided in locations to serve surrounding neighborhoods with primary and convenience retail goods and services.

3 PLANNING ELEMENTS

9. **M-1**-The 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.,

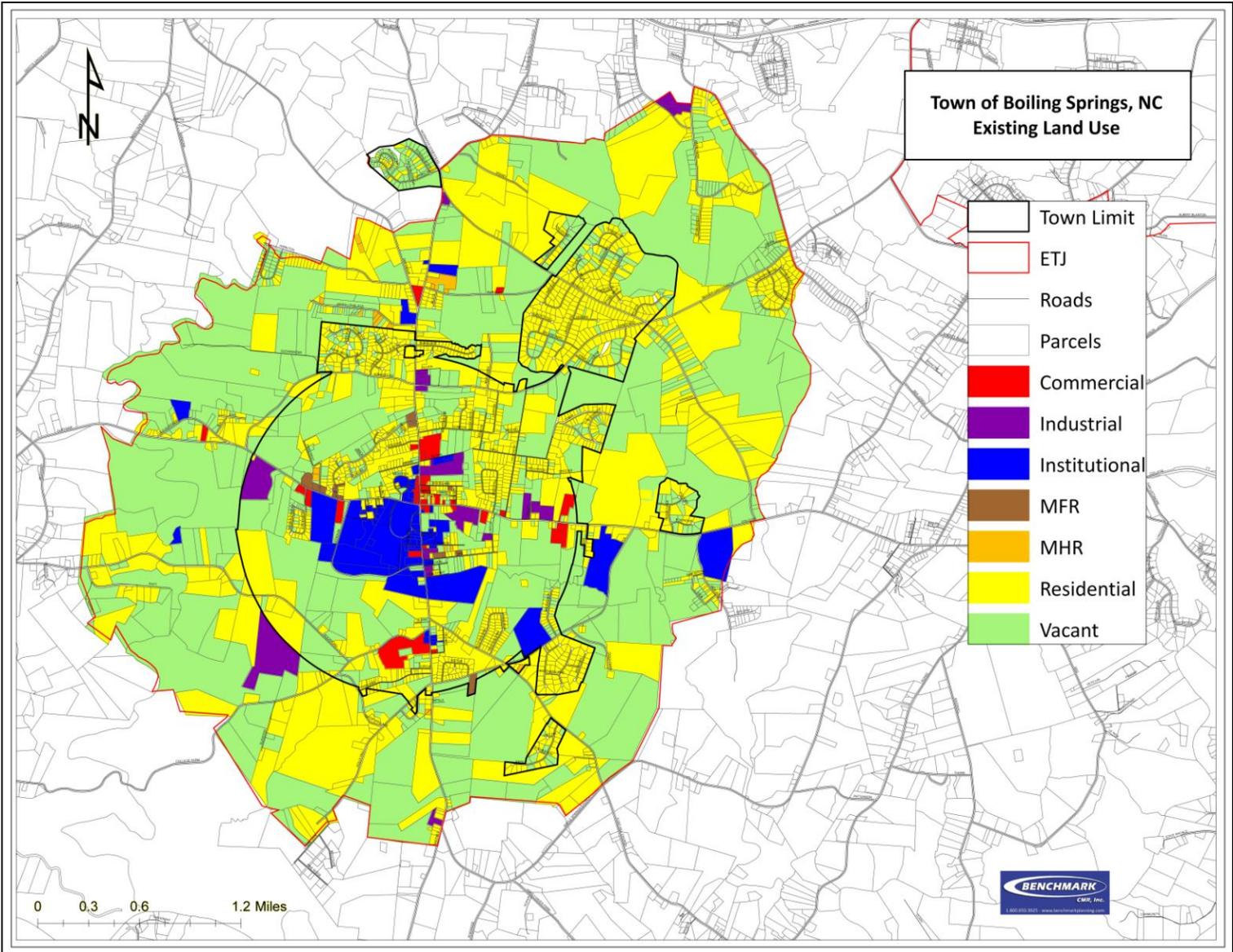
CONDITIONAL USE DISTRICTS (CUD)

Conditional Use Districts are established to recognize that certain types of zoning districts would be inappropriate at certain locations in the absence of special conditions. Within a CUD, only those uses authorized as permitted Conditional Uses in the zoning district with which the CUD corresponds shall be permitted and all other requirements of the corresponding district shall be met as minimum standards. In addition, within the CUD no use shall be permitted except pursuant to a Conditional Use Permit authorized by the Board of Commissioners, which shall specify the use or uses authorized. The Districts are as follows:

- R-20 – CUD
- R-15 – CUD
- R-15th – CUD
- R-10 – CUD
- I-1 – CUD
- O & CS – CUD
- B-1 - CUD
- B-2 - CUDM-1 – CUD

In town, the predominant zoning categories are R-15, Medium Density Residential, and I-1, Institutional. The Institutional Uses include Gardner-Webb University, town hall, and the police and fire station. Commercial uses are found along the town's two (2) major arterials: Main Street and College Avenue. A minimal number of parcels are zoned R-10 and M-1, resulting in small amounts of higher density housing and manufacturing in town.

The majority of parcels in the ETJ are zoned R-20, low density residential, with some areas in the northeast area of town zoned R-15. Although the O & CS, B-2, and R-15th Districts are described in the zoning ordinance, these districts have not been designated on the zoning map.



**Map 4: Existing
Land Use**

4 FUTURE LAND USE

Land Use Vision

The Planning Vision for Boiling Springs is based on the values and concerns expressed by the commissioners, planning board, and residents who participated in the development of this Land Use Plan. The Vision does not describe what exists today but provides an illustration of what the town will work to become over the next twenty (20) years. The Vision also provides some basic land use and development principles that will guide goal setting for land use, development and the content of policies to achieve these goals.

“The Town of Boiling Springs is a family-oriented, small town community. The downtown core is bustling and vibrant, providing a variety of shopping and dining opportunities to residents and students. The Town promotes a healthy living lifestyle with bike lanes, greenway access, and active and passive parks and recreational opportunities for residents of all ages. The Town is pedestrian friendly, with street trees, sidewalk networks, and suitable road connections. Growth and development is occurring at a steady pace, with adequate and efficient services and parking, a suitable transportation network, a variety of housing options, and up-to-date and adequate governmental facilities to accommodate such growth. Growth and development is balanced with the desire to protect the natural environment and preserve the Town’s heritage for future generations. The Town maintains strong relationships with Gardner-Webb University, the Ruby C. Hunt YMCA, neighboring municipalities, Cleveland County, the Cleveland County Water District, and sustains the high quality of life desired by its residents.”

Future Land Use Classifications and Distribution

The following classifications were utilized in the Town of Boiling Springs FLUM.

Note:

Future land uses depicted on the map are not zoning designations - they are intended to guide the Town’s Planning Board and Town Board of Commissioners as they make recommendations and decisions on zoning, subdivision and other land use matters.

Uses designated on the map may be appropriate in 10 years, maybe more, but currently may not be feasible due to the pace of residential growth or market demand for retail, office and other non-residential uses.

Open Space/Farmland Preservation (OS)

Includes lands mostly located in the ETJ identified for conservation, lands more valuable to the town as open space, wildlife habitat, all agricultural and timber production land uses, and other undeveloped lands that can serve as passive recreational and future residential areas. The primary purpose of designating these areas is to raise the degree of assurance that farms and valuable farmland is protected and designated open space and recreational areas will remain open.

Low-Density Residential (LDR)

Includes single-family detached residential units on individual lots at a density of no more than one (1) and one-half (1.5) dwelling units per acre. These areas are envisioned on the outskirts of town and areas in the northern and eastern portion of the ETJ.

Medium-Density Residential (MDR)

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, in close proximity to community facilities, and served by water and sewer.

4 FUTURE LAND USE

High-Density Residential (HDR)

Includes residential units at a maximum density of between six (6) and seven (7) units per acre. This classification includes a mixture of single-family attached and detached residential units, townhomes, residence halls, condominiums, and retirement housing. These areas should be served by water and sewer and in close proximity to community facilities.

Institutional (INS)

Includes town hall and other government facilities, churches, cemeteries, hospitals, educational uses, as well as the Ruby C. Hunt YMCA. This category incorporates Gardner-Webb University and includes all University-owned land and uses that complement the University's operation.

Industrial (IND)

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 in close proximity to the town's ETJ. Also, the lack of sewer availability in the ETJ makes industrial activity in the ETJ unlikely.

Commercial (C)

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 in close proximity to large residential developments. There is also 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.

Central Business (CB)

The land use designation of central business refers to areas located in Boiling Springs' traditional downtown area. This land use classification is meant to serve as the commercial and professional heart of the Town of Boiling Springs. Future development within this area should focus on recreating a traditional downtown area for the Town. Appropriate uses in the area will be those that encourage pedestrian activity and serve the core needs of the community. Uses include shops, restaurants, and other compatible light commercial activities and uses that complement the University. The Town should embrace the redevelopment of vacant or underutilized property within this core area. Development standards should be considered that allow the construction of multi-story mixed use buildings if the market demands it. Other standards to be considered are discouraging signage that is out of scale with a downtown area, excessive driveway cuts, front loaded parking, and automobile oriented development practices. Other recommendations are given in the Pedestrian Plan such as updating the Zoning Ordinance to allow planned unit developments (PUD) to occur in a variety of residential and non-residential zoning districts and to allow these to have commercial components.

Commercial/Mixed Use Node

This nodal concentration is adjacent to the Ruby C. Hunt YMCA and residential areas, and is located on a major thoroughfare coming into Town. Uses in this concentration include shops, restaurants, and other compatible light commercial activities that would complement the YMCA. A connection to one of the Town's trails is recommended here for increased recreational activity and increased coordination with the YMCA.

4 FUTURE LAND USE

Business Corridors

The purpose of the business corridor is to preserve and enhance the quality and the protection of thoroughfares along College Avenue and Main Street as a means to provide visibility of and access to businesses in the Town. The idea behind the Business Corridor is to require development and redevelopment to be aesthetically consistent, receptive to development pressures and re-zonings, and relative to the areas traffic. Following current design guidelines will accomplish this idea. The corridor would also provide pedestrian and vehicular connections from parcel to parcel. Uses along the corridor would include more intense than single-family development such as commercial, wholesale, office and public/institutional, and light industrial as well. Multi-family uses along the corridor are acceptable but should be designed to integrate with the surrounding neighborhood.

Transportation

The Future Land Use highlights several transportation elements that would complement the land use designations. The County Bicycle Plan calls for a bicycle loop that would run along Main Street and be part of a larger loop that would encircle the majority of the County. The Town should work with the County to make the loop possible.

Trails

The Future Land Use map also shows the creation of trails and improvements to existing trails in town. The trails shown on the map were trails recommended in the Pedestrian Plan and include the creation of the Homestead Trail and a trail along Stadium Drive. Another trail recommended in this plan is the Greenway Trail which would connect the University and trails within town to the existing Broad River Greenway trails.

Drawing from the information gathered in the previous elements, Map 5 depicts the FLUM for the Town of Boiling Springs. Background research, environmental constraints, market availability, and land use goals and needs were all considered in determining the most appropriate land use designations for the Town. The total acreage in the Town of Boiling Springs is approximately 2,199 acres and the combined acreage of the Town and ETJ is roughly 8,044 acres. Table 4-1 shows future land use classifications, the total acreage of each land use, and the percentage of each land use compared to the total acreage in the Town.

4 FUTURE LAND USE

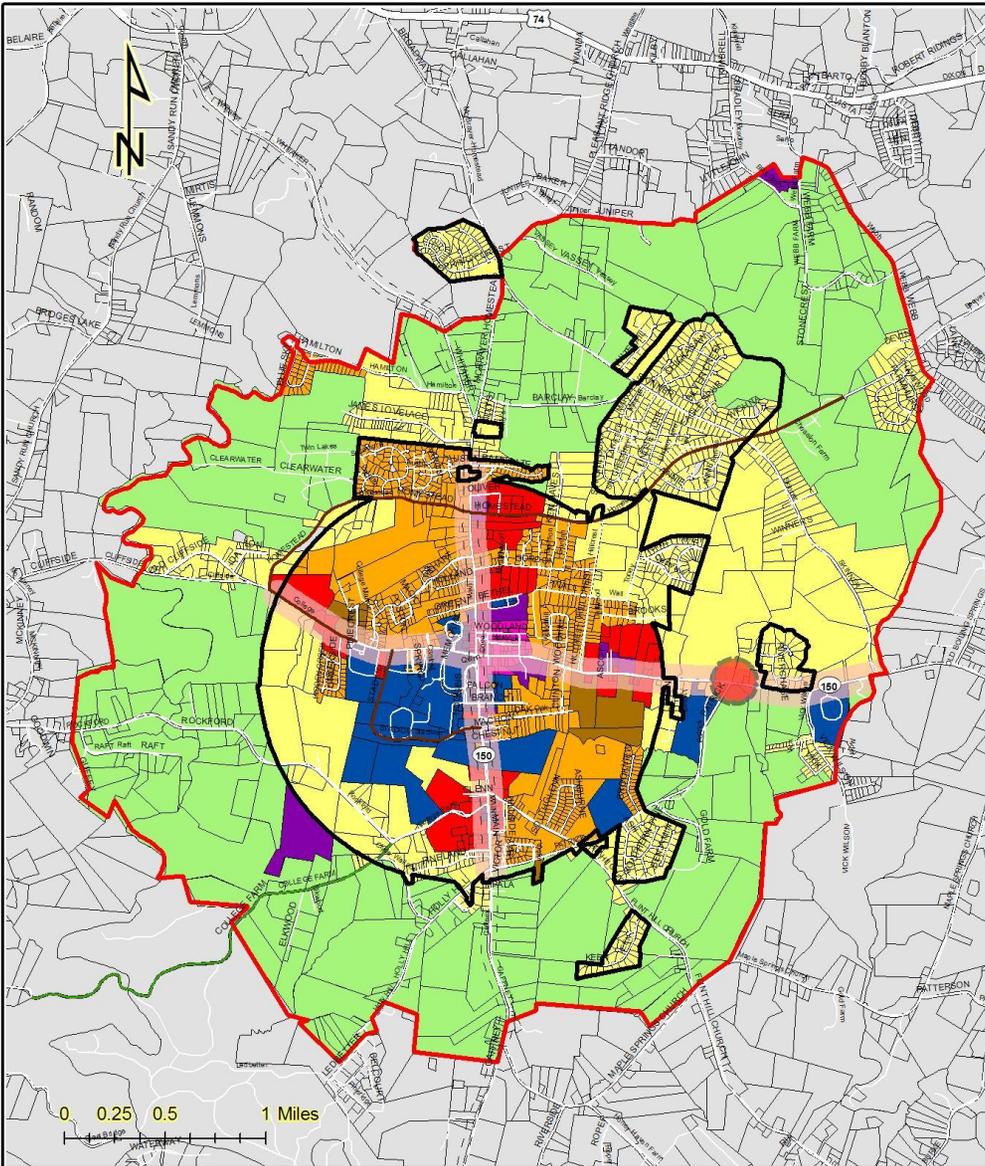
**Table 4-1:
Future Land Use**

Future Land Use	Corporate Limits		Corporate Limits & ETJ	
	Actual	Percentage	Actual	Percentage
Park	33.2	1.5%	36.8	0.5%
Open Space & Farmland Preservation	37.3	1.7%	4043.7	50.3%
Low Density Residential	680.1	30.9%	2155.4	26.8%
Medium-Density Residential	735.8	33.5%	832.6	10.4%
High Density Residential	117.4	5.3%	126.3	1.6%
Town Center	41.3	1.9%	41.3	0.5%
Institutional	344.8	15.7%	406.7	5.1%
Commercial	165.4	7.5%	303.5	3.8%
Industrial	44.3	2.0%	97.3	1.2%
TOTAL	2199.6		8,043.6	

Boiling Springs, NC
Recommended Future Land Use



Map 5: Future Land Use Map



- Town Limit
- ETJ
- Roads
- Parcels
- Greenway Trail
- Stadium/Homestead Trail
- County-Wide Bike Loop
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Central Business
- Institutional
- Industrial
- Open Space/Farmland Presv.
- Commercial/Mixed-Use
- College Ave Business Corridor
- Main St. Business Corridor

February 2009



4 FUTURE LAND USE

Impacts on Future Land Use

Water and Sewer Availability

Currently, 35 to 40 percent of the town limits is not served by sewer. Without sewer, minimal development outside of single family residential development can occur. The Capital Improvement Plan calls for sewer service in all of the corporate limits over the next twenty (20) years. Development in the ETJ will be limited because of available services.

City of Shelby Westside Sewer Project

In November 2007 the City of Shelby was awarded a \$2.87 million grant from the NC Clean water Management Trust Fund for their Westside Sewer Project. The total project cost is estimated at \$5.7 million, with the balance funded by the City as well as possible additional grant funding. The Westside Sewer Project has been planned for several years and involves the extension of the City's current sewer system into the Washburn Switch Road area, which is close to the town's ETJ. The project will make public sewer service available to existing industries in the vicinity allowing for the eventual elimination of industrial sewer discharges.

Cliffside Steam Station Expansion

In January 2008 the NC Division of Air Quality issued Duke Energy its final air permit toward major expansion at the Cliffside Steam Station. The project is estimated to cost around \$2.4 billion and is expected to be completed by 2012. It promises about 1,600 immediate jobs for construction workers, about 20 to 30 permanent jobs, a wider tax base for Cleveland County, and viable future power source.

5 OBJECTIVES

Introduction

This chapter of the plan outlines the goals that were established based on background research, sound planning principles, and input from the public, advisory committee, and planning board. Each goal represents general aspirations of the community, that if achieved will help make the vision for Boiling Springs' future a reality. Objectives are more specific activities required to achieve the established goals. The actions are the steps necessary to achieve the goals and objectives.

Goal 1: To promote a strong, diversified and sustainable local economy that meets the daily needs of residents while respecting the natural and cultural environment and enhancing the quality of life in the community.

Objective 1: Increase the number and types of businesses operating in Boiling Springs.

Actions:

- ❖ Consider development agreements as a tool to enhance the types of development that occur involving larger acreage tracts with multiple phases.
- ❖ Utilize the Cleveland 20/20 Economic Development Partnership to identify appropriate businesses and industries for the area and to promote the area as an ideal location.
- ❖ Utilize the Boiling Springs Tourism Development Authority to promote businesses in the area to visitors.
- ❖ Work with Cleveland County on potential incentives to offer to developers, i.e. tax benefits, for infill development and the redevelopment of underutilized commercial land within the core commercial area and other commercial areas.

Objective 2: Continue to improve and revitalize the downtown/commercial district

Actions:

- ❖ Take advantage of opportunities for improvements to downtown, i.e. lighting, parking, etc., that make the area more attractive to business owners.
- ❖ If the market demands such, consider adopting regulations to allow for construction of multi-story mixed-use buildings for an active community center of culture and arts to include restaurants, entertainment and potential housing opportunities.

Goal 2: To ensure a safe and effective transportation network that efficiently moves people and cars, provides both local and regional access, is environmentally sensitive, and encourages alternative modes of transportation.

Objective 1: Develop an alternative transportation network for pedestrian and bicycle movement.

Actions:

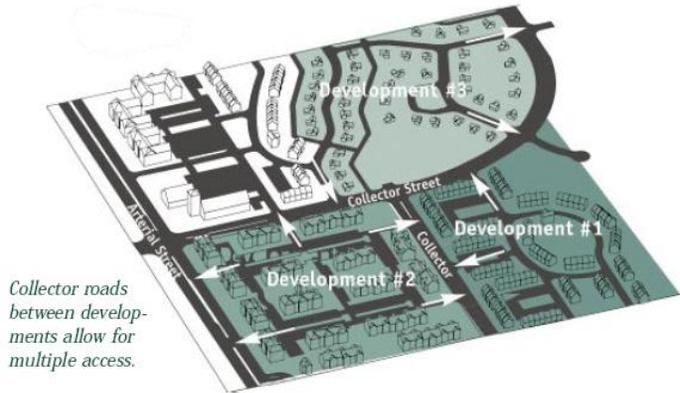
- ❖ Initiate recommendations given in Pedestrian Plan such as requiring sidewalks in all new subdivisions and on any frontage roads that the subdivision abuts including development of Homestead Trail, trail improvements, and extension of existing trails.
- ❖ Look for other potential trail/greenway opportunities such as a connection to the Broad River Greenway to the west as it may become a major regional destination off the Carolina Thread Trail.
- ❖ Regularly update Capital Improvement Plans (CIP) to utilize Powell Bill funding to build sidewalks on public streets.
- ❖ Work with Cleveland County to adopt the Bicycle Plan highlighted in the County Land Use Plan.
- ❖ Look for additional opportunities for bike lanes in town.

Objective 2: Improve the flow and movement of traffic through and around town.

5 OBJECTIVES

Actions:

- ❖ Work with RPO to make transportation projects in Boiling Springs a priority such as a turn lane at the Post Office, intersection improvements, and installation of additional traffic lights.
- ❖ Maintain involvement in the countywide Comprehensive Transportation Plan process currently being undertaken by the NCDOT.
- ❖ Look for potential connections across and around town that could be made to increase travel options.
- ❖ Review connectivity requirements in the Subdivision Ordinance to see that connections are being made between major thoroughfares, to existing streets, and provide a connection for adjacent future development to connect to the subdivision.



Goal 3: Improve quality of growth and living in Boiling Springs.

Objective 1: Encourage development that is compatible with the existing character of land use.

Actions:

- ❖ Review existing development standards to ensure that they protect the integrity of existing land use development patterns.

- ❖ Encourage the use of conservation and cluster subdivision design standards for new residential development.
- ❖ Utilize Conditional Use District Zoning in the Town to assure higher quality development that is compatible with adjacent existing development.

Objective 2: To preserve and enhance the quality and protection of thoroughfares as a means to provide visibility of and access to businesses in the Town.

Actions:

- ❖ 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.
- ❖ Encourage development that is compatible with current design standards while maintaining connectivity and safety between developments.

Goal 4: **To provide effective, efficient, and safe community facilities/services to sustain quality-of-life for Boiling Springs' residents.**

Objective 1: Provide adequate and cost effective public services and facilities.

Actions:

- ❖ As market demands for these needs, actively engage with the school system to identify ideal locations for school and community facilities and follow regulations in the Subdivision Ordinance for dedications of school sites and other public purposes.
- ❖ Explore opportunities to update public facilities in Town and to dedicate space for community events.

5 OBJECTIVES

Objective 2: Ensure the provision of adequate utilities to meet the basic needs of residents.

Actions:

- ❖ Review the water/sewer CIP program and realign the budget on an annual basis.
- ❖ Consider establishing a policy that ensures capacity is available and connections are feasible before the development of non-exempt subdivisions in town and the ETJ.
- ❖ Consider establishing a policy to require a petition to be voluntarily annexed into the Town to connect to town water and/or sewer.

Goal 5: To ensure a variety of safe and quality housing options in town.

Objective 1: Increase housing types and options for residents.

Actions:

- ❖ When the market demands such, amend the Zoning Ordinance to allow for mixed-use residential development in the downtown.
- ❖ To ensure high-quality multi-family and townhouse developments, utilize existing standards governing these developments, but also consider the use of development agreements to address building materials and overall design of structures and sites.

Goal 6: To encourage environmentally sound development and protect the rural atmosphere and abundant open space in the town while promoting a healthy living lifestyle for all residents.

Objective 1: Increase park and recreational opportunities for residents of all ages.

Actions:

- ❖ Identify park locations that could tie into greenway.
- ❖ Partner with the County to explore regional park opportunities.
- ❖ Review open space requirements in the Subdivision Ordinance for any updates if needed in preserving and using open space to its best use.
- ❖ Work with Broad River Greenway Council to complete projects outlined in their strategic plan
- ❖ Work with County to complete a county-wide greenway plan.
- ❖ Work to extend and/or improve pedestrian and bicycle facilities to recreational areas such as schools, the YMCA, and Broad River Greenway.

Objective 2: Protect environmentally sensitive lands and lands more value to the town as undeveloped or as open space.

Actions:

- ❖ Consider zoning amendments to promote farmland preservation such as cluster developments, exclusive use zoning, sliding scale zoning, and agricultural buffers.
- ❖ Increase awareness of Farmland Preservation Program and how to create a district.
- ❖ Encourage residents to donate land or place land in a conservation easement(s).

Goal 7: To maintain and strengthen relationships and coordination with neighboring municipalities, existing resources, Cleveland County Water District, and Cleveland County.

Objective 1: Improve coordination with neighboring municipalities, the YMCA, and the County.

Actions:

- ❖ Begin discussion with Cleveland County regarding possible ETJ expansions adjacent to Boiling Springs.

5 OBJECTIVES

- ❖ Establish an interlocal agreement with Shelby and the Cleveland County Water District related to providing services and the possibility of annexations.
- ❖ Involve the County Health Department in the subdivision review. The Health Department can provide environmental surveys or review plans in the preliminary stages of development to ensure that soils are suitable for septic tanks.
- ❖ Continue coordination with the Ruby C. Hunt YMCA to operate recreational activities for the Town.

6 IMPLEMENTATION

The Boiling Springs Land Use Plan reviews existing conditions and considers community values and goals to determine how the town should develop in the future. However, certain land use influences such as the construction and/or improvements of major roads and schools are outside the scope of the Towns' ability. While the Towns' zoning and planning tools can help control the goals and objectives listed in this Land Use Plan, external influences by other agencies such as the NCDOT will, over the years take part in influencing the Town's future growth as well. It is crucial that the Town partners with the County, State, and in some cases the Federal government agencies in accomplishing its desired future goals.

The goals and objectives discussed in Chapter 5 are an integral part of guiding future growth and development, but the town must take steps to achieve those goals and objectives if the plan is to be successful. Without implementation, the goals and objectives will never be more than written statements included in a plan collecting dust on a shelf in Town Hall. Boiling Springs needs to work to implement these goals and objectives; one such way is by updating the Towns' Ordinances to achieve the future vision desired by residents.

The actions lay out a path towards achievement of the Town of Boiling Springs' Vision Statement, as well as the goals and objectives suggested in Chapter 5. In some instances, the policy is the necessary action required to achieve the objective. In most cases, however, achieving an objective will require multiple steps. The actions provided in Chapter 5 are the initial steps the town should take toward achieving the goals and objectives.

The Town of Boiling Springs has undertaken the development of this Land Use Plan not as an end in itself, but as a beginning of events leading toward effective implementation of the Plan. The implementation strategies of the Land Use Plan were developed as a guide for carrying out the Plan. The suggested actions can and should be reviewed and revised during the town's annual budgeting process as well as the five (5) year update and ten (10) year revision.

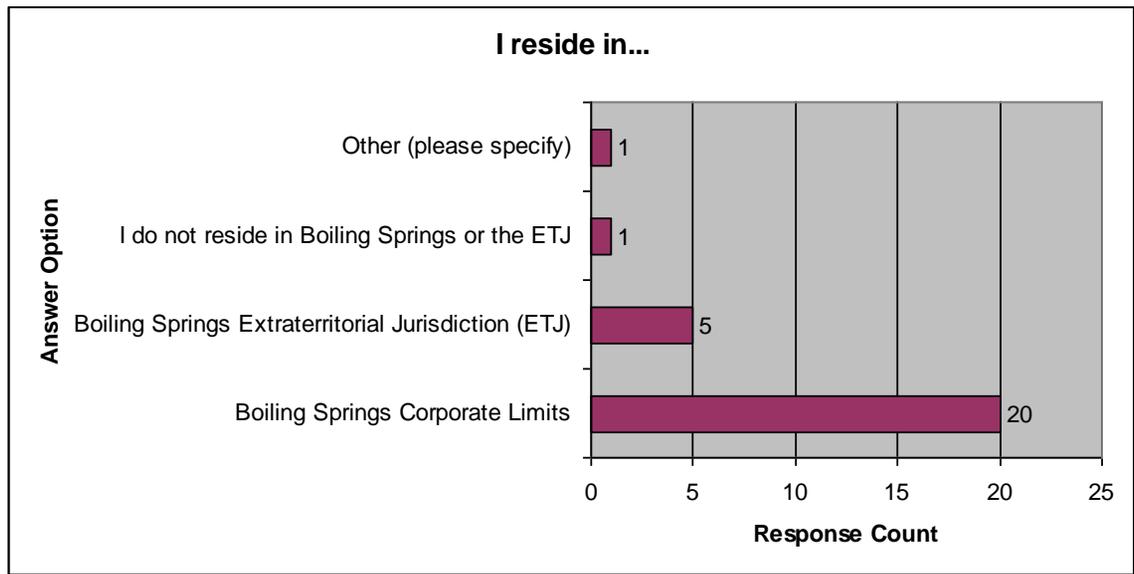


**TOWN OF BOILING SPRINGS, NC
LAND USE PLAN**

Survey Response Summary

Question 1:

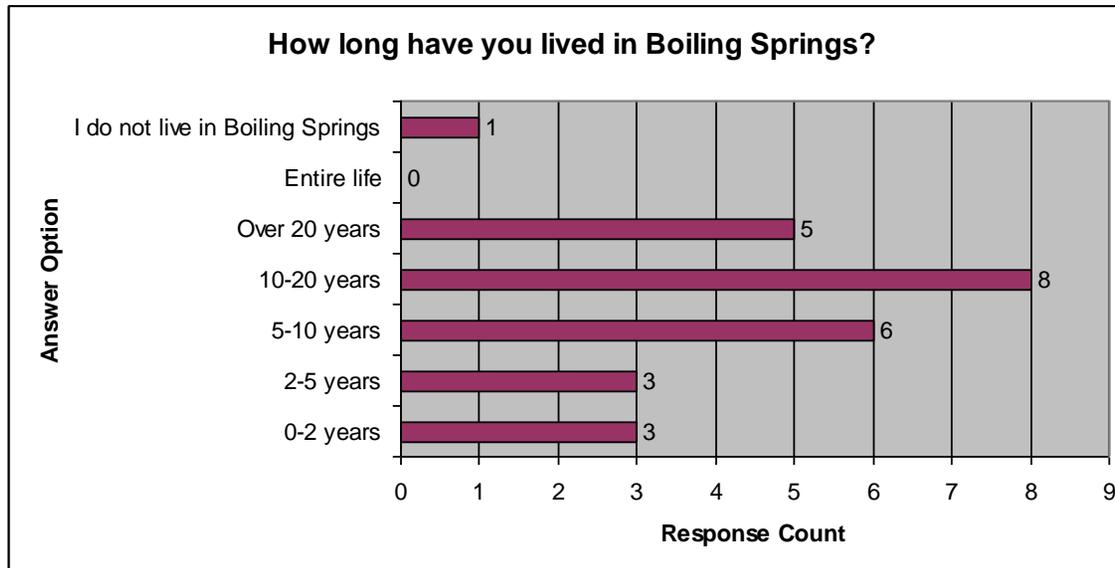
Answer Options	Response Percent	Response Count
Boiling Springs Corporate Limits	74.1%	20
Boiling Springs Extraterritorial Jurisdiction (ETJ)	18.5%	5
I do not reside in Boiling Springs or the ETJ	3.7%	1
Other (please specify)	3.7%	1
<i>answered question</i>		27
<i>skipped question</i>		1



Other responses: I am moving to Boiling Springs

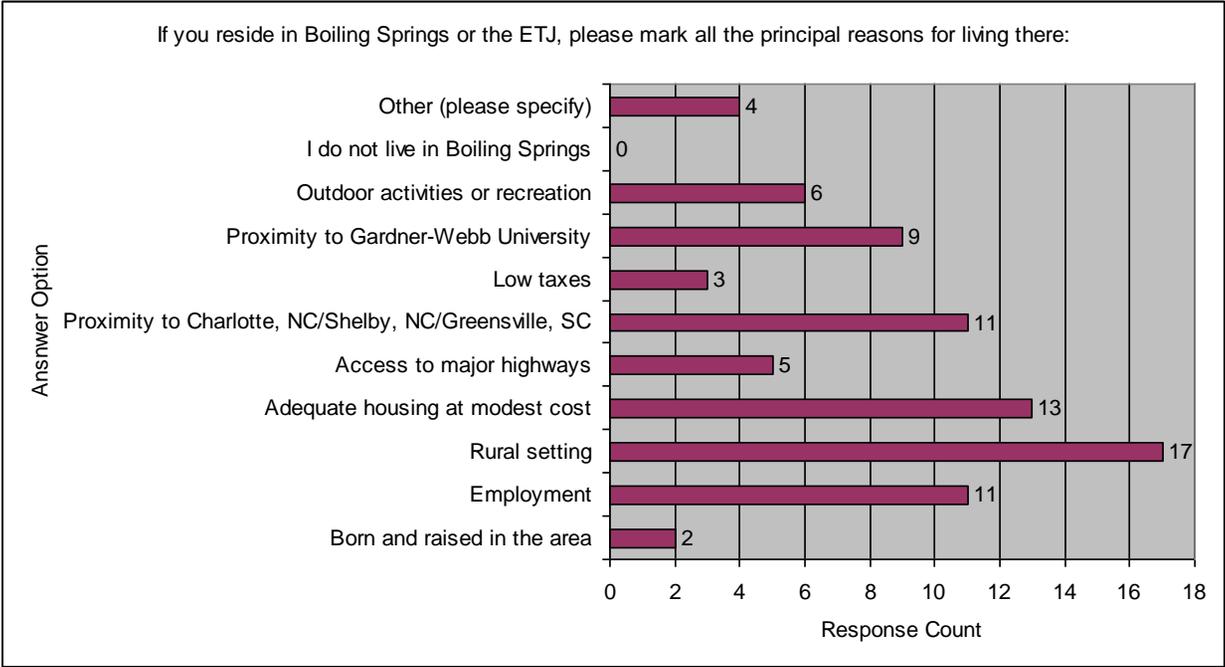
Question 2:

How long have you lived in Boiling Springs?		
Answer Options	Response Percent	Response Count
0-2 years	11.5%	3
2-5 years	11.5%	3
5-10 years	23.1%	6
10-20 years	30.8%	8
Over 20 years	19.2%	5
Entire life	0.0%	0
I do not live in Boiling Springs	3.8%	1
<i>answered question</i>		26
<i>skipped question</i>		2



Question 3:

If you reside in Boiling Springs or the ETJ, please mark all the principal reasons for living there:		
Answer Options	Response Percent	Response Count
Born and raised in the area	7.4%	2
Employment	40.7%	11
Rural setting	63.0%	17
Adequate housing at modest cost	48.1%	13
Access to major highways	18.5%	5
Proximity to Charlotte, NC/Shelby, NC/Greenville, SC	40.7%	11
Low taxes	11.1%	3
Proximity to Gardner-Webb University	33.3%	9
Outdoor activities or recreation	22.2%	6
I do not live in Boiling Springs	0.0%	0
Other (please specify)	14.8%	4
<i>answered question</i>		27
<i>skipped question</i>		1

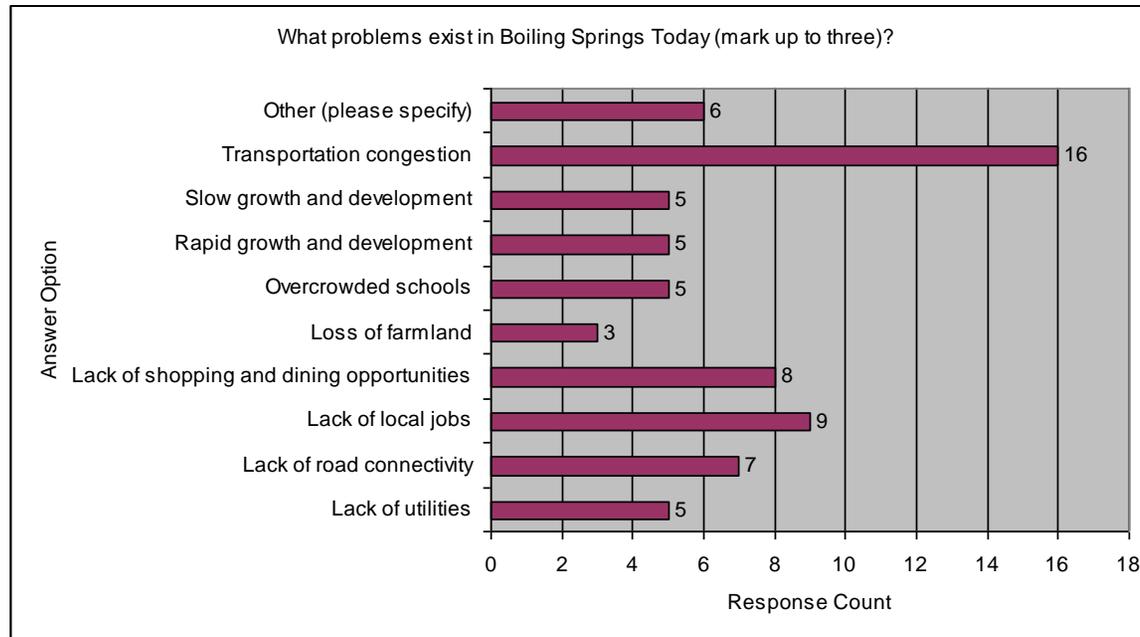


Other Responses:

- Good elementary schools
- I own property within the ETJ
- Schools (2)

Question 4:

What problems exist in Boiling Springs today (mark up to three)?		
Answer Options	Response Percent	Response Count
Lack of utilities	20.0%	5
Lack of road connectivity	28.0%	7
Lack of local jobs	36.0%	9
Lack of shopping and dining opportunities	32.0%	8
Loss of farmland	12.0%	3
Overcrowded schools	20.0%	5
Rapid growth and development	20.0%	5
Slow growth and development	20.0%	5
Transportation congestion	64.0%	16
Other (please specify)	24.0%	6
<i>answered question</i>		25
<i>skipped question</i>		3



Other Responses:

- Main Street is unattractive because of telephone poles
- Lack of comprehensive plan for growth
- Love living in B.S. because we can walk to most things. But we would like for B.S. to allow liquor so we can enjoy a glass of wine and walk home.
- Lack of planning, services, and beautification projects
- Very few sidewalks and no shoulders on many of the main roads
- We need more safe sidewalks in Boiling Springs and also, the Post Office parking lot is way too congested.

Question 5:

In relation to the major problems you've noted in Question 4, on which ones should the Town take corrective action?

- Transportation congestion (8)
- Transportation congestion around the post office. Why can't the post office be moved to a location with better parking and in a location "off the beaten path"?
- Slow growth and development (2)
- Lack of utilities (2)
- Lack of utilities in ETJ (Sewer). Slow growth & development is partly due to the stringent policies of the ETJ.
- Lack of shopping
- Boiling Springs needs left turn signals at its one stop light. At certain points of the day, it is too hard to turn left.
- More sidewalks (2) along E Homestead Ave from Main St to Skinner Rd. and also along Flint Hill Church Rd from Main St. to Patrick Ave. Other areas are also in need of sidewalks for the safety of our children and also for adults to walk for recreation.
- The town has done a great thing building the bike lane and sidewalk on Main Street. I believe that we need more sidewalks. I would like to be able to walk to work. (1) I propose a sidewalk along Flint Hill Church Road that would connect South Glenn with the bike lane. People do walk there at times - a very dangerous place to walk - there is not even a decent shoulder there - just a ditch. (2) I would expand the bike lane to include a pedestrian lane next to the bike lane. Walking or running in the bike lane (as many people do) is not the safest thing to do. (3) Need to make the stretch of 150 that goes to Shelby wider. Even a decent shoulder would help. It is a heavily traveled road - going from Shelby to Boiling Spring in the afternoon - the sun is in the eyes and heavy traffic and no shoulders - just a bad combination. (4) Need to lower the speed limit on Patrick on the curved stretch between Flint Hill

Church Road and 150. Please! It's a curve, there are sometimes animals on the road, it is dark there at night, and a person new to the area would have hard time negotiating all that. And thinking of Elementary school and the upcoming YMCA there - it will be heavily traveled. (5) I would like a schedule for trash collection posted somewhere - during holidays it is hard to know when to get the trash bin to the curb. (6) Overall there is no good place to walk except the lake on Gardner-Webb Campus.

- All
- Nothing immediately
- Plan for traffic flow
- Move the Post Office to a more easily accessible location (2)
- Relocate the cemetery so as to free up prime space across from GWU.
- The town must first decide if it wants to grow or stay the same.
- Additional restaurants for our college students, as well as local families have recently been added, so to assist local business and local families, which has been good.

Question 6:

Do you have any suggested solutions to the problems that you've identified in Question 5 above?

- Stoplights at Skinner Road and Homestead, this road is heavily traveled.
- It's also possible that there needs to be a light on Main Street at Stadium Drive, and/or at the Homestead intersection.
- Boiling Springs has always (for as long as I can remember) been a one stop light town, not sure where you would put another stop light. One thing would surely help and this could solve a lot of the congestion issues and also one of our main problems as well. Move the Post Office, somewhere away from

A APPENDIX

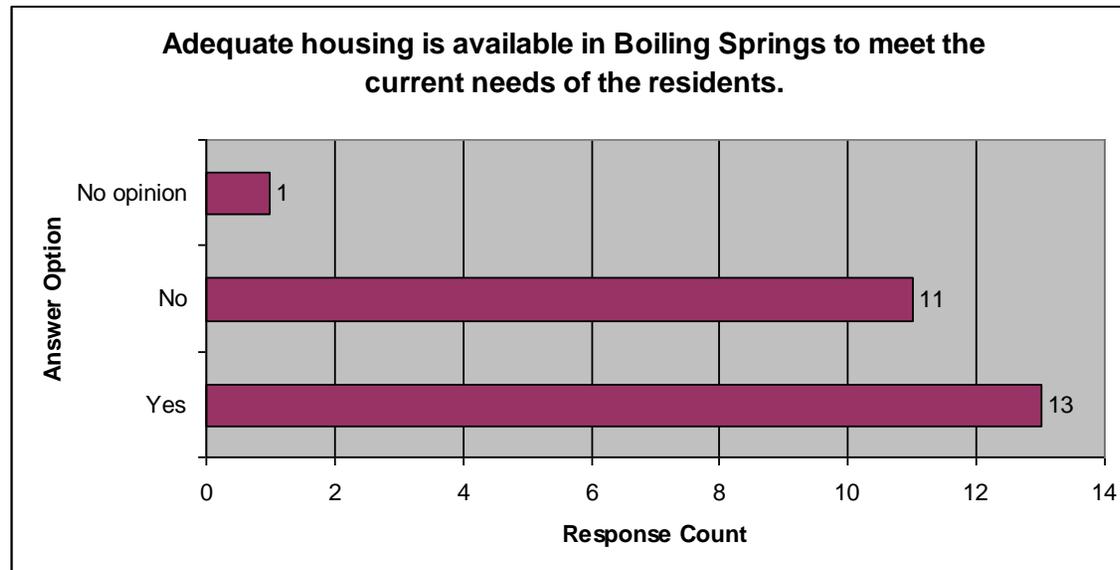
our "one stop light" and you would help traffic, calm nerves and make a lot of the town folk of Boiling Springs happy.

- Possibility of additional 4 way stop or light @ intersection of McBrayer-Homestead and Main Street.
- Correct hill/curve approaching Hillcrest and 150.
- More Public Parking
- Continue Sidewalk development
- Seek ways to connect roads in order to remove some of the traffic from Main Street.
- Add another or enlarge elementary schools
- Add bike lanes that connect Main Street to Springmore Elementary, Main Street to new YMCA, and Boiling Springs Elementary to new YMCA.
- Add community performance area/bandshell.
- Beautify downtown by putting overhead lines underground.
- Future planning should call for this.
- Move the Post Office
- Alternate path of HWY 150 around southeast side of town
- Good luck on relocating the cemetery
- No street parking near light so turning lanes could be longer also having a light for left turns
- See comments in #5
- More would be welcome to keep money in Boiling Springs!
- Build sidewalks on Flint Hill Church Road.
- Expand bike lane to include a pedestrian lane.
- Build decent shoulders on Highway 150 (College).
- Post a lower speed limit on Patrick - between Flint Hill Church Road and College (150 going to Shelby)
- Build a park with walking trails with police monitoring.
- Have the trash collection schedule posted in the town hall.
- Upgrade utilities infrastructure to support commercial growth (small industry) in the local community

- I would suggest locating the Post Office away from the center of town, due to traffic congestion. What about near the new YMCA?
- Check on adding some lights to some bad intersections
- Place the post office somewhere so there is a more convenient entry and exit.

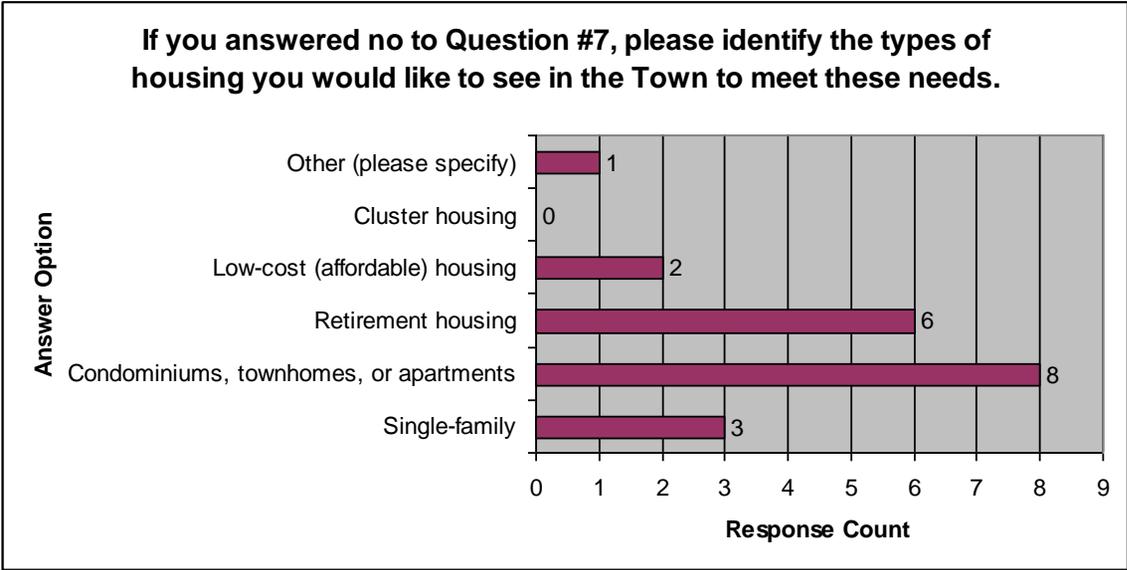
Question 7:

Adequate housing is available in Boiling Springs to meet the current needs of the residents.		
Answer Options	Response Percent	Response Count
Yes	52.0%	13
No	44.0%	11
No opinion	4.0%	1
<i>answered question</i>		25
<i>skipped question</i>		3



Question 8:

If you answered no to Question #7, please identify the types of housing you would like to see in the Town to meet these needs.		
Answer Options	Response Percent	Response Count
Single-family	27.3%	3
Condominiums, townhomes, or apartments	72.7%	8
Retirement housing	54.5%	6
Low-cost (affordable) housing	18.2%	2
Cluster housing	0.0%	0
Other (please specify)	9.1%	1
<i>answered question</i>		11
<i>skipped question</i>		17



Other Responses:

- Duplexes/triplexes

Question 9:

What types of shopping or dining opportunities would you like to see in Boiling Springs?		
Answer Options	Response Percent	Response Count
Local retail shops in the downtown	70.8%	17
Small restaurants, cafes, or diners	54.2%	13
I do not want any additional shopping or dining opportunities	8.3%	2
Large retail stores	16.7%	4
Chain / fast food restaurants	20.8%	5
Other (please specify)	25.0%	6
	<i>answered question</i>	24
	<i>skipped question</i>	4

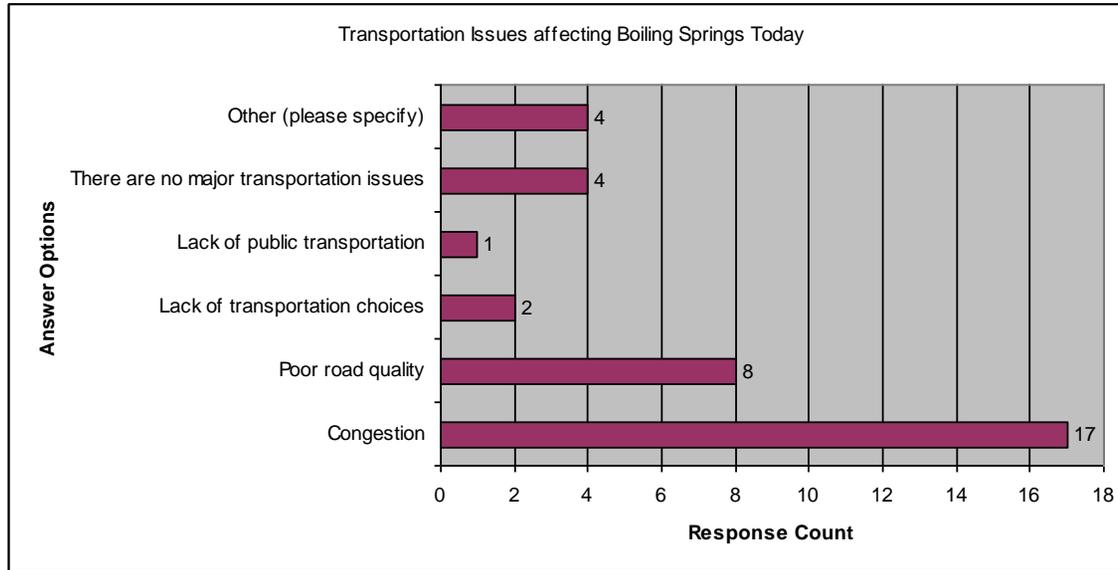


Other Responses:

- We need another grocery store (3) Ingles is absolutely horrible (1).
- Those with good food and wine or beer
- Ethnic food places, health food store, book/DVD rental place, a nice bakery
- What about a small mall with one or two anchor stores and several smaller retail shops?

Question 10:

Please mark all of the following transportation issues that you believe are affecting Boiling Springs today.		
Answer Options	Response Percent	Response Count
Congestion	70.8%	17
Poor road quality	33.3%	8
Lack of transportation choices	8.3%	2
Lack of public transportation	4.2%	1
There are no major transportation issues	16.7%	4
Other (please specify)	16.7%	4
<i>answered question</i>		24
<i>skipped question</i>		4

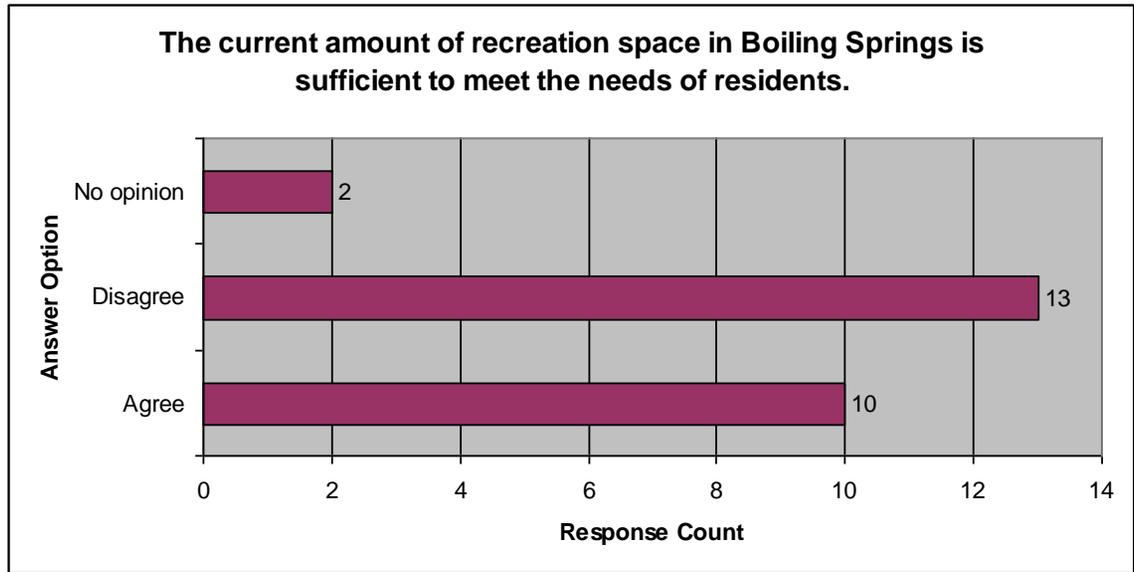


Other responses:

- Something needs to be done (eventually) about moving the post office, as it causes a lot of the congestion at the light.
- Need wider roads with bike lanes
- Sidewalks
- There needs to be a caution light at the E Homestead Ave and Skinner Rd intersection. Also, there needs to be a traffic light at the E. Homestead Ave and Main St intersection.

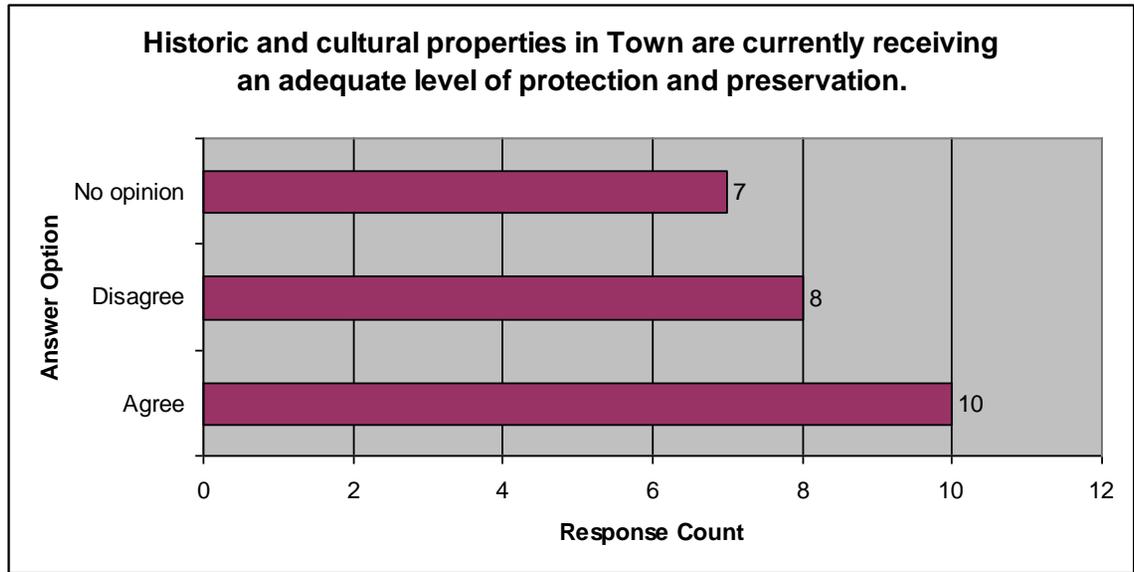
Question 11:

The current amount of recreation space in Boiling Springs is sufficient to meet the needs of residents.		
Answer Options	Response Percent	Response Count
Agree	40.0%	10
Disagree	52.0%	13
No opinion	8.0%	2
<i>answered question</i>		25
<i>skipped question</i>		3



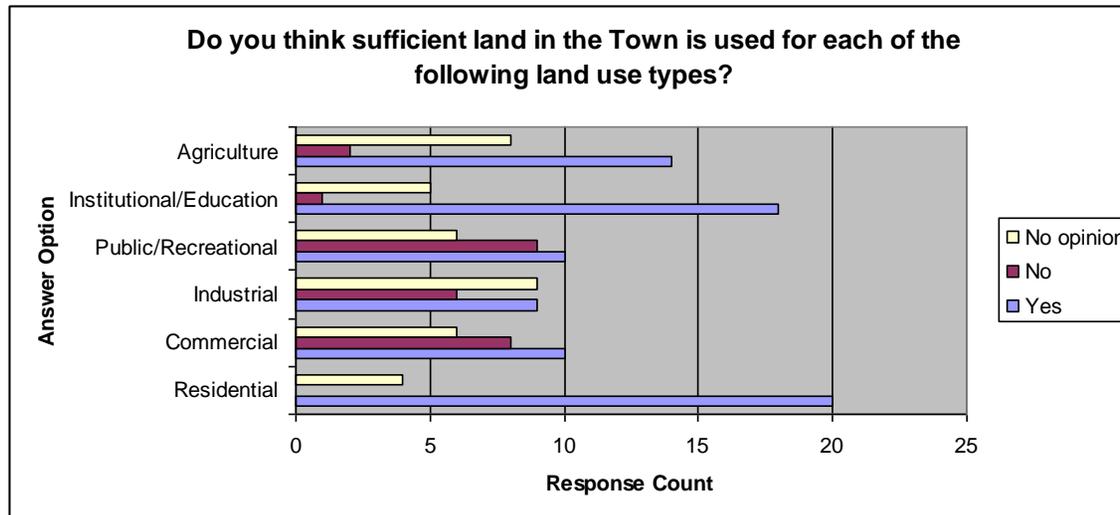
Question 12:

Historic and cultural properties in the Town are currently receiving an adequate level of protection and preservation.		
Answer Options	Response Percent	Response Count
Agree	40.0%	10
Disagree	32.0%	8
No opinion	28.0%	7
<i>answered question</i>		25
<i>skipped question</i>		3



Question 13:

Do you think sufficient land in the Town is used for each of the following land use types?				
Answer Options	Yes	No	No opinion	Response Count
Residential	20	0	4	24
Commercial	10	8	6	24
Industrial	9	6	9	24
Public/Recreational	10	9	6	25
Institutional/Education	18	1	5	24
Agriculture	14	2	8	24
<i>answered question</i>				25
<i>skipped question</i>				3



Question 14:

If you answered no to any land uses in Question #14, please explain.

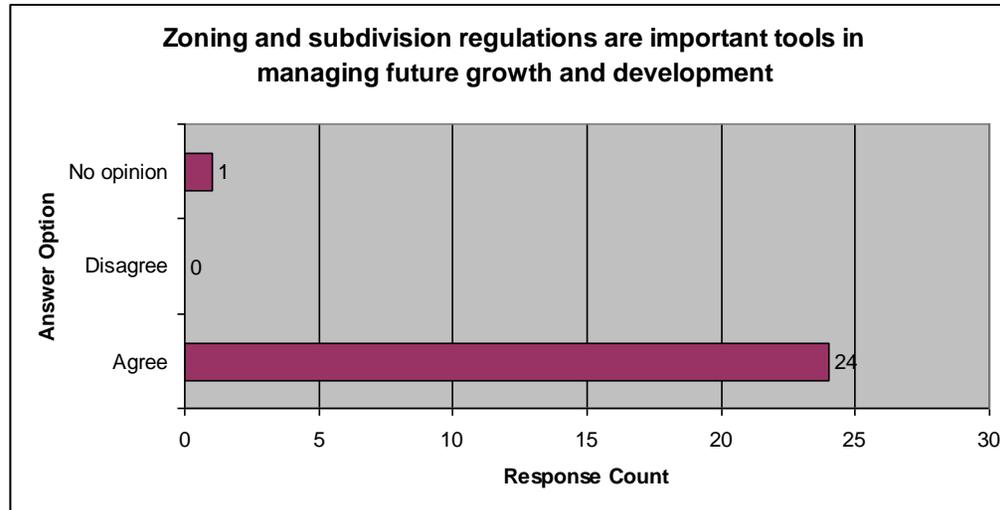
- I think it would be nice to have more public/recreational facilities near housing developments.
- If we want Boiling Springs to continue to grow and I sensed that at the planning meeting, then we need to offer incentives to outside business to come into our area, which would increase our tax base and allow us to do some of the things mentioned in the meeting in the next 10 years. But to do this of course we need better water and sewer to offer these possible new businesses.
- Simply not enough commercial, industrial and recreational development.
- Will get more recreational land with new YMCA. However, we need a city park with bandshell.
- Commercial space in the downtown area is severely constrained due to the cemetery and the college.
- Local economy could be better
- Industry means jobs. If they can't locate in Boiling Springs proper, then somewhere close to its residents in either Rutherford County or in Cleveland County.
- Need to build something on the corner of 150 and Main.
- Need a park with walking trails.
- Local development of commercial and industrial area would lead to job in the local community. We also need to develop public recreational opportunities in the local community as it will provide support to healthy residents. It is also my hope the Gardner Webb will continue to grow.
- Boiling Springs could really use a large recreational park within walking distance from the center of town.
- The addition of the YMCA will help this, but there is not much now outside of the GWU facilities.

Question 15:

How would you feel about an increase in the following types of land use in the Town over the next 10 years?				
Answer Options	Favor it	Object to it	No opinion	Response Count
Residential growth	17	5	1	23
Commercial growth	20	1	3	24
Industrial growth	13	8	3	24
Public/Recreational growth	22	1	0	23
Institutional/Education growth	18	3	3	24
Agricultural growth	11	4	8	23
<i>answered question</i>				25
<i>skipped question</i>				3

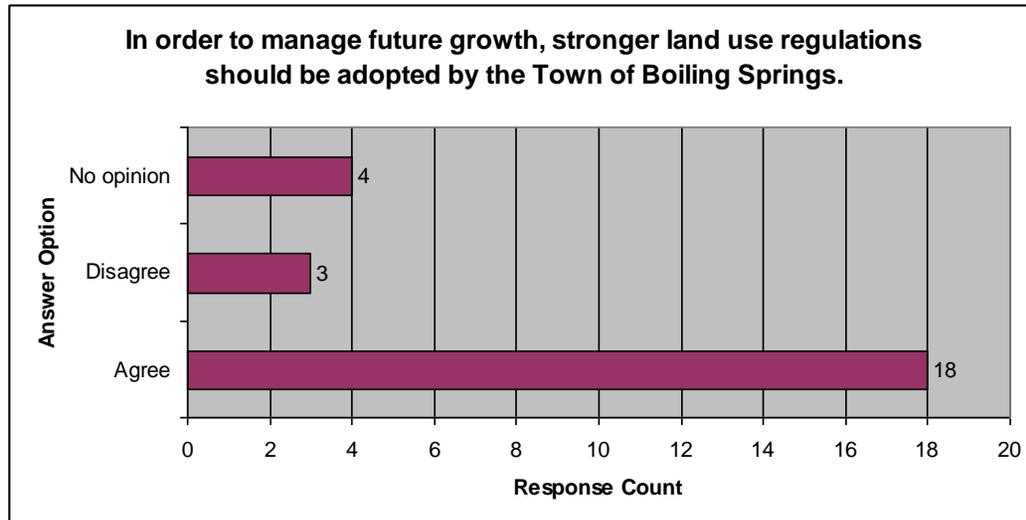
Question 16:

Zoning and subdivision regulations are important tools in managing future growth and development.		
Answer Options	Response Percent	Response Count
Agree	96.0%	24
Disagree	0.0%	0
No opinion	4.0%	1
<i>answered question</i>		25
<i>skipped question</i>		3



Question 17:

In order to manage future growth, stronger land use regulations should be adopted by the Town of Boiling Springs.		
Answer Options	Response Percent	Response Count
Agree	72.0%	18
Disagree	12.0%	3
No opinion	16.0%	4
<i>answered question</i>		25
<i>skipped question</i>		3



Question 18:

Please share any additional comments or concerns you have regarding future growth management in Boiling Springs that were not covered in this survey.

- I would like to see Boiling Springs grow in a very managed way. I'd most like to see more done with the downtown area in terms of beautification projects, including eliminating the slightly telephone poles along the Main Street corridor (which I know is costly). I'd also love to see some kind of nice fence or gate along the cemetery. Also, I think the post office should be moved to another spot (again, I know this is expensive). Let's also try to attract another grocery store (because Ingles is terrible). Finally, I know we are a conservative town and Gardner-Webb has a Baptist affiliation, but I'd love to be able to go out to dinner and have a beer or a glass of wine (as well as buy it at the local grocery store).
- Zoning of any areas of town needs to be considered as part of a comprehensive plan for the entire town, not just for that particular part of town. Don't need to grow the town in a "piecemeal" fashion.
- We would attract more people if there were more diverse eating and shopping choices
- Although I don't use the post office, I agree with others that it should be moved to a larger, more accessible place
- ETJ restrictions should be minimized.
- I would like to see more cultural activities available, plus more things directed toward an older population.
- No more commercial metal buildings they make our town look cheap
- Sidewalks leading from the Highland Pines and Brookview Housing developments to the new YMCA would be a great asset to the town, promoting health and wellness, as residents of these rapidly growing communities would be capable of

walking, thereby saving on the ever-increasing cost of gasoline as well. Sidewalks in that area would be used daily!

- Boiling Springs was a small easy going town when we bought our home. Now we can't get out of our drive because of the fast traffic in a 35 mph zone. I guess most drivers this town ends at GT McSwains store and open road begins.



**TOWN OF BOILING SPRINGS, NC
LAND USE PLAN**

**Town of Boiling Springs
Public Input Meeting #1
November 13, 2007: 7 PM
145 South Main Street**

30 residents in attendance. Residents were divided into three groups to discuss the following questions. All responses are indicated below. Those responses with a "" were given by more than group.

1. What do you like best about living in Boiling Springs?

- Small town atmosphere
- Small town feel*
- Good place to raise a family
- Good schools*
- Great location-close to beaches and mountains*
- Proximity to GWU, events and activities
- Climate
- College town atmosphere
- Sense of security
- Family oriented
- Know people
- Friendliness
- Modern conveniences-Ingles, restaurants, strip mall
- Gardner Webb
- Close to family
- Close to interstate
- Safe community
- Broad River Greenway*
- Good churches
- Good tax rate
- Close to Charlotte, Greenville, SC and Asheville
- Citizens civic minded

2. What do you like least about living in Boiling Springs?

- Traffic (on Main St specifically-has become a thoroughfare)
- Post office location*
- No home delivery of mail except with Shelby address
- Lack of complete sewer system-large areas still on septic tank
- Phone directory-Boiling Springs under Lattimore
- Lack of sidewalks*
- Telephone situation-Boiling Springs exchange
- Utility poles
- Boiling Springs/Shelby address
- Limited medical facilities
- Dentist
- Local doctors do not have hospital privileges*
- Downtown parking
- Not enough parking
- Parking, angle parking
- Lack of job opportunities
- Unsightly places throughout town
- Business signs too big
- Lack of central gathering place
- Need more grocery stores
- Bedroom community-people not attached to Boiling Springs
- Lighting on Main Street
- Lack of sewer in town
- Infrastructure (watershed, sewer, utilities)
- Water from City of Shelby
- Traffic from Boiling Springs traveling east through Shelby
- Expand water/sewer facilities
- AmeriCnn address given E College Shelby

3. How has Boiling Springs changed and grown in the past ten (10) years? Has the change been positive or negative?

- Population has doubled
- More students at Gardner Webb
- More traffic, traffic congestion
- Schools have grown
- Business are more attractive
- Loss of farmland
- Water from Shelby
- Opening of new YMCA*
- Overall a better place today than 10 years ago
- More businesses
- Growth of Gardner Webb University
- Need for more high density housing-apt, townhomes
- Sidewalks to facilitate foot traffic
- Need more specialty shops, grocery
- First hotel was a good addition
- Need more parks and recreation opportunities/facilities for all ages
- Overall changes have been positive
- Property values have increased
- Not enough jobs
- Increased commercial development (positive)
- BS residents leave for jobs but return in retirement (positive)

4. What would you like to see in Boiling Springs in 10 years from now?

- 150 Bypass
- Water and sewer system
- East College from Patrick Ave. roundabouts business from Ingles on North to Baptist on South
- Another stop light

- Another post office location
- A community gathering place
- A senior center
- A new town hall
- Soccer complex somewhere other than GW
- Mail-home delivery
- Another grocery store
- More attractions for retirees
- Sidewalks
- Greenway-city out fall line
- Bypass around BS
- Sidewalks extending from town to annexed areas
- Pedestrian friendly-foot/bike trails
- More commercial growth: shops, food
- More jobs: service industry, light industrial
- Expansion of greenway
- New town hall
- Increase in emergency service personnel (police, fire, EMS)
- Retirement community
- Senior center
- Home post office delivery with Boiling Springs address
- Better transportation system
- More jobs in Boiling Springs along with more commercial growth
- Corner lot across from post office should be parking lot
- More and better infrastructure for future growth
- More sidewalks, trails, green areas
- New town hall and police station
- Look at boundaries of town for protection
- More high density housing (retirement communities, townhomes)
- More specialty shops