



Boiling Springs Town Council

Regular Meeting Agenda
August 02, 2022



Town of Boiling Springs

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

TOWN COUNCIL

MEETING AGENDA
August 02, 2022

ROUTINE BUSINESS

1. Call to Order
2. Adoption of Agenda
3. Public Comment
4. Adoption of Minutes from the July 12th Special Meeting
5. Crest High School Athletics Recognition
6. Gardner-Webb University Update
7. YMCA Update
8. Broad River Greenway Update

REGULAR BUSINESS

1. Discuss Downtown Overlay District
2. Review Water Tank Rendering
3. Consider Bulk B1 Rezoning
4. Review Pavement Condition Report and Discuss Paving Machon Avenue
5. Consider Downtown Parking Ordinance Changes
6. Letter of Appreciation to Legislators

REPORTS

1. Council/Manager reports

Motion to Adjourn

**Town of Boiling Springs
Town Council
Special Meeting Minutes
July 12, 2022**

ROUTINE BUSINESS

Call to Order

Mayor Thomas called the meeting to order at 6:30pm

PRESENT

Mayor Daniel Thomas

Mayor Pro-Tem Patrick Litton
Councilmember Marty Thomas
Councilmember Tommy Greene
Councilmember Tonya Gantt

ABSENT

Councilmember Caleb Edwards

Staff Present:

Town Manager Justin Longino

Town Clerk Noah Saldo

Police Chief Nathan Phillips

Public Works Director Mike Gibert

Adoption of Agenda

Approve as Presented

Motion made by Councilmember Greene, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Public Comment

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

There was no one present to speak during public comment

Adoption of Minutes

Approve the minutes of the June 7, 2022, Regular Council meeting minutes as Presented.

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Update from Gardner-Webb University

Vice President for external affairs/advancement Nate Evans from Gardner-Webb University gave an update on upcoming events.

OLD BUSINESS

Revised Resolution for Public Vote on Mixed Beverages

Due to the board of elections requesting a change to the language of the resolution from last month. This resolution is the correct language for mixed beverage referendums from the board of election per NC General Statutes.

Approve Resolution #R220712.01

Motion made by Councilmember Greene, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Resolution to Close Alleyway

Mayor Thomas opened the public hearing at 6:47p.m.

Mr. Longino gave Council a brief presentation on the alleyway closure.

Mayor Thomas closed the public hearing at 6:47 p.m.

Motion to approve Resolution #220712.02 to close the alleyway

Motion made by Councilmember Thomas, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

NEW BUSINESS

Presentation from Cleveland County Economic Development Partnership

Mr. Brandon Ruppe with Cleveland County Economic Development Partnership gave a presentation on the status of economic development in Cleveland County.

Consider Broad River Greenway Easement

Council suggested the creation of a dedicated marked pathway in the future to better define the access areas.

Approved the easement as presented.

Motion made by Councilmember Greene, Seconded by Councilmember Thomas.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Consider Revision to the Unified Development Ordinance Section 7.6.6

Mayor Thomas opened the public hearing at 7:07pm.

Mr. Longino gave a presentation on the proposed changes.

Planning Board recommended the item be tabled for further investigation.

Hunter Edwards gave his view on the proposed changes.

Evan Edwards gave his view on the proposed changes.

Mayor Thomas closed the public hearing was at 7:20pm

Motion to remove “residentially zoned or residentially used property” from section 7.6.6 of the UDO, and approve ordinance #220712.01

Motion made by Councilmember Greene, Seconded by Councilmember Thomas.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Zoning Map Amendment at 304 N. Main from B1 to M1

Mayor Thomas opened the public hearing at 7:29pm

Adam Smith spoke on his rezoning request.

Mayor Thomas closed the public hearing at 7:30pm

Motion to approve the rezoning request from B-1 to M-1 conditional district for the use of self-storage units.

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Agreement from the NC League of Municipalities for Health Insurance Coverage

Approved the agreement as presented.

Motion made by Councilmember Thomas, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Budget Amendment for ARC Grant

Motion to approve budget amendment BA220712 as presented.

Motion made by Councilmember Thomas, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Surplus Sale of 2011 Ford F-250

Motion to approve surplus of 2011 Ford F-250

Motion made by Councilmember Thomas, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Consider Applications for Appointment to the Board of Planning and Adjustment

Motion to appoint Karma Harris to the Planning Board.

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Thomas.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

DISCUSSION

Linear Retail Buildings

The Council discussed whether or not they wanted to proceed with the creation of drawings for linear retail buildings downtown. Council was unsure of whether the disruption of the existing Town Hall land would be beneficial.

Motion to direct staff to prepare a budget amendment for full contract of \$10,500. Mr. Greene made the motion. The motion failed for a lack of a second.

Further discussion took place about whether to do any or part of the proposed drawings.

Motion to direct staff to move forward with the drawings for buildings in front of town hall only for a total of \$7,000

Motion made by Councilmember Greene, Seconded by Mayor Pro-Tem Litton.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Downtown Parking Ordinance

Mr. Longino gave an update on the downtown parking ordinance and stated that staff is reviewing the ordinance for potential changes.

Dilapidated Structures

Mr. Longino gave an update of dilapidated structures around town and the ongoing Rooster's structure.

The consensus of Council was to continue to monitor the situation at Rooster's and urged that it be resolved as soon as possible. Councilmember Thomas also stated that ordinances should be applied fairly and consistently.

Early Voting

Motion to allow early voting at town hall and cancel the regular November Council meeting and schedule a special meeting for November 8, 2022 at 6:30pm

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

REPORTS

MANAGER/COUNCIL REPORTS

Mr. Longino stated the town had received the EV charging station grant. Staff is still working on the intersection conflict system at Hillcrest and is seeing if DOT can assist. Volunteer meeting forthcoming on upcoming projects.

Mr. Litton stated the Governor signed several bills into law including social districts and loosening of outside bar restrictions. Thanks to the code enforcement officer for her work. Garbage pickup on holidays confuses some residents. He was thankful for the workers.

Mr. Thomas stated he was pleased to attend the fire department board and see their progress toward a new building.

Mayor Thomas stated Crest High School tennis team made the final four in the state and had the highest-grade point average of any boy's tennis team in the state. School kids are coming out of 2 years of crazy and they need us. Partnerships created within the last couple of years, the park, music and art scene, local business, community engagement are real things and matter to residents. Thank you to council and our partners and staff.

ADJOURNMENT

Motion to Adjourn

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Gantt.
Voting Yea: Mayor Thomas, Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt. 8:00 p.m.



Proclamation

RECOGNIZING CREST HIGH SCHOOL ATHLETICS

WHEREAS, the Town of Boiling Springs and the Boiling Springs Town Council takes extreme pride in recognizing the accomplishments and athletic feats of all schools in Boiling Springs; and

WHEREAS, one of these schools, Crest High School tennis team made it to the NC state tournament; and,

WHEREAS, the Crest High School Tennis team placed fourth in the state tournament; and

WHEREAS, the Crest High School Men's tennis, men's cross country, and football and basketball cheerleaders held the highest GPA of any team; and

WHEREAS, the Town of Boiling Springs and the Boiling springs Town Council recognizes the accomplishments of the Crest High School Athletics; and

WHEREAS, these accomplishments bring statewide recognition and distinction to all of Boiling Springs and Cleveland County;

NOW, THEREFORE, the Boiling Springs Town Council hereby recognizes Crest High School Athletics students and coaches for their accomplishments.
Proclaimed this the 2nd day of August 2022.

X

Daniel Thomas
Mayor

Attest:

X

Noah Saldo
Town Clerk



DISCUSS DOWNTOWN OVERLAY DISTRICT

Options to Proceed: (may vary based on input/discussion)

SUMMARY

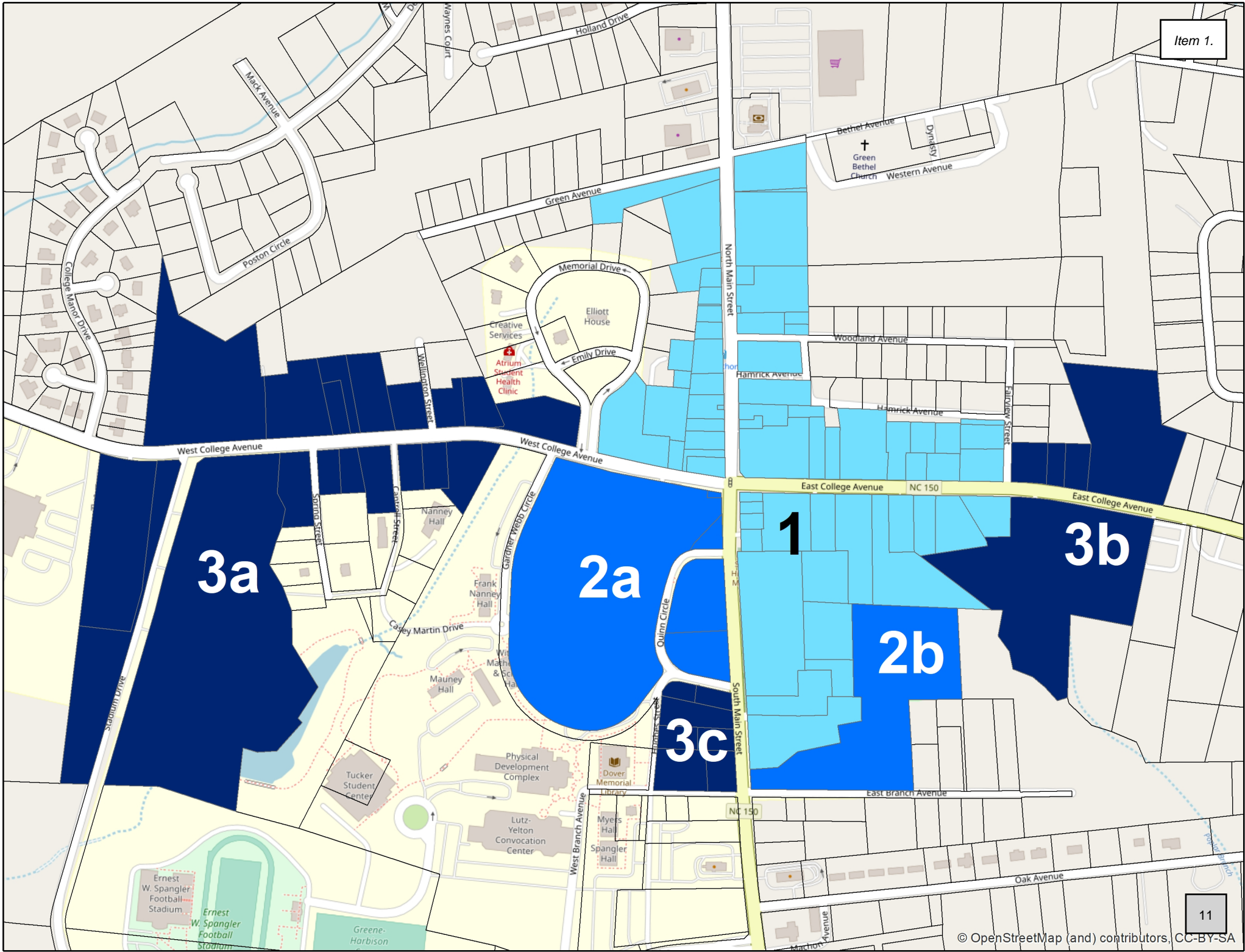
The Unified Development Ordinance establishes a “Downtown Design Overlay” district. This allows us to have a higher standard for businesses that open/build within this ‘district.’ However, there was no finite area defined when the UDO was adopted. For us to implement standards, we need to define exactly where the district should be.

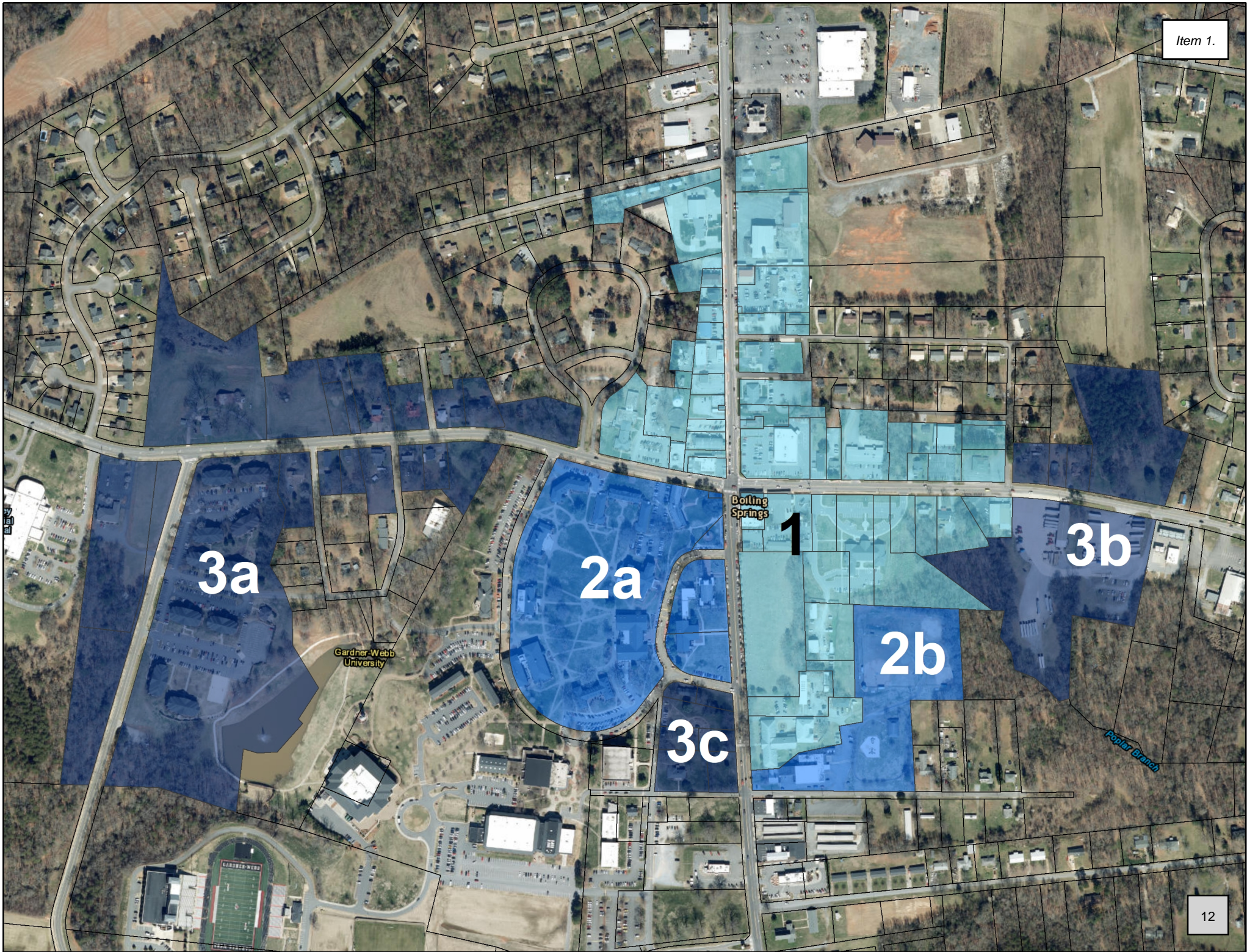
Benchmark Consulting assisted with the UDO revisions and will be at the meeting to seek input from the Council on the district. Based on that input, and the input previously received from the Planning Board, there will most likely be a ‘final draft’ compiled and sent back to the Planning Board for their review in August. Based on this timeline, Council would see the ‘final draft’ in September for consideration of approval.

Planning Board recommended areas 1 and 2b, shown in the attached maps, as the designated area for the overlay district.

MATERIALS PROVIDED

- **Maps**
- [Article 10: Downtown Design Standards](#)







REVIEW WATER TOWER RENDERING

Options to Proceed:

1. Motion to approve the rendering of the new water tower design and instruct staff to work with Gardner-Webb to move forward with having the artwork applied to the tank
2. Table to review further changes

Staff recommends Option 1

SUMMARY

Gardner-Webb approached the town about having the water tank downtown repainted to reflect the new bulldog logo. They will be bearing the expense for the repainting. We will have our tank maintenance contractors (Veolia, formerly Suez) perform the work. They could not provide a cost/timeline until the renderings are approved.

MATERIALS PROVIDED

- **Renderings**



Tank White 15BL



Red



Black

Colors displayed are for representation purposes only. Actual color selected may vary. Refer to the manufacturers color charts.

Town of Boiling Springs, NC
200,000 Gallon Elevated Tank
Main Street Tank

Revision Date: 7/23/22 Rev 1

Approval

Signature _____

Name _____ Date _____

PAGE
1
OF
7



Advanced Solutions
Utility Service Co., Inc.



Tank White 15BL



Red



Black

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PAGE
2
OF
7



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PAGE
3
OF
7



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PAGE
4
OF
7



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Red



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Town of Boiling Springs, NC

**200,000 Gallon Elevated Tank
Main Street Tank**

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Name _____ Date _____

PAGE

5

OF

7



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200,000 Gallon Elevated Tank
Main Street Tank

Revision Date: 7/23/22 Rev 1

Approval

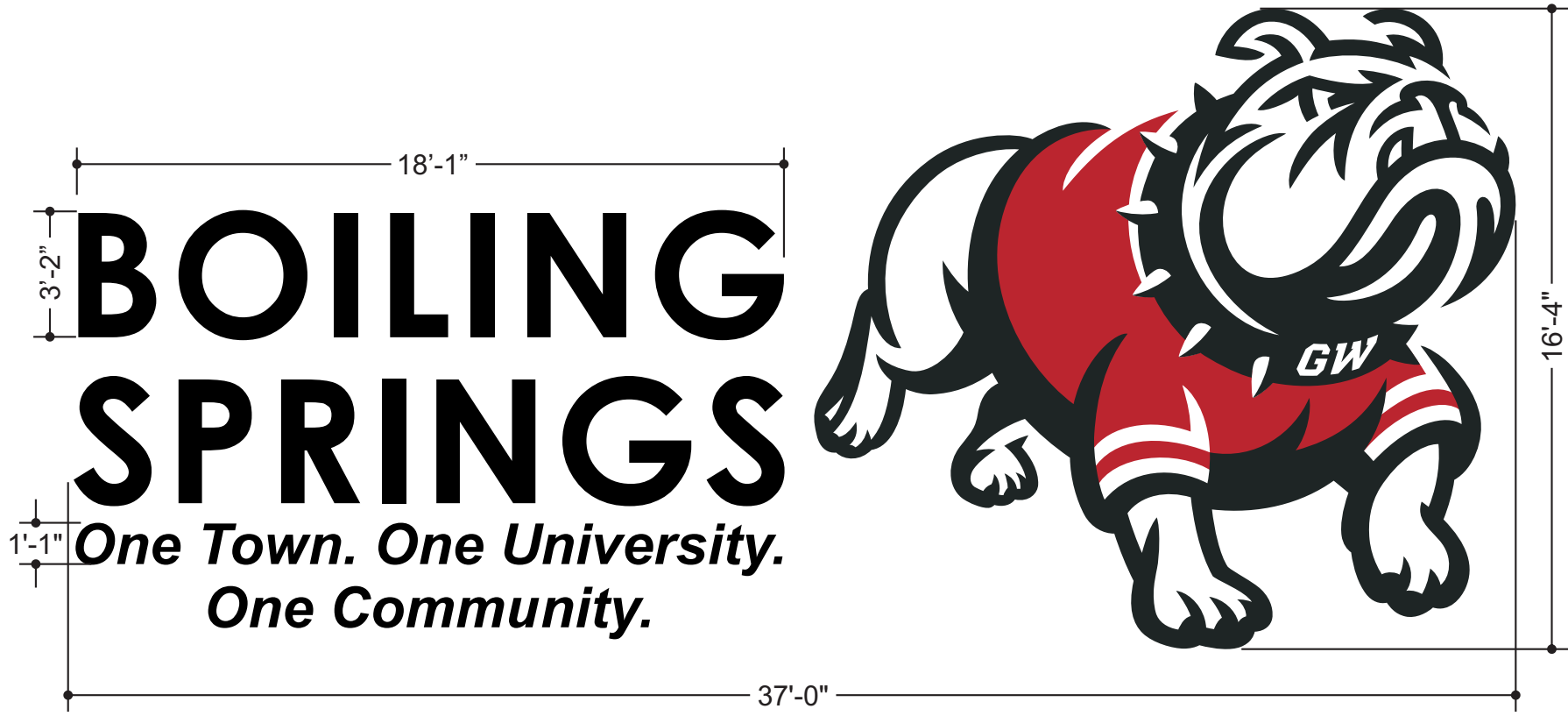
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PAGE
6
 OF
7



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 200,000 Gallon Elevated Tank
 Main Street Tank
 Revision Date: 7/23/22 Rev 1

Approval

Signature _____

Name _____ Date _____

PAGE
7
OF
7



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BULK B-2 REZONINGS

Options to Proceed:

1. Motion to rezone parcels (read from list attached or reference list provided) from B-1 to B-2. The requests are consistent with our future land use map and goals of the Unified Development Ordinance.
 - a. *This motion could include all or some of the parcels. Meaning, Council can recommend not to rezone some and to rezone others.*
2. Table for further research
3. Motion to recommend denial of all parcels

Staff and Planning Board recommend Option 1, all parcels

SUMMARY

The previous version of our development ordinance (pre-November 2021) had B1 and B2 districts. The B2 district was seldom used as both were so similar. When the new Unified Development Ordinance was adopted, B1 was shifted to focus more on the ‘downtown core’ and B2 was aimed more at businesses outside of downtown. The uses allowed are more restrictive in B1 however most ‘commercial’ properties in town remain B1 from the previous ordinance. Current definitions:

5.3.2 Nonresidential Districts

(C) Central Business District (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 community in a central business location.

(D) General Business District (B-2) The B-2 district is established as a district in which retail and consumer services are provided to serve the Town and surrounding area.

Staff has noted several instances since the UDO change where a use change meant they were no longer in compliance (though they are “grandfathered”). We have also heard from potential buyers of properties that seemed less interested when they found out a certain use wasn’t allowed and would require a rezoning (these were uses not allowed in B1, but allowed in B2). Therefore, we initiated a letter to owners of B1 properties in town that would be more in line with the B2 classification. It stated that we would bring all interested parcels/property owners through the process on one application for a ‘bulk rezoning.’ This would make the process easier for applicants while effectively cleaning up our zoning around town.

14 properties were brought forward for this change from B1 to B2. They are attached. We have also included the differences from B1 to B2 in the attached pages.



MATERIALS PROVIDED

- Letter to property owners
- List of properties (and map)
- B1 and B2 comparisons pulled from UDO
- Article 7 of UDO, Use Standards

Parcels/Owners:

- 2197 Cecil Burton Manning
- 60214 Arnold Phillips
- 57812 Arnold Phillips
- 1221 Arnold Phillips
- 57813 Arnold Phillips
- 1116 Cruize Thru LLC
- 1117 Cruize Thru Car Wash
- 74000 Hulland LLC
- 47261 First National Bank
- 44411 College Park Properties
- 626 Fred J. Hoyle
- 58386 Spring Inn-Vestors LLC
- 630 Horae Elan and Susan H Scruggs
- 2251 Gardner-Webb University

B1 and B2 Comparison

5.3.2 Nonresidential Districts

(C) Central Business District (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 community in a central business location.

(D) General Business District (B-2) The B-2 district is established as a district in which retail and consumer services are provided to serve the Town and surrounding area.

Dimensional Standards: (Table 6-1 in UDO)

B-1:	B-2:
Front setback: 10 feet max	Front setback: 20 feet
Side setback: Only required where adjoining an R-20, R-15, R-15TH, or R-10 district, a side yard of 20 feet shall be required.	Side setback: 20 feet
Rear setback: No rear yard is required in the B-1 district, except where adjoining an R-20, R-15, R-15TH, or R-10 district, a rear yard of 20 feet shall be required.	Rear setback: 30 feet
Maximum height: 35 feet	Maximum height: 35 feet

ARTICLE 7 USE STANDARDS

7.1 Classification of Uses

7.1.1 Principal Uses

Allowed principal uses by district are listed in Table 6-1. Principal uses are further divided into categories based on the general nature of the use. The categories of principal uses are:

- (A) Agricultural Uses
- (B) Residential Uses
- (C) Civic, Government & Institutional Uses
- (D) Office & Service Uses
- (E) Retail & Wholesale Uses
- (F) Recreation & Entertainment Uses
- (G) Industrial, Transportation & Utility Uses

7.1.2 Accessory Uses

Accessory uses are allowed in conjunction with a permitted principal use in accordance with the standards established in Section 7.4, Accessory Uses.

7.1.3 Temporary Uses

Temporary uses are allowed in conformance with the regulations set forth in Section 7.5, Temporary Uses.

7.2 Administrative Use Determinations

7.2.1 Classification of Unlisted Uses

The listings of permitted and special uses in the various districts in this Ordinance are considered to be specific in regard to the types of uses intended for each of the districts. When a proposed use is not specifically listed in the Permitted Uses Table, the Ordinance Administrator shall determine the most similar use in the Table of Permitted Uses and classify the proposed use in the same manner with respect to whether it is permitted or prohibited in a specific district, as well as for the

purposes of applying any special requirements or development standards to such use.

7.2.2 Final Determinations

Following his determination of the classification of a proposed unlisted use, the Ordinance Administrator shall make a written finding and keep a record of such findings to ensure consistent application of such administrative interpretations.

7.3 Principal Uses

Table 6-1 lists the principal uses that are permitted by right, permitted with a Special Use Permit, permitted subject to an Overlay District, or prohibited in each Base District. The following is a key to the notations in the Table of Permitted Uses:

7.3.1 Permitted Use (P)

A "P" in the table indicates that the use is permitted by right in the district.

7.3.2 Special Use (S)

A "S" in the table Indicates that the use requires the approval of a Special Use Permit by the Board of Planning and Adjustment.

7.3.3 Prohibited

A blank space under a zoning district column indicates that a use is not permitted in that district. Where a use is listed in the Table of Permitted Uses, but is not indicted as being permitted in any district, such use shall be prohibited throughout the jurisdiction of this Ordinance.

7.3.4 Special Requirements

An entry under this column in the table indicates the Section number of any special requirements applicable to the specified use.

TABLE 6-1: Table of Permitted Principal Uses

<i>Agricultural Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Bona Fide Farms (Excluding ETJ)	P									
Equestrian Uses, Commercial	S									
Nurseries and Greenhouses (Commercial)								P	P	
Poultry Farms (Excluding ETJ)										
Produce Stands (on-site)	P									
Swine Farms (Excluding ETJ)										
<i>Residential Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Bed and Breakfast Inn	S	S		P		P	P	P		7.6.5
Customary Home Occupation	P	P	P	P						7.6.8
Dwelling, Single-family Detached	P	P	P	P						
Dwelling, Single-Family Attached, 2 Units (individual lot)			P	P						
Dwelling, Single Family Attached, 3 or more Units			P	P						7.6.15
Dwelling, Manufactured Home	P									7.6.11
Dwelling, Multi-Family Residential				S	P					7.6.15
Dwelling, Upper-story (within a Mixed-Use Building))					P	P	P	P		
Family Care Homes (6 or fewer residents)	P	P	P	P	P	P	P	P	P	
Family Day Care (6 or fewer persons)	S			S	P					
Temporary Healthcare Structure	P	P	P	P						7.6.26
<i>Civic, Government, & Institutional Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Cemeteries (as a principal use)	S							S		
Cemeteries (as an accessory to a Religious Institution)	P				P	P		P		
Clubs and Lodges (Social, Fraternal and Civic Groups)	S				P	P	P			
Colleges, Universities, & Associated Facilities					P		P			
Community Centers	S				P	P	P			
Confinement and Correctional Facilities									S	
Daycare Centers (Adult)	S			S	P	P		P		7.6.9
Daycare Centers (Child, including Preschools)	S				P	P		P		7.6.9
Emergency Services	S				P	P	P	P	P	

ARTICLE 7 - USE STANDARDS

Item 3.

<i>Civic, Government, & Institutional Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Government Offices and Facilities	S	S	S	S	P	P	P	P	P	
Group Care Facilities						S		S		
Hospitals					P	P		P		
Libraries, Museums, Art Galleries, & Similar Uses					P	P	P	P		
Nursing Homes and Similar Facilities	S				P	P		P		7.6.21
Post Offices					P	P	P	P		
Public Works Facilities					P	P	P	P	P	
Religious Institutions (assembly capacity less than 250)	P	P	P	P	P	P	P	P		
Religious Institutions (assembly capacity more than 250)	S				P	P	P	P		
Schools (K-12, Public & Private)	S	S	S	S	P	P	P	P		7.6.9
Schools (Trade & Vocational)					P	P	P	P	P	
Social Service Organizations and Facilities					P	P	P	P		
Transient Residential Facilities						S		S	S	7.6.27
<i>Office & Service Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Animal Services and Hospitals (No Outdoor Kennels)						P	P	P	P	7.6.2
Animal Services and Hospitals (With Outdoor Kennels)								S	P	7.6.2
Appliance and Home Furnishings Repair								P	P	
Automobile Parking, Commercial (as a Principal Use)					P		P	P	P	
Banks and Financial Services					P	P	P	P		7.6.6
Body Piercing & Tattoo Studios								P		
Car Washes (as a Principal Use)								P	P	
Contractors Offices (Building, Plumbing, Electric, etc.)								P	P	
Contractors Offices (with Outdoor Storage)								P	P	
Electronics Repair and Service							P	P	P	
Crematoriums								S	P	
Dry Cleaning and Laundry Services							P		P	
Funeral Homes and Mortuaries						P		P		
Home and Garden Equipment Repair								P	P	
Hotels and other Commercial Lodging								P		
Instructional Schools and Studios (Art, Dance, etc.)					P	P	P	P	S	

ARTICLE 7 - USE STANDARDS

Item 3.

<i>Office & Service Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Laundromats						P	P	P		
Motor Vehicle Services (No Outdoor Storage)								P	P	
Motor Vehicle Services (With Outdoor Storage)								S	P	
Medical, Dental, Chiropractic, Optical, Psychiatric Clinics and Related Offices and/or Laboratories					P	P	P	P		
Personal Service Uses (Barber and Beauty Shops, Salons, Tailors, Shoe Repair, Aestheticians, etc.)						P	P	P		
Photocopying and Printing Services (Excluding Industrial Printing Operations)						P	P	P		
Professional Offices (Architects, Accountants, Engineers, Attorneys, Counselors, Real Estate, etc.)						P	P	P		
Radio and Television Broadcast Studios						P	P	P	P	
Sound / Video Recording / Production Services / Studios						P	P	P	P	
Taxidermists	S							P	P	
<i>Retail & Wholesale Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Adult Oriented Businesses, Retail Sales								S	S	7.6.1
Alcohol Sales for Off-Premises Consumption							P	P		
Agricultural Supplies and Equipment Sales	S							P	P	
Appliance Stores								P		
Auction Houses								P	P	
Bakeries, Retail							P	P		
Building Supply / Material Sales								P	P	
Clothing Stores							P	P		
Consumer Electronics Stores							P	P		
Consignment Stores							P	P		
Drug Stores and Pharmacies							P	P		
Farmers Markets							P	P		
Florists							P	P		
Gasoline Stations (With or Without Convenience Stores)								P	P	
Grocery Stores							P	P		

ARTICLE 7 - USE STANDARDS

Item 3.

<i>Retail & Wholesale Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Hardware Stores							P	P	P	
Home Goods and Furnishings Stores								P		
Heavy Equipment Sales and Rental									P	
Lawn and Garden Stores								P	P	
Meat and Seafood Markets							P	P		
Motor Vehicle Parts and Accessories Dealers								P	P	
Motor Vehicle Sales and Rental								P	P	7.6.20
Pawn Shops								S		
Produce Markets							P	P		
Retail Sales Uses, General / Not Otherwise Specified							P	P		
Specialty Food and Beverage Stores							P	P		
Sporting Goods / Equipment Stores							P	P		
Tobacco Shops							P	P		
Wholesale Uses (no outdoor storage)									P	
Wholesale Uses (with outdoor storage)									P	
Wholesale Uses, Bulk Petroleum, Chemical and Gas									S	7.6.23
<i>Recreation & Entertainment Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Adult Oriented Businesses, other than Retail Sales								S	S	X
Auditorium, Indoor (under 250 seats)					P	P		P		
Auditorium, Indoor (250 seats or more)					P			P		
Banquet, Events Facility	S						P	P		
Bars and Taverns							S	S		7.6.4
Campgrounds (Excluding Recreational Vehicles)	S							S		7.6.22
Electronic Gaming									S	7.6.12
Fishing Lakes/Impoundments (Commercial Recreation)	P								P	7.6.22
Go Kart Tracks, Commercial Recreation - Outdoor									S	7.6.14
Go Kart Tracks, Commercial Recreation - Indoor								P	P	
Golf Course	S									7.6.22
Golf Course, Miniature								P		7.6.22
Golf Driving Range	S							S		7.6.22

ARTICLE 7 - USE STANDARDS

Item 3.

<i>Recreation & Entertainment Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Gyms and Fitness Centers						P	P	P		
Parks, Public	P	P	P	P	P	P	P	P	P	
Racetrack/Drag Strip/Motorsports Facility										
Recreation Facilities and Amusements (Indoor)								P	P	
Recreation Facilities, Outdoor, Other	S							P	P	7.6.22
Recreation Facilities (Spectator, Excluding Motorsports)					P			S	P	7.6.22
Recreational Vehicle Parks/Campgrounds								S	P	7.6.24
Restaurants (no drive-through)							P	P		
Restaurants (with drive-through)								P		
Shooting Ranges (Indoor)									P	7.6.25
Shooting Ranges (Outdoor)										
Swim Clubs / Pools	P	P	P	P	P	P		P		7.6.22
Tennis Clubs	P	P	P	P	P	P		P	P	7.6.22
Theater (Drive-in)									S	
Theater, Indoor					P	P	P	P		
<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Airports & Heliports										
Animal Slaughtering and Processing										
Asphalt Plants									P	7.6.3
Automobile Parts Manufacturing									P	
Bakeries, Industrial									P	
Breweries, Wineries and Cideries									S	7.6.7
Brick Manufacturing									P	
Concrete Plants and Casting Operations									P	
Data Centers									P	
Dairies									P	
Distribution Centers and Freight Terminals									S	7.6.10
Electric Utility Substations	S	S	S	S	S	S	S	P	P	

ARTICLE 7 - USE STANDARDS

Item 3.

<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Electronics Manufacturing									P	
Feed and Flour Mills									P	
Food Processing and Manufacturing									P	
Furniture Manufacturing									P	
Junkyards, Salvage Yards, and Similar Uses									S	7.6.16
Landfills (Construction & Demolition or LCID)									S	7.6.17
Landfill (Sanitary)										
Laundry and Dry Cleaning, Industrial									S	
Machine and Welding Shops									P	
Manufacturing, Processing, & Assembly, Other (Inside Fully Enclosed Building with no Off-Site Industrial Process Impacts)									P	
Manufacturing, Processing, & Assembly, Other (Outside of an Enclosed Building, or which Creates Off-Site Industrial Process Impacts)									S	
Metal Products Manufacturing / Foundries									S	
Micro-Brewery / Winery / Cidery							S	S	S	7.6.18
Mining & Quarrying Operations									S	7.6.19
Painting and Lacquering Operations									S	
Paper Product Manufacturing										
Power Generation/Production Facilities (Excluding Solar)									S	
Power Generation/Production, Solar (Solar Farms)									P	
Printing, Industrial									P	
Refineries, Chemical and Petroleum Products										
Sawmills									S	
Septic Tank Service and Repair									P	
Solid Waste Transfer Station										
Smelting Operations										

ARTICLE 7 - USE STANDARDS

Item 3.

<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	R-20	R-15	R-15TH	R-10	I-1	O&CS	B-1	B-2	M-1	Special Req.
Stone Products Processing and Manufacturing									P	
Textile and Apparel Manufacturing									P	
Tobacco Manufacturing									P	
Truck Stops									P	
Vehicle Storage Yard (Operable Vehicles)									P	
Warehouses, Self-Storage									P	
Warehouses, Hazardous or Flammable Material									S	
Warehouse Uses (excluding Self Storage Warehouses and Hazardous or Flammable Material)									P	
Wastewater Treatment Plants	S								S	7.6.28
Water Storage Tanks and Towers	P	P	P	P	P	P	P	P	P	
Water Treatment Plants	S								P	7.6.28
Wireless Telecommunications Towers	S	S	S	S	S	S	S	P	P	7.6.29
Wood Product Processing and Manufacturing (Excluding Paper Products)									S	



THE TOWN OF
BOILING SPRINGS
NORTH CAROLINA

July 15, 2022

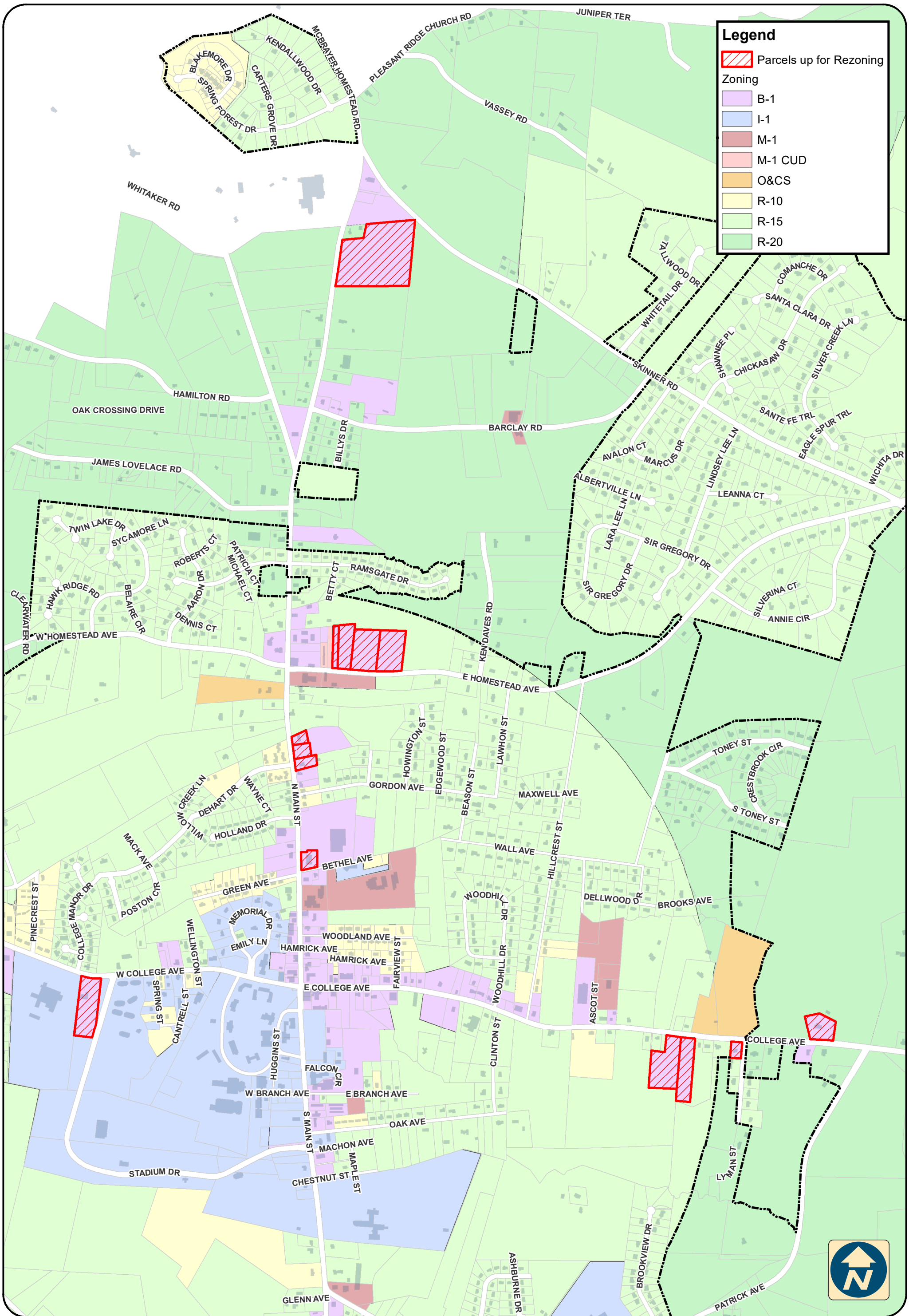
Dear Property Owner:

The purpose of this letter is to provide you with notification that the Town of Boiling Springs has received an application for rezoning from B1 to B2 for certain property parcel number 2251 located at 1410 COLLEGE AVE. This petition was submitted by the Town so that the property will be in more conformity with the future land use plan. The Town Council will conduct a public hearing and review the application at a meeting to be held Tuesday, August 2, 2022 - 6:30 p.m. at the Town Hall in Boiling Springs. The Planning Board will make a recommendation to Town Council at their meeting on Tuesday, July 19, 2022, at 5:30 p.m. If you have questions regarding this notice, please feel free to contact me at 704-434-2357.

Sincerely,

Noah Saldo, MPA
Town Clerk

Boiling Springs Potential Parcel Rezoning



Legend

- Parcels up for Rezoning
- Zoning**
- B-1
- I-1
- M-1
- M-1 CUD
- O&CS
- R-10
- R-15
- R-20



Scale 1:12,000 1 inch = 1,000 feet

0 500 1,000 2,000 Feet

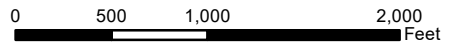
Boiling Springs Potential Parcel Rezoning



Legend

-  Parcels up for Rezoning
-  Town Limits

Scale 1:12,000 1 inch = 1,000 feet





REVIEW PAVEMENT CONDITION REPORT

Options to Proceed:

1. Motion to approve the updated pavement condition report and bid the recommended streets.
2. Motion to table for further review and/or revise report
3. No motion needed to not move forward

Staff recommends Option 1.

SUMMARY

Odom Engineering recently completed a revised pavement condition report (included). As needed, they evaluate the streets in town to assess their condition. Based on this list and adequate funding from the state Powell Bill money, the Town repaves streets throughout town.

This fiscal year, we budgeted for \$278,500 in Powell Bill – Contracted Services for repaving. Typically, staff will assess the total costs and roads able to be repaved with those funds, bid it out, evaluate the bids, and adjust the number of roads accordingly. Anticipated bid package to include:

- Wichita Drive
- N. Lindsey Lee Court
- N. Beason Street
- Belaire Circle
- Hawk Ridge Road
- Sycamore Lane
- White Haven Court
- Machon Avenue

For this bid package, staff is recommending including Machon Ave. Currently, we claim Machon on the Powell Bill as a gravel road (the type of road – gravel, asphalt, etc. – claimed on the Powell Bill affects our funding from the Powell Bill) and it is barely that. It is an old right-of-way (ROW) that we still have ownership of. Recently, Ms. Keelee Jones purchased two parcels on Machon Ave (behind the KFC/Taco Bell) to build a new home for her business, Magnolia Mill. Because of this new business development, staff recommends paving Machon. This will bring the ROW up to our road standards (curb, gutter, sidewalk) and open an area, currently barely accessible, to potential further development. A local firm is finalizing a survey for Machon in order for us to have an accurate measurement of the width and length of the street. The amount provided is an estimate from our engineer.

MATERIALS PROVIDED

- **Pavement Condition Report**

Prepared for
Town of Boiling Springs
114 East College Ave
Boiling Springs, NC 28017

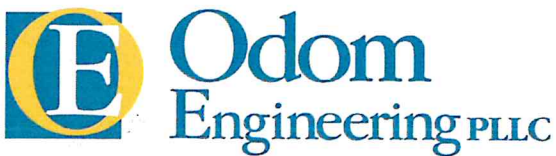
Prepared by
Odom Engineering, PLLC
169 Oak Street
Forest City, NC 28043

Town of Boiling Springs
FY 2022
Pavement Condition Assessment Report

Revised 6/2/22



6/2/22



169 Oak Street • Forest City, NC 28043
office 828.247.4495 • fax 828.247.4498

Table of Contents

I. Introduction 1

II. Powell Bill Program 1

 Compliance 1

III. Pavement Condition Assessment 1

 Methodology..... 1

 Data Collection..... 2

 Observations 2

Table 1: Pavement Condition Ranking System 3

 Final Street Assessment Tool 7

IV. Analysis of Results 8

V. Summary of Recommendations 8

VI. Explanation of Cost Estimate 9

List of Appendices

Appendix A: Five Year Plan List

Appendix B: Street Assessment Tool

Appendix C: Pavement Record

I. Introduction

Odom Engineering, PLLC was retained by the Town of Boiling Springs to perform a pavement condition survey of the Town's street system in 2022 (FY2022). The purpose of this report is to develop a long-term street assessment tool to assist the Town of Boiling Springs in scheduling the paving sequence of town maintained streets. Additionally, the ranking system included within this report establishes a baseline for street condition assessment that can be utilized for various town rehabilitation and improvement projects. The data within this report also serves as supportive documentation for the Powell Bill Program.

The pavement condition survey was conducted in 2022 and includes 22 miles of roadway. The Town of Boiling Springs receives a total of \$138,000 annually from the Powell Bill funding program. Each year, the Town allocates approximately \$110,400 for resurfacing streets, \$22,000 for sidewalk improvements, and \$5,600 for patching & draining projects.

II. Powell Bill Program

General Statutes 136-41.1 through General Statutes 136.41.4 require the North Carolina Department of Transportation to annually appropriate out of Highway Fund, two allocations each fiscal year to all active and qualifying municipalities. Eligible cities and towns are annually appropriated out of the State Highway Fund. The funds shall be allocated on or before October 1 and January 1 each year to allow for sufficient time for verification of information. These funds are to be expended primarily for the resurfacing of streets within the corporate limits of the municipality.

The total amount allocated is seventy-five percent (75%) on the basis of relative population and twenty-five percent (25%) on the basis of relative non-State System local street mileage.

Powell Bill funds are distributed to cities and towns to assist them in maintaining, constructing, reconstructing, repairing and improving streets or public thoroughfares, bikeways, greenways, and sidewalks within their corporate limits (G.S. 136.41.1 through G.S. 136.41.4).

Compliance

Each municipality receiving a Powell Bill allocation is required to keep a separate record of detailed accounts with all receipts and expenditures of the funds. Municipalities are also required to submit a financial statement to the Department of Transportation at the end of each year.

Recent Powell Bill expenditure guidance states that each municipality should spend 80% of allocated funds on street resurfacing.

III. Pavement Condition Assessment

Methodology

The pavement condition was assessed by observing all town streets during a field surveying. A complete inventory of the streets and corresponding mileages was obtained from the 2021 Powell Bill Map. The

field survey was conducted by meticulously evaluating all streets and noting the existing surface distress. The evaluation was performed by one individual to eliminate potential differences in the assessment.

Data Collection

Data was collected by evaluating each street and recording observations. The data was used to develop a 5-point ranking system to categorize the pavement's condition based on the level of distress present. Factors that determine street condition include the presence of longitudinal, alligator, and transverse cracking; potholes, weathering and raveling; depressions, bumps and sags; shoulder drop-off, the condition of subsurface drainage systems, visible runoff, and the texture of surface course material. The ranking system is a key part of the street assessment tool used to determining street priority for pavement improvement projects.

Observations

Based on observation the following ranks were determined:

RANK 1

A street in this rank is in very good condition and requires little to no maintenance, has no longitudinal cracking, and subsurface drainage systems are in good working condition. The street is either newly constructed or has had a recent application of sealcoat. Transverse cracks may be present occasionally if they are widely spaced; providing at least 40 feet between cracks.

RANK 2

Rank 2 is a street in good condition that displays the first signs of aging. A street in this condition shows very little surface raveling but does show some traffic wear. Transverse cracks may be present with a depth measuring less than ¼ inch deep and spaced no less than 10 feet apart. The recommendation for pavement in this condition is to maintain the street with routine crack filling and/or surface sealing to prevent further deterioration.

RANK 3

Rank 3 describes a street in fair condition; this street exhibits significant aging and the need for strengthening is apparent. Pavement in fair condition displays both longitudinal and transverse cracking with moderate raveling. Streets in this condition would benefit from milling and restoration or asphalt overlay. Asphalt patching, hot crack filling, and slurry re-surfacing may also be viable restoration options. This is recommended as a minimum treatment.

RANK 4

Streets classified as Rank 4 are in poor condition and have occasional potholes in the pavement, as well as very poor drainage. The pavement is unable to shed water in this condition. Streets in poor condition require patching and major overlay or complete recycling. Milling, asphalt overlay, hot crack filling, or slurry resurfacing are recommended as a minimum treatment.

RANK 5

A street that is given Rank 5 is in very poor condition and severely deteriorated. A Rank 5 Street displays alligator cracking on more than 25% of the surface, and has severe distortions over 2 inches deep. Potholes and extensive patching with very poor to no drainage also meet the criteria for a street in very poor

condition. The pavement shows severe deterioration and reconstruction with extensive base repair is recommended.

Table 1: Pavement Condition Ranking System

RANK	OBSERVATION	GENERAL CONDITION
1 - VERY GOOD	No longitudinal cracks except reflection of paving joints. Occasional transverse cracks, widely spaced (40' or greater).	New construction or recent sealcoat. Good surface condition with excellent drainage.
2 - GOOD	Very little surface raveling, surface shows some traffic wear. Transverse cracks (open < 1/4") spaced 10 feet or more apart. Little or slight crack raveling. Fairly good drainage system.	First signs of aging.
3 - FAIR	Increased surface raveling with multiple longitudinal & transverse cracks. Slight rutting or distortions 1/2" deep or less. Cracking or irregular surfaces associated with utilities in road areas.	Significant aging and first sign of need for strengthening.
4 - POOR	Pavement would benefit from milling and restoration or asphalt overlay; hot crack filling and slurry re-surfacing; or asphalt patching at a minimum.	Patches in fair to poor condition. Moderate rutting or distortion. Occasional potholes. Pavement has poor drainage and is unable to shed water.
5 - VERY POOR	Alligator cracking (greater than 25% of surface). Severe distortions (over 2" deep). Extensive patching in poor condition. Potholes. Poor or no drainage works.	Severe deterioration.

Examples:

Examples of each condition rank found in Boiling Springs can be found on the following page.

RANK 5 – Wichita Dr. Observations



Images taken in 2022 on Wichita Dr.

Wichita Drive has been categorized as Rank 5 due to its severe deterioration. Block cracking, surface raveling, and edge deterioration was observed during street survey. The images above display alligator cracking, potholes with slurry, and new potholes were found on this street. Wichita Drive is a top priority for 2022 resurfacing projects. While this streets had a slurry applied to it a few years ago in an attempt to repair some of the potholes, the desired outcome was not achieved.

RANK 4 – Dehart Drive Observations



Images taken in 2022 on Dehart Dr.

Dehart Drive is categorized as Rank 4 and resurfacing for this street will be prioritized in 2022. The main area of concern is the main entry off Main Street. Irregular surface drainage conditions, and cracking noted.

RANK 3 – Beason St Observations



Images taken in 2022 of Beason St

Beason St will be prioritized for resurfacing in 2022. This street is Rank 3 and shows signs of raveling, cracking, and settlement. This street shows significant aging and requires strengthening.

RANK 2 – Dellwood Drive



Image taken on Dellwood Dr. in 2022

Dellwood Drive is beginning to show the first signs of aging with minor cracking.

RANK 1 – Poston Cir



Image taken on Poston Cir. in 2022

Poston Cir. is in good condition with excellent drainage.

Final Street Assessment Tool

The ranking system was then used to create the final street assessment tool and cost estimate. The street assessment spreadsheet combines the condition rank from the 5-point ranking system and the frequency of use to prioritize each street based on a total. The spreadsheet also includes the street mileage (sourced from the 2021 Powell Bill Map) and price per mile.

The “Frequency of Use” data column is based on the type of street, the location of the street, and how often travelers utilize the street. Generally, if the street is a small cul-de-sac within a subdivision, the frequency of use is assumed to be low. Main streets within subdivisions were given a higher rating, as they are used by only a select number of travelers a few times daily. The frequency of usage for each street may correlate with the condition. If the street is in a central location, such as near the college campus, and in poor condition, we can assume that this street has a very high frequency of use.

The “Priority Rank” is a summation of the condition rank and the frequency of use. The projects within the next five years have been sorted by priority rank.

The “Resurfacing Year” has been determined by pavement condition rank and frequency of use for the streets to be resurfaced within the next five years (2022-2026).

IV. Analysis of Results

The data from the street survey, as well as additional information such as mileage, was used to create an assessment tool. The assessment tool has been utilized to create a paving plan for the next five years based on necessity and location to efficiently maintain and repair streets.

Most streets categorized as Rank 4 and Rank 5 are prioritized for resurfacing in the first five years. Some Rank 3 streets are also included in the 5-year pavement plan. All streets in the five-year plan were prioritized by condition rank and frequency of use. The remaining streets may be evaluated in the future and sorted by priority rank.

The street assessment tool is attached. This device can be revised as needed.

V. Summary of Recommendations

Recommendations include stormwater improvements, full-depth asphalt patching, and a one-inch overlay; depending on what each street needs. It is also recommended that the following streets be resurfaced within the next five years according to Odom Engineering, PLLC’s assessment:

- | | |
|------------------------|-----------------------|
| 1. Wichita Dr | 9. Hillside St. |
| 2. N. Lindsey Lee Lane | 10. Creekside Dr |
| 3. N Beason St. | 11. Hidden Creek dr. |
| 4. Belaire Cir | 12. Keystone Dr |
| 5. Hawk Ridge Rd | 13. Dehart Dr. |
| 6. Sycamore Lane | 14. Willow Creek Lane |
| 7. White Haven Ct | 15. Glenn Ave. |
| 8. Woodland Ave. | 16. Woodhill Dr. |

These streets will be prioritized for resurfacing in years 2022-2026. We will also do a full depth patch on Carter’s Grove in 2022 and a full depth patch on Kendallwood Dr. in 2024. The Town’s goal is to allocation \$110,400 per year for resurfacing projects, however this amount may differ.

FIVE YEAR PLAN TOTALS		
YEAR 1	2022	\$140,816.00
YEAR 2	2023	\$145,728.00
YEAR 3	2024	\$134,480.00
YEAR 4	2025	\$116,160.00
YEAR 5	2026	\$133,056.00
TOTAL		\$670,240.00

A complete summary of the 5-year paving plan can be reviewed in Appendix A of this report.

VI. Explanation of Cost Estimate

The cost estimate was established based on three components: stormwater improvements, full-depth patching, and a one-inch overlay. This street assessment report did not evaluate stormwater improvements for each street individually and recognizing that this condition will change frequently, an allowance was provided based upon the overall street length.

Experience has shown that an allowance of \$19,200 per mile is a reasonable average for stormwater improvements. The full-depth patch allowance has averaged approximately \$48,000 per mile over the last five resurfacing projects. Finally, a one-inch overlay has averaged \$144,000 per mile over the last five projects. The combination of the average of the three components gives us an annual allowance of \$211,200. This was factored into the paving report to create a priority list of streets that will be paved within the next five years.

Appendix A
6/2/22

Town of Boiling Springs - Pavement Condition Assessment Report
FY 2022

GENERAL LOCATION	ROAD NAME	ROAD LENGTH (MI.)	CONDITION RANK	FREQUENCY OF USE	Priority Rank	COST (\$211,200 PER MILE)	RESURFACING YEAR
HOMESTEAD ACRES NORTH	Wichita Dr	0.2	5	2	7	\$50,000.00	2022
HOMESTEAD ACRES SOUTH	N. Lindsey Lee Ct	0.32	3	3	6	\$67,584.00	2022
GORDON AVE	N. Beason St	0.11	3	3	6	\$23,232.00	2022
TWIN LAKES	Belaire Cir	0.05	4	2	6	\$10,560.00	2023
TWIN LAKES	Hawk Ridge Road	0.16	4	2	6	\$33,792.00	2023
TWIN LAKES	Sycamore Lane	0.03	4	2	6	\$6,336.00	2023
TWIN LAKES	White Haven Ct	0.01	4	2	6	\$2,112.00	2023
CENTRAL	Woodland Ave	0.21	4	2	6	\$44,352.00	2023
FLINT HILL CHURCH	Hillside St	0.23	4	2	6	\$48,576.00	2023
CREEKSIDE	Creekside Dr	0.34	4	2	6	\$79,568.00	2024
CREEKSIDE	Hidden Creek Dr	0.16	4	2	6	\$33,792.00	2024
CREEKSIDE	Keystone Dr	0.1	4	2	6	\$21,120.00	2024
DEHART	Dehart Dr	0.46	4	1	5	\$97,152.00	2025
DEHART	Willow Creek Ln	0.09	4	1	5	\$19,008.00	2025
FLINT HILL CHURCH	Glenn Ave	0.09	4	1	5	\$19,008.00	2026
EAST COLLEGE	Woodhill Dr	0.54	3	2	5	\$114,048.00	2026

FIVE YEAR PLAN TOTALS		
YEAR 1	2022	\$140,816.00
YEAR 2	2023	\$145,728.00
YEAR 3	2024	\$134,480.00
YEAR 4	2025	\$116,160.00
YEAR 5	2026	\$133,056.00
TOTAL		\$670,240.00

Full Depth Patch for Carter's Grove Included with Wichita Dr.

Full Depth Patch for Kindlewood Included with Creekside

Item 4.

PAYON	ROAD NAME	ROAD LENGTH (MI)	CONDITION RANK	FREQUENCY OF USE	Priority Rank	COST (\$211,200 PER MILE)	RESURFACING YEAR	COMMENTS
LAND PINES	Tail Pine Dr	0.09	2	1	3	\$19,099.00	TBD	same.
HILLCREST	Brooks Ave	0.08	2	1	3	\$16,999.00	TBD	Good condition, may be recent re-surfacing.
HILLCREST	Delwood Drive	0.41	2	1	3	\$66,599.00	TBD	Good condition, may be recent re-surfacing.
HOMESTEAD ACRES NORTH	Chesapeake Cir	0.02	1	2	3	\$4,224.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Chickasaw Dr	0.45	1	2	3	\$95,040.00	2022	Fully course asphalt surface with surface cracking. Would be greatly improved with new surface course.
HOMESTEAD ACRES NORTH	Eagle Spur Trail	0.11	1	2	3	\$23,232.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Santa Clara Dr	0.16	1	2	3	\$33,792.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Silver Ck Ln	0.35	1	2	3	\$73,970.00	2022	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES SOUTH	Alberville Ln	0.13	2	1	3	\$27,456.00	TBD	Subdivision roads in good condition. Occasional surface cracking.
HOMESTEAD ACRES SOUTH	Lemona Cr	0.15	2	1	3	\$31,860.00	TBD	Subdivision roads in good condition. Occasional surface cracking.
HUNTERS POINTE	Riverchase Dr	0.17	1	2	3	\$35,904.00	2018	Deep block cracking, settlement and surface raveling.
MARCUS DRIVE	Avalon Cr	0.02	2	1	3	\$4,224.00	TBD	Subdivision roads in good condition. Occasional surface cracking.
MARCUS DRIVE	Marcus Dr	0.41	1	2	3	\$86,592.00	TBD	Subdivision roads in good condition. Occasional surface cracking.
PATRICK AVE	Victor Dr	0.32	2	1	3	\$67,584.00	TBD	Subdivision roads in good condition. Occasional surface cracking.
RAMSGATE	Ramsgate Dr	0.36	2	2	3	\$76,032.00	2019	Conditions vary. Cracking and areas with depressions or repair work.
SOUTH MAIN	Cinton St	0.11	2	1	3	\$23,232.00	TBD	Problem area at main entry off Main St. Dead end cul-de-sac.
SOUTHGLENN	Southglenn Dr	0.29	2	1	3	\$61,748.00	TBD	minor cracking, good surface.
TWIN LAKES	Twin Lake Dr	0.51	1	2	3	\$107,712.00	2021	Generally sound may have been recently resurfaced. Rough area at end near #102.
WEST COLLEGE	Willington St	0.07	3	1	3	\$14,784.00	TBD	minor cracking with rough asphalt surface.
WEST COLLEGE	Spring St	0.22	2	1	3	\$46,464.00	TBD	good condition with occasional cracking. Some areas cracking is wide, asphalt surface is course.
WEST LAKES	Payrida Cr	0.02	2	1	3	\$4,224.00	TBD	Very good no cracking.
WEST LAKES	Denali Cr	0.05	2	1	3	\$10,560.00	TBD	Tree root uplift east 1 st drive on left. Cracking at drive 1st on left. Cracking at entry of driveway @ #104.
WEST LAKES	Mildred Cr	0.03	2	1	3	\$6,336.00	TBD	Very good no cracking.
WEST LAKES	Robert Cr	0.06	2	1	3	\$12,672.00	TBD	OK
WEST COLLEGE	Memorial Dr	0.38	2	1	3	\$80,256.00	TBD	
WEST COLLEGE	Emily Ln	0.04	2	1	3	\$8,448.00	TBD	
DEHART	Patton Cir	0.24	1	1	2	\$50,488.00	TBD	
HIGHLAND PINES	Rachel Cr	0.08	2	1	2	\$16,896.00	2019	surface is rough asphalt material, condition is sound.
HOMESTEAD ACRES NORTH	Comanche Dr	0.17	1	1	2	\$35,904.00	TBD	same.
HOMESTEAD ACRES NORTH	Santa Fe Trail	0.11	1	1	2	\$23,232.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Shamone Dr	0.05	1	1	2	\$10,560.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Shawnee Dr	0.13	1	1	2	\$27,456.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Shook Dr	0.03	1	1	2	\$6,336.00	TBD	Fair condition with cracking - would benefit from surface course
HOMESTEAD ACRES NORTH	Fox Ridge Rd	0.13	1	1	2	\$27,456.00	2018	block cracking, raveling.
HUNTERS POINTE	Point Crossing	0.15	1	1	2	\$31,680.00	2018	block cracking, raveling.
HUNTERS POINTE	Pointing Pl	0.05	1	1	2	\$10,560.00	2018	cul-de-sac - cracking, settlement.
RAMSGATE	Betsy Cr	0.04	1	1	2	\$8,448.00	TBD	Heavy cracking in center section likely over sewer line installation, surface drainage (sheet flow).
EAST COLLEGE	Meadow Ave	0.06	1	1	1	\$9,720.00	TBD	gravel surface.
WEST COLLEGE	Town Commons	0.08	1	1	1	\$16,896.00	TBD	very good to good condition, new pavement at Town Hall. Good drainage.
TOTAL OF ALL PROJECTS						\$4,673,000.40		

6/2/22

	STREET	LAST PAVED (YR)
1	Brookview Dr	2003
2	Spring Forest Dr	2007
3	Kendallwood Dr	2007
4	Carters Grove	2007
5	Blakemore Dr	2007
6	College Manor	2007
7	Creeside Dr	2007
8	Hidden Creek Dr	2007
9	Keystone Dr	2007
10	Victor Dr	2010
11	Annie Cir / Crt	2010
12	Maxwell Ave	2010
13	Dellwood Drive	2010
14	Toney St	2010
15	Woodhill Dr	2010
16	Bay Ct	2010
17	Silverina Crt	2010
18	Southglenn Dr	2011
19	Asburn Dr	2011
20	Southglen Dr	2011
21	Holland Dr	2011
22	South Beason St	2012
23	Patricia Crt	2012
24	Austin Dr	2012
25	Michael Crt	2012
26	Dennis Crt	2012
27	Aaron Dr	2012
28	Robert Crt	2012
29	Marcus Dr	2012
30	Avalon Ct	2012
31	Leanna Ct	2012
32	Albertville Ln	2012
33	Lara Lee Ln	2012
34	Sir Gregory Dr	2012
35	Highland Pines Dr	2012
36	Rachel Ct	2012
37	Southern Pine Dr	2012
38	Blue Spruce Ct	2012
39	Tall Pine Dr	2012
40	Benjamin Ct	2013
41	Brooks Ave	2013
42	Bethel Ave	2013
43	Lyman St	2013
44	Oak Ave	2013
45	Clinton St	2014
46	Lawhon St	2014

NOTES

slurry

6/2/22

FY 2022 Item 4.

	STREET	LAST PAVED (YR)	NOTES
47	Hillcrest St	2014	
48	Gordon Ave	2015	
49	Spring St	2015	
50	Town Commons	2015	
51	Fox Ridge Rd	2018	
52	Posting Pl.	2018	
53	Riverchase Dr	2018	
54	Point Crossing	2018	
55	Hamrick Ave	2018	
56	Ramsgate Dr	2018	
57	Wayne Ct	2019	
58	Poston Cir	2019	
59	Betty Crt	2019	
60	Twin Lake Dr	2020	
61	Lindsey Lee Ct	2021	
62	Seminole Dr	2022	
63	Shawnee Dr	2022	
64	Sioux Dr	2022	
65	Chickasaw Dr	2022	
66	Santa Clara Dr	2022	
67	Comanche Dr	2022	
68	Silver Ck Ln	2022	
69	Chesapeake Cir	2022	
70	Santa Fe Trail	2022	
71	Eagle Spur Trail	2022	
72	Belaire Cir	UNK	
73	Hawk Ridge Road	UNK	
74	White Haven Ct	UNK	
75	Parkwild Cir	UNK	
76	Deer Run Cir	UNK	
77	Sycamore Lane	UNK	
78	Oliver Ave	UNK	
79	Ken Dave's Rd	UNK	
80	Whitetail Dr	UNK	
81	Tallwood Dr	UNK	
82	Wichita Dr	UNK	
83	Meadowood	UNK	
84	Howington St	UNK	
85	Edgewood St	UNK	
86	Wall Ave - West	UNK	
87	Wall Ave - East	UNK	
88	South Toney St	UNK	
89	North Toney St	UNK	
90	Crest Brook Cir	UNK	
91	Woodland Ave	UNK	
92	Cove St	UNK	

6/2/22

FY 2 Item 4.

	STREET	LAST PAVED (YR)	<u>NOTES</u>
93	Fairview St	UNK	
94	Dehart Dr	UNK	
95	Willow Creek Ln	UNK	
96	Mack Ave	UNK	
97	Green Ave	UNK	
98	Wellington St	UNK	
99	W. College Manor	UNK	
100	E. College Manor	UNK	
101	N. College Manor	UNK	
102	Pinecrest St	UNK	
103	Cantrell St	UNK	
104	Falcon Cir	UNK	
105	E. Branch Ave	UNK	
106	Machon Ave	UNK	
107	Chestnut St	UNK	
108	Maple Ave	UNK	
109	Glenn Ave	UNK	
110	Pineland Ave	UNK	
111	Circle Dr	UNK	
112	Hillside St	UNK	
113	Keen Dr	UNK	
114	Red Tail Ln	UNK	
115	Feather Way Ln	UNK	
116	N. Beason St	UNK	



THE TOWN OF
BOILING SPRINGS
 ONE TOWN • ONE UNIVERSITY • ONE COMMUNITY

CONSIDER DOWNTOWN PARKING ORDINANCE CHANGES

Options to Proceed:

1. Motion to approve ordinance **#220802.01** amending Chapter 73: Parking Schedule
2. Motion to table for further research or review

Staff recommends Option 1

SUMMARY

Chapter 73 of our Code of Ordinances contains several references to parking restrictions or areas that no longer exist. Additionally, staff is recommending a change that will designate parallel spots along S. Main Street (from the stop light to Quinn Circle) as parking to be utilized by patrons of downtown businesses only. The goal of this is to provide a designated area for customers of downtown businesses to utilize and allow for the enforcement of this ordinance in an area that can at times be overutilized by students of the university. Boiling Springs Police plans to have signage made and “notice” cards to place on vehicles for the first few weeks after this ordinance goes into effect to notify anyone parking there. Other changes include:

- Not limiting the time for parking in the downtown business area
- Lifting the time restriction for the downtown parking lot (the Town has approached the owner of a parking lot downtown about expanding this area for further business-patron-only use)
- Making parking in all areas with a time restriction consistent at 2-hours (with the exception of a few 10-minute spots)

MATERIALS PROVIDED

- **‘Clean’ version of proposed ordinance**
- **Redline ordinance of changes to old version**
- **Adopting ordinance for changes**

CHAPTER 73. PARKING SCHEDULE

SCHEDULE I. LIMITED PARKING

(a) Limited parking shall be regulated at the following locations:

Location	Time
East College Avenue (south side) from 151 feet east from the intersection of East College Avenue with South Main Street	Parking limited to 10 minutes from 8 a.m. to 6 p.m. except on Saturdays and Sundays
West College Avenue (north side) from approximately 50 feet from the intersection of N. Main St. and directly adjacent to 101 N. Main St	Parking shall be limited to 10 minutes from 8am to 6pm except on Saturdays and Sundays
South Main Street (both sides) from the stop light on South Main Street to Quinn Circle	Parking limited to patrons of downtown businesses only
North and South Main Street (both sides)	Parking limited to two hours
Public Parking lots located at 109 South Main Street, 104 E. Branch Ave, the Community Park, and Town Hall.	No overnight parking shall be permitted without prior authorization
It shall be unlawful for any person, firm or corporation to park, or allow to be parked, a motor vehicle in any space marked by yellow paint or by "No Parking" signs	
It shall be unlawful for any person, firm or corporation to park or allow to be parked, a motor vehicle across the white lines designating the spaces for parking	

(b) Penalty.

- (1) Any violation of this chapter shall subject the violator to a civil penalty in the amount of \$20.00. Violators will be issued a written citation that must be paid within 30 calendar days from the date of issuance. If such fine is not paid within said period, the violator will be assessed a civil penalty of \$50.00. An additional penalty of \$50.00 will accrue each and every 30 calendar days beyond the expiration of initial civil penalty period.
- (2) Immobilization of vehicles for unpaid parking citations.

PART II - CODE OF ORDINANCES
TITLE VII. - TRAFFIC CODE
CHAPTER 73. - PARKING SCHEDULE
SCHEDULE I. LIMITED PARKING

Item 5.

- a. The chief of police, or his designee, may immobilize by the use of wheel locks any vehicle which is illegally parked in violation of this chapter and for which there are three or more outstanding, unpaid, and overdue parking tickets issued on at least three separate days. For the purpose of determining whether an illegally parked vehicle has had issued against it three or more outstanding, unpaid and overdue parking tickets issued on at least three separate days, it shall be sufficient if the license plate number of the illegally parked vehicle and the license plate number of the vehicle having received the tickets are the same.
- b. If a wheel lock is attached to a vehicle, a notice shall be affixed to the windshield or other part of the vehicle so as to be readily visible. The notice shall warn that the vehicle has been immobilized and that any attempt to move the vehicle may result in damage to the vehicle. The notice shall state the total amount of civil penalties due to parking tickets that are overdue and unpaid and attributable to such vehicle, and the immobilization fee to be charged. An immobilization fee of \$20.00 shall be charged for the removal of the wheel lock. The civil penalties and the immobilization fee shall be paid to have the wheel lock removed. The address and telephone number to be contacted to pay such charges to have the wheel lock removed shall also be listed on the notice. The town shall not be responsible for any damage to an immobilized illegally parked vehicle resulting from unauthorized attempts to free or move the vehicle.
- c. If civil penalties due and the immobilization fee as herein provided are not paid, or satisfactory arrangements in lieu of payment are not made, within 24 hours of the attachment of the wheel lock, the chief of police or designee may order such vehicle to be towed and impounded. The towing and storage fee will be determined by the towing service that is used. Once a vehicle has been towed, the chief of police or designee shall mail or cause to have mailed, a notice of impoundment to the registered owner and lien holders, if any are known. All towing and storage charges incurred in connection with impounded vehicles shall constitute a lien upon such vehicles as provided in G.S. § 44A-2.
- d. Upon payment of all civil penalties and overdue and unpaid parking tickets issued for the vehicle and of all other charges authorized by this section, including immobilization, towing, and storage fees, the vehicle shall be released to the owner or any other person legally entitled to claim possession of the vehicle.

(Ord. of 4-4-58; Ord. of 12-1-87; Ord. of 9-4-07 , pt. 1)

CHAPTER 73. PARKING SCHEDULE

SCHEDULE I. LIMITED PARKING

(a) Limited parking shall be regulated at the following locations:

Location	Time	Ord. No. Date
East College Avenue (south side) from 151 feet east from the intersection of East College Avenue with South Main Street	Parking limited to 10 minutes from 8 a.m. to 6 p.m. except on <u>Saturdays and Sundays</u>	4-4-58
East College Avenue (south side) from 151 feet east from the intersection of East College Avenue with South Main Street except in a parallel position with the edge of the street, and in the spaces marked and designated with white paint for the parking	Parking limited to 10 minutes from 8 a.m. to 6 p.m. except on Sundays	4-4-58
South Main Street (east side) from 220 feet south from the intersection of South Main Street with East College Avenue and the vehicles must be parked in an angle position with the edge of the street and in the spaces marked and designated with white paint	Parking limited to one hour from 8 a.m. to 6 p.m. except on Sundays	4-4-58
West College Avenue (north side) from approximately 50 feet from the intersection of N. Main St. and directly adjacent to 101 N. Main St	Parking shall be limited to 10 minutes from 8am to 6pm except on Saturdays and Sundays	
South Main Street (both sides) from the stop light on South Main Street to Quinn Circle	Parking limited <u>to patrons of downtown businesses only</u> to one hour between 8 a.m. and 6 p.m. except on Sundays	6-6-72
West College Avenue from the stop light to the lower Memorial Drive entrance	Parking limited to two hours	6-6-72
North and South Main Street (both sides) from the stop light on North Main Street to the north end of the Campus Cubbard	Parking limited to two hours	6-6-72
East College Avenue (south side)	Parking limited to 10 minutes	4-4-58

PART II - CODE OF ORDINANCES
 TITLE VII. - TRAFFIC CODE
 CHAPTER 73. - PARKING SCHEDULE
 SCHEDULE I. LIMITED PARKING

<p>Off Street Public Parking lots located at 109 South Main Street, 104 E. Branch Ave, the Community Park, and Town Hall.</p>	<p>No overnight parking shall be permitted without prior authorization Parking limited to one hour from 5 a.m. to 10 p.m. and shall be closed from 10 p.m. to 5 a.m. Monday through Sunday</p>	<p>8-3-99</p>
<p>It shall be unlawful for any person, firm or corporation to park, or allow to be parked, a motor vehicle in any space marked by yellow paint or by "No Parking" signs</p>		<p>4-4-58</p>
<p>It shall be unlawful for any person, firm or corporation to park or allow to be parked, a motor vehicle across the white lines designating the spaces for parking</p>		<p>4-4-58</p>

(b) Penalty.

- (1) Any violation of this chapter shall subject the violator to a civil penalty in the amount of ~~\$20.00~~~~\$15.00~~. Violators will be issued a written citation that must be paid within 30 calendar days from the date of issuance. If such fine is not paid within said period, the violator will be assessed a civil penalty of \$50.00. An additional penalty of \$50.00 will accrue each and every 30 calendar days beyond the expiration of initial civil penalty period.
- (2) Immobilization of vehicles for unpaid parking citations.
 - a. The chief of police, or his designee, may immobilize by the use of wheel locks any vehicle which is illegally parked in violation of this chapter and for which there are three or more outstanding, unpaid, and overdue parking tickets issued on at least three separate days. For the purpose of determining whether an illegally parked vehicle has had issued against it three or more outstanding, unpaid and overdue parking tickets issued on at least three separate days, it shall be sufficient if the license plate number of the illegally parked vehicle and the license plate number of the vehicle having received the tickets are the same.
 - b. If a wheel lock is attached to a vehicle, a notice shall be affixed to the windshield or other part of the vehicle so as to be readily visible. The notice shall warn that the vehicle has been immobilized and that any attempt to move the vehicle may result in damage to the vehicle. The notice shall state the total amount of civil penalties due to parking tickets that are overdue and unpaid and attributable to such vehicle, and the immobilization fee to be charged. An immobilization fee of \$20.00 shall be charged for the removal of the wheel lock. The civil penalties and the immobilization fee shall be paid to have the wheel lock removed. The address and telephone number to be contacted to pay such charges to have the wheel lock removed shall also be listed on the notice. The town shall not be responsible for any damage to an immobilized illegally parked vehicle resulting from unauthorized attempts to free or move the vehicle.
 - c. If civil penalties due and the immobilization fee as herein provided are not paid, or satisfactory arrangements in lieu of payment are not made, within 24 hours of the attachment of the wheel

PART II - CODE OF ORDINANCES
TITLE VII. - TRAFFIC CODE
CHAPTER 73. - PARKING SCHEDULE
SCHEDULE I. LIMITED PARKING

lock, the chief of police or designee may order such vehicle to be towed and impounded. The towing and storage fee will be determined by the towing service that is used. Once a vehicle has been towed, the chief of police or designee shall mail or cause to have mailed, a notice of impoundment to the registered owner and lien holders, if any are known. All towing and storage charges incurred in connection with impounded vehicles shall constitute a lien upon such vehicles as provided in G.S. § 44A-2.

- d. Upon payment of all civil penalties and overdue and unpaid parking tickets issued for the vehicle and of all other charges authorized by this section, including immobilization, towing, and storage fees, the vehicle shall be released to the owner or any other person legally entitled to claim possession of the vehicle.

(Ord. of 4-4-58; Ord. of 12-1-87; Ord. of 9-4-07 , pt. 1)



THE TOWN OF BOILING SPRINGS, NC
TOWN COUNCIL ORDINANCE #220802.01

PART II - CODE OF ORDINANCES
TITLE VII. - TRAFFIC CODE
CHAPTER 73. PARKING SCHEDULE

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of the Town of Boiling Springs that chapter 73 of the code of ordinances be and is hereby amended as follows:

CHAPTER 73. PARKING SCHEDULE

SCHEDULE I. LIMITED PARKING

(a) Limited parking shall be regulated at the following locations:

Location	Time
East College Avenue (south side) from 151 feet east from the intersection of East College Avenue with South Main Street	Parking limited to 10 minutes from 8 a.m. to 6 p.m. except on Saturdays and Sundays
West College Avenue (north side) from approximately 50 feet from the intersection of N. Main St. and directly adjacent to 101 N. Main St	Parking shall be limited to 10 minutes from 8am to 6pm except on Saturdays and Sundays
South Main Street (both sides) from the stop light on South Main Street to Quinn Circle	Parking limited to patrons of downtown businesses only
North and South Main Street (both sides)	Parking limited to two hours
Public Parking lots located at 109 South Main Street, 104 E. Branch Ave, the Community Park, and Town Hall.	No overnight parking shall be permitted without prior authorization

PART II - CODE OF ORDINANCES
 TITLE VII. - TRAFFIC CODE
 CHAPTER 73. - PARKING SCHEDULE
 SCHEDULE I. LIMITED PARKING

It shall be unlawful for any person, firm or corporation to park, or allow to be parked, a motor vehicle in any space marked by yellow paint or by "No Parking" signs	
It shall be unlawful for any person, firm or corporation to park or allow to be parked, a motor vehicle across the white lines designating the spaces for parking	

(b) Penalty.

- (1) Any violation of this chapter shall subject the violator to a civil penalty in the amount of \$20.00. Violators will be issued a written citation that must be paid within 30 calendar days from the date of issuance. If such fine is not paid within said period, the violator will be assessed a civil penalty of \$50.00. An additional penalty of \$50.00 will accrue each and every 30 calendar days beyond the expiration of initial civil penalty period.
- (2) Immobilization of vehicles for unpaid parking citations.
 - a. The chief of police, or his designee, may immobilize by the use of wheel locks any vehicle which is illegally parked in violation of this chapter and for which there are three or more outstanding, unpaid, and overdue parking tickets issued on at least three separate days. For the purpose of determining whether an illegally parked vehicle has had issued against it three or more outstanding, unpaid and overdue parking tickets issued on at least three separate days, it shall be sufficient if the license plate number of the illegally parked vehicle and the license plate number of the vehicle having received the tickets are the same.
 - b. If a wheel lock is attached to a vehicle, a notice shall be affixed to the windshield or other part of the vehicle so as to be readily visible. The notice shall warn that the vehicle has been immobilized and that any attempt to move the vehicle may result in damage to the vehicle. The notice shall state the total amount of civil penalties due to parking tickets that are overdue and unpaid and attributable to such vehicle, and the immobilization fee to be charged. An immobilization fee of \$20.00 shall be charged for the removal of the wheel lock. The civil penalties and the immobilization fee shall be paid to have the wheel lock removed. The address and telephone number to be contacted to pay such charges to have the wheel lock removed shall also be listed on the notice. The town shall not be responsible for any damage to an immobilized illegally parked vehicle resulting from unauthorized attempts to free or move the vehicle.
 - c. If civil penalties due and the immobilization fee as herein provided are not paid, or satisfactory arrangements in lieu of payment are not made, within 24 hours of the attachment of the wheel lock, the chief of police or designee may order such vehicle to be towed and impounded. The towing and storage fee will be determined by the towing service that is used. Once a vehicle has been towed, the chief of police or designee shall mail or cause to have mailed, a notice of impoundment to the registered owner and lien holders, if any are known. All towing and storage charges incurred in connection with impounded vehicles shall constitute a lien upon such vehicles as provided in G.S. § 44A-2.
 - d. Upon payment of all civil penalties and overdue and unpaid parking tickets issued for the vehicle and of all other charges authorized by this section, including immobilization, towing, and storage

PART II - CODE OF ORDINANCES
TITLE VII. - TRAFFIC CODE
CHAPTER 73. - PARKING SCHEDULE
SCHEDULE I. LIMITED PARKING

fees, the vehicle shall be released to the owner or any other person legally entitled to claim possession of the vehicle.

(Ord. of 4-4-58; Ord. of 12-1-87; Ord. of 9-4-07 , pt. 1)

Adopted this 2nd day of August 2022.



THE TOWN OF
BOILING SPRINGS
NORTH CAROLINA

August 2, 2022

Speaker Tim Moore
NC House of Representatives
16 West Jones Street, Rm 2304
Raleigh, NC 27601

Dear Speaker Moore,

This letter serves to express our sincere appreciation for the grants you were able to secure for our community through the recent state budgeting process. These funds will help to transform our downtown. The combined efforts of Gardner-Webb and the Town of Boiling Springs are sure to be a catalyst for enhancements not only in our town but for the region.

Our goals for a pedestrian-friendly and business-oriented city center are ambitious, but we believe that anything worth doing is worth doing the right way. With your assistance, we are moving closer to making these goals a reality.

We thank you for your continued support of Boiling Springs and look forward to hosting you in town very soon.

Sincerely,

Mayor Daniel Thomas

Mayor Pro Tem Patrick Litton

Councilmember Caleb Edwards

Councilmember Tonya Gantt

Councilmember Tommy Greene

Councilmember Marty Thomas



THE TOWN OF
BOILING SPRINGS
NORTH CAROLINA

August 2, 2022

Senator Ted Alexander
North Carolina Senate
300 N. Salisbury Street Rm. 621
Raleigh, NC 27601

Dear Senator Alexander,

This letter serves to express our sincere appreciation for the grants you were able to secure for our community through the recent state budgeting process. These funds will help to transform our downtown. The combined efforts of Gardner-Webb and the Town of Boiling Springs are sure to be a catalyst for enhancements not only in our town but for the region.

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Sincerely,

Mayor Daniel Thomas

Mayor Pro Tem Patrick Litton

Councilmember Caleb Edwards

Councilmember Tonya Gantt

Councilmember Tommy Greene

Councilmember Marty Thomas



THE TOWN OF
BOILING SPRINGS
NORTH CAROLINA

August 2, 2022

Representative Kelly Hastings
NC House of Representatives
16 West Jones Street, Rm 2208
Raleigh, NC 27601

Dear Representative Hastings,

This letter serves to express our sincere appreciation for the grants you were able to secure for our community through the recent state budgeting process. These funds will help to transform our downtown. The combined efforts of Gardner-Webb and the Town of Boiling Springs are sure to be a catalyst for enhancements not only in our town but for the region.

Our goals for a pedestrian-friendly and business-oriented city center are ambitious, but we believe that anything worth doing is worth doing the right way. With your assistance, we are moving closer to making these goals a reality.

We thank you for your continued support of Boiling Springs and look forward to hosting you in town very soon.

Sincerely,

Mayor Daniel Thomas

Mayor Pro Tem Patrick Litton

Councilmember Caleb Edwards

Councilmember Tonya Gantt

Councilmember Tommy Greene

Councilmember Marty Thomas



THE TOWN OF
BOILING SPRINGS
ONE TOWN • ONE UNIVERSITY • ONE COMMUNITY

REPORTS

TOWN MANAGER | JUSTIN LONGINO

TOWN ATTORNEY | JOHN SCHWEPPE III

COUNCILMEMBER TOMMY GREENE

COUNCILMEMBER PATRICK LITTON

COUNCILMEMBER CALEB EDWARDS

COUNCILMEMBER MARTY THOMAS

COUNCILMEMBER TONYA GANTT

MAYOR THOMAS