



City of Boiling Spring Lakes
Board of Commissioners Workshop
February 17, 2017
City Hall – 9:30 am

PLEASE TURN OFF CELL PHONES

1. **Call to Order ~ Mayor Craig Caster**

The Board of Commissioner Workshop was called to order at 9:30 a.m.

2. **Attendance ~ in attendance at the meeting were ~**

Mayor Craig Caster
Commissioner Mary Stilwell
City Manager Jeff Repp
Police Chief Brad Shirley

Commissioner Mark Stewart
Commissioner David Putnam
Commissioner David Crawford
City Clerk Jane McMinn (**excused**)

3. **Land Use Plan Overview ~ City Manager Repp**

Mr. Repp stated there are two plans on the agenda today; the first one is the Land Use Plan, which has been developed over the last year. The Planning Commission has made their recommendation to the Board, today we will have a presentation done by Wes MacLeod, Senior Regional Planner of the COG. Mr. Repp advised the Board that the plan will be to have two public meetings prior to Board consideration and adoption of the plan. It was his hope to have the plan on the May 2017 agenda for adoption.

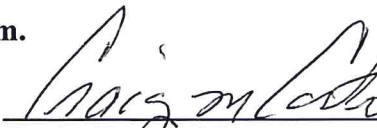
Wes MacLeod presented the slides of the Land Use Plan. *The Land Use Plan is hereby incorporated by reference and made a part of these minutes.*

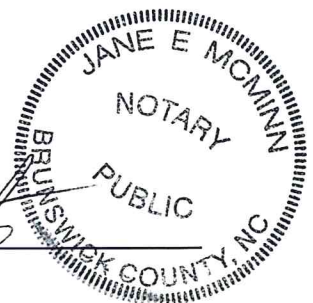
4 **Brunswick County Greenway, Bike Route, & Paddle Trail Plan ~ Mary Green**

Mary Green, Director of Parks & Recreation gave a presentation of the Brunswick County Greenway, Bike Route, & Paddle Trail Plan. *The Plan is hereby incorporated by reference and made a part of these minutes.*

5. **Adjourn ~**

The Workshop was adjourned at 11:40 a.m.


Craig Caster, Mayor



ATTEST:


Jane McMinn, City Clerk


Date

2016 LAND USE PLAN

for the City of Boiling Spring Lakes

February 17, 2017

BOC WORKSHOP
WES MACLEOD



CAPE FEAR COUNCIL OF GOVERNMENTS

Outline

- ❑ Introduction
- ❑ What is a Land Use Plan?
- ❑ Demographic Overview & Community Profile
- ❑ Natural Systems
- ❑ Public Input Priorities
- ❑ Land Use and Growth Management
- ❑ Questions

What is a Land Use Plan?

- An official document containing goals, policies, analyses and maps that serves as a community's [blueprint for growth](#)
- An analysis of existing development trends in the community
- An opportunity for the community to formulate a desired future growth pattern
- Formal guidance (in the form of adopted goals and policies) in the decision making process for use by both present and future elected officials and Town staff
- NCGS §160A-383 requires that zoning regulations be made in accordance with a land use plan

Planning Board – Steering Committee

Bill Clark, Chairman

William Sraver, Jr.

Nancy Crawford

Jeremy Sexton

Gene Fioravante

Population Growth

Population	Boiling Spring Lakes, NC		Shallotte, NC		Southport, NC	
1970 Pop.	245	% Change	597	% Change	2,220	% Change
1980 Pop.	998	307.4%	680	13.9%	2,824	27.2%
1990 Pop.	1,650	65.3%	965	41.9%	2,369	-16.1%
2000 Pop.	2,972	80.1%	1,381	43.1%	2,351	-0.8%
2010 Pop.	5,372	80.8%	3,675	166.1%	2,833	20.5%
2014 Pop.	6,001	11.7%	3,766	2.5%	3,267	15.3%
Population Change 1970-2014	2,349%		531%		47%	

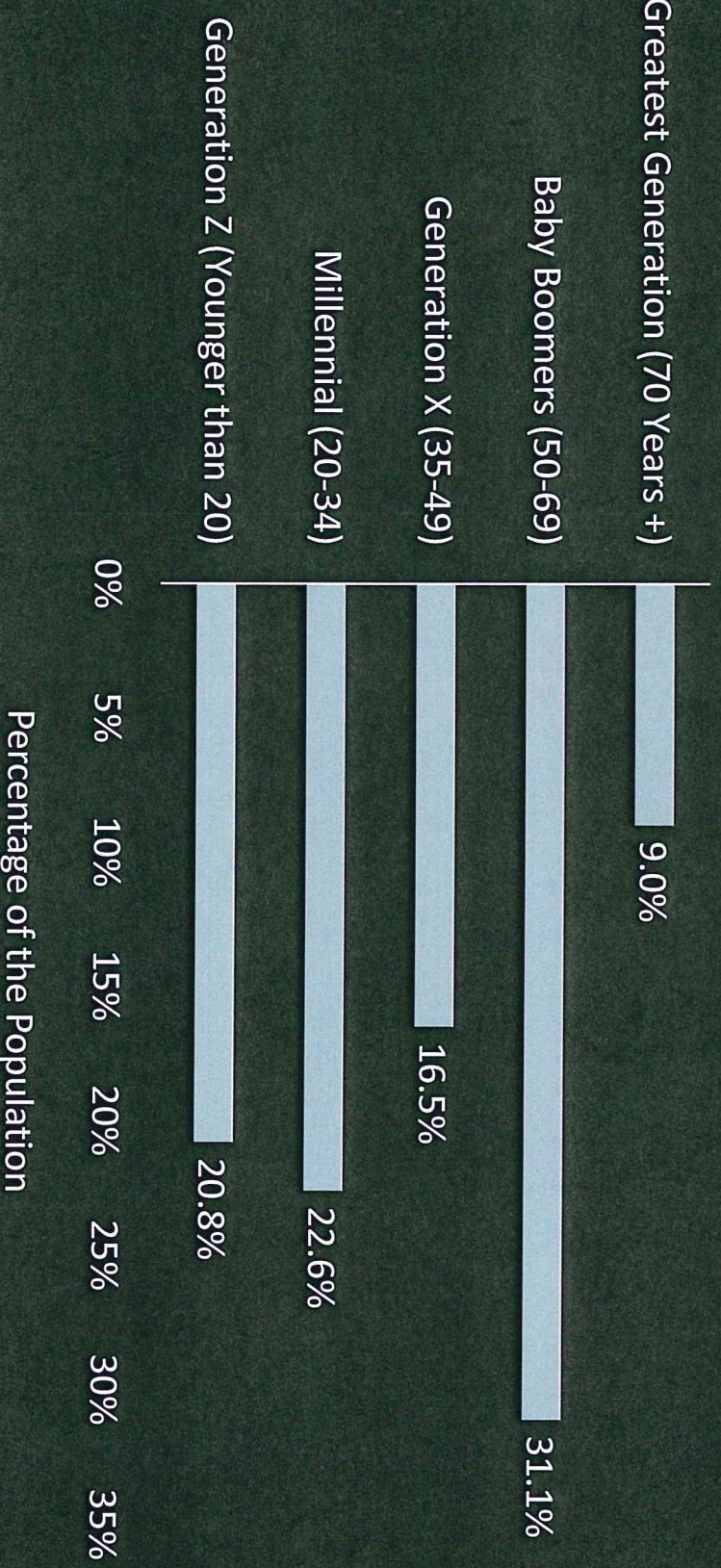
Population Projections

Year	Brunswick County	Boiling Spring Lakes
2010	108,085	5,372
2015	121,581	6,043
2020	137,036	6,811
2025	152,492	7,579
2030	167,951	8,347
2035	183,410	9,116
2040	198,212	9,851
2045	213,887	10,631

Estimated population projections anticipate the City adding **more than 5,000 people** over the next thirty years or more than **160 new residents a year** (more than three each week) for the next thirty years.

Population by Age

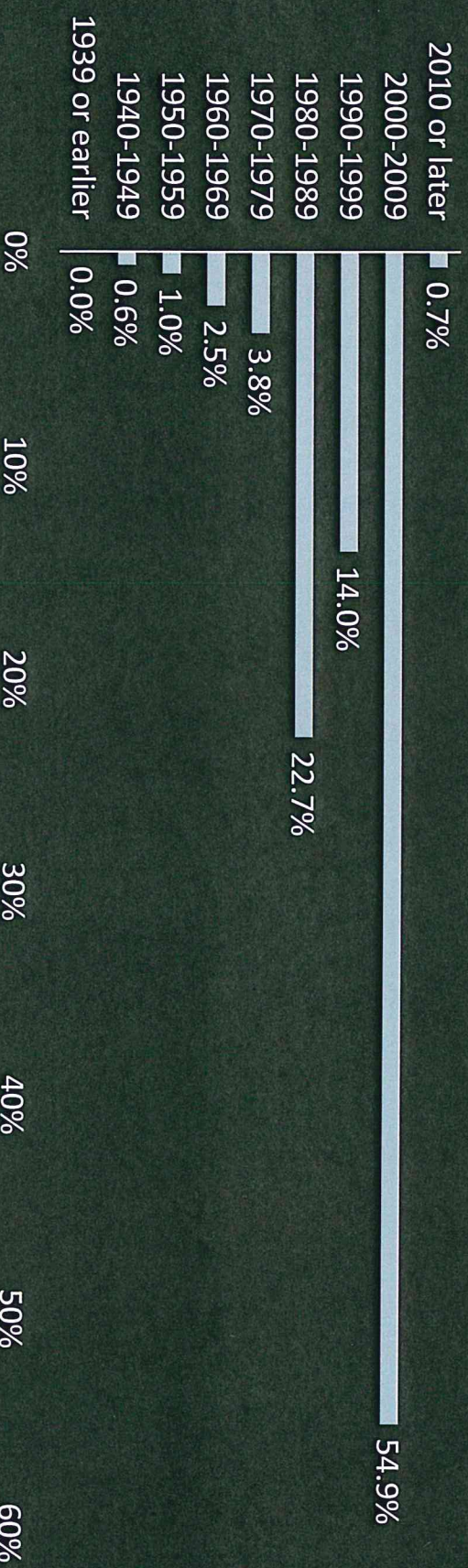
City of Boiling Spring Lakes
Population by Age, 2014



Housing

Median Value of Housing (2014)	
Brunswick County	\$186,600
Boiling Spring Lakes	\$165,000
Shallotte	\$166,700
Southport	\$242,100

Year Structure Built, 2014



Community Profile Summary

- ❑ The population of Boiling Spring Lakes has almost doubled since 2000 and is expected to double again in the next 30 years.
- ❑ The median age in the City is 41 years and the highest percentage of the population is made up of the Baby Boomer generation (50-69 years).
- ❑ Median home value in the City is similar to Shallotte and only slightly lower than the Brunswick County statistic.
- ❑ More than half the housing stock in Boiling Spring Lakes was built after 2000.
- ❑ The City has a median household income that is similar to that of North Carolina.
- ❑ The poverty rate in Boiling Spring Lakes is low compared to the State and the County.

Natural Systems



Map is to be used for general purposes only. Spatial data used to generate this map was gathered from disparate sources and represent a condition at a fixed period in time. 100% accuracy of spatial data to current circumstances cannot be guaranteed. The Cape Fear Council of Governments is not legally responsible for the misuse of this map.

Data source provided by the North Carolina Center for Geographical and Information Analysis.
Field verification is necessary for 100% accuracy of wetlands.



0 1150 2300 4500 6900 9200 Feet

0 0.25 0.5 1 1.5 2 Miles



**City of Boiling
Spring Lakes**



**2016 Land Use Plan
Map 3.3 Wetlands**

Legend

- Roads
- City Boundary
- Water Features
- Wetlands



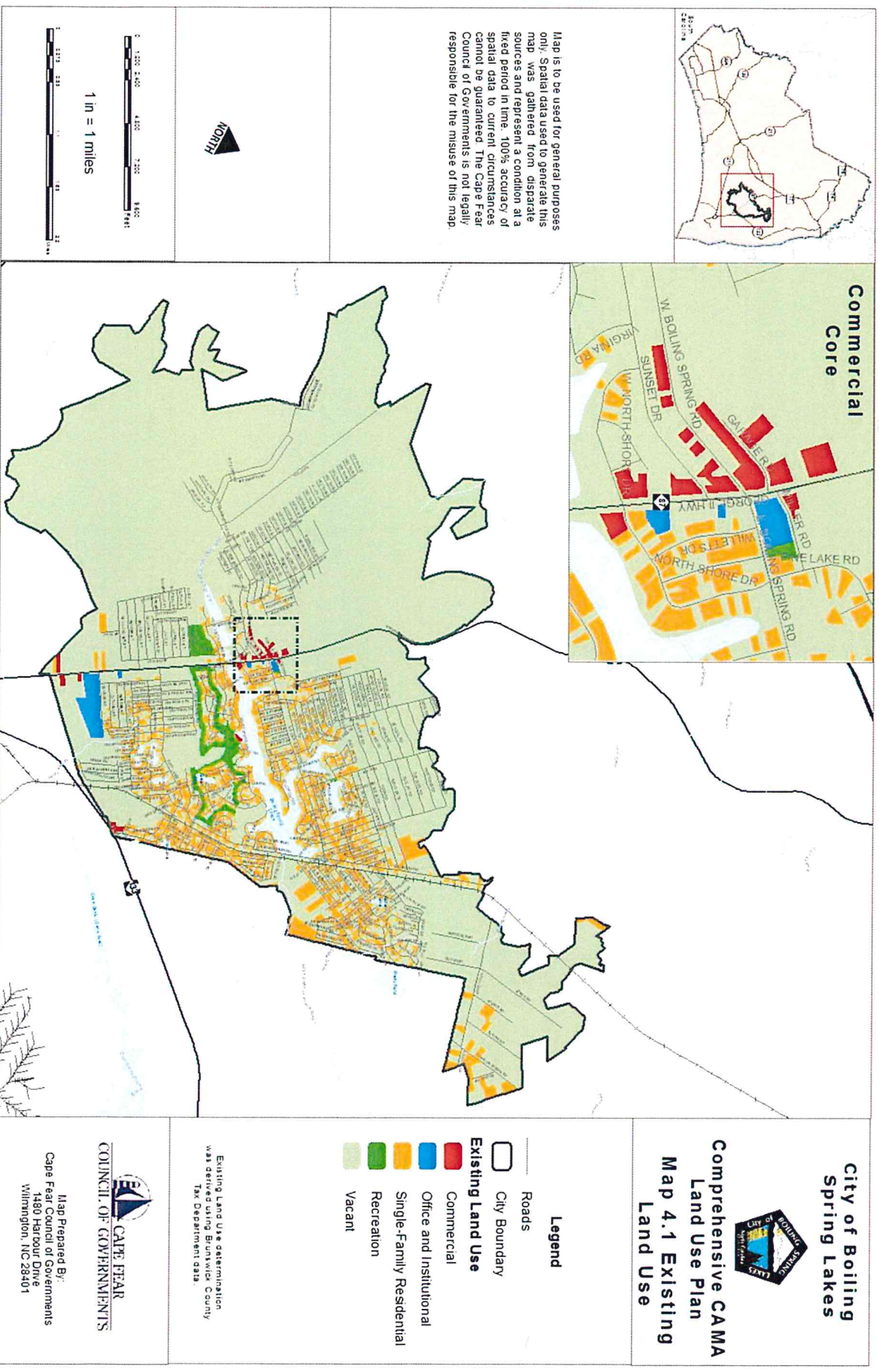
Map Prepared By:
Cape Fear Council of Governments
1480 Harbour Drive
Wilmington, NC 28401

Top 10 Public Input Priorities

1. Expand commercial and retail opportunities such as a grocery store and/or drug store.
2. Enhance stormwater management and flood control measures in the City.
3. Expand the repaving program to ensure more City streets are paved.
4. Increase code enforcement efforts to address dilapidated, derelict, and unkempt residential areas.
5. Determine feasibility of sewer expansion and respective costs associated with the expansion. The survey indicated mixed opinions regarding sewer expansion.
6. Maintain the City's small-town character in light of increasing growth pressures.
7. Provide sidewalks along major roads.
8. Provide more walking paths, multi-use trails (greenways), bike routes, and pedestrian-scaled lighting.
9. Encourage the reestablishment of a City of Boiling Spring Lakes Post Office.
10. Make a final decision regarding implementation of a City-wide Habitat Conservation Plan. Determine costs to be placed on property owners and the City and survey all residents to gauge public opinion prior to a final decision.

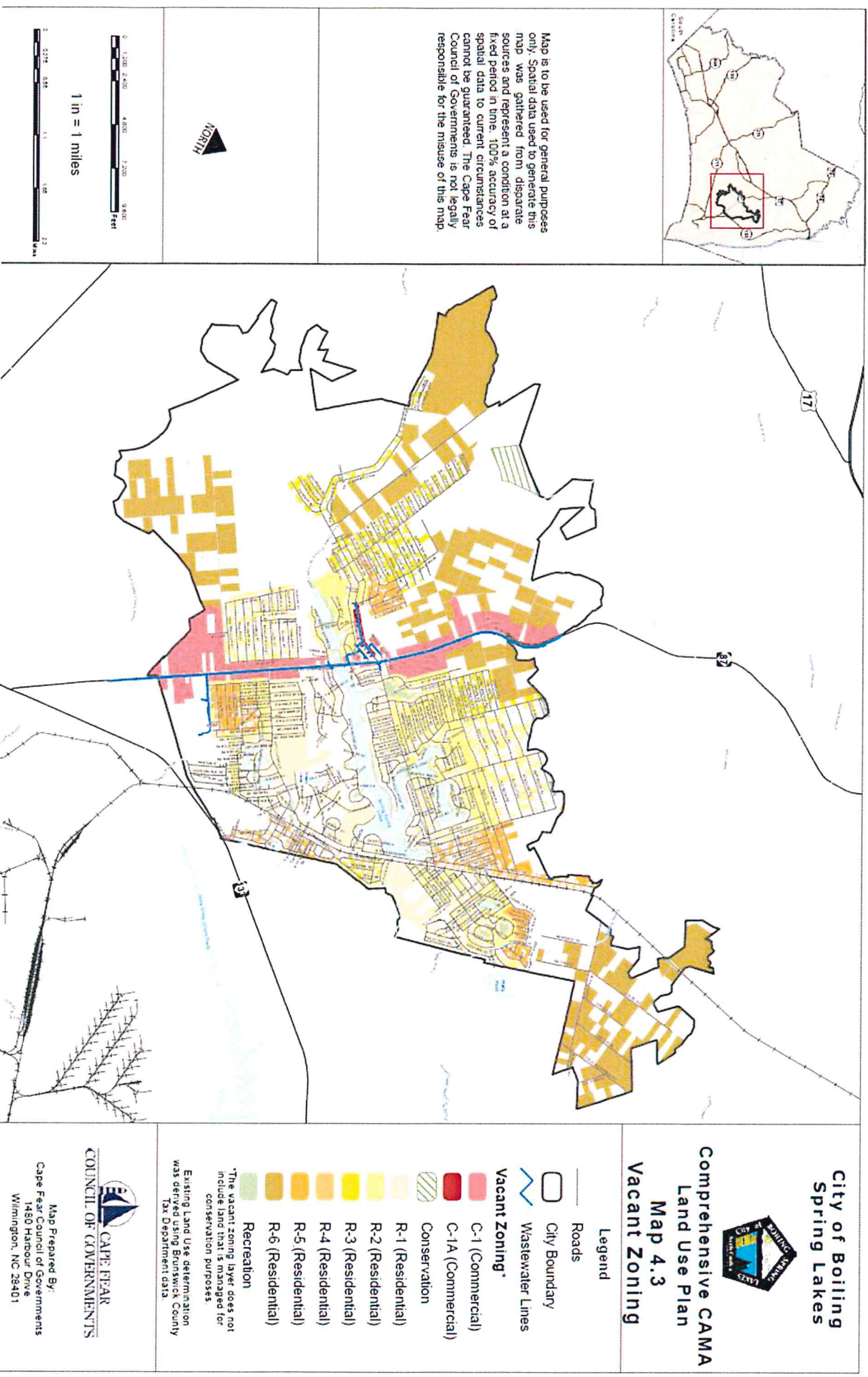
Existing Land Use

135 residents for every acre of commercial development in the City



Vacant Zoning

600 acres of vacant commercially zoned land

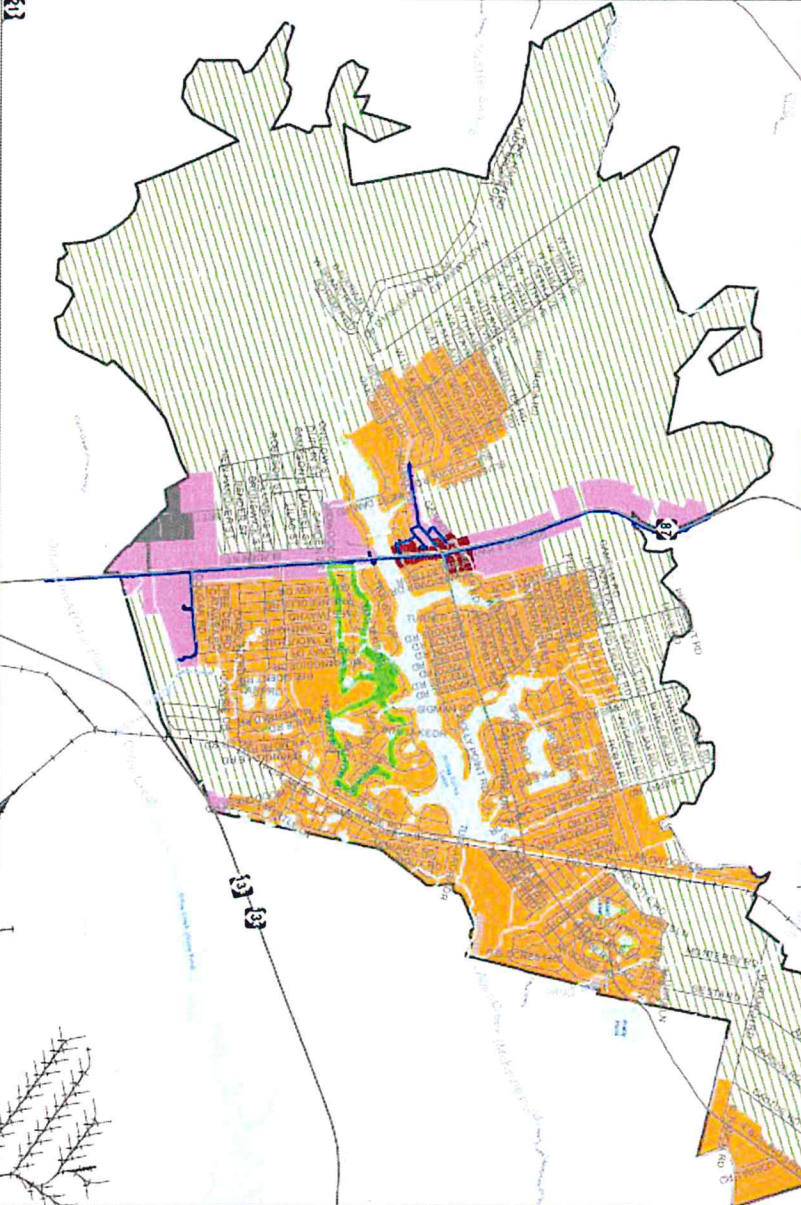
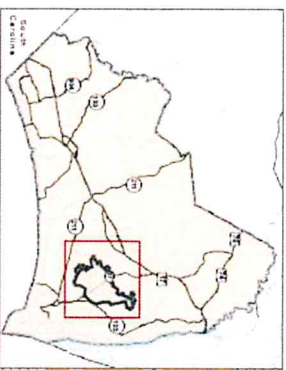


Vacant Zoning

Residential Zoning District	Vacant Acreage	Potential Housing Units
R-1	892	3,012
R-2	1,199	4,050
R-3	311	1,051
R-4	7	22
R-5	397	1,340
R-6	2,340	468
CON	85	17
Total	5,231 Acres	9,960 Housing Units

It should be noted that the **addition of 25,000 residents** would coincide with the development of roughly **185 acres of commercial land uses** (based on the existing per capita ratio of commercial development). ***This would still leave more than 420 acres of vacant commercially zoned land in the City.*** This is a clear indication of the excess supply of commercially zoned land in the City.

Future Land Use



**City of Boiling
Spring Lakes**

**Comprehensive CAMA
Land Use Plan
Map 7.1 Future Land
Use**

Legend

- Wastewater Lines
- Roads
- City Boundary
- Future Land Use**
 - City Center
 - Commercial Mixed Use
 - Light Industrial
 - Residential
 - Recreation
 - Conservation

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1 in = 1 miles



**CAPE FEAR
COUNCIL OF GOVERNMENTS**

Map Prepared By:
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Wilmington, NC 28401

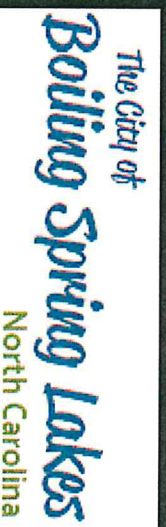
Thank You!

Wes Macleod, AICP, ASLA
Senior Regional Planner

Cape Fear Council of Governments

Tel: 910.395.4553 ext. 223

Email: wmacleod@capefearcog.org



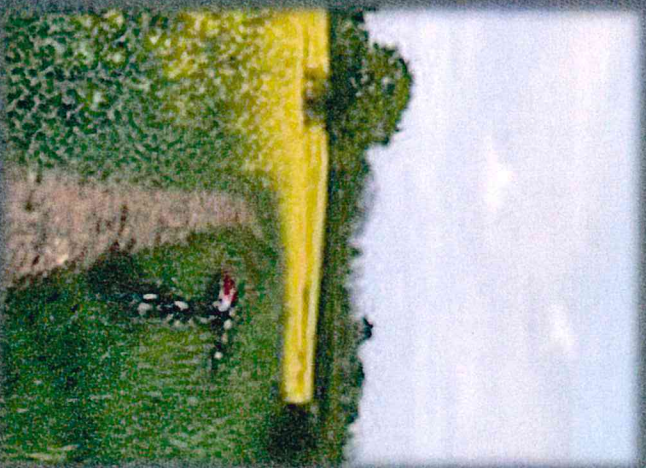
Brunswick County Greenway, Bike Route, & Paddle Trail Plan

February 2017

What is a Greenway Trail?

A.K.A. Off Road Multi-Use Path

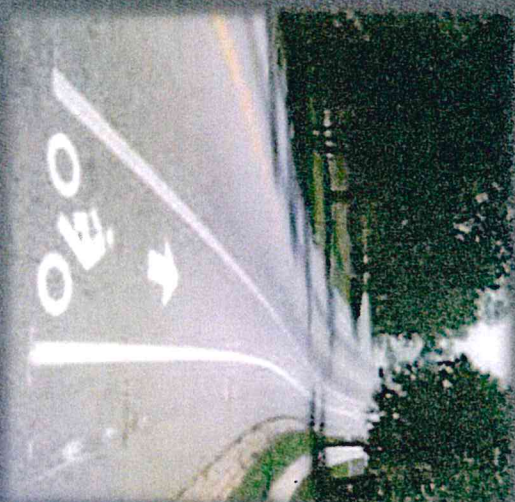
A long, narrow piece of land, where vegetation is encouraged, which is managed for public recreational and pedestrian travel.



What is a Bike Route Trail?

A.K.A. Bikeway

A designated route for bicyclist travel typically along a roadway. In some instances bike lanes or separations are provided for a safer experience. Pedestrian users may utilize the routes in some places



What is a Paddle Trail?

A.K.A. Blueway

A long, water path that is developed with interconnected launch points for canoeists, paddle boarders and kayakers. May include camping locations and other points of interests along the path.



PROJECT SCOPE

- County-wide
- Identify existing Greenway, Bikeway, & Paddle Trail Network
- Not a typical plan – very usable to everyone!
- Two components of the Plan
 - Existing Map
 - Proposed Map



PROJECT SCOPE

1. Existing Trail Map

- Show Existing Locations for Walking, Biking, & Paddling
- Existing Paddle Trail Access Sites
- Its County-wide Promotional & Educational Tool
- Show existing trail networks as well as water access sites and trailheads
- Printed hard-copy, Full-color, & outdoor-friendly
- 20,000 copies to be printed
- Show connects between municipalities and other important destinations
- Available Online

2. Proposed Trail Map

- Conceptual Map
- Identifies Future Trails Needs & Connect Missing links
- A vehicle to conserve wildlife habitats and open spaces in Brunswick County
- Promote recreation and encourage off road trails
- Help fund for Walking, Biking, & Paddling Projects throughout Brunswick County



Brunswick County Planning & Community Development Departments Goal



Brunswick County

Where have we been.....

- Started April 2015
- Secured Funding
- Hired Consultant
- Public Input Component
- Reach Out to Stakeholders & Large Land Owners & Special Interest Groups
- Research and vetting trail routes
- Drafted Maps



Brunswick County Greenway & Blueway Public Input Meetings

We want to hear from you!

Are you interested in helping establish, maintain or preserving our natural resources? Brunswick County Planning Department is embarking on a project that will create a network of trails, preserve our natural resources, and provide a tool to find trails and water access sites. Join us and give us your thoughts and ideas on creating a Greenway & Blueway network throughout Brunswick County at either of the two convenient public input meetings:

MARCH 1, 2016
6:30PM – 8:00PM
 Town Creek Elementary School
 6330 Lake Park Drive SE
 Winshaw, NC 28479

MARCH 2, 2016
6:30PM – 8:00PM
 Shalotte Town Hall
 110 Chivers Street
 Shalotte, NC 28470



BRUNSWICK COUNTY
PLANNING DEPARTMENT
 P.O. Box 249
 Bolivia, NC 28422
www.brunswickcountync.gov
 For more information contact Krista Dixon
 at Krista.Dixon@brunswickcountync.gov
 or 910-353-3827

Working Together & Creating Partnerships



Town Participation

❑ Large Population Center

- Neighborhoods
- Commercial Center
- Large Residential Population Base

❑ Great Destination

- Example: Brunswick RiverWalk at Belville & Shalotte Town Center
- Landmarks
- Schools
- Commercial Areas
- Water Accesses/Piers
- Parks/Nature Parks
- Community Garden
- Cultural Arts Center

❑ Existing Facilities and Trails

- Water Access
- Parks
- Residential Neighborhoods
- Birding Trails



Project Revealed

- Most Existing Routes are On-Road
 - East Coast Greenway Routes
 - NC State Bike Route #3
 - Existing local bike routes
- Limited Existing Hard Surface Off-road Facilities
 - Brunswick Forest Multi-Use Trail
 - Brunswick Riverwalk at Belville
 - Carroll Street Bike Trail
- Need to Widen Focus to includes Nature Trails
- Need for comprehensive source for Paddle Access Sites.
- Large Community Interest in Trails
- Exciting Destinations
- Variety of Existing Trail Types Exist
- Variety of User Types
- Variety User Needs
- Need for More Online Presence



More THAN A Trail

*Plan Theme
& Branding*

What is a Trail Network?

AKA Greenway, Bikeway, On-road Bike Routes, Off Road Trail, Multi-use paths

An system of routes for walking and biking for the traveling public that connects designations together

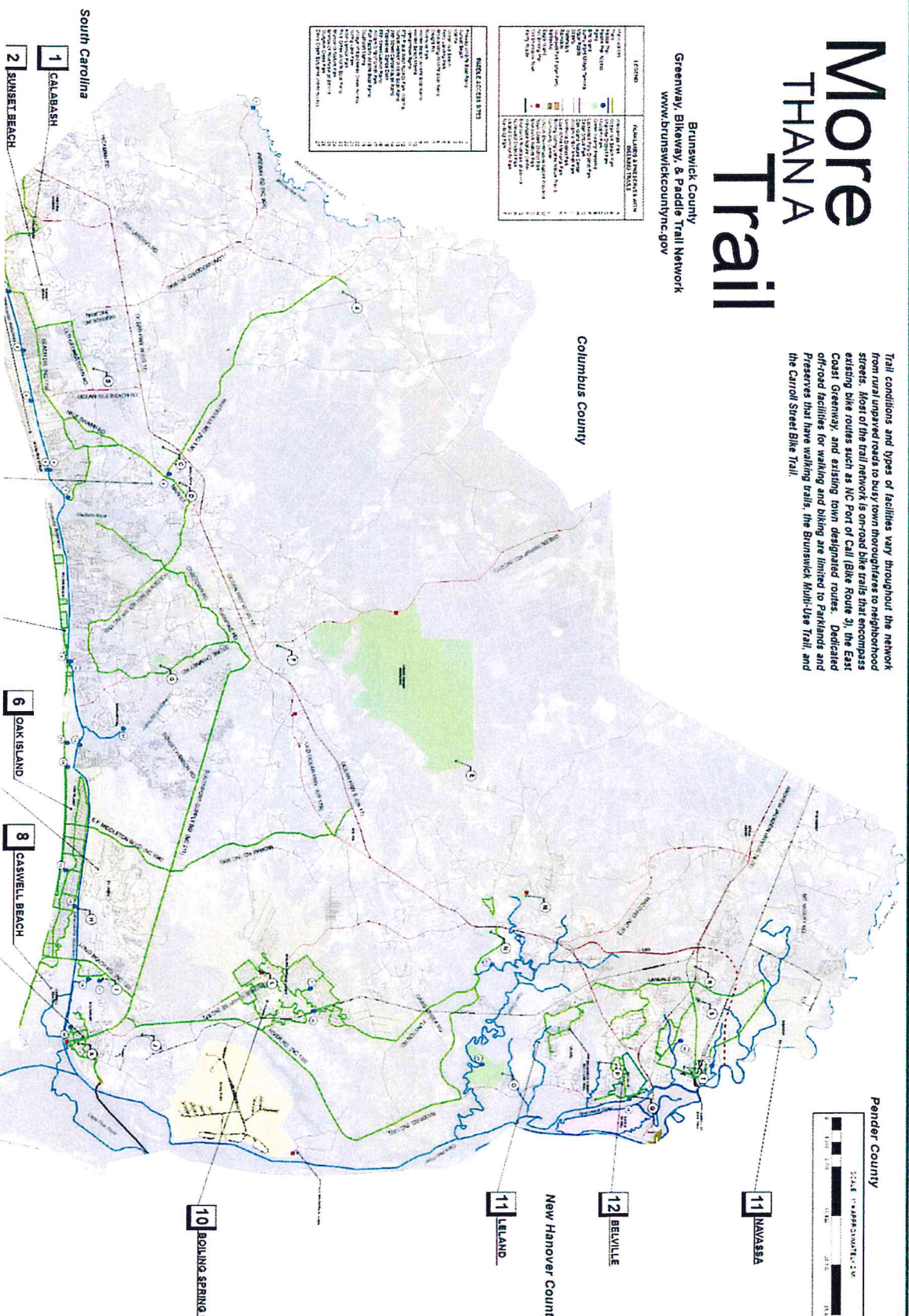


EXISTING MORE THAN A TRAIL MAPS

- 2 Maps
- Existing Trail Routes Include
 - ▢ NC Port of Call (Bike Route 3)
 - ▢ East Coast Greenway
 - ▢ Town Bike Routes
 - Holden Beach
 - Leland
 - Southport
 - Oak Island
- Identified Places People Regularly Walk & Biked
 - Boiling Spring Lakes
 - Brunswick Forest
 - Brunswick Nature Park
- Off-road Facilities
 - ▢ Brunswick Forest Multi-Use Trail
 - ▢ Carroll Street Bike Trail
- Identified Parkland & Preserves with Walking & Biking Opportunities
- Ensure Routes that Connected Communities & Destinations

More THAN A Trail

Trail conditions and types of facilities vary throughout the network from rural, unpaved roads to busy, urban thoroughfares to neighborhood streets. Most of the trail network is on-road bike trails that encompasses existing bike routes such as NC Port of Call (bike route 9), the East Coast Greenway, and existing town designated routes. Dedicated off-road facilities for walking and biking are limited to Parklands and Preserves that have walking trails, the Brunswick Multi-Use Trail, and the Carroll Street Bike Trail.



IMPORTANT CAUTION INFORMATION

Trail conditions and types of facilities vary throughout the network from rural unpaved roads to busy town thoroughfares to neighborhood streets. Most of the trail network is on-road bike trails that encompass existing bike routes such as NC Port of Call (Bike Route 3), the East Coast Greenway, and existing town designated routes. Dedicated off-road facilities for walking and biking are limited to Parklands and Preserves that have walking trails, the Brunswick Multi-Use Trail, and the Carroll Street Bike Trail.

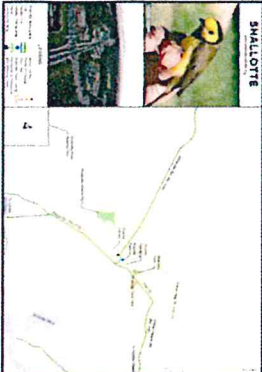



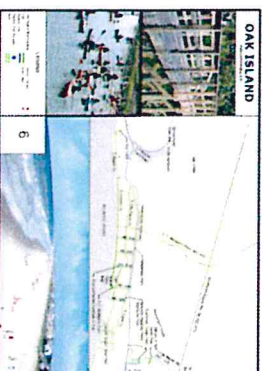





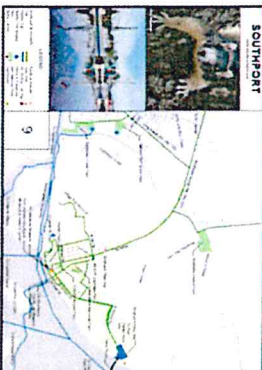



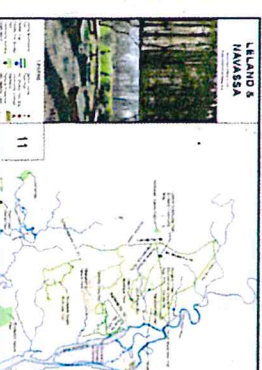


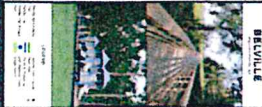









EXISTING MORE THAN A TRAIL MAP

INSET MAP

Side #2

More THAN A Trail

Brunswick County
Greenway, Bikeway, & Paddle Trail Network

SHALLOTTE  	HOLDEN BEACH  	OAK ISLAND  	ST JAMES  
CASWELL BEACH  	SOUTHPORT  	BOILING SPRING LAKES  	LELAND & HAWASSA  
BEULVILLE  	CONSERVING WILDLIFE THROUGH TRAILS  <p>Conserving wildlife through trails is a key goal of the Brunswick County Greenway, Bikeway, & Paddle Trail Network. The network is designed to provide a safe and scenic route for cyclists, bikers, and paddlers, while also protecting the natural resources of the county. The network is composed of several trails, including the Brunswick County Greenway, the Brunswick County Bikeway, and the Brunswick County Paddle Trail. The network is designed to provide a safe and scenic route for cyclists, bikers, and paddlers, while also protecting the natural resources of the county. The network is composed of several trails, including the Brunswick County Greenway, the Brunswick County Bikeway, and the Brunswick County Paddle Trail.</p>		BICYCLE LAWS OF NORTH CAROLINA  <p>The following are the laws of North Carolina regarding bicycles. It is the responsibility of the cyclist to know and follow these laws. The laws are: 1. Bicycles are considered vehicles under North Carolina law. 2. Bicyclists must obey all traffic laws. 3. Bicyclists must use proper signaling. 4. Bicyclists must wear seatbelts. 5. Bicyclists must not drink and ride. 6. Bicyclists must not use a mobile phone while riding. 7. Bicyclists must not ride on the wrong side of the road. 8. Bicyclists must not ride on a highway with a speed limit of 50 mph or greater. 9. Bicyclists must not ride on a highway with a speed limit of 40 mph or greater if the highway is not marked for bicycles. 10. Bicyclists must not ride on a highway with a speed limit of 30 mph or greater if the highway is not marked for bicycles. 11. Bicyclists must not ride on a highway with a speed limit of 20 mph or greater if the highway is not marked for bicycles. 12. Bicyclists must not ride on a highway with a speed limit of 10 mph or greater if the highway is not marked for bicycles. 13. Bicyclists must not ride on a highway with a speed limit of 5 mph or greater if the highway is not marked for bicycles. 14. Bicyclists must not ride on a highway with a speed limit of 0 mph or greater if the highway is not marked for bicycles. 15. Bicyclists must not ride on a highway with a speed limit of 0 mph or greater if the highway is not marked for bicycles.</p>
CALABASH  	SUNSET BEACH  	OCEANISLE BEACH  	PADDLE SAFETY TIPS  <p>When paddling, it is important to follow safety tips to ensure a safe and enjoyable experience. The following are some safety tips for paddling: 1. Wear your seatbelt. 2. Use proper signaling. 3. Do not drink and paddle. 4. Do not use a mobile phone while paddling. 5. Do not paddle on the wrong side of the river. 6. Do not paddle on a highway with a speed limit of 50 mph or greater. 7. Do not paddle on a highway with a speed limit of 40 mph or greater if the highway is not marked for paddlers. 8. Do not paddle on a highway with a speed limit of 30 mph or greater if the highway is not marked for paddlers. 9. Do not paddle on a highway with a speed limit of 20 mph or greater if the highway is not marked for paddlers. 10. Do not paddle on a highway with a speed limit of 10 mph or greater if the highway is not marked for paddlers. 11. Do not paddle on a highway with a speed limit of 5 mph or greater if the highway is not marked for paddlers. 12. Do not paddle on a highway with a speed limit of 0 mph or greater if the highway is not marked for paddlers. 13. Do not paddle on a highway with a speed limit of 0 mph or greater if the highway is not marked for paddlers.</p>

Existing Greenway, Bikeways, & Blueways

Facilities in Brunswick County

○ Greenways

- Brunswick Forest Multi-Use Trail
- Brunswick Riverwalk at Belville
- Parkland & Preserve Trails –
 - Brunswick Nature Park
 - Boiling Spring Lakes Preserve
 - UNCW Ev-Henwood Nature Preserve
 - The Nature Conservancy Green Swamp Trails
 - Oak Island Trail

○ Bikeway Routes

- NC Ports of Call (Bike Route 3)
- East Coast Greenway
- Sunset Beach
- Southport
- Oak Island
- Leland
- Navassa

● Blueways

- Town Creek Blueway
- North Brunswick Blueway
- Waccamaw River Blue Trail
 - Eagle Island Trails
 - Oak Island Davis Canal
 - Sunset Beach
 - Rice Creek
 - Bald Head Island

● Festivals

- Oak Island Ride the Tide: Kayak Race & Float (May 13, 2017)
- Nature Fest Southport (April 29, 2017)
- Sunset Beach Paddle Fest (TBD)

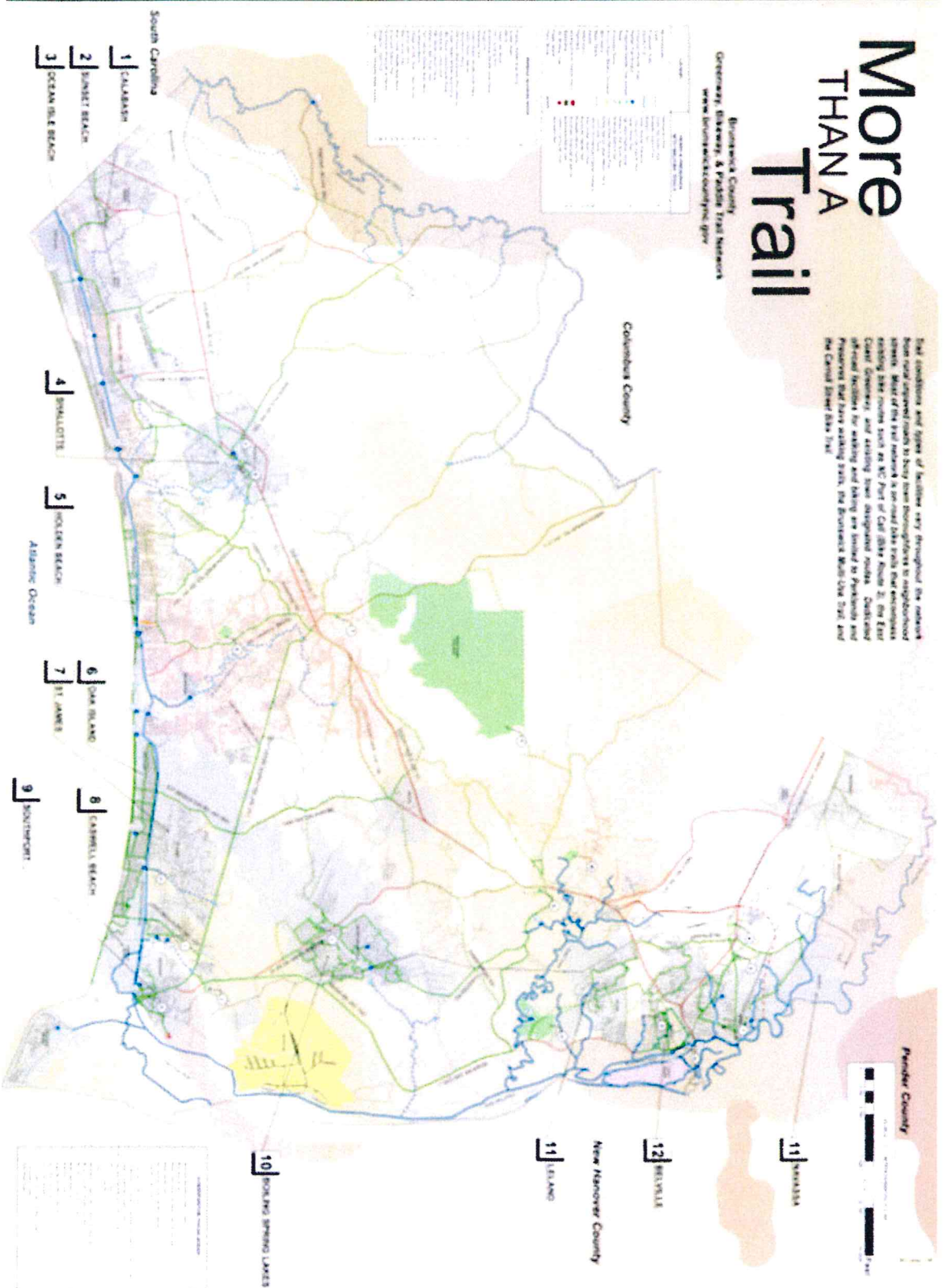
PROPOSED MORE THAN A TRAIL MAPS

- Conceptual Map
- Not funded
- Exact locations, layouts and the routing of all trails and access sites will be designed and built on a case-by case basis and are subject to changes based upon on-the-ground surveys, agreements with private land owners, and local jurisdiction approvals as well as funding availability.
- Off-road trail facilities with a hard surface encouraged
- The use of on-road bike lanes and natural surfaces are viable alternatives when hard surface off road facilities are not feasible
- Native plantings and wide corridors are encouraged
- Camping along paddle trails encouraged.

PROPOSED
MORE
THAN A
TRAIL MAP

More THAN A Trail

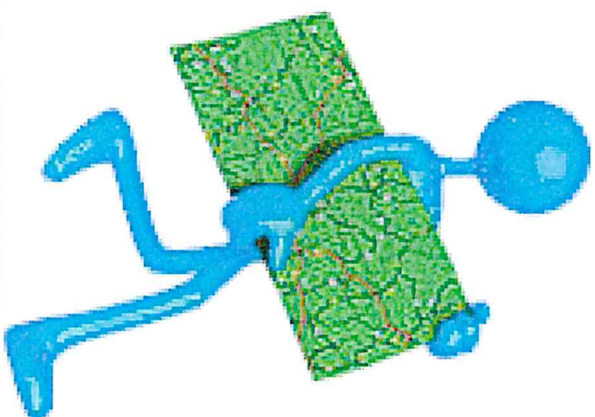
Test conditions and types of failures vary throughout the network from rural, unpopulated, to busy urban environments; it is also broad-based. Most of the test failures are on-line data links that encompass existing data products such as NC Part of Call (also known as the First Coast Connect) and existing long-haul circuit models. Customers of several facilities for existing and being are linked to Parkville and Providence that have existing links, the Brunswick North-Cost Test, and the Central Jersey Area Test.



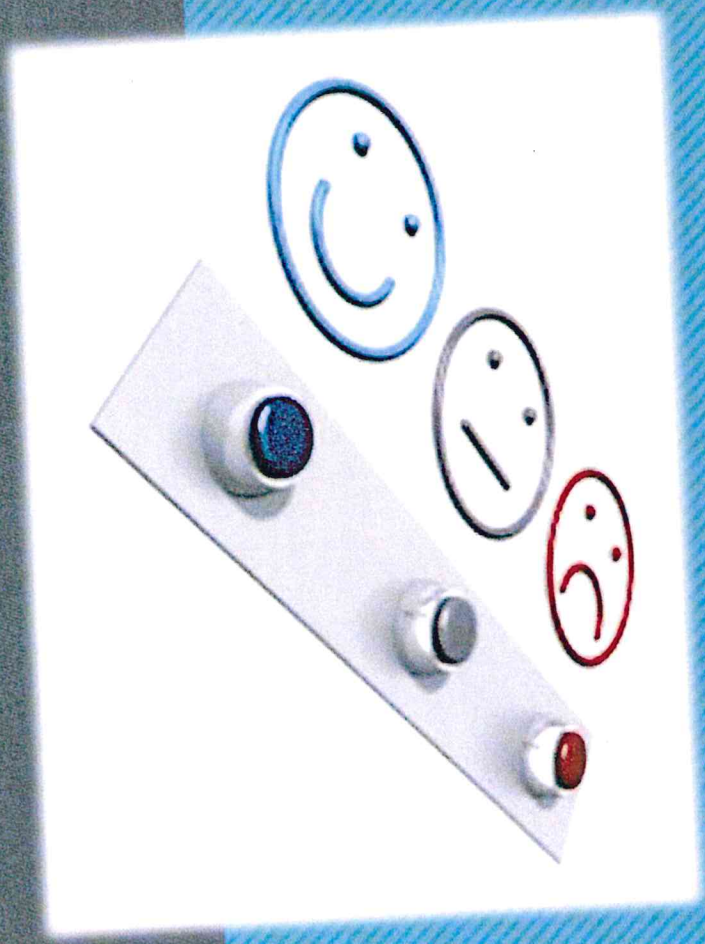
IMPORTANT INFORMATION FOR FUTURE TRAIL DEVELOPMENT

This map is for conceptual purposes only and not funded at this time. Exact locations, layouts and the routing of all trails and access sites will be designed and built on a case-by case basis and are subject to changes based upon on-the-ground surveys, agreements with private land owners, and local jurisdiction approvals as well as funding availability. Off-road trail facilities with a hard surface are desired and encouraged for all trail routes. The use of on-road bike lanes and natural surfaces are viable alternatives when hard surface off road facilities are not feasible. Native plantings and wide corridors are encouraged along the entire trails network especially in Conservation Focus Areas. Camping along paddle trails are also desired and encouraged.

Next Steps.....



Questions, Thoughts, Feedback



Kirstie Dixon
Planning Manager
910/253-2027
kirstie.dixon@brunswickcountync.gov