



## 346 East College Avenue Conditional Zoning Document

The terms below were mutually agreed upon by The Town of Boiling Springs, the property owner, and the developer. The terms are therefore binding for any and all development on the property at 346 East College Avenue, Parcel numbers 629, 631, 632, 634, and 58893, tax pin numbers 2505869005, 2505859322, 2505848670, 2505845949, 2505848413.

### Terms of Agreement

- The conditional district is established to limit development to only single-family detached dwellings.
- Any development on the area will be required to 'tap into' the existing Town-owned sewer and water lines.
- Any development shall have curb, gutter, and sidewalks as outline in Town Ordinance Article 9.4.
- Any development which adds streets shall be in compliance with Town Ordinance Article 9.4.
- When development is completed, the Town expects that all streets will be publicly dedicated.
- The developer has agreed to place a connector path from the developed property to the Ruby C. Hunt YMCA, subject to easements and all other instruments as necessary.
- The developer will provide an easement to the Town of Boiling Springs for greenway connectivity.
- The developer will provide a dedicated community amenity gathering space.
- The setbacks for the Conditional District are as follows:
  - Front: 10 feet
  - Side: 5 feet
  - Side (Corner): 10 Feet
  - Rear: 10 Feet

### Signatories

#### Property Owners:

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**Brian Edwards**

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**Jennifer Henderson**

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**Chris Edwards**



**Developer:**

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**Todd Doupona**

**Town of Boiling Springs Staff:**

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**Zachary Parker, Town Planner**

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**Mike Gibert, Public Works Director**

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**Alan McWhirter, Planning Board Chairperson**

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**Daniel Thomas, Mayor**

### **Clerk Certification**

**I, Noah Saldo, Clerk for the Town of Boiling Springs, hereby certify that this agreement has been approved by the Boiling Springs Board of Planning and Adjustment on September 19, 2023, and by the Boiling Springs Town Council on October 3, 2023. A copy of this agreement will be kept on file with the Town Unified Development Ordinance.**

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**Noah Saldo, Town Clerk**

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**Town Seal**