



THE TOWN OF
BOILING SPRINGS
NORTH CAROLINA

Date: 09/20/2023

To: The Mayor and Town Council of the Town of Boiling Springs

From: Alan McWhirter
Planning Board Chairman, Town of Boiling Springs

Re: Zoning Recommendation for Parcels 629, 631, 632, 634, and 58893

Dear Mayor and members of the Town Council,

I am writing to inform you of the Planning Board's unanimous decision to recommend that the above-mentioned parcels be rezoned from R-15 and R-20, as applicable, to R-10 and for the Town Council to create a conditional zoning district for these parcels. The Planning Board approved this zoning map amendment with the conditions outlined in the "R-10C Conditional Zoning Agreement—346 East College Avenue" document which is attached to this letter.

The Planning Board found that this would be inconsistent with our future land use map, but we felt like the public benefit of this project outweighed the need for plan conformity. The area in question was also not part of the Town's corporate limits when the land use plan was approved. This sentiment is encapsulated by the following statement that the Planning Board adopted:

"This request is inconsistent with the future land use map which shows this area being Institutional. However, this area is already heavily residential, and this potential development is consistent and reasonable with the present use of surrounding parcels. There is also a great community benefit to the development of this area."

Sincerely,

Alan McWhirter
Chairman, Boiling Springs Planning Board

Enclosures:
R-10C Conditional Zoning Agreement--346 East College Avenue

CC:
Zachary Parker, Town Planner