



ZONING ORDINANCE TEXT AMENDMENT

Options to Proceed:

1. Motion to recommend the text amendment change as requested.
2. Motion to recommend denial of the request.
3. Motion to recommend a different change/wording.

Staff recommends Option 1.

SUMMARY

Ms. Keelee Jones has requested a change to [Section 8.10](#) of the Town's Unified Development Ordinance. The section applies to "exterior building material standards" and currently reads:

These standards shall apply to all nonresidential buildings in the B-1, B-2, and O&CS districts, as well as any other nonresidential building located on NC Highway 150, SR 1003, or SR 1161, that are constructed or altered following the effective date of this ordinance. The alteration of existing buildings shall be subject to the nonconforming architectural features standards of this ordinance.

Ms. Jones purchased property on Machon Ave and plans to move her business, Magnolia Mill, into a new home on the two parcels she now owns. In working with a builder, she found the standards to be cost-prohibitive and somewhat excessive for the planned development sitting back off S. Main St and behind an existing business. She approached staff who worked with her on the requested change.

Staff supports this decision based on a discussion at the Town Council's recent planning retreat regarding the desire to ensure standards and ordinances are not *too* prohibitive to allow for additional business growth. Additionally, most businesses in Boiling Springs are located on Main St. or College Ave. The original intent of these standards was to ensure a positive first impression as visitors and residents drive these main corridors. The standards would still apply to parcels on these routes and additional standards would still apply to those parcels within the [Downtown Overlay District](#). Staff's evaluation of the change is that the impact will be minimal.

The amended text, as requested, is shown below:

These standards shall apply to all nonresidential buildings ~~in the B-1, B-2, and O&CS districts, as well as any other nonresidential building~~ located on NC Highway 150, SR 1003, or SR 1161, that are constructed or altered following the effective date of this ordinance. The alteration of existing buildings shall be subject to the nonconforming architectural features standards of this ordinance.

MATERIALS PROVIDED

- Text Amendment Application