



DOWNTOWN OVERLAY DISTRICT

Mayor Action: Open Public Hearing
Staff Report
Comments from Public
Close Public Hearing

Options to Proceed:

1. Motion to adopt the downtown overlay district as presented by staff
2. Motion to adopt the downtown overlay district and exclude parcels 1367 and 1369
3. Motion to table for 30 days for further consideration
4. Other amendments may be made as appropriate

Staff recommends Option 2

Planning Board recommends Option 1

SUMMARY

Staff and Benchmark Planning have worked to receive input and refine the borders of the downtown overlay district. Planning Board recommended the areas indicated on the attached maps (north to Bethel Ave/Green Ave, south to East Branch Ave, and west/east from Memorial Dr to Fairview Street).

Benchmark and staff held a community input meeting. Letters were mailed to all property owners within the district and an advertisement went out on social media. The Boiling Springs Fire Department and the Hamrick Sisters were the only attendees. They asked general questions and presented no objections.

One area to note is the two parcels/buildings behind the post office on W. College. The Washburn and Royster buildings (parcels 1367 and 1369) are owned by Gardner-Webb and are an admissions office and a dormitory, respectively. They do front W. College and are in close proximity to downtown businesses. However, staff recognizes these are university structures and we've *excluded* other GWU buildings from the overlay so Planning Board may wish to recommend excluding these as well. No comment was received as of the writing of this report from GWU regarding these buildings being included.

MATERIALS PROVIDED

- **Overlay Maps**