



Parcels 2986 & 61597 Zoning Map Amendment

Requested Action: Motion to approve the zoning map amendment to rezone the property listed as parcel numbers 2986 & 61597, currently located at 149 North Main Street, PINs 2505378816 & 2505376849, from R-15 to B-1 and to authorize Chairman Wacaster to send a letter to Council outlining this decision.

- If recommended, a statement of consistency is needed. For example:
"This request is inconsistent with the future land use map which shows this area being Institutional. However, the abutting area is labeled as Central Business on the Future Land Use Map, which is a better representation of both parcels present and intended use. This Zoning Map Amendment is consistent with the property's present land use and reasonable concerning the future use of the property because of its 24-hour use as both a temporary residential facility, a training area, and a hub in which to conduct the corporate business of 'Boiling Springs Rural Fire Department, Inc.'"

SUMMARY

"The fire department is planning to tear down the old house and build a new fire station building in its place. It will have offices, a training room, kitchen, day room, bunk room and fitness room. The newer existing truck bays building will remain. The new building will be a more efficient facility and will be two-story. To fit the site, it would be ideal if the front setback was 20 feet or less, A B-1 use seems like the best match to the site's use and the adjacent properties along Main Street. The current R-15 setback is 30 feet. B-1 allows for a 10 foot setback. We would like to request the rezoning to provide more flexibility for siting the building on the property and keeping their existing back driveway." This is the statement that Mr. Smith put on the application. The planning board unanimously recommends approval.

MATERIALS PROVIDED

- **Current Zoning Map**
- **Aerial Map of the property**
- **Future Land Use Map**
- **Planning board Chairman Letter**