



THE TOWN OF
BOILING SPRINGS

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ZONING MAP AMENDMENT

Mayor Action:

- Declare Public Hearing Open
- Staff Report
- Public Comment
- Declare Public Hearing Closed

Council Options to Proceed:

1. Motion to rezone parcel 44091 from R15 to R10.
2. Motion to that parcel 44091 not be rezoned.
3. Motion to table the request.

If there is a motion to rezone (or not rezone), a 'consistency statement' is needed. An example if the property is being rezoned: "Motion to rezone the property from R15 to R10. The request is consistent with the Future Land Use map and surrounding zoning districts"

Staff and Planning Board recommend Option 1.

SUMMARY

Katherine and Marvin Hoyle have requested their property be rezoned from R15 to R10. The parcel is located at 204-206 W. College Ave (on the corner of Wellington St and W. College).

Currently, two duplexes sit on the property. One was burned a year or so ago and has sat vacant. They plan to tear down the buildings and would seek to build two new duplexes.

The request is in line with the Future Land Use Map which shows this area as medium-density residential. Also, two parcels zoned R10 exist across W. College from this parcel.

From the Unified Development Ordinance:

The R-15 district is established as a district in which the principal use of land is for medium-density residential uses and associated public and private facilities typically associated with such districts.

The R-10 district is a district in which the principal use of land is for medium-density, one, two, and multi-family dwellings and associated public and private facilities typically associated with such districts.

MATERIALS PROVIDED

- **Zoning Map Amendment Petition**
- **GIS aerial and zoning map of parcel**
- **Future Land Use Map**