

# **Town of Blowing Rock**

## **Planning Board**

### **Agenda**

**Thursday, November 17<sup>th</sup>, 2022**

**5:30 pm**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes**

**Business**

1. Special Use Permit – Rumble Memorial Presbyterian Church
2. Use Table amendment – Accessory Apartments/Duplex Use

**Other Business**

**Adjournment**

**DRAFT**

**Planning and Zoning Board**

**Minutes**

**Thursday, October 20, 2022**

**5:30 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, October 20th, 2022, for their regularly scheduled meeting. Members present were Tom Barrett, Pete Page, Chairman Bill McCarter, Catherine Perry, Chris Squires and Harrison Herbst. Staff members present were Director Keven Rothrock, Brian Johnson and Taylor Miller.

Chairman Bill McCarter called the meeting to order at 5:29 p.m.

Chairman McCarter asked if there was a motion to approve the agenda. *Member Tom Barret made a motion to approve the agenda, seconded by Member Pete Page. All in favor.*

Chairman McCarter asked if there was a motion to approve the August 18th, 2022, minutes. *Member Harrison made a motion to approve the minutes, seconded by Member Barrett. All members were in favor of the motion.*

**1. Review and consideration of draft ordinance to remove Short-Term Rental permitting.**

Director Kevin Rothrock updated the Planning Board on why we are amending the Short-term Rental Ordinance. The town used to require a registration process for Short-term Rentals but with the outcome of the Court of Appeals decision from the Wilmington case, we can no longer require that. In the new draft that was created, we can require a zoning permit application that represents a change in use for the property. If the draft is approved, there will also be a list of frequently asked questions added to the town website in regard to Short-term Rentals for anyone wanting to find out more information. The draft also points out fire alarm, smoke detector and carbon monoxide detector requirements that are still in place for Short-term Rentals. When an applicant applies for a change in use permit for a STR, these requirements will be checked by our Zoning Enforcement Officer when they conduct an inspection of the STR property.

Director Rothrock asked if there were any comments or concerns from the planning board or the crowd. There was no comment.

There was a motion made by Planning board to send the drafted ordinance and FAQ's to town council for approval. *There was also a motion to adopt the ordinance and FAQ's by Catherine Perry, seconded by Harrison Herbst. All in favor.*

## 2. Downtown Development Standards

Director Rothrock discussed that downtown development and standards was discussed with Planning Board previously. There needs to be a plan for how we want Main Street and Downtown to look. Density, building heights, and East vs. West Main Street are all things that need to be discussed and we need to establish some requirements and standards. He presented the idea of a subcommittee for this topic. There was a subcommittee with the previous planning board and they came up with some ideas for downtown but unfortunately, the public was not really involved with any of the discussions or ideas. Mr. Rothrock pointed out that this time around needs to include the public.

Mr. Tom Barrett acknowledged that the uniqueness and quaintness of Main Street definitely needs to be maintained and with new requirements and rules, we can attempt to achieve this over time.

Mr. Tim Gupton took the stand to discuss the future of Main Street. He acknowledged that Blowing Rock is unique in a lot of ways. West Main Street is one of the biggest areas of concern. One of the main examples is 1150 Main Street where the old house was torn down and a new building was put in its place with retail below and living space above. This project was approved based off of the current code which allowed this change. There was a lawn and green space before it was torn down and now that area in front of that building is mostly sidewalk. He mentioned that there are 5 properties on Main Street at risk to be developed which could completely change the atmosphere of Main Street. Those 5 properties are Town Tavern, Rumble Church, Martin House, Funky Tulip, and The Last Straw. We want to try and maintain and preserve these properties and their green spaces. We want to preserve the setbacks that are in places and maybe create a larger setback because 15 feet is not enough.

In order to include the public more heavily in these decisions we need to provide public notices, update the comprehensive plan and think of this as a vision process.

For the subcommittee we had four volunteers that included Catherine Perry, Tom Barrett, Chairman Bill McCarter and Pete Page.

Meeting adjourned at 6:04 pm.

Chair McCarter adjourned the meeting at 6:04 pm.

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Chair Bill McCarter

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Taylor Miller  
Planning & Zoning Support Specialist

## **Blowing Rock Planning Board**

### **STAFF REPORT**

**Project:** SUP 2022-01 Rumble Presbyterian - Addition  
**Meeting Date:** November 16, 2022  
**Applicant:** Rumble Memorial Presbyterian Church  
**Staff:** Kevin Rothrock, Planning Director

### **REQUEST**

Rumble Memorial Presbyterian Church is requesting a Special Use Permit to add a new fellowship hall. The property is zoned TC, Town Center and O-I, Office-Institutional and is located partially in the WS-IV water supply watershed. The property is further identified by Watauga County PIN 2807-87-6276-000, 2807-87-8057-000, 2807-87-8261-000, 2807-87-7140-000, and 2807-87-6143-000.

### **SITE PLAN**

The church is proposing a new fellowship hall and repurposing other areas of the existing church facilities. New entryways are proposed and a relocated playground area.

The Rumble House is currently being renovated but that is not part of this application.

### **Parking**

No additional parking is being proposed as the new fellowship hall will serve the existing congregation. Much of the existing parking at the church is used by the public during the week and the public parking is widely available in downtown during Sunday church services. A parking narrative is provided for explanation.

### **Storm Water Management**

Storm water will be directed to and collected in the rear parking area where a new detention system is proposed.

### **ARCHITECTURAL**

The new building will be complimentary in materials and colors to the existing building. The new entry ways will have rock columns and timber framing to match the current entries.

## **ATTACHMENTS**

1. Parking Narrative
2. Site/grading/utility plan (SUP Plan Set)
3. Architectural schematic plans

# RUMPLE MEMORIAL PRESBYTERIAN CHURCH

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Before and After Comparisons for Special Use Permit



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Courtyard Behind Rumble House  
Current Condition



**Rumple Memorial Presbyterian Church**  
**Blowing Rock, NC**

**Courtyard/ Covered Walkway**  
Schematic Design Rendering

**adw**architects  
environmentsforlife





Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Rear of Keys Chapel from Parking  
Current Condition



**Rumple Memorial Presbyterian Church**  
**Blowing Rock, NC**

**New Fellowship Main Entry and Covered Drop-off**  
Schematic Design Rendering

**ad**architects  
environmentsforlife



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Rear of Keys Chapel and Youth Cottage from Parking  
Current Condition



**Rumple Memorial Presbyterian Church**  
Blowing Rock, NC

**New Fellowship Main Entry and Covered Drop-off**  
Schematic Design Rendering

**adw**architects  
environmentsforlife



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Rear of Keys Chapel and Youth Cottage from Parking  
Current Condition



**Rumple Memorial Presbyterian Church**  
Blowing Rock, NC

**New Fellowship Main Entry**  
Schematic Design Rendering



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Courtyard/ Covered Walkway – Aerial View  
Schematic Design Rendering

adwarchitects  
environmentsforlife



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Courtyard/ Covered Walkway  
Schematic Design Rendering

adwarchitects  
environmentsforlife



adw architects  
environmentsforlife

architecture

planning

interiors



**WATER SERVICE & FIRE LINE NOTES:**

1. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BY CONTRACTOR PRIOR TO EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION, SIZE & TYPE OF ALL EXISTING PIPES AT TIE-IN POINTS, PRIOR TO ORDERING NEW PIPE OR FITTINGS.
3. ALL WATER SERVICE LINES SHALL BE CTS POLYETHYLENE PIPE.
4. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM 3' COVER UNLESS SPECIFIED OTHERWISE.
5. ALL VALVES SHALL BE RESILIENT-SEAT DUCTILE IRON GATE VALVES.
6. COORDINATE LOCATION OF ALL NEW TAPS & METERS WITH TOWN OF BLOWING ROCK UTILITY DEPARTMENT (828-295-5200).
7. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS AND FITTINGS FOR MAINS AND SERVICES OVER 4" IN DIAMETER.
8. ALL BENDS AND TEES SHALL BE RESTRAINED JOINT AND HAVE THRUST BLOCKING. SEE DETAIL SHEET FOR SCHEDULE OF THRUST BLOCKING.
9. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL WATER SERVICES. SPRINKLER CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL FIRE AND FDC LINES.
10. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

**BACKFLOW PREVENTION NOTES:**

1. PLUMBING CONTRACTOR SHALL CONSULT WITH THE TOWN OF BLOWING ROCK UTILITY DEPARTMENT REGARDING SPECIFIC BACKFLOW REQUIREMENTS FOR THE PROPOSED DEVELOPMENT.

**SANITARY SEWER SERVICE NOTES:**

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. ALL SANITARY SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC, UNLESS OTHERWISE SPECIFIED, AND CONSTRUCTED ACCORDING TO NC BUILDING CODE. PLACE 2-DIRECTIONAL CLEANOUTS ON S.S. SERVICE WITHIN 10' OF BUILDING.
3. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL AND LOCATION OF ALL SEWER SERVICES.
4. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

**LIGHTING NOTES:**

1. OWNER & CONTRACTOR SHALL COORDINATE INSTALLATION OF SITE LIGHTING.
2. CONTRACTOR SHALL WORK WITH THE OWNER REGARDING RELOCATION OF THE EXISTING UNDERGROUND POWER SERVICE TO SITE LIGHTS.
3. A LIGHTING PLAN THAT MEETS THE TOWN'S REQUIREMENTS WILL BE SUBMITTED WITH DESIGN PLANS FOR ZONING PERMIT.

**SIGNAGE NOTES:**

1. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.

**GENERAL NOTES:**

1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WESTERN CAROLINA SURVEYORS, P.A., JOB NO.7915-22T, DATED 8-21-2022.
2. PARTIAL LIDAR TOPOGRAPHIC DATA ADDED BY MUNICIPAL ENGINEERING, INC.
3. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
4. CONTOUR INTERVAL = 1 FOOT.
5. SITE IS ZONED O1 (OFFICE AND INSTITUTIONAL) AND TC (TOWN CENTER).
6. TOTAL PROPERTY AREA = 1.999 ACRES.
7. THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.
8. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 1-800-632-4949.
9. ALL UTILITIES SHALL BE UNDERGROUND.
10. CONTACT TOWN OF BLOWING ROCK PUBLIC WORKS DEPARTMENT (828-295-5228) TO COORDINATE WATER AND SEWER CONNECTIONS.
11. CONTACT BLUE RIDGE ENERGY FOR LOCATION OF POWER SERVICE AND ANY UNDERGROUND UTILITIES ON SITE (828-264-8894).
12. CONTACT AT&T FOR PHONE SERVICE AND ANY UNDERGROUND UTILITIES ON SITE (828-262-4908).
13. CONTACT CHARTER COMMUNICATIONS FOR CABLE SERVICE AND ANY UNDERGROUND UTILITIES ON SITE (828-733-1510).
14. 18" CONCRETE MOUNTABLE CURB & GUTTER (NC DOT STD. 846.01) SHALL BE USED AS SHOWN ON PLAN.
15. PARKING SPACE DIMENSIONS ARE TO FACE OF CURB, TYP. RADII ARE TO BACK OF CURB, TYP.
16. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER & SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.
17. HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE MARKED BOTH ON PAVEMENT & WITH SIGNS IN COMPLIANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA ACCESSIBILITY CODE.
18. NEW SIGN PERMITTING AND LOCATION TO BE HANDLED BY OWNER.

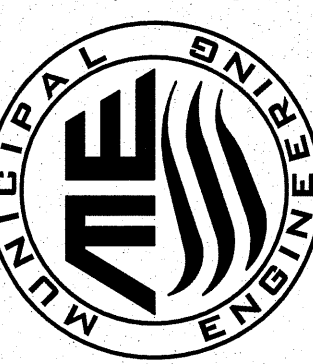
**CONSTRUCTION NOTES:**

1. REFER TO SITE WORK SPECIFICATIONS FOR GRADING, COMPACTING, DRAINAGE AND SEDIMENT & EROSION CONTROL.
2. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE NCDEQ EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL.
3. ALL EROSION & SEDIMENTATION CONTROL FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
4. IF CONTRACTOR WISHES TO USE AN EROSION & SEDIMENTATION CONTROL FABRIC OTHER THAN WHAT IS SPECIFIED, PRIOR APPROVAL MUST BE GRANTED BY THE ENGINEER.
5. CONTRACTOR SHALL PLACE CONCRETE INVERTS TO THE LEVEL OF THE OUTLET PIPE IN ALL DRAINAGE STRUCTURES SO THAT THERE IS NO PONDING IN STRUCTURES.
6. EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION & SEDIMENT CONTROL, ADDITIONAL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
7. THE CONTRACTOR SHALL USE ALL REASONABLE MEANS (E.G. WATER TRUCK, TARPS, MULCH, TEMPORARY SEEDING, ETC.) NECESSARY TO REDUCE DUST DURING CONSTRUCTION.
8. EXACT DIMENSIONS OF NEW BUILDING SHALL BE STAKED OUT ACCORDING TO THE ARCHITECT'S FOUNDATION PLAN AND NOT THE GRADING PLAN IN THIS SET OF DRAWINGS.

**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

**MUNICIPAL ENGINEERING, INC.**  
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393  
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
LICENSE NUMBER: F-0812 & C-586

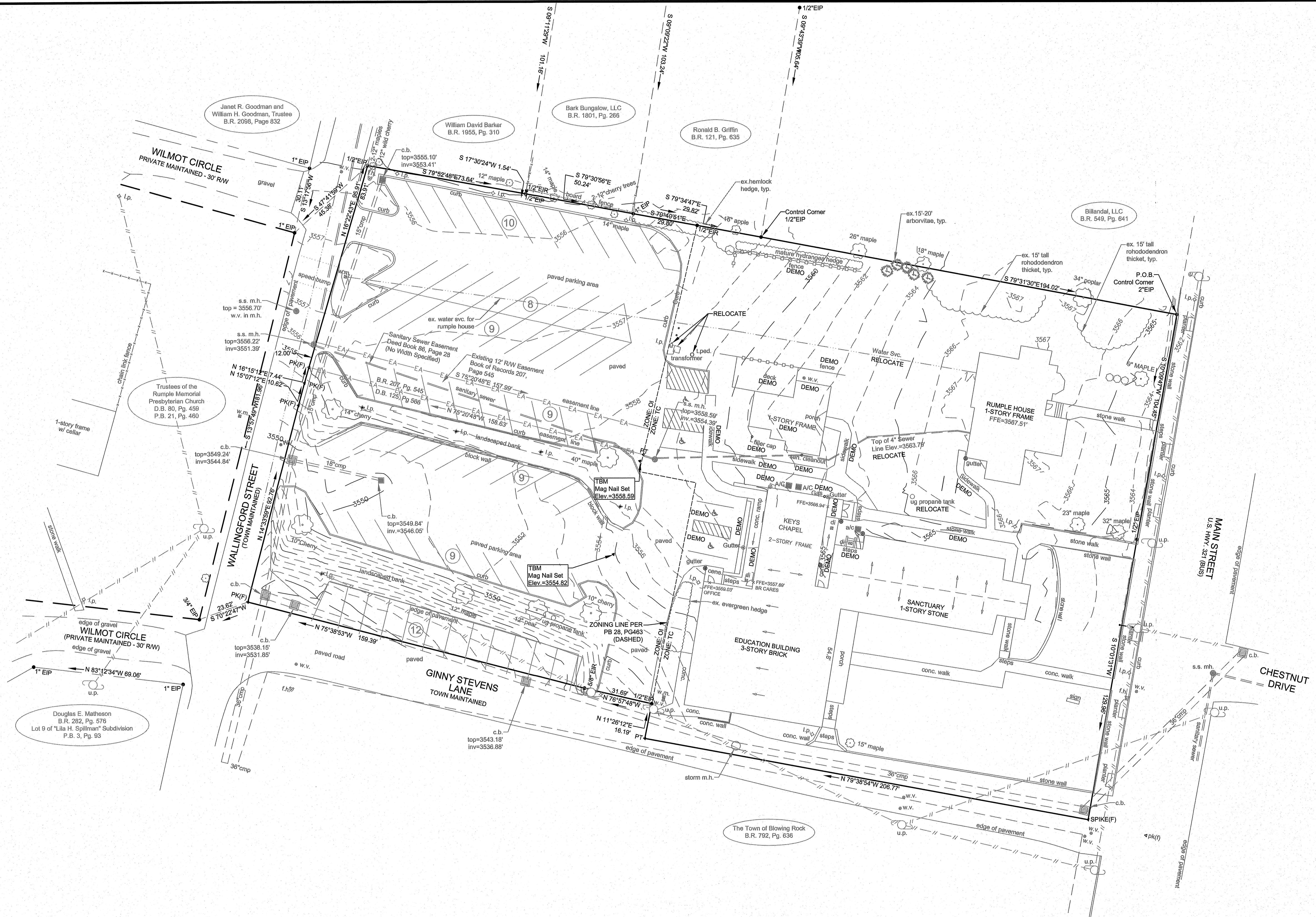


**RUMPLE MEMORIAL PRESBYTERIAN  
NEW FELLOWSHIP HALL ADDITION  
1218 MAIN STREET  
BLOWING ROCK, NORTH CAROLINA**

DATE	BY	REV.	DESCRIPTION

SCALE: AS SHOWN  
DATE: 10-17-22  
DRWN. BY: SGJ/EGT  
CHKD. BY: MPT/AJC  
PROJECT NUMBER  
B22027  
DRAWING NO. C-2 SHEET NO. 2 OF 7

PROJECT NOTES



Janet R. Goodman and William H. Goodman, Trustees  
B.R. 2098, Page 832

William David Barker  
B.R. 1955, Pg. 310

Bark Bungalow, LLC  
B.R. 1801, Pg. 266

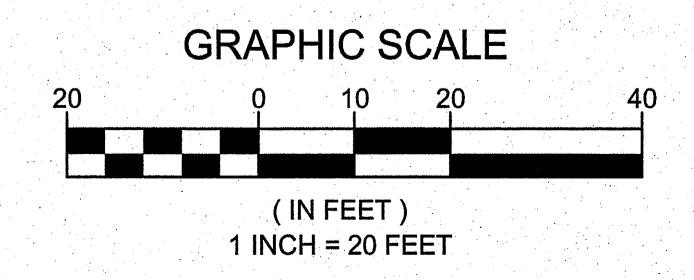
Ronald B. Griffin  
B.R. 121, Pg. 635

Billandai, LLC  
B.R. 549, Pg. 641

Trustees of the Rumble Memorial Presbyterian Church  
D.B. 80, Pg. 459  
P.B. 21, Pg. 460

Douglas E. Matheson  
B.R. 262, Pg. 576  
Lot 9 of "Lila H. Spillman" Subdivision  
P.B. 3, Pg. 93

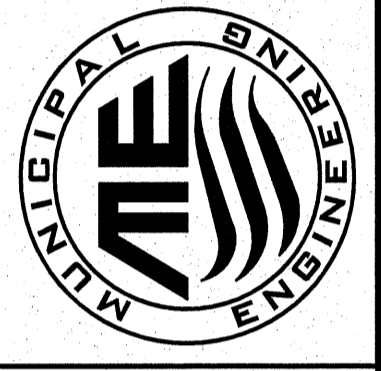
The Town of Blowing Rock  
B.R. 792, Pg. 636



**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

**MUNICIPAL ENGINEERING, INC.**  
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393  
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
LICENSE NUMBER: F-0812 & C-586



**RUMBLE MEMORIAL PRESBYTERIAN  
NEW FELLOWSHIP HALL ADDITION**  
1218 MAIN STREET  
BLOWING ROCK, NORTH CAROLINA

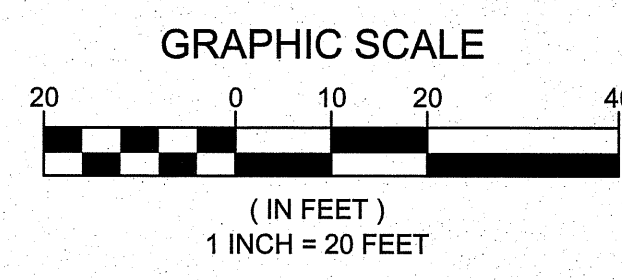
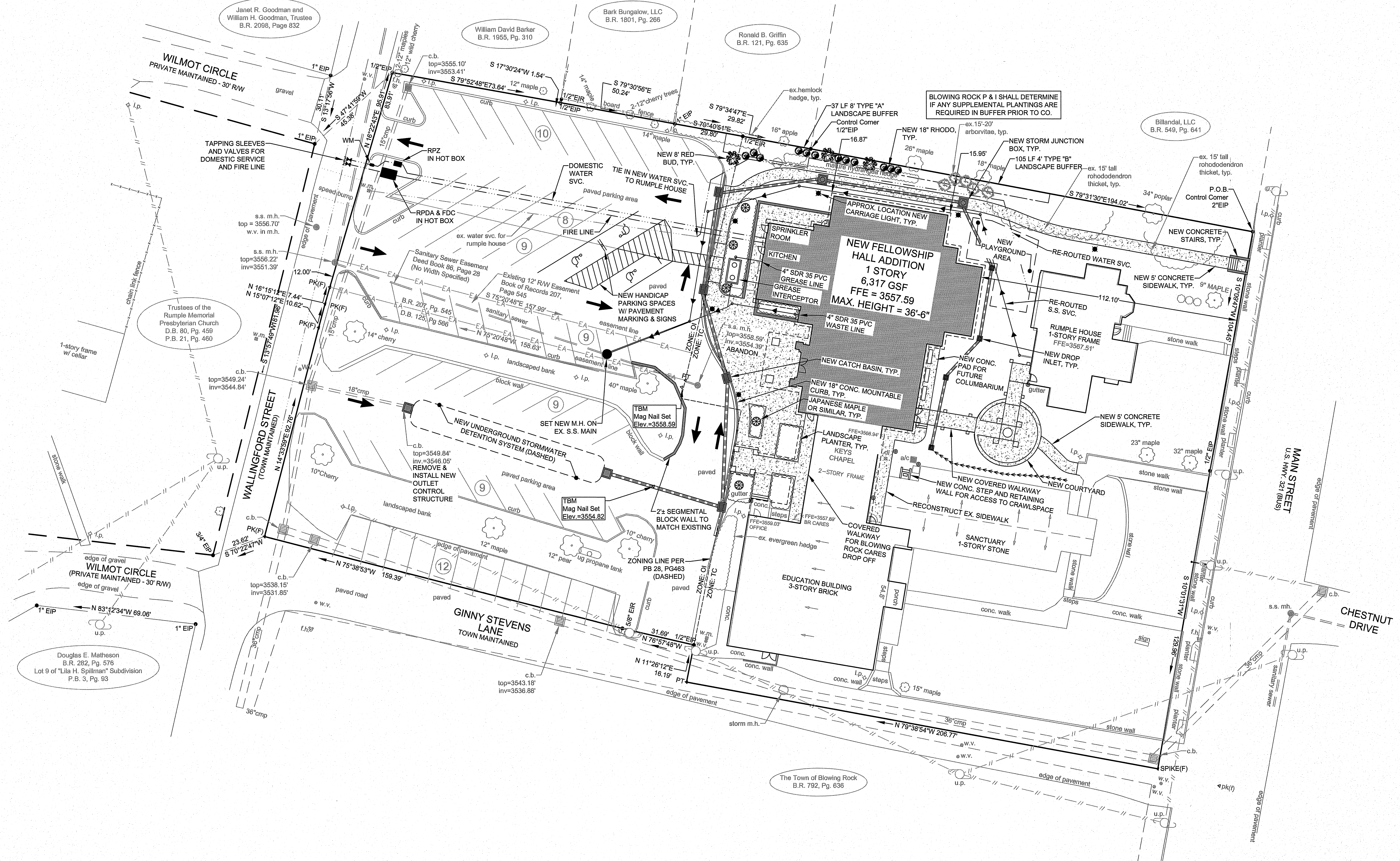
DATE	BY	REV.	DESCRIPTION

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: AS SHOWN  
DATE: 10-17-22  
DRWN. BY: SGJ  
CHKD. BY: AJC

PROJECT NUMBER  
B22027

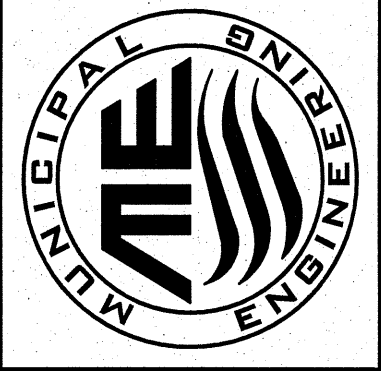
DRAWING NO. C-3 SHEET NO. 3 OF 7



**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

**MUNICIPAL ENGINEERING, INC.**  
 68 SHIPWASH DRIVE, GARNER, NC 27529 • PHONE: 919-772-5393  
 820-B STATE FARM ROAD, BOONE, NC 28607 • PHONE: 828-262-1767  
 LICENSE NUMBER: F0812 & C-586

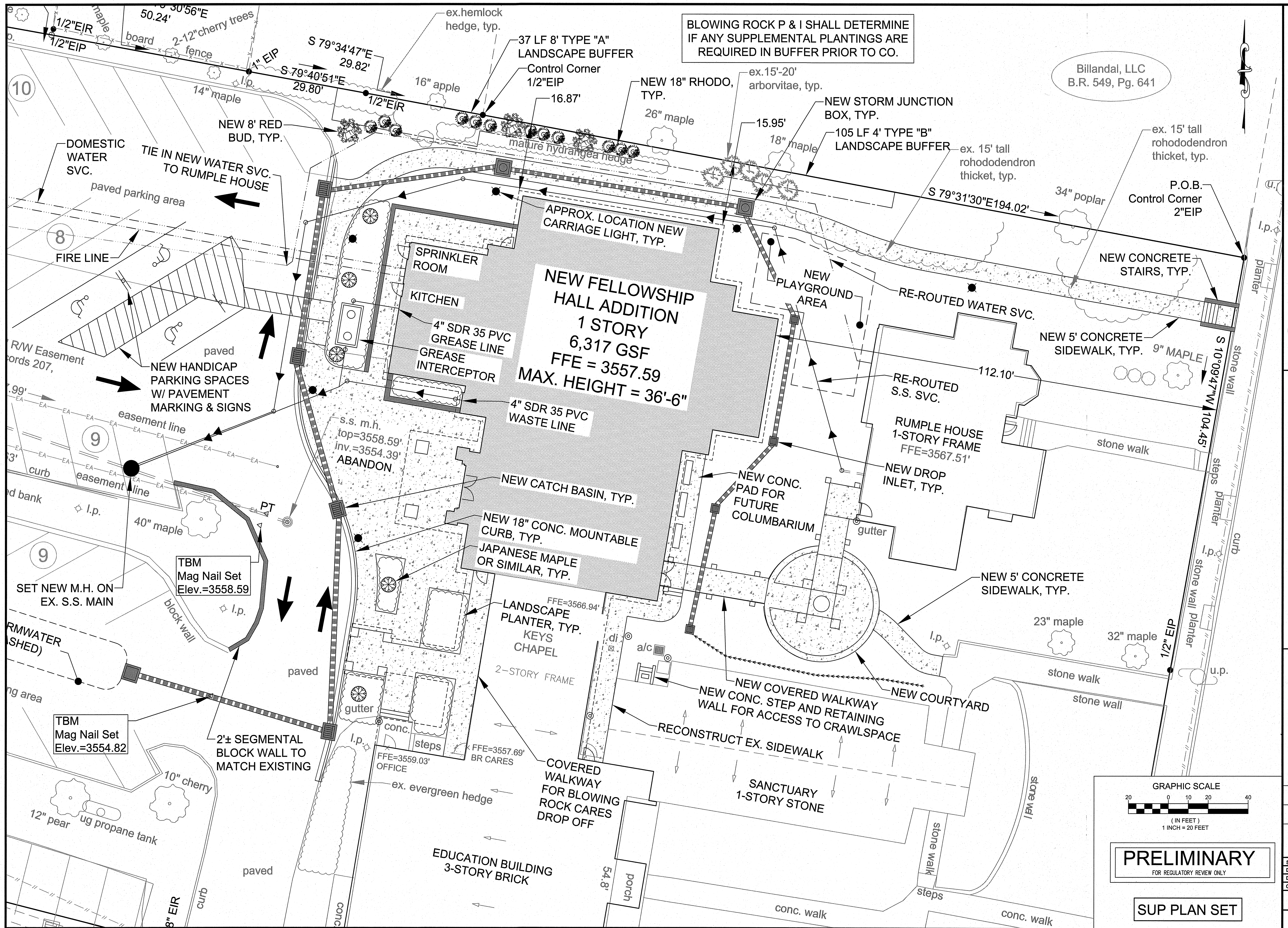


**RUMBLE MEMORIAL PRESBYTERIAN  
 NEW FELLOWSHIP HALL ADDITION  
 1218 MAIN STREET  
 BLOWING ROCK, NORTH CAROLINA**

DATE	BY	REV.	DESCRIPTION

OVERALL SITE PLAN

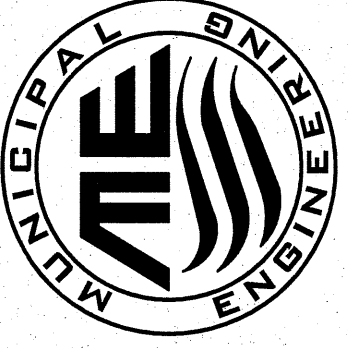
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 DATE: 10-17-22  
 DRWN. BY: SJG  
 CHKD. BY: AJC  
 PROJECT NUMBER: B22027  
 DRAWING NO.: C-4  
 SHEET NO.: 4 OF 7



BLOWING ROCK P & I SHALL DETERMINE IF ANY SUPPLEMENTAL PLANTINGS ARE REQUIRED IN BUFFER PRIOR TO CO.

Billandal, LLC  
B.R. 549, Pg. 641

**MUNICIPAL ENGINEERING, INC.**  
68 SHIPWASH DRIVE, GARNER, NC 27529 • PHONE: 919-772-5393  
820-B STATE FARM ROAD, BOONE, NC 28607 • PHONE: 828-262-1767  
LICENSE NUMBER: F-0812 & C-586



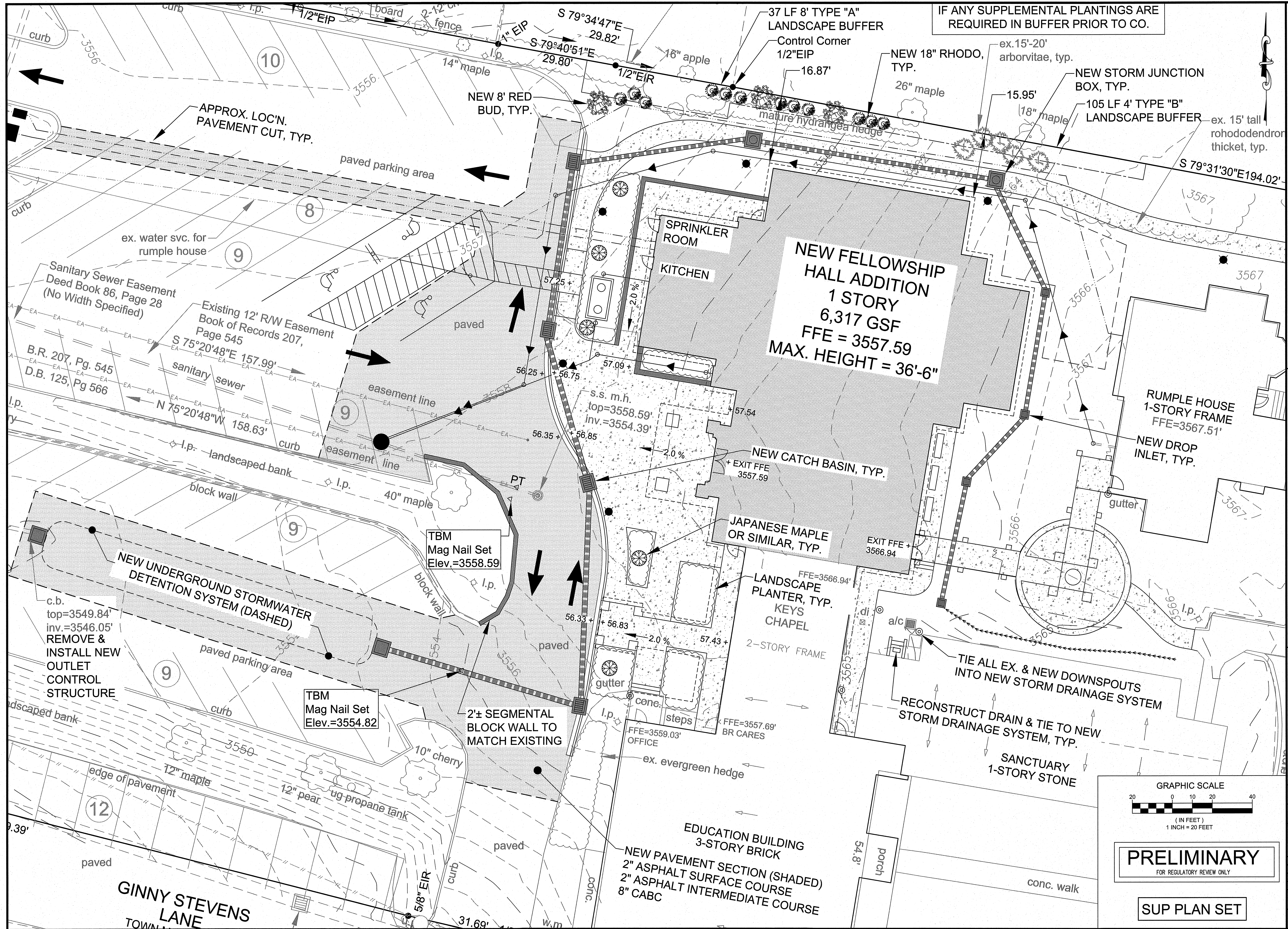
**RUMBLE MEMORIAL PRESBYTERIAN  
NEW FELLOWSHIP HALL ADDITION  
1218 MAIN STREET  
BLOWING ROCK, NORTH CAROLINA**

DATE	BY	REV.	DESCRIPTION

SCALE: AS SHOWN  
DATE: 10-17-22  
DRWN. BY: SGJ  
CHKD. BY: AJC  
PROJECT NUMBER: B22027  
DRAWING NO.: C-5  
SHEET NO.: 5 OF 7

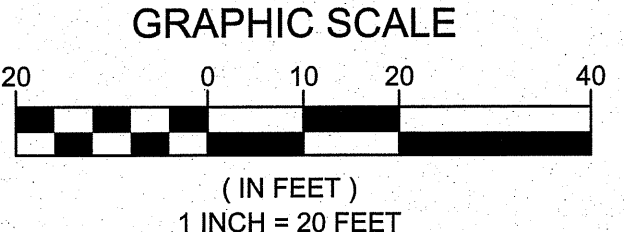
**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**



IF ANY SUPPLEMENTAL PLANTINGS ARE REQUIRED IN BUFFER PRIOR TO CO.

**NEW FELLOWSHIP HALL ADDITION**  
 1 STORY  
 6,317 GSF  
 FFE = 3557.59  
 MAX. HEIGHT = 36'-6"



**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

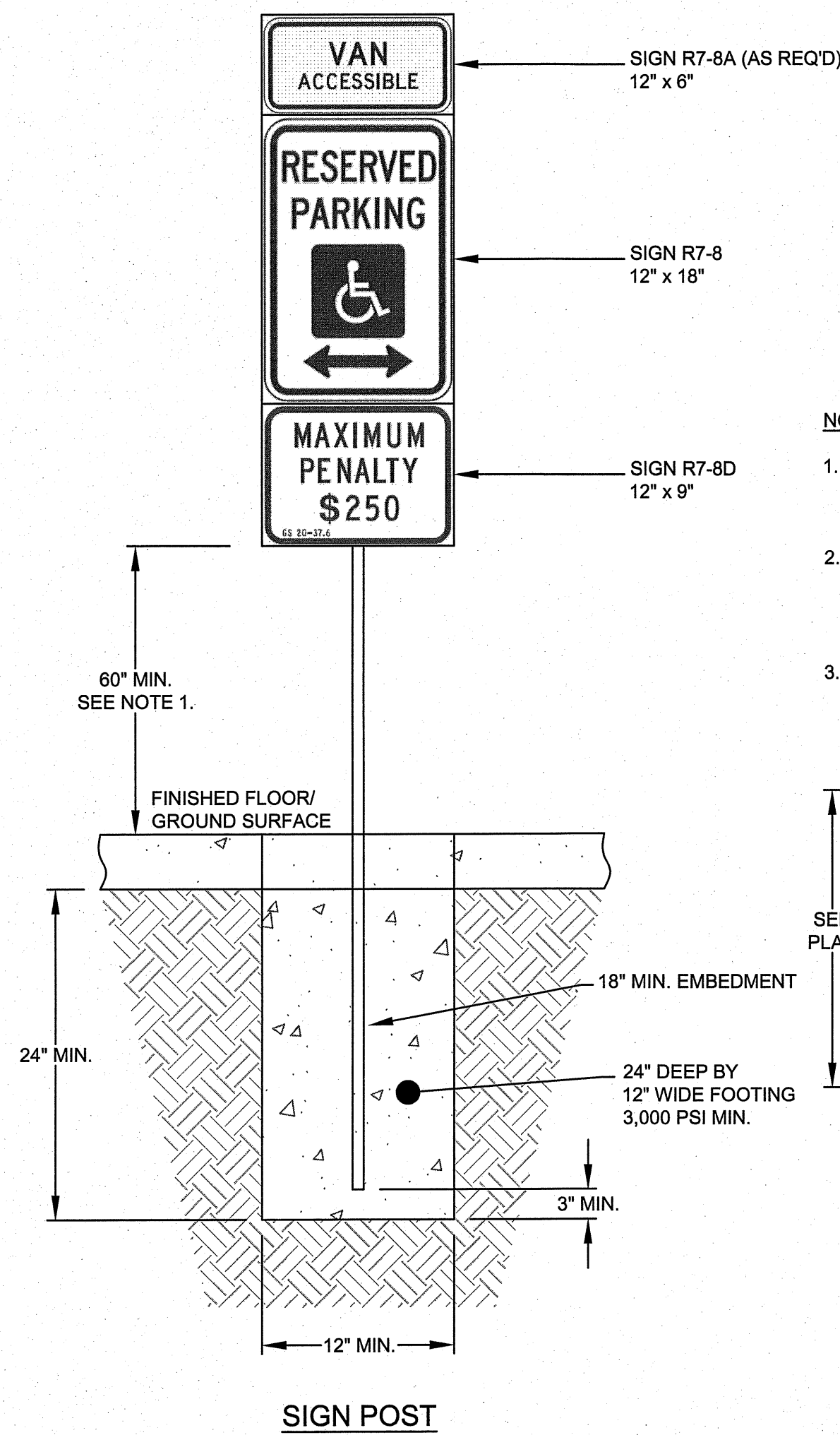
**MUNICIPAL ENGINEERING, INC.**  
 68 SHIPWASH DRIVE, GARNER, NC 27529 · PHONE: 919-772-5393  
 820-B STATE FARM ROAD, BOONE, NC 28607 · PHONE: 828-262-1767  
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**RUMBLE MEMORIAL PRESBYTERIAN  
 NEW FELLOWSHIP HALL ADDITION**  
 1218 MAIN STREET  
 BLOWING ROCK, NORTH CAROLINA

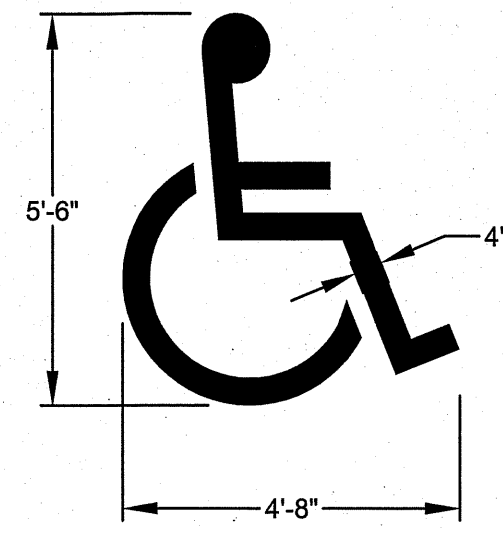
DATE	BY	REV.	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 10-17-22  
 DRWN. BY: SGJ  
 CHKD. BY: AJC  
 PROJECT NUMBER: B22027  
 DRAWING NO.: C-6 SHEET NO.: 6 OF 7



**NOTES:**

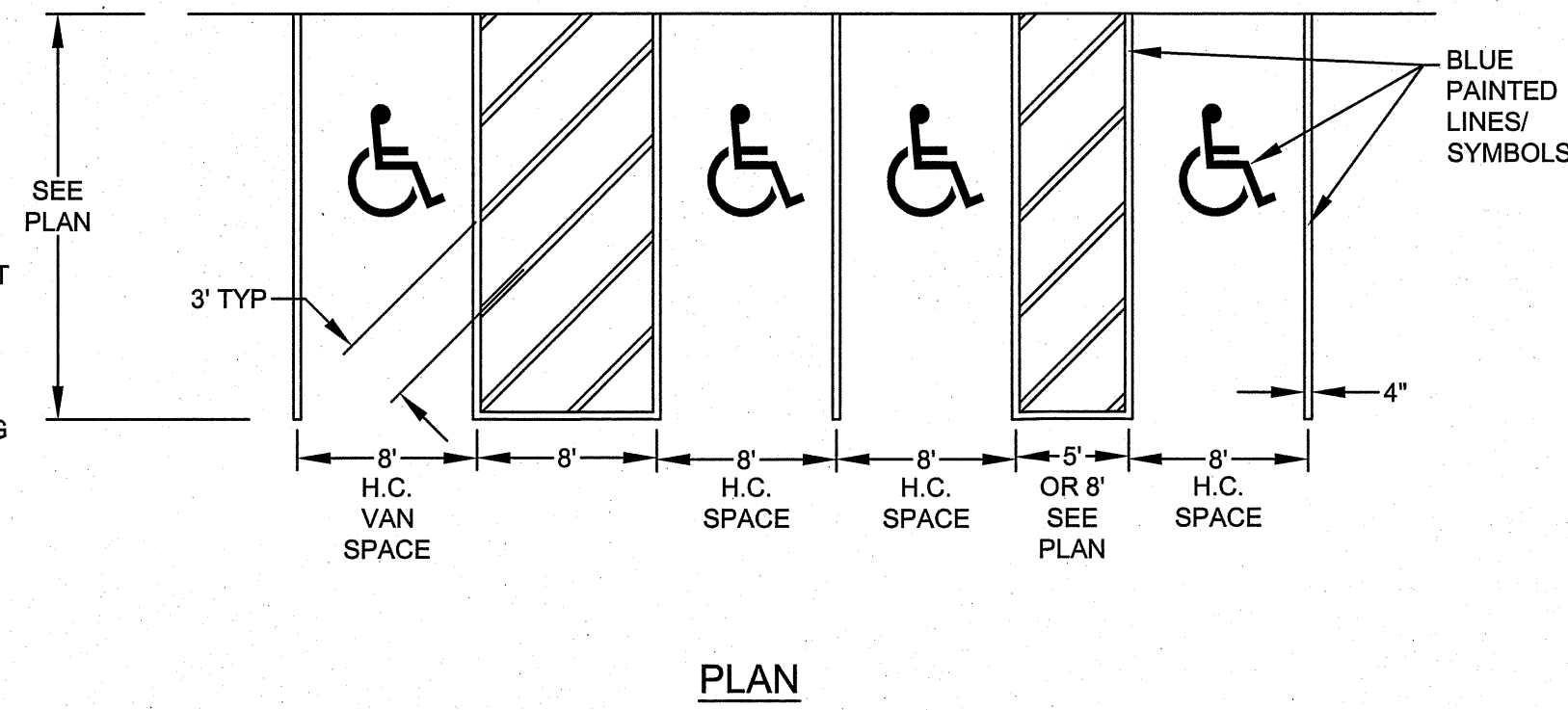
1. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.



**HANDICAP SYMBOL**

**NOTE:**

PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH 2 COATS OF BLUE PAINT

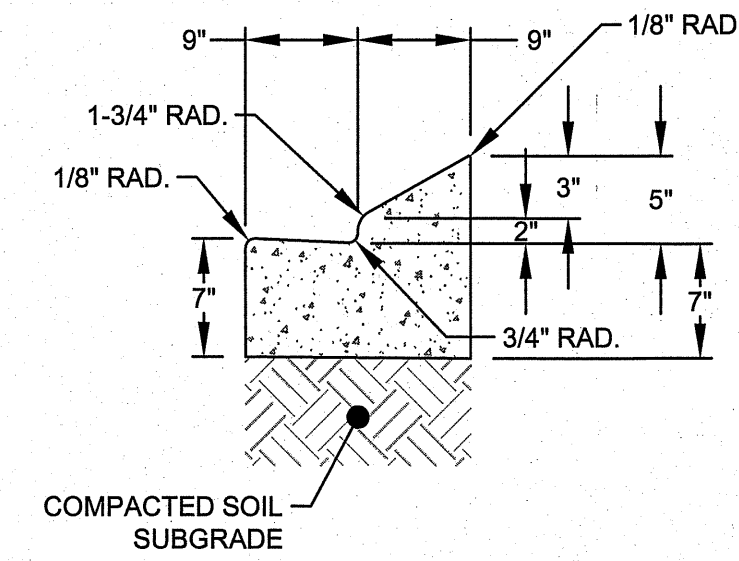


**PLAN**

**TYPICAL ACCESSIBLE PARKING LAYOUT & SIGNAGE**

NOT TO SCALE

MULE-FORMED OR MACHINE FORMED CONCRETE CURB AND GUTTER (NO MONOLITHIC CURB)



NOTES: (DETAIL COPIED FROM NCDOT STD. 846.01)

PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.

JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.

CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.

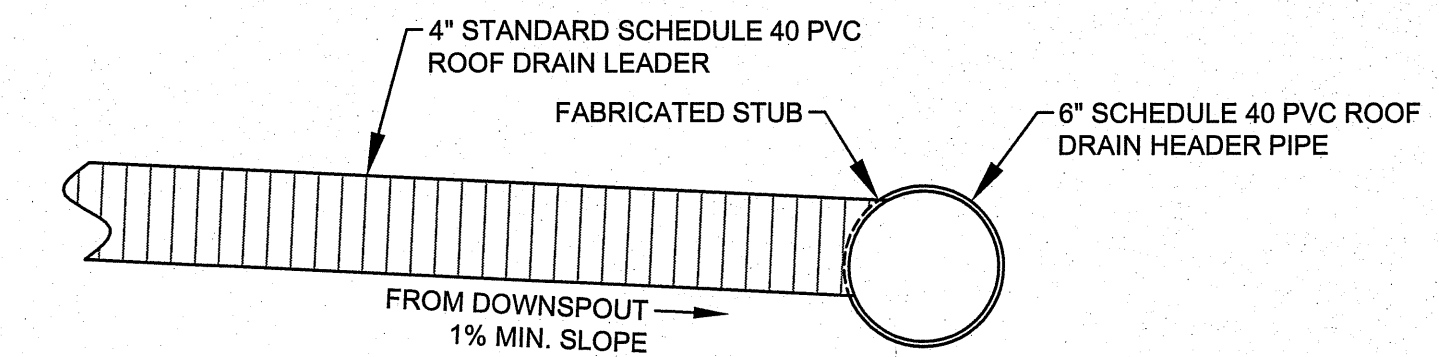
CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.

FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8' X 6" MEDIAN CURB WITH JOINT FILLER AND SEALER.

SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

**NC DOT 18" MOUNTABLE CURB AND GUTTER**

NOT TO SCALE



**NOTES:**

1. INSTALL 4" STANDARD SCHEDULE 40 PVC FABRICATED STUB AS CLOSE AS POSSIBLE TO TOP OF ROOF DRAIN HEADER.
2. 4" ROOF DRAIN LEADERS FROM DOWNSPOUTS TO ROOF DRAIN HEADER SHALL MAINTAIN MINIMUM 1% PIPE SLOPE.
3. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.

**ROOF DRAIN CONNECTION TO HEADER SYSTEM**

NOT TO SCALE

**PRELIMINARY**

FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

**MUNICIPAL ENGINEERING SERVICES COMPANY, P.A.**  
 68 SHIPWASH DRIVE, GARNER, NC 27529 · PHONE: 919-772-5393  
 820-B STATE FARM ROAD, BOONE, NC 28607 · PHONE: 828-262-1767  
 LICENSE NUMBER: C-0281



**RUMPLE MEMORIAL PRESBYTERIAN FELLOWSHIP HALL ADDITION**  
 1218 MAIN STREET  
 BLOWING ROCK, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

SITE WORK DETAILS

SCALE:	AS SHOWN
DATE:	10-17-22
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER:	B22027
DRAWING NO.:	C-7
SHEET NO.:	7 OF 7



Parking Narrative  
for

Rumple Memorial Presbyterian Church  
Fellowship Hall Addition

October 17, 2022

This parking analysis is presented for the addition of a 6,317 SF fellowship hall addition to Rumple Memorial Presbyterian Church (RMPC). An 850 SF structure will be demolished in the location of the new addition. Other improvements consist of a new cover entrance for the Blowing Rock Cares facility, covered walkways, courtyard, columbarium and relocated playground area. The proposed addition and improvements are meant to serve the existing congregation.

Project Information:

Number of seats in sanctuary:	204
Floor area exclusive of sanctuary:	20,006 SF

Parking Spaces Required in Town Center:

$(1 \text{ Space} \times 204 \text{ Seat}/4) + (1 \text{ space} \times 20,006 \text{ SF}/400) = 101 \text{ Parking Spaces}$

Parking Spaces Provided on Site: 65 Parking Spaces

Pursuant to Section 16-20.4 of the Town of Blowing Rock's Land Use Ordinance, Rumple Memorial Presbyterian Church is requesting flexibility in the application of the parking requirements due to the following factors:

1. The proposed addition of the new fellowship hall is meant to serve the current congregation of the church and replaces the existing fellowship hall which will be repurposed for the youth of the church after demolition of the existing youth cottage.
2. When the congregation is attending services, the rest of the facility will not be fully utilized. Conversely, when the other church facilities are being utilized, services are not typically being conducted.
3. Blowing Rock Cares utilizes a portion of the church facilities and operates during the week and not during services.

4. RMPC has one of the larger private parking lots in Blowing Rock's Town Center. On days other than before noon on Sundays (during services), the church opens its parking lot for use by the general public so visitors can go to restaurants, shop, visit BRAHM or just enjoy the high country.
5. Public parking spaces in the Town Center are more readily available on Sunday mornings, if needed by church members, when church services are held.

Due to the factors above, Rumble Memorial Presbyterian Church respectfully requests flexibility in the application of the parking requirements so that it is allowed to construct its proposed Fellowship Hall addition for use by its congregation.

# MEMO

TO: Blowing Rock Planning Board

FROM: Kevin Rothrock, Planning Director

SUBJECT: Use Table Amendment Consideration

DATE: November 10, 2022

The highlighted and circled section of the Table of Permissible Uses shown below needs some modifications in my opinion.

One and Two-Family construction in NC is exempt from local jurisdiction architectural design standards. Also duplex construction is still subject to other provisions of the Land Use Ordinance including landscaping, watershed, and storm water detention. Duplex construction is currently allowed in these districts through Special Use Permit. I believe this should be evaluated to consider allowing these uses through a zoning permit.

Single-family with an accessory apartment is also permitted in these non-residential zoning districts with a Special Use Permit. This should be evaluated to allow these uses with a zoning permit. Council has asked that Planning Board review this section of the Use Table and consider the ramifications of making these uses allowed through only a zoning permit.

***Table of Permissible Uses***

Uses Description	R-A	R-15	R-10S	R-10D	R-10M	R-6S	R-6M	R-MH	CB	TC	GB	OI	HMC	HSG	PGS
<b>1.000 Residential</b>															
<b>1.100 Single-family residences</b>															
<b>1.110</b> Other than mobile homes	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
<b>1.120</b> Manufactured homes								Z							
<b>1.130</b> Single family residence with accessory apartment	Z		Z	Z	Z	Z	Z		S	S	S	S	S		
<b>1.200 Two-family residences</b>															
<b>1.210</b> Duplex				S	S	S	S	S	S	S	S	S	Z		
<b>1.220</b> Two-family conversion				S	S	S	S	S	S	S	S	S	Z		
<b>1.230</b> Townhouses				S	S	S	S	S	S	S	S	S	S		