

STAFF REPORT

TO: Mayor J.B. Lawrence and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: CUP 2016-02 My Mountain Home Retail

APPLICANT: Janelle Havner

DATE: September 13, 2016

REQUEST

Ms. Janelle Havner is requesting a conditional use permit to convert the former Christian Science Church to a retail business. The subject property is located at 120 Maple Road but the building fronts Valley Blvd. The property is zoned GB, General Business and is located in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PIN 2817-17-2684-000.

Parking/Access

Access to the site will be through a driveway cut onto Valley Blvd on the north side of the building. The access will be for entrance only and vehicles will leave through the back of the property to Maple Road. Access will also be possible from Sunset Drive via Maple Road. This would allow left turns at the Sunset Drive intersection.

Angled parking would be constructed on the north side of the building by utilizing the one-way driveway. Additional angled parking would be available off Maple Road at the rear of the building. Six (6) spaces could be constructed in these two areas including an ADA van-accessible space.

Based on the building square footage and proposed use, seven (7) spaces are required for the retail use. The majority of the paved area to the south of the building that has been used as parking in the past is Town right-of-way. This could serve as occasional overflow parking.

There were some concerns and public comments shared at the Planning Board meeting that angled parking on the rear of the building would be too close to Maple Road and narrow the turning movements in this area. Since the meeting, staff and the Applicant have discussed the possibility of using the four (4) existing spaces in the public right-of-way on the south side of the building. These spaces were used by the church for several years. If traffic from Maple Road can exit to Hwy 321 through the old road, there would not be a need to maintain as much cul-de-sac space and the existing parking on the south side of the building could be used. An easement agreement between the Town and the property owner could be executed to allow parking on Town property and road access on the Applicant's property.

The parking options are to allow use of the existing spaces on the south side of the building or allow the construction of 3 spaces at the rear of the building. If 3 spaces are built at the rear of the building, the retail business will be short one (1) parking space.

Utilities/Storm Water

Storm water can be directed in the proposed parking lot to the NCDOT drainage system along Hwy 321. Detailed drainage plans have not been submitted or reviewed, but any additional impervious surfaces must be offset by new pervious areas or a storm water detention system must be designed to collect run off.

Landscaping

There is an existing hemlock screen along the north property line that buffers the adjacent car lot. However, the screening is overgrown and impedes the access drive. If the neighboring property owner is agreeable, staff recommends removal of the hemlocks and replacement of landscaping in this area. If not, trimming the hemlock screen from the driveway travel area will be necessary.

Architectural

The applicant proposes a few changes to the existing building. The main changes include exterior paint colors and replacement of the shingle roof with a burgundy colored metal standing seam. A color sample board will be available at the meeting. The burgundy color selected by the Applicant falls within the list of colors allowed. A weathervane is planned to be placed on top of the steeple on the roof.

PLANNING BOARD RECOMMENDATION

At the August 18, 2016 meeting, the Planning Board recommended approval of the CUP with the following additional conditions:

1. Garbage containers will be screened.
2. Dumpster(s) will not be allowed.
3. Delivery trucks will be no larger than UPS/FedEx trucks.
4. No parking spaces will be placed in the cul-de-sac.
5. The Town will confirm that the south side exit is a true exit.

As mentioned previously staff report, it is recommended that four spaces on the south side of the building be allowed to remain and be used by the business in exchange for public access right-of-way for the southern driveway to Hwy 321.

ATTACHMENTS

1. Draft CUP
2. Site plan and survey
3. Aerial photo of site and intersection
4. Photos of the building from side and rear

NORTH CAROLINA

WATAUGA COUNTY

TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT
My Mountain Home
CUP No. 2016-02

On the date listed below the Town Council of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: Janelle Havner

Project Name: My Mountain Home - retail

Property Location: 120 Maple Road

Tax Parcel No.: 2817-17-2684-000

Property Owners of Record: Christian Science Society

Proposed Use of Property: Retail

Current Zoning Classification of Property: GB, General Business (ETJ)

Meeting Date: September 13, 2016

Having heard all of the evidence and arguments presented at the above-referenced meeting, the Blowing Rock Town Council finds that the application complies with all applicable requirements of the Code of Ordinances of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

1. The Applicant shall complete the development of the subject property in accordance with the site and architectural plans submitted and approved by the Council, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein, and shall be maintained in the Conditional Use Permit file in the Town Clerk's office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.
2. Consistent with Section 16-4.10.3 of the Land Use Ordinance, the Town Council finds:
 - a. The use or development is located, designed, and proposed to be operated so as to

maintain or promote the public health, safety, and general welfare.

- b. The use or development complies with all required regulations and standards of the Land Use Ordinance or with variances thereto, if any, and with all other applicable regulations.
 - c. The use or development is located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which it is to be located.
 - d. The use or development will not substantially injure the value of adjoining or abutting property.
 - e. The use or development conforms with the general plans for the physical development of the Town as embodied in this Ordinance, the Town of Blowing Rock 2014 Comprehensive Plan Update, and any other duly adopted plans of the Town.
3. Exterior paint colors will be consistent with the Town-approved color chart. The roof will be metal standing seam with a color consistent with the Land Use Code. A weathervane is planned to be placed on top the steeple on the roof.
 4. All other building materials and colors not specifically authorized by Town Council shall be approved by the Administrator.
 5. Any rooftop mechanical and electrical equipment shall be screened from the view of streets and adjacent property. Any other ground-mounted HVAC must be reasonably shielded from adjacent properties by landscaping. Any propane tanks greater than 120 gallons shall be buried.
 6. Exterior lighting for the site shall use the same coach-style lights that have been selected as the lighting standard for the Town.
 7. All new utilities on site shall be underground, including the electrical, phone and cable service lines.
 8. The applicant must provide 7 parking spaces. One (1) of the standard parking spaces must be a van-accessible ADA space. A mutual easement agreement between the Town and the property owner must be executed to allow use of the four (4) parking spaces on Town property and public road access to Hwy 321 on the Applicant's property.
 9. The site landscaping shall be installed consistent with the approved landscape plan or otherwise consistent with the landscape standards in the Land Use Code. The Applicant shall be responsible for the perpetual maintenance of all trees, plants and landscaping required herein. Any dead, unhealthy, or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation.

10. Any rollout garbage and recycling containers must be screened from view of public streets.

11. Before any building permit is issued, the Applicant shall submit a revised site plan, in such form as shall be required by the Zoning Officer, that incorporates the terms and conditions of this Conditional Use Permit.

12. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit and a stop work order on any further construction.

13. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Permit shall be void and of no effect.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Conditional Use Permit, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

By: _____

J.B. Lawrence, Mayor

ATTEST: _____
Hilari H. Hubner, Town Clerk

(CORPORATE SEAL)

my mountain home

a home furnishings & gifts retail shop that offers private labeled merchandise and features local and regional craftsman... my mountain home will also offer decorating services in the future...

Remodel scope summary below – goal is to keep the charm and 'footprint' of the church while focusing on conversion to retail and bringing the condition back to prime... the majority of the remodel needs are driven by the addition of parking and the need to become an ADA friendly environment... the rest of the updates will be primarily cosmetic...

Exterior

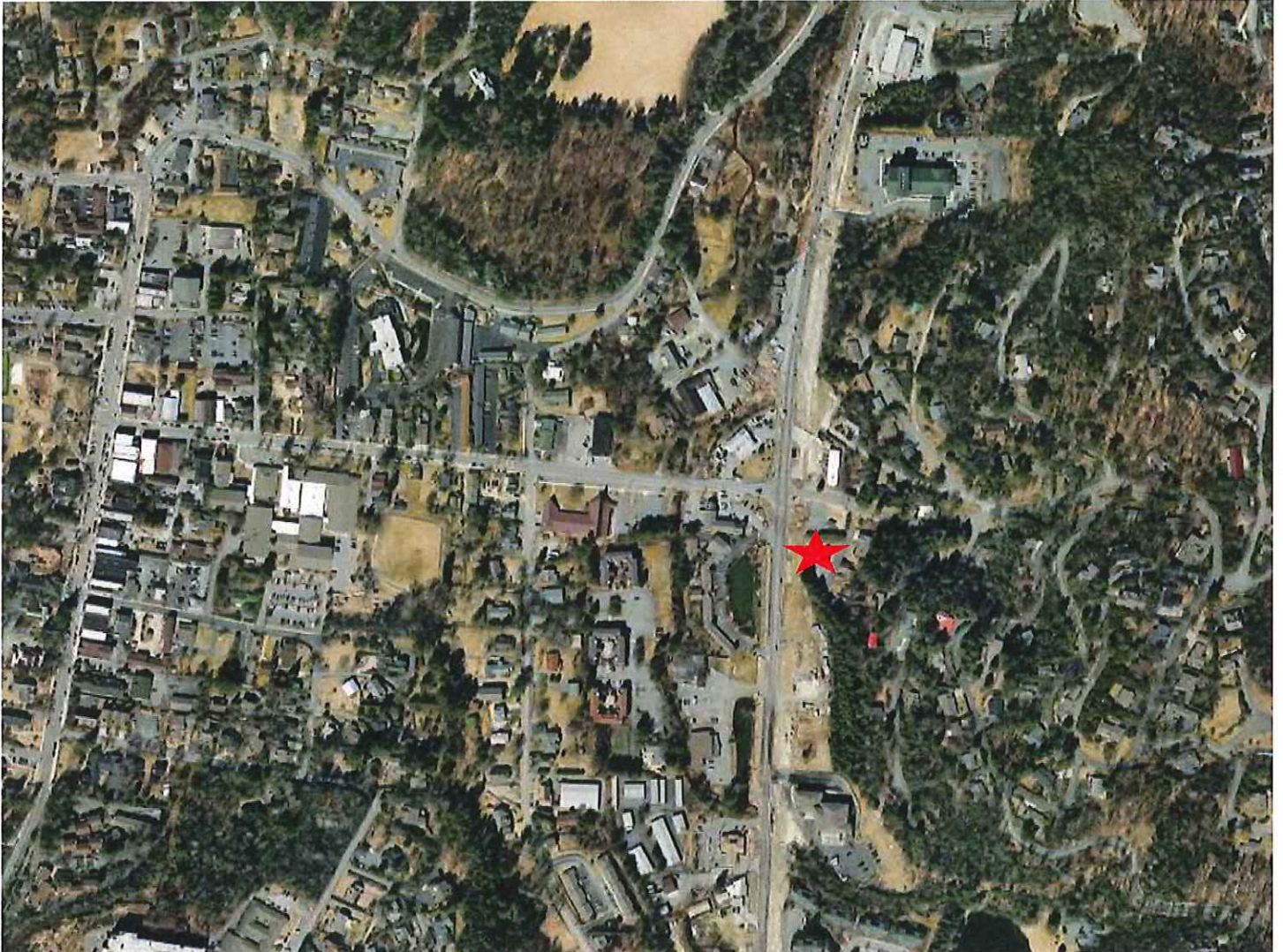
- o Grading / parking:
 - bring area off 321 up to sidewalk grade... per Planning & Zoning request
 - 1 H/C space, 2 additional spaces angled on drive side
 - H/C ramp to be replaced w/ better, wider ramp – entrance door to be widened
 - 4 additional angled spots on back side (new curb, closer to retaining wall)
 - Remove all trees between us and car lot (per Planning & Zoning request) & replace according to landscaping guidelines...if car lot owner is agreeable
- o Exterior painting
- o Porch / walkway repair and refinishing
- o Metal roof overlay
- o Addition of weathervane near top of existing steeple
- o Add directional signing to encourage one way traffic from 321 N to Maple Dr

Interior:

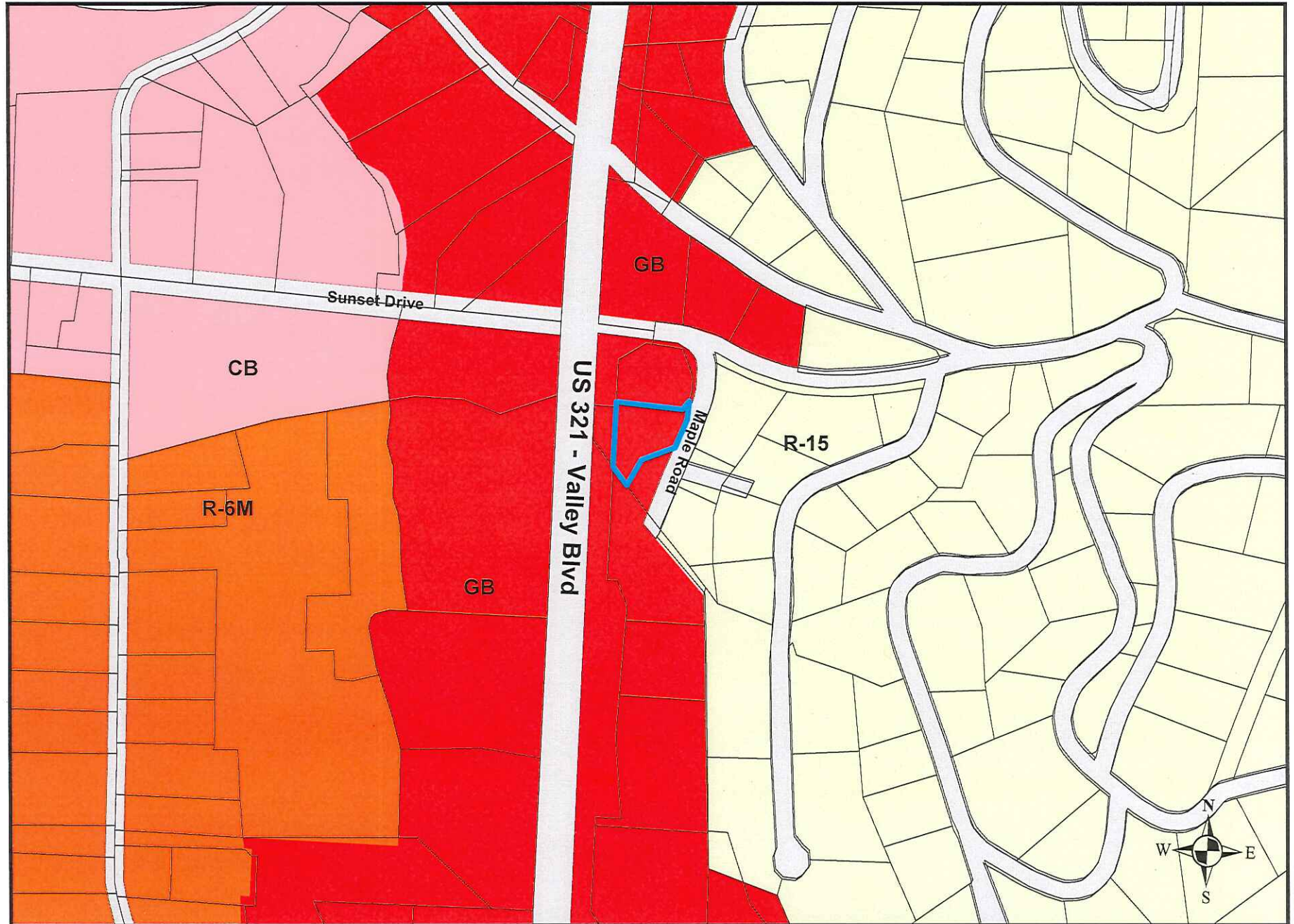
- o Expand back room bathroom as needed to be ADA compliant
- o Remove pulpit platform
- o Remove aux bathroom, exterior door to bath & deck platform/steps
- o Remove 2 interior doors to back room and widen by approx. 12" each

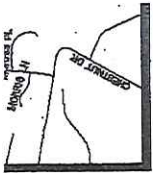
CUP 2016-03

My Mountain Home - Retail

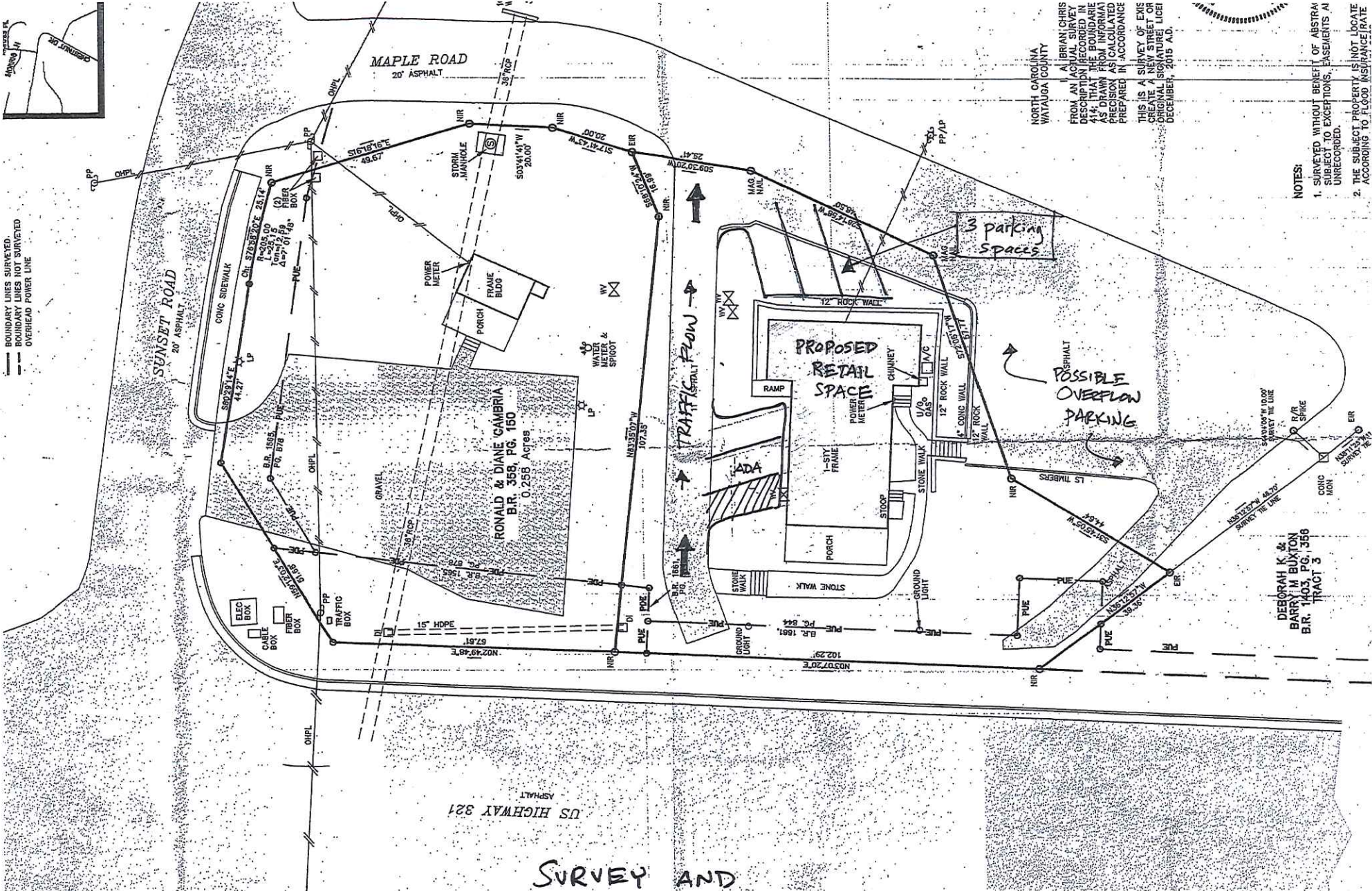


CUP 2016-02 My Mountain Home





— BOUNDARY LINES SURVEYED.
 - - - BOUNDARY LINES NOT SURVEYED
 - - - OVERHEAD POWER LINE



NORTH CAROLINA
 WATAUGA COUNTY
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 FROM AN ACTUAL SURVEY
 DESCRIBED IN RECORD IN
 414; THAT THE BOUNDARY
 AS DRAWN FROM INFORMAL
 PRECISION AS CALCULATED
 PREPARED IN ACCORDANCE
 THIS IS A SURVEY OF EXIS
 CREATE A NEW STREET OR
 ORIGINAL SIGNATURE LIC#1
 DECEMBER, 2015 A.D.

NOTES:
 1. SURVEYED WITHOUT BENEFIT OF ABSTRAI
 SUBJECT TO EXCEPTIONS, EASEMENTS AI
 UNRECORDED.
 2. THE SUBJECT PROPERTY IS NOT LOCATE
 ACCORDING TO FLOOD INSURANCE RATE

US HIGHWAY 321
ASPHALT

SURVEY AND SITE PLAN

' MY MOUNTAIN HOME '

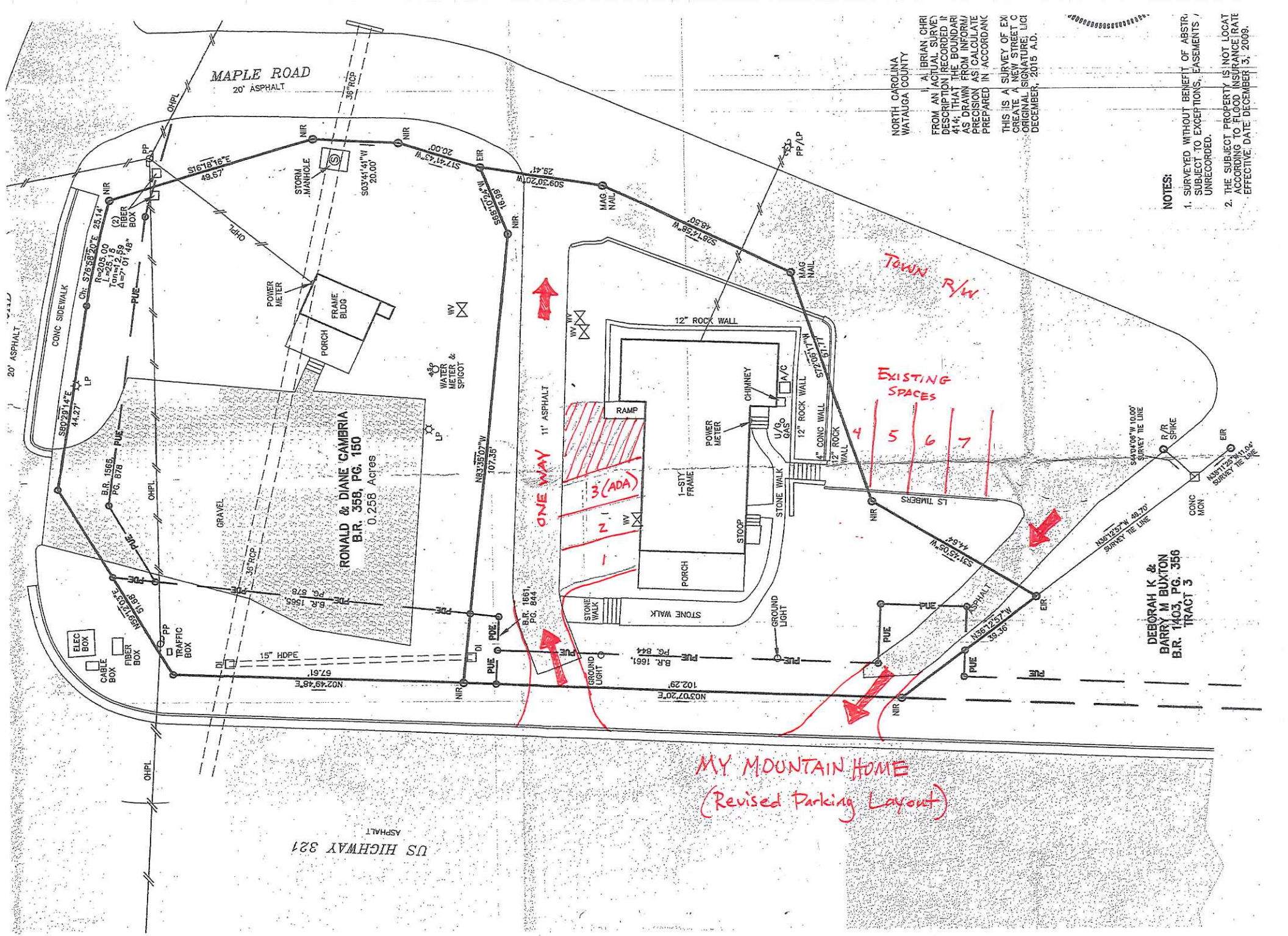
DEBORAH K &
 BARRY M BUXTON
 B.R. 1403, PG. 356
 TRACT 3



NORTH SIDE OF BUILDING
PARKING PROPOSED IN GRASSED AREA



REAR OF BUILDING
3 PARKING SPACES
ADDED HERE



NORTH CAROLINA
WATAUGA COUNTY

I AM IBERIAN CHRI
FROM AN ACTUAL SURVEY
DESCRIPTION RECORDED IN
414 THAT THE BOUNDARI
AS DRAWN FROM INFORM
PRECISION AS CALCULATE
PREPARED IN ACCORDANC

THIS IS A SURVEY OF EXI
CREATE A NEW STREET C
ORIGINAL SURVEY LCI
DECEMBER, 2010 A.D.

NOTES:

1. SURVEYED WITHOUT BENEFIT OF ABSTR, SUBJECT TO EXCEPTIONS, EASEMENTS / UNRECORDED.
2. THE SUBJECT PROPERTY IS NOT LOCAT ACCORDING TO FLOOD INSURANCE RATE EFFECTIVE DATE: DECEMBER 3, 2009.

MY MOUNTAIN HOME
(Revised Parking Layout)

DEBORAH K. &
BARRY M. BUXTON
B.R. 1403, PG. 356
TRACT 3

US HIGHWAY 321
ASPHALT

MAPLE ROAD
20' ASPHALT

RONALD & DIANE CAMBRIA
B.R. 358, PG. 150
0.258 Acres

ONE WAY
11' ASPHALT

EXISTING SPACES

TOWN R/W