

STAFF REPORT

TO: Mayor J.B. Lawrence and the Blowing Rock Town Council
FROM: Kevin Rothrock, Planning Director
SUBJECT: CUP 2016-01 First Baptist Church
APPLICANT: First Baptist Church of Blowing Rock
DATE: May 3, 2016

REQUEST

The First Baptist Church is requesting a conditional use permit to construct a porte cochere on the east side of the church, located at 350 Sunset Drive. The subject property is zoned CB, Central Business and is further identified by Watauga County PIN 2817-07-5755-000.

SITE PLAN

The proposed porte cochere will provide a covered entry for vehicle drop-offs at the front of the sanctuary narthex.

Parking

Based on the Land Use Ordinance, the church is required to have 106 spaces. The church has 115 spaces on site with an additional 36 spaces off-site available for Sunday services. With the proposed addition, three parking spaces will be removed resulting in 112 parking spaces remaining. Two of the spaces being removed will be converted to ADA aisle space for relocated handicap parking spaces. Other areas being affected by the construction on the east side of the addition will be landscaped.

Architectural

The applicant plans to construct a porte cochere entry way with heavy timbers and metal roofing. The main entry of the church sanctuary and the support columns will have stone added and timber beam accents will be added to match.

PLANNING BOARD RECOMMENDATION

At the April 21, 2016 meeting, the Planning Board recommended approval of the conditional use permit as submitted.

ATTACHMENTS

1. Draft CUP
2. Site plan
3. Aerial photo
4. Photos of front of the existing church building
5. Proposed architectural elevations

NORTH CAROLINA

WATAUGA COUNTY

**TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT
Addition to First Baptist Church
CUP No. 2016-01**

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

Applicant: Josh Cash

Project Name: First Baptist Church Addition/Renovations

Property Location: 350 Sunset Drive

Tax Parcel Nos.: 2817-07-5755-000

Property Owners of Record: First Baptist Church

Proposed Use of Property: Addition of a porte cochere for drop-off on east side of sanctuary.

Current Zoning Classification of Property: CB (Central Business)

Meeting Date: May 10, 2016

Having heard all of the evidence and arguments presented at the above-referenced hearing, the Board 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 is hereby approved to construct a porte cochere on the east side of the existing sanctuary consistent with the plans presented to the Town Council. Those plans include metal standing seam roofing, heavy timber frame construction, and rock placement on the columns.
2. No building shall be constructed over any part of any utility easement.
3. The Applicant shall provide a final landscape and site plan that provides details on ADA parking spaces and proposed landscaping in the area where the existing parking is removed due to construction. 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.
4. 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.

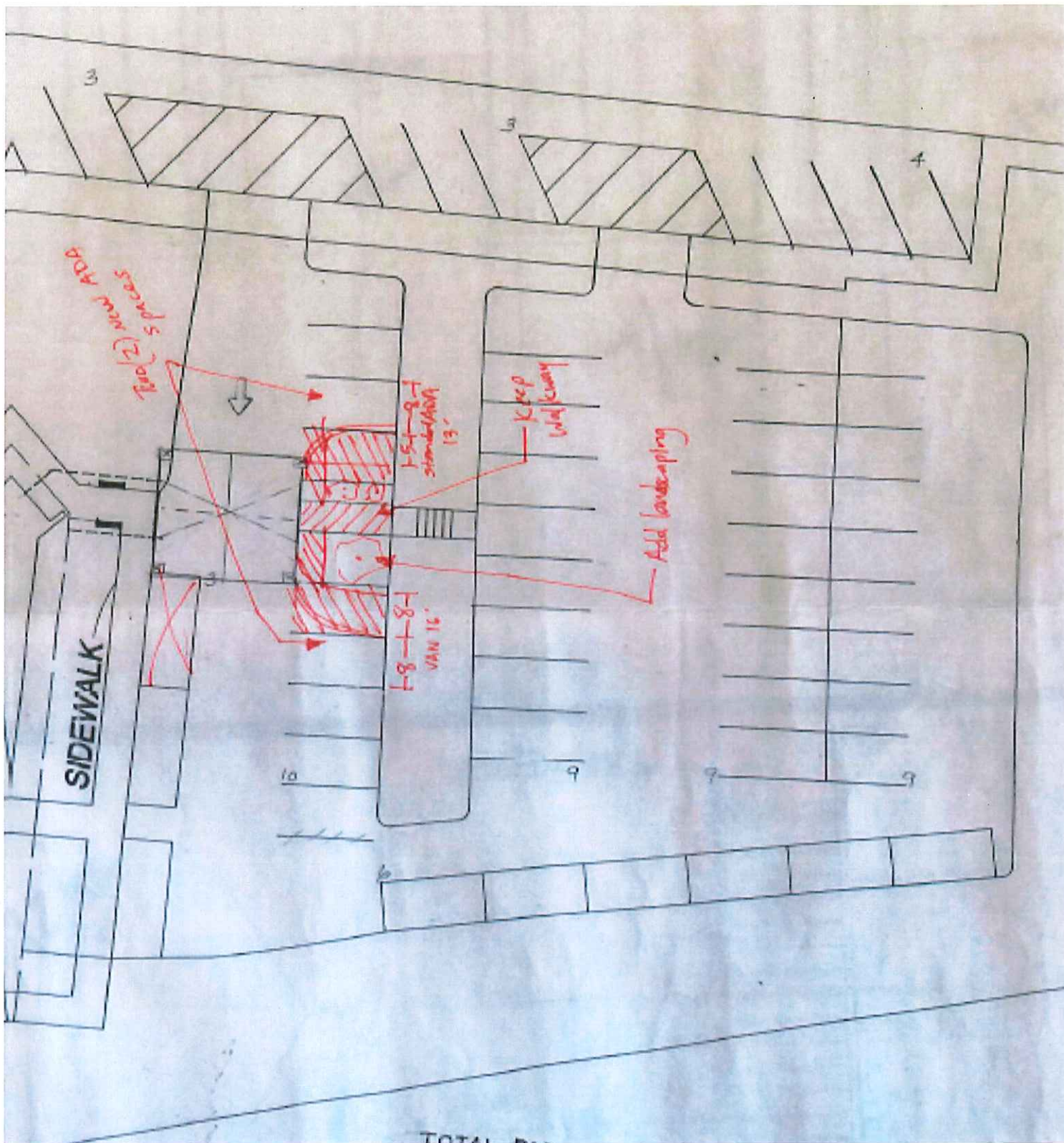
5. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit and a stop work order on any further construction.
6. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Permit shall be void and of no effect.
7. Prior to a Certificate of Occupancy for the proposed additions, the Applicant shall satisfy the terms and conditions of this Conditional Use Permit.

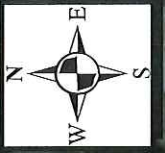
IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Conditional Use Permit, together with all of its conditions as binding upon them and their successors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

TOWN OF BLOWING ROCK

By: _____
J.B. Lawrence, Mayor

ATTEST: _____
Sharon H. Greene, Town Clerk





Sunset Drive

