

TO: Mayor J.B. Lawrence and the Blowing Rock Town Council
FROM: Kevin Rothrock, Planning Director
SUBJECT: CUP 2014-02 – Tussell Land Company - amendment
APPLICANT: Tussell Land Company
DATE: December 5, 2016

REQUEST

Tussell Land Company is requesting an amendment to conditional use permit No. 2014-02 to construct an additional 2592 square foot storage building at 176 W. Cornish Rd. The property is zoned GB, General Business and is located in the WS-IV-PA water supply watershed, and the regulated floodplain and floodway. The property is further identified by Watauga County PIN 2817-08-9036-000.

SITE PLAN

An additional storage building is planned on the north east corner of the property. This building will be constructed within the floodplain but will meet the elevation requirements in that the finished floor will be at least one (1) foot above the base flood elevation as required by Town's Floodplain Ordinance and the National Flood Insurance Program.

There is sufficient room for customer parking and turn around areas for customers for drop-off and pick-up with the additional building.

Some landscape screening will be required along Cornish Road and along the property line adjacent to Blowing Rock Service Station.

PLANNING BOARD RECOMMENDATION

At the November 17th meeting, the Planning Board recommended approval of the conditional use permit as submitted.

ATTACHMENTS

1. Draft CUP amendment
2. Site plan
3. Architectural elevations
4. Aerial Photo

NORTH CAROLINA

WATAUGA COUNTY

**MAJOR AMENDMENT TO
TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT
Tussell Land Company
CUP 2014-02**

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: Tussell Land Company, Inc.

Project Name: CUP 2014-02 Tussell Land Company, Inc.

Property Location: 176 West Cornish Rd

Tax Parcel No.: 2817-08-9036-000

Property Owners of Record: Tussell Land Company, Inc.

Proposed Use of Property: Office/Storage and addition of a new storage building

Current Zoning Classification of Property: GB, General Business

Meeting Date: December 13, 2016

Having heard all of the evidence and arguments presented at the above-referenced meeting, 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 shall complete the development of the subject property in accordance with the site and architectural plans submitted and approved by the Board, 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 Board of Commissioners 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 Comprehensive Plan, and any other duly adopted plans of the Town.
3. All building materials and colors not specifically approved by Town Council shall be approved by the Administrator and shall meet Land Use Ordinance commercial design standards.
 4. A privacy fence or landscaping must be installed along the creek side of the existing building to screen the storage of materials and equipment.
 5. The new building will be constructed in the FEMA regulated flood hazard area and the approval of this conditional use permit will constitute approval of a development permit as defined in Section 16-16.6 of the Land Use Ordinance, provided all flood hazard regulations are met. The finished floor elevation must be no lower than 1.0 foot above the Regulatory Flood Protection Elevation as defined in Section 16-16.2 of the Land Use Ordinance. Along with these regulations, an as-built Elevation Certificate must be submitted prior to issuance of a Certificate of Occupancy.
 6. All utilities serving the building shall be underground, including the electrical service lines.
 7. The Applicant shall provide a landscape plan to indicate proposed landscaping along the building perimeter and the eastern and southern property boundaries, consistent with the Land Use Ordinance screening requirements. 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.
 8. 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.
 9. 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. All conditions of the original conditional use permit shall remain in effect, except as amended herein.

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 amendment, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

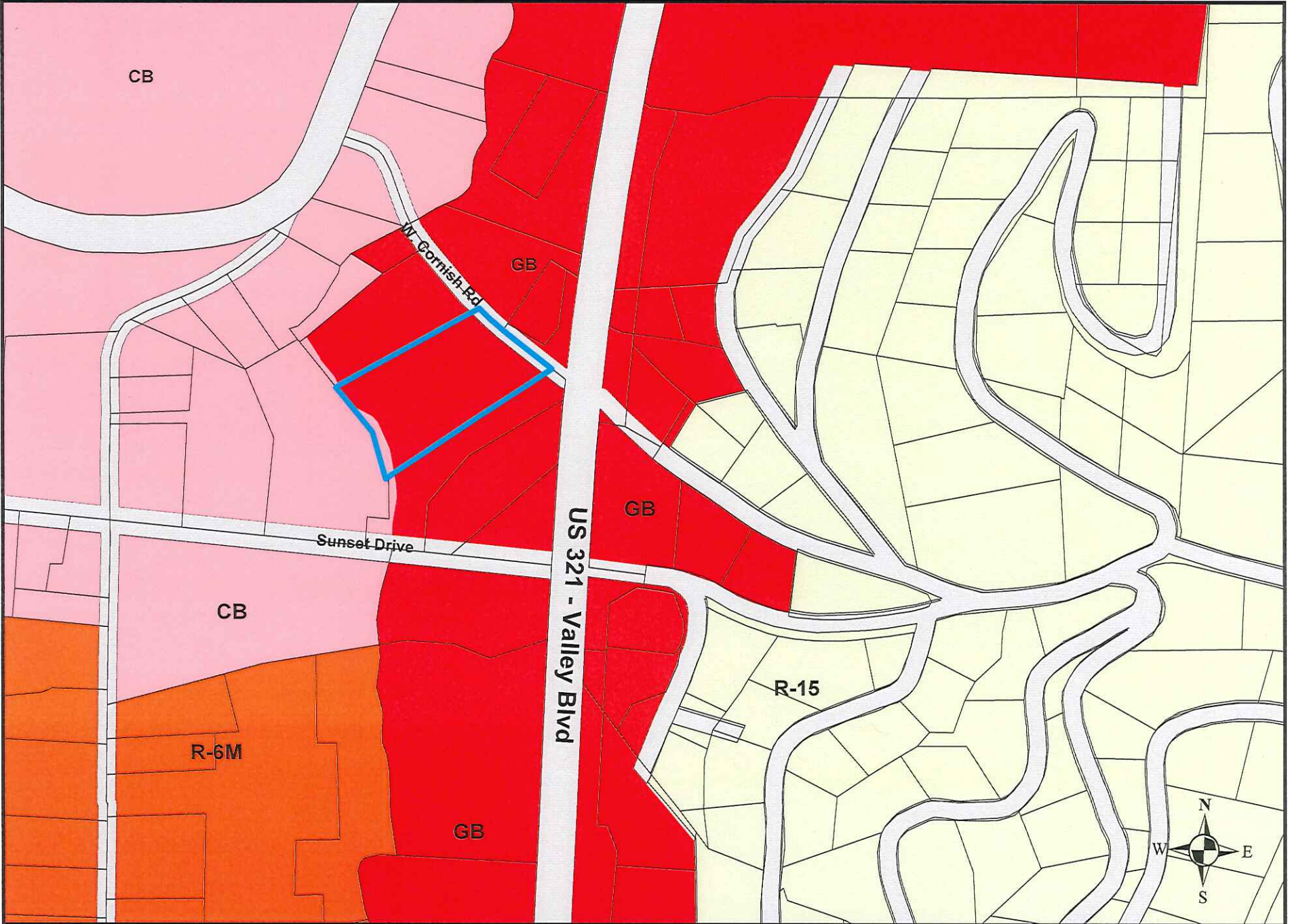
By: _____

J.B. Lawrence, Mayor

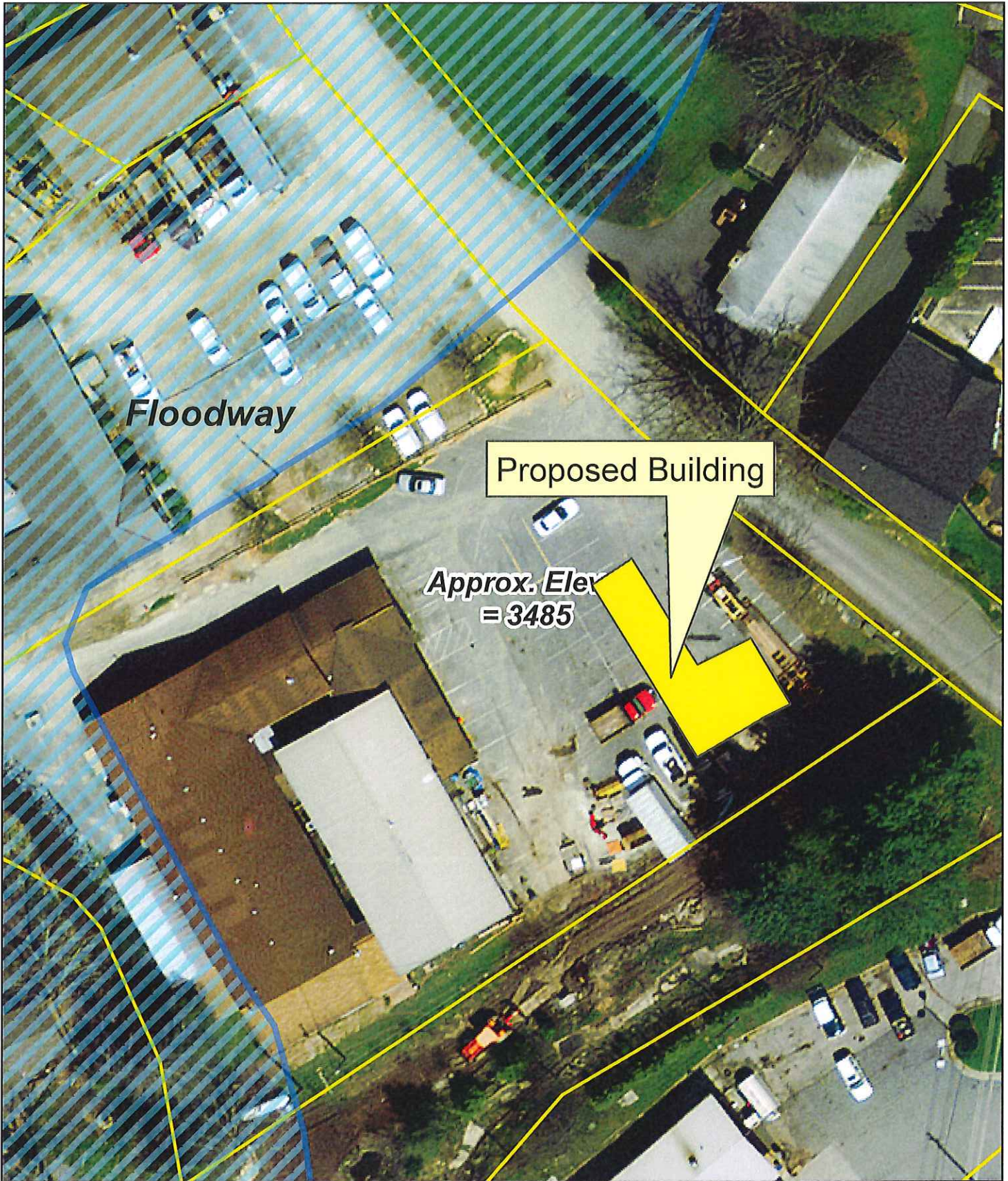
ATTEST: _____
Hilari H. Hubner, Town Clerk

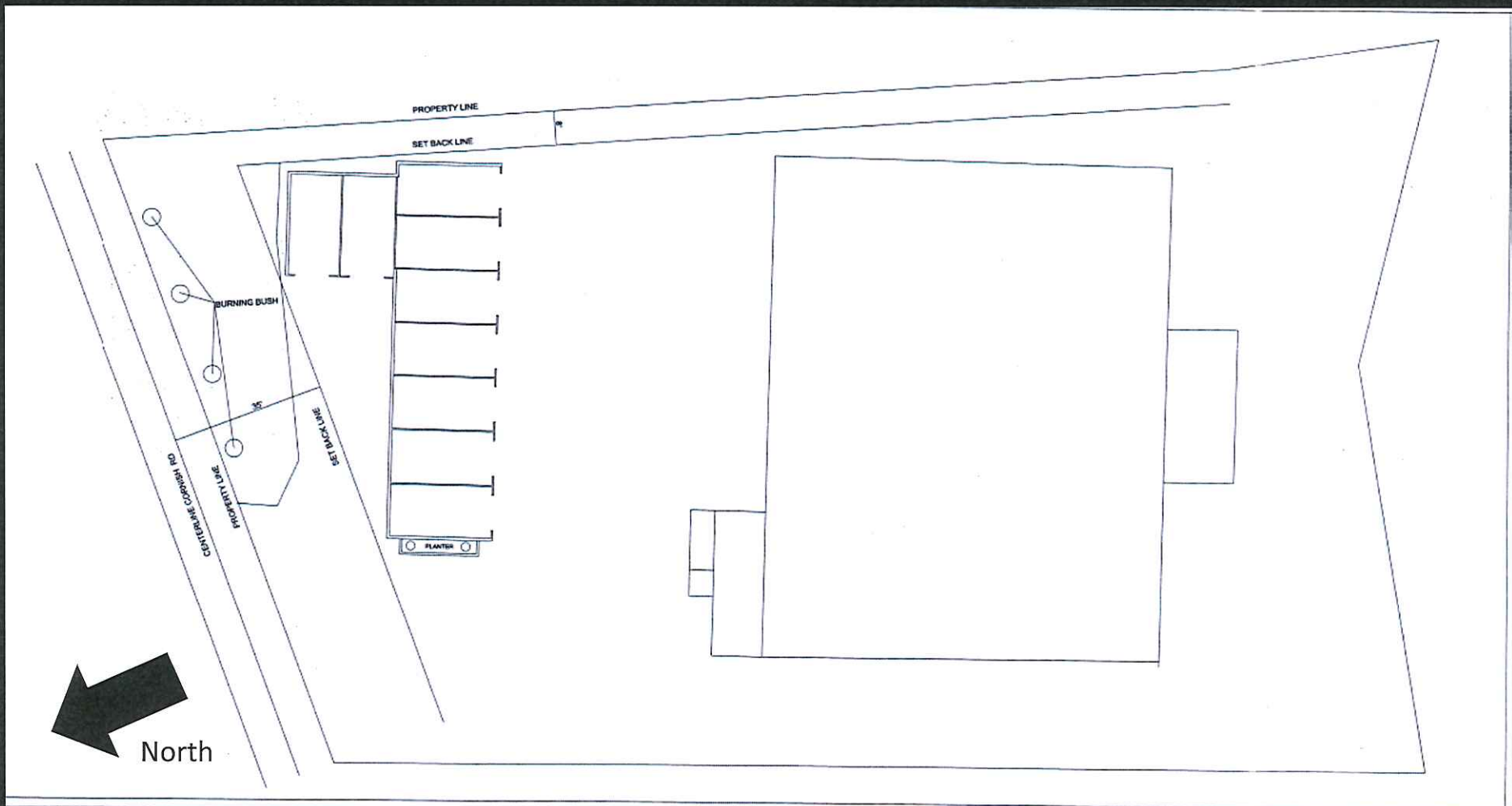
(CORPORATE SEAL)

CUP 2014-02 Tussell Land Co.



Tussell Land - Village Storage





ENTERLINE & RUSSELL BUILDERS / VILLAGE STORAGE

