

TO: Mayor J.B. Lawrence and the Blowing Rock Town Council
FROM: Kevin Rothrock, Planning Director
SUBJECT: CUP 2014-04 – App Ski Mtn - minor amendment
APPLICANT: Brad Moretz
DATE: June 2, 2015

REQUEST

Mr. Brad Moretz is requesting a minor amendment to the conditional use permit issued for Appalachian Ski Mtn to increase the size of the proposed welcome center from 960 square feet to 1547 square feet. The increase in size is due to space needs for High Country Host that plans to lease a portion of the welcome center. Although the size of the building is approximately 60% larger, there is not a significant difference in the appearance of the building. The increase in size will not change the site plan significantly nor require additional parking. The required parking for the proposed building would require 8 spaces and the applicant is providing 12 standard spaces and 3 bus spaces.

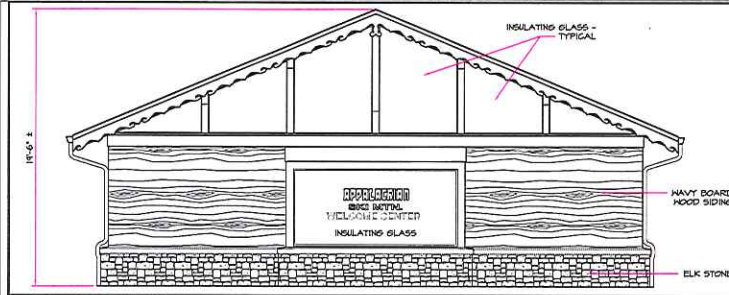
Section 16-4.17.1 of the Land Use Ordinance allows minor design modifications to be approved by Town Council without a formal application or public hearing. The proposed increase in building square footage appears to have no substantial impact on neighboring properties or the general public.

Please find attached a copy of the original building plan and site plan and a copy of the revised building plans and site plan.

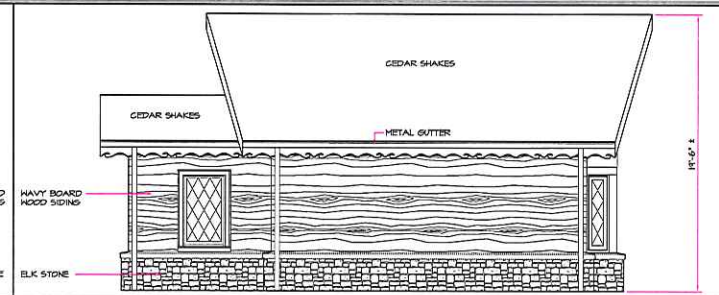
ATTACHMENTS

1. Original building plan
2. Revised building plan
3. Original site plan
4. Revised site plan

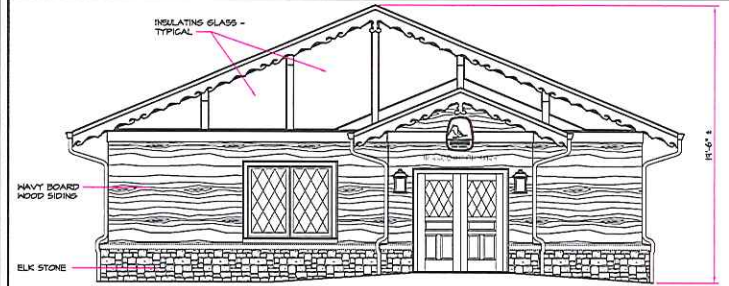
Original Building Plans



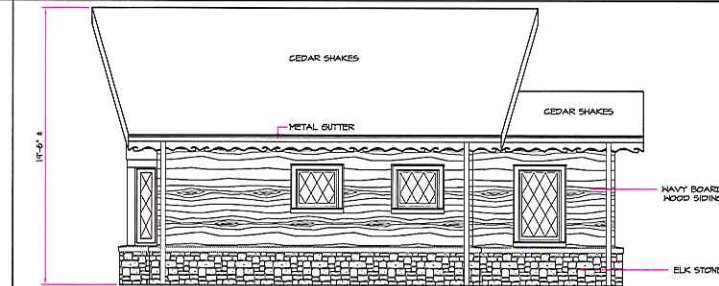
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



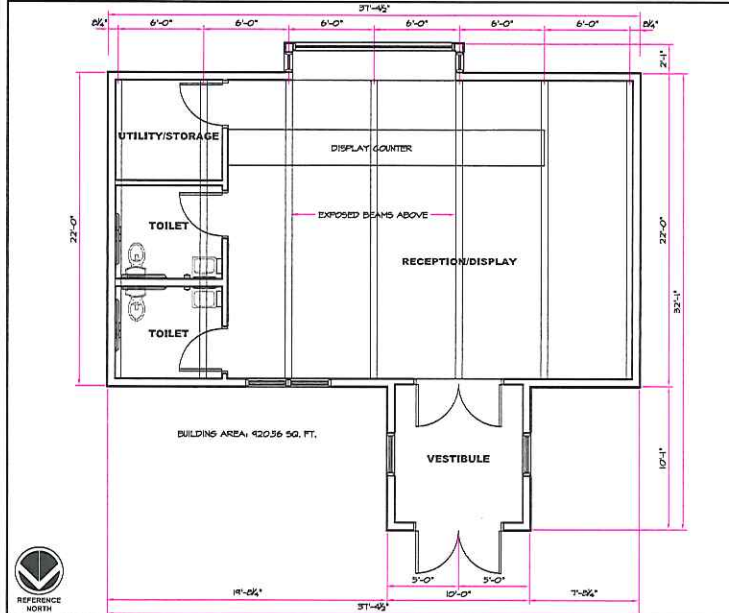
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



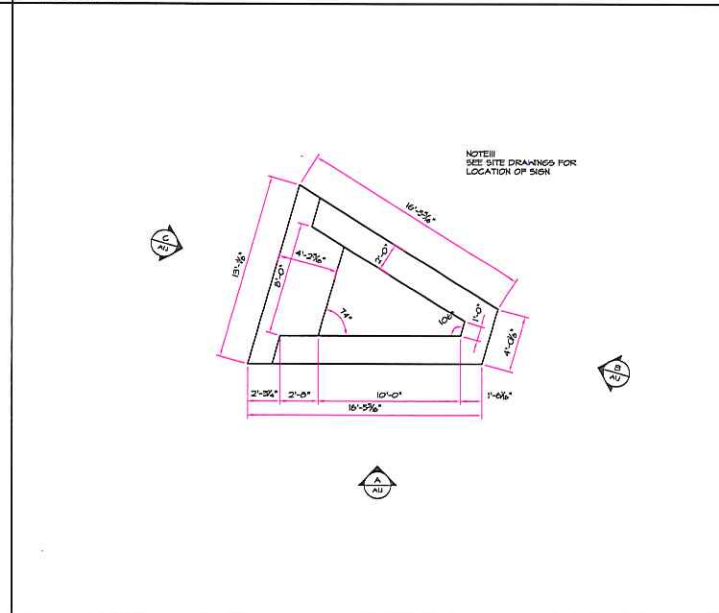
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



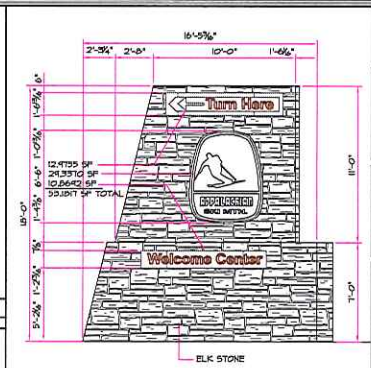
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



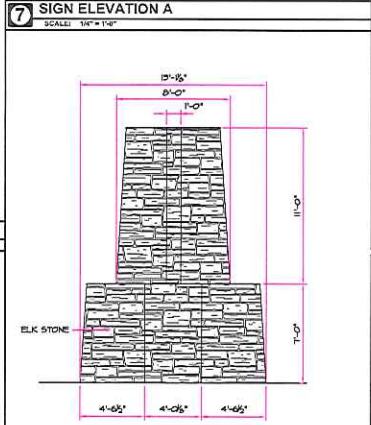
5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



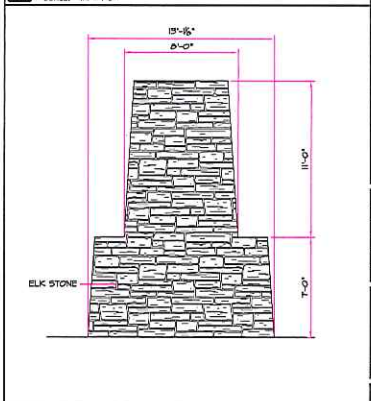
6 PLAN OF SIGN
SCALE: 1/4" = 1'-0"



7 SIGN ELEVATION A
SCALE: 1/4" = 1'-0"



8 SIGN ELEVATION B
SCALE: 1/4" = 1'-0"



9 SIGN ELEVATION C
SCALE: 1/4" = 1'-0"



GREENE ARCHITECTURE
POST OFFICE BOX 7111, BLAUNIER STREET
BLAUNIER ROCK, NORTH CAROLINA
PHONE: 817.317.5416 FAX: 817.317.5430

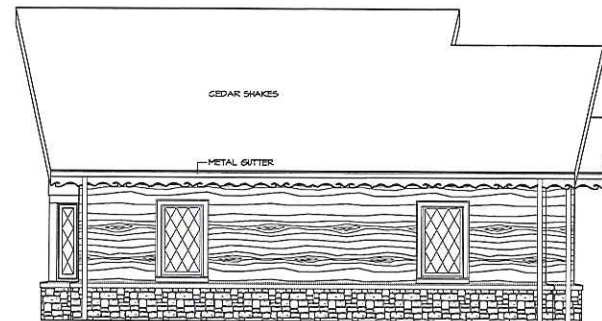
APPALACHIAN SKI MTN.
SIGN / WELCOME CENTER
U.S. HIGHWAY NO. 821 / 321
BLAUNIER ROCK, NORTH CAROLINA

Date:	10/22/2014
No.	Revision
1	10/09/2014
2	10/31/2014
Sheet:	A1.1
Project No.:	GA140D

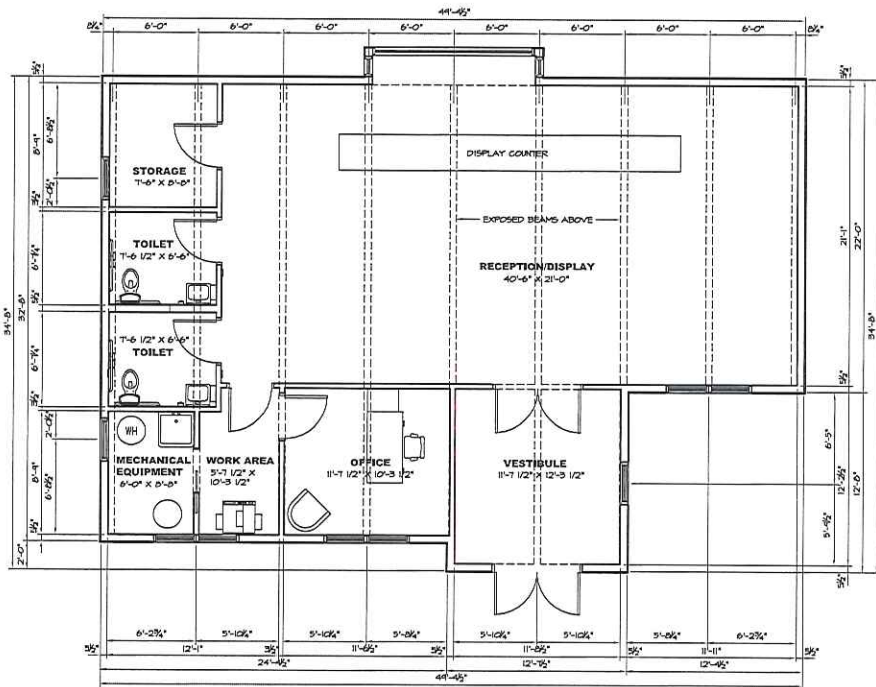
Revised Building Plans



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

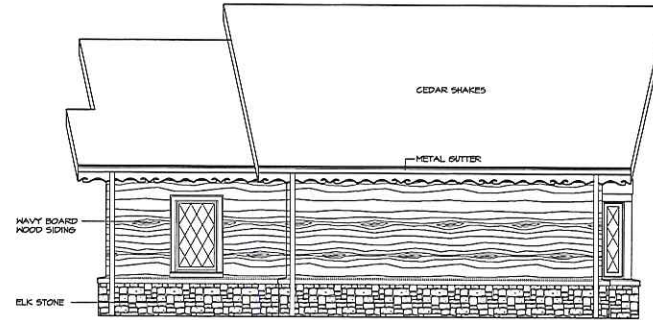


3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

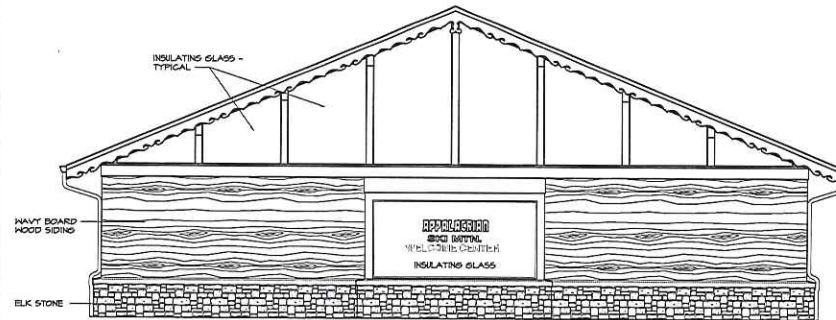


TABULATIONS: TOTAL GROSS AREA: 1546.5 SQ. FT.

2 FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



GREENE ARCHITECTURE
1000 W. HARRIS STREET
FLORENCE, SC 29502-3912

APPALACHIAN SKI MTN.
SIGN / WELCOME CENTER
U.S. HIGHWAY NO. 221 / 221
FLOWING ROCK, NORTH CAROLINA

Date:	12/22/2014
No.:	Revision Date
1	10/04/2014
2	01/24/2015
3	09/10/2015
Sheet:	A1.1
Project No.:	041403

Original Site Plan

GENERAL NOTES:

1. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PAVING LOT ARE GIVEN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNER. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CURB.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE QUANTITY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTERS, SIDEWALKS, WALLS, AND UTILITIES.
4. ALL NEW UTILITIES SHALL BE UNDERGROUND.

SITE NOTES:

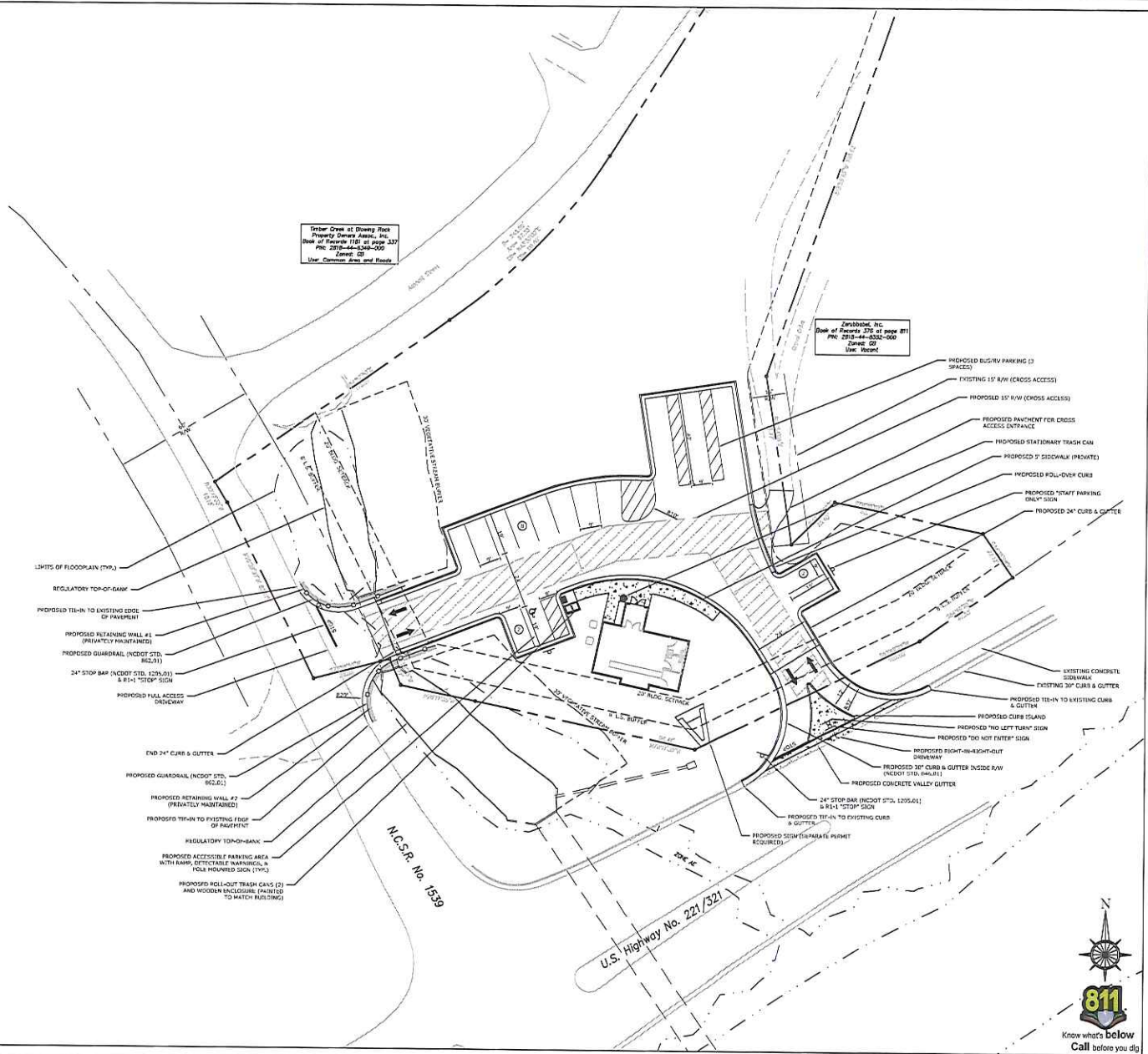
- 1.1 TRACT IS IN THE TOWN OF BLOWING ROCK (TA) AND IS ZONED C-1.
- 1.2 SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLANS, AND OTHER ARCHITECTURAL DETAILS.
- 1.3 NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 1.4 HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED HIGH IN THE PLUMB AND DOES NOT INTERFERE WITH TRAFFIC. SEE PHOTOGRAPHIC PLAN IN ARCH. PLANS.
- 1.5 ALL BUFFERS, TREE SAVED AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 1.6 NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLES, EQUIPMENT, PRODUCTS, ETC.
- 1.7 STORAGE LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNLESS THIS DEVELOPMENT REPRESENTS A SEPARATE PERMIT IS REQUIRED FOR ON-SITE STORAGE.
- 1.8 ALL PAVEMENT MARKING WITHIN RCDOT R/W SHALL BE CONSTRUCTED ACCORDING TO RCDOT SPECIFICATIONS.
- 1.9 ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER, A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 1.10 CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGHOUT THE ZONING DIVISION OF DEVELOPMENT SERVICES.
- 1.11 ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADE.
- 1.12 THE JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMENDING WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 1.13 SIGNPOST AND FENCING ENCLOSURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING BY PAINTING THE ENCLOSURE THE SAME COLOR AS THE BUILDING SIDING.
- 1.14 24 HOUR CONTACT: JASON GASTON, P.E., 929-420-8138

CONDITIONAL USE PERMIT CALCULATIONS (C-1)	
TOTAL AREA (SQ FT) OF SUBJECT PROPERTY:	64,206 SF
MINIMUM IMPERVIOUS AREA IN SF EXISTING PRIOR TO THIS PERMIT:	3,925 SF
MINIMUM NET AREA OF SUBJECT PROPERTY:	60,281 SF
PERCENT OF IMPERVIOUS AREA ALLOWED (24%)	14,528 SF
DIFFERENCE (IMPERVIOUS ALLOWANCE):	14,528 SF
PROPOSED IMPERVIOUS AREA TO BE ADDED AS PART OF PROPOSED DEVELOPMENT MUST BE LESS THAN NET IMPERVIOUS AREA ALLOWANCE:	13,261 SF

LAND USE INTENSITY CALCULATIONS (C-1)	
TOTAL PARCEL AREA (1,428 ACRES (61,586 SF))	
PROPOSED FLOOR AREA RATIO (FAR):	0.015
PROPOSED OPEN SPACE RATIO (OSR):	0.985
PROPOSED LIVABLE SPACE RATIO (LSR):	0.799
PRIMARY BUILDING HEIGHT IN GDS:	35'
PROPOSED BUILDING HEIGHT:	29'

PARKING CALCULATIONS	
MINIMUM REQUIRED SPACES:	1,000 SF
PROPOSED SF:	940 SF
MIN. PARKING REQUIRED:	1,000 SF
TOTAL PARKING PROVIDED:	17 SPACES

LEGEND	
	PROPOSED CONCRETE
	PARKING COUNT
	PROPOSED SIGN
	PROPERTY LINE
	ADJACENT PROPERTY LINES
	PROPOSED WALL
	PROPOSED GUARDRAIL



PROJECT:
Appalachian Ski Mtn. Welcome Center
A Commercial Development

ADDRESS:
 Intersection of US Hwy 321 and Edmisten Road in Blowing Rock, NC

DEVELOPER:



940 Ski Mountain Rd
 Blowing Rock, NC 28605


CONTACT: Mr. Brad Moretz

ENGINEER:



215 Boone Heights Drive, Ste. 107
 Blowing Rock, NC 28607
 828-262-9807
 www.valorengineering.com

SEAL:




REVISIONS	DATE
1. TOWN/NCSD COMMENTS	11/10/24

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN OF BLOWING ROCK
DATE: 10/23/24
SHEET TITLE:

SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 20'



FILE NUMBER: 046-001



Revised Site Plan

GENERAL NOTES:

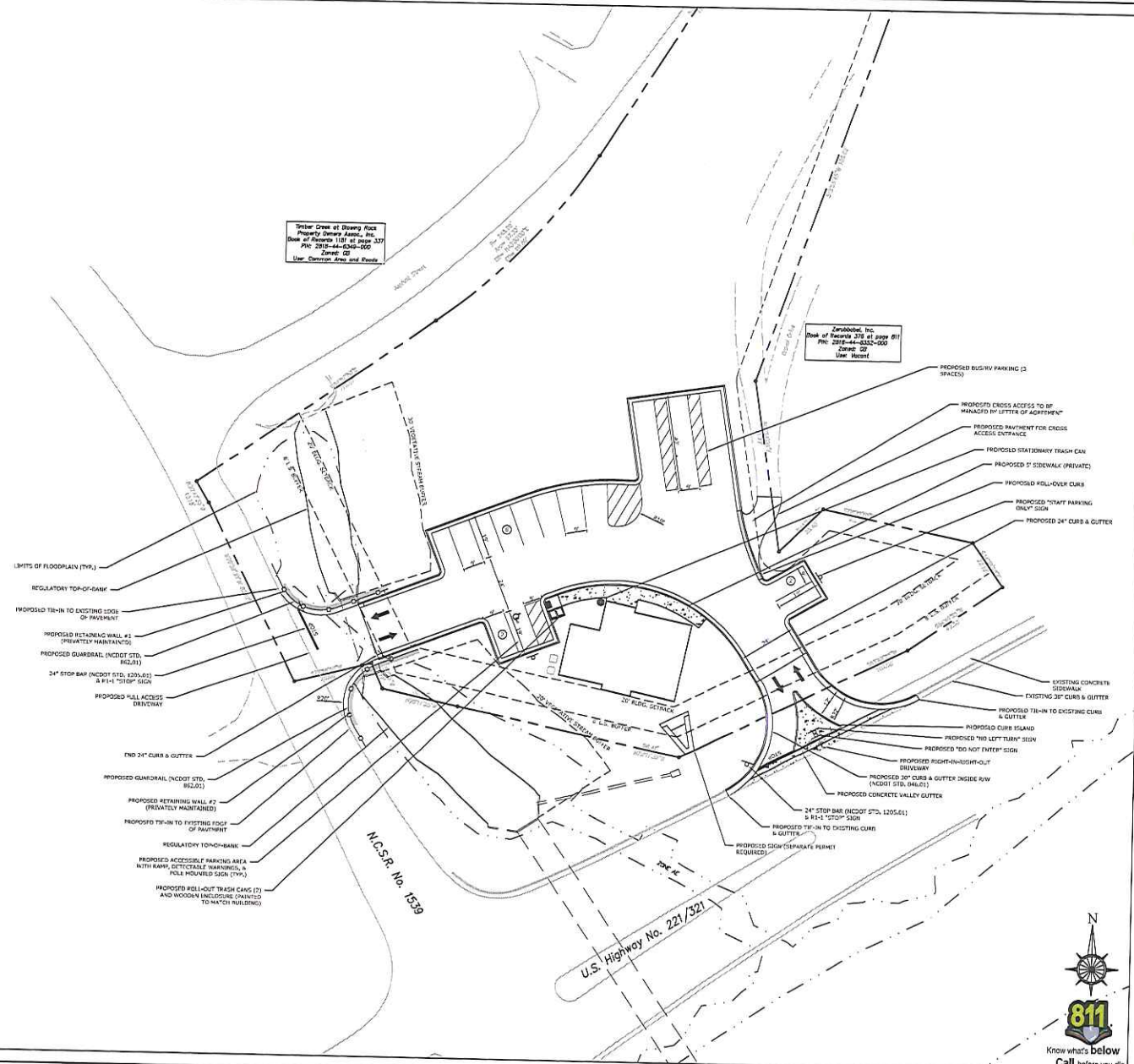
- ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CURB.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
 - ALL NEW UTILITIES SHALL BE UNDERGROUND.
- ## SITE NOTES:
- TRACT IS IN THE TOWN OF BLOWING ROCK AND IS ZONED CG.
 - SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTO-METRIC PLAN IN ARCH. PLANS).
 - ALL OUTLETS, TREE SAVED AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLES, EQUIPMENT, PRODUCTS, ETC.
 - SIGNS (LOCATION, NUMBER, AND SIZE) ARE APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE STORAGE.
 - ALL PAVEMENT FINISHING WITHIN NCDOT ROW SHALL BE CONSTRUCTED ACCORDING TO NCDOT SPECIFICATIONS.
 - ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER/OWNER'S CONTRACTOR/DEVELOPER AND DO NOT PERMITTING WITH AGENT AUTHORIZATION.
 - CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF DEVELOPMENT SERVICES.
 - ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - THE JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR ADA ACT.
 - DUMPSTER AND RECYCLING ENCLOSURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING BY PAINTING THE ENCLOSURE THE SAME COLOR AS THE BUILDING SIDING.
 - 24 HOUR CONTACT: JASON EASTON, P.E., 779-722-9178

CONDITIONAL USE PERMIT CALCULATIONS (CG)	
TOTAL AREA (SF OF SUBJECT PROPERTY):	64,386 SF
MINUS IMPROVEMENT AREA (% OF EXISTING ROW):	7,925 SF
TO SUPPLEMENT 15:195 PROPOSED OPEN SPACE RATIO (OSR):	62,461 SF
LOCAL NET AREA OF CONTACT PROPERTY:	62,461 SF
MINUS IMPROVEMENT AREA ALLOWED (24%):	14,558 SF
LOCAL NET IMPROVEMENT ALLOWANCE:	0
PROPOSED IMPROVEMENT AREA TO BE ADDED AS PART OF PROPOSED AREA ALLOWANCE:	12,847 SF

LAND USE INTENSITY CALCULATIONS (CG)	
TOTAL PARCEL AREA: 1.439 ACRES (64,386 SF)	
PROPOSED FLOOR AREA RATIO (FAR):	0.024
PROPOSED OPEN SPACE RATIO (OSR):	0.779
PROPOSED OPEN SPACE RATIO (OSR):	0.779
PROPOSED BUILDING HEIGHT IN CG:	35'
PROPOSED BUILDING HEIGHT:	20'

PARKING CALCULATIONS	
PROPOSED 5-MINUTE CYCLE:	
MIN. PARKING REQUIREMENT =	1,739 SF
PROPOSED 15-MINUTE CYCLE:	
MIN. PARKING REQUIREMENT =	1,739 SF
TOTAL PARKING REQUIREMENT:	3,478 SF
TOTAL PARKING PROVIDED:	77 SPACES

LEGEND	
	PROPOSED CONCRETE
	PARKING COUNT
	PROPOSED SIGN
	PROPERTY LINE
	ADJACENT PROPERTY LINES
	PROPOSED WALL
	PROPOSED GUARDRAIL



PROJECT:
Appalachian Ski Mtn. Welcome Center
A Commercial Development

ADDRESS:
 Intersection of US Hwy 321 and Edmisten Road in Blowing Rock, NC

DEVELOPER:



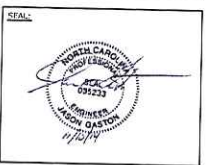
340 Ski Mountain Rd
 Blowing Rock, NC 28605

CONTACT: Mr. Brad Moretz

ENGINEER:

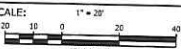


215 Boone Heights Drive, Ste. 107
 Boone, NC 28607
 828-262-9807
 www.valorengr.com



REVISIONS	DATE
1 TOWN/NCDOT COMMENTS	11/10/14
2 NEW BUILDING FOOTPRINT	05/14/15

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN OF BLOWING ROCK
DATE: 10/03/14
SHEET TITLE:

SITE PLAN
SHEET NUMBER: C-1
SCALE: 1" = 20'

FILE NUMBER: 046-001

