

STAFF REPORT

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

FROM: Kevin Rothrock, Planning Director

SUBJECT: CUP 2015-01 Blowing Rock Country Club – Fitness Center/Cart Barn

APPLICANT: Blowing Rock Country Club

DATE: June 2, 2015

REQUEST

Blowing Rock Country Club is requesting a conditional use permit to construct a fitness center and cart barn. The 1.85 acre subject property will combine three separate properties located on the corner of Hwy 321 and Country Club Drive. The property is zoned R-6M, Multi-family and is located in the WS-IV-PA water supply watershed. The proposed use is allowed within the existing R-6M designation. The property is further identified by Watauga County PINs 2817-23-8348-000, 2817-23-9343-000, and 2817-33-0340-000.

The proposed fitness center is planned for construction on three lots that were former homes. The upper level of the structure will be the fitness center and the lower level will be a cart storage facility with the opening facing the clubhouse. The cart staging area and cart parking will be integrated with the vehicle parking areas.

The existing stream on the north side of the proposed building will be piped and filled to bring the grade up to the parking lot and building elevation. US Army Corps and State permits are approved for this activity and is being authorized through a separate town permitting process.

SITE PLAN

Setbacks

The applicable street setback is 25 feet and the side/rear setback is 8 feet. The site plan design meets all setback requirements.

Parking/Access

Based on the proposed use, 29 parking spaces are required. The applicant is proposing 100 parking spaces to accommodate overflow clubhouse parking needs. The current gravel site has been used for overflow parking for several years. Access to the site will be from Country Club Drive. No vehicle access will be available directly from the site onto Hwy 321.

A sidewalk, as required by Land Use Code Section 16-21.11, will be installed along the west property line adjacent to Country Club Drive to connect the Hwy 321 sidewalk to the site.

Architectural

The applicant proposes a building design complimentary to the clubhouse. The building will feature poplar bark siding and board and batten siding, stone veneer and cedar wood shakes on the roof.

Utilities/Storm Water

Lighting for the site will be provided by the coach light standard common to other projects in Town.

Storm water will be collected and directed to an existing pond on the golf course where an additional storage area will be created to handle the additional run-off. This storage area will hold water from storm events and slowly discharge to the adjacent pond over the course of several hours. The system is designed to meet the Land Use Ordinance.

Landscaping

There are several large white pines and other trees along the existing stream that will be removed when the stream is piped. Many of these trees are dead or have reached the end of their life cycle and pose a danger to life and property.

The landscape plan indicates several street/shade trees around the parking areas and along the street frontages. Shrubbery screening and trees will be provided between the Fairway Villas property to the east and the side parking area. An existing 26" inch maple tree in this area will be saved. All landscape materials shown on the plans meet the Land Use Code standards for species and size.

PLANNING BOARD RECOMMENDATION

At the May 21, 2015 meeting, the Planning Board recommended approval of the conditional use permit application as submitted.

ATTACHMENTS

1. Draft CUP
2. Site/grading/utility/landscape plans
3. Architectural elevations

NORTH CAROLINA

WATAUGA COUNTY

**TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT
Blowing Rock Country Club Fitness Center/Cart Barn
CUP No. 2015-01**

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: Blowing Rock Country Club

Project Name: BRCC – Fitness Center and Cart Barn

Property Location: Corner of Hwy 321 and Country Club Drive

Tax Parcel No.: 2817-23-8348-000, 2817-23-9343-000, 2817-33-0340-000

Property Owners of Record: Blowing Rock Country Club

Proposed Use of Property: Fitness Center and Cart Barn

Current Zoning Classification of Property: R-6M, Multi-family

Meeting Date: June 9, 2015

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 plans (dated 4/24/15) 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 2014 Comprehensive Plan Update, and any other duly adopted plans of the Town.
3. The applicant proposes a building design to be complimentary to the Blowing Rock Country Club clubhouse. The building will feature poplar bark and board and batten siding, stone veneer and cedar roof shakes.
 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. The applicant plans to utilize a well for water service and a septic system. Should these private utilities not provide adequate services, the Applicant must meet the Town Code with respect to public utilities and petition the Town for satellite annexation. The Applicant shall pay for all costs associated with extension of public water and sewer.
 7. The stream culvert installation shall conform to the requirements of the US Army Corps permit and associated agency approvals issued on July 25, 2014.
 8. The Applicant shall have a soil erosion control plan approved by Watauga County and Blowing Rock prior to the commencement of any grading activities on the property. No work shall be permitted on the property until all erosion control measures have been installed, with the exception of specific work that may be required in order to complete the installation of the erosion control measures.
 9. Exterior lighting for the site shall use the same coach-style lights that have been selected as the lighting standard for the Town.
 10. All new utilities on site shall be underground, including the electrical service lines.
 11. Water and sewer availability fee credit for the homes that were previously located on the site totals \$7,500 (5 bedrooms x \$1500). This amount shall be credited to the overall availability fees for the proposed fitness center project.
 12. 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.

13. The 26” maple tree between the parking area and Fairway Villas shall be saved. Tree protection measures shall be installed and maintained throughout the project. As a result of saving the maple, the applicant may receive credit for up to five (5) required trees on the site.

14. Full design plans for storm water detention shall be submitted and approved by the Town Engineer prior to commencement of land-disturbing activities.

15. 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.

16. 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.

17. 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.

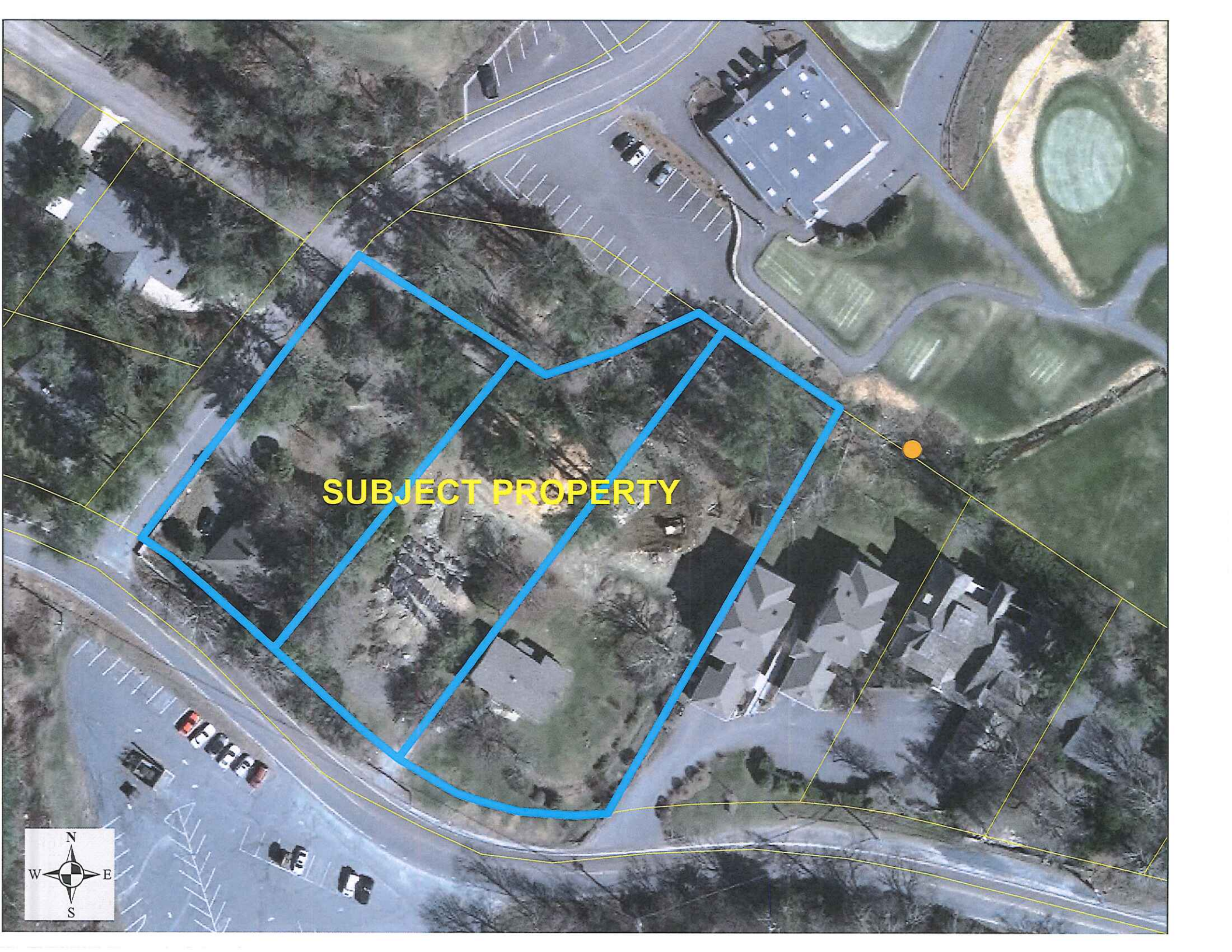
TOWN OF BLOWING ROCK

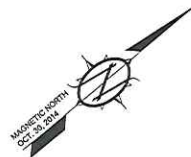
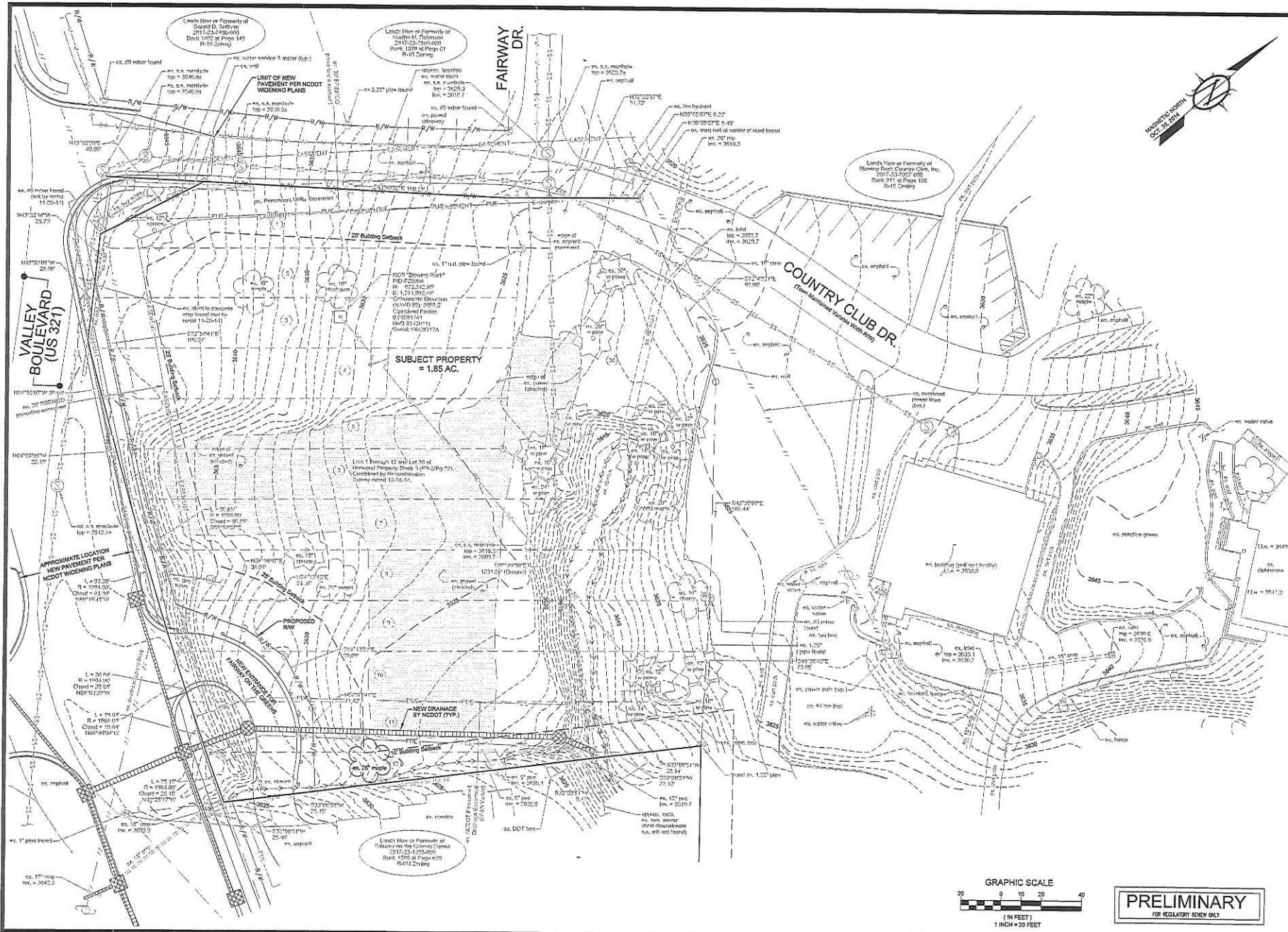
By: _____
J.B. Lawrence, Mayor

ATTEST: _____
Sharon H. Greene, Town Clerk

(CORPORATE SEAL)

SUBJECT PROPERTY





**Engineering
Company, P.A.**

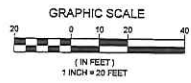
**Municipal
Services**

P.O. BOX 93 BLOWING ROCK, N.C. 27607
704/945-1497
LICENSE NUMBER C0261

**SITE IMPROVEMENTS
BLOWING ROCK COUNTRY CLUB
COUNTRY CLUB DRIVE
BLOWING ROCK, NORTH CAROLINA**

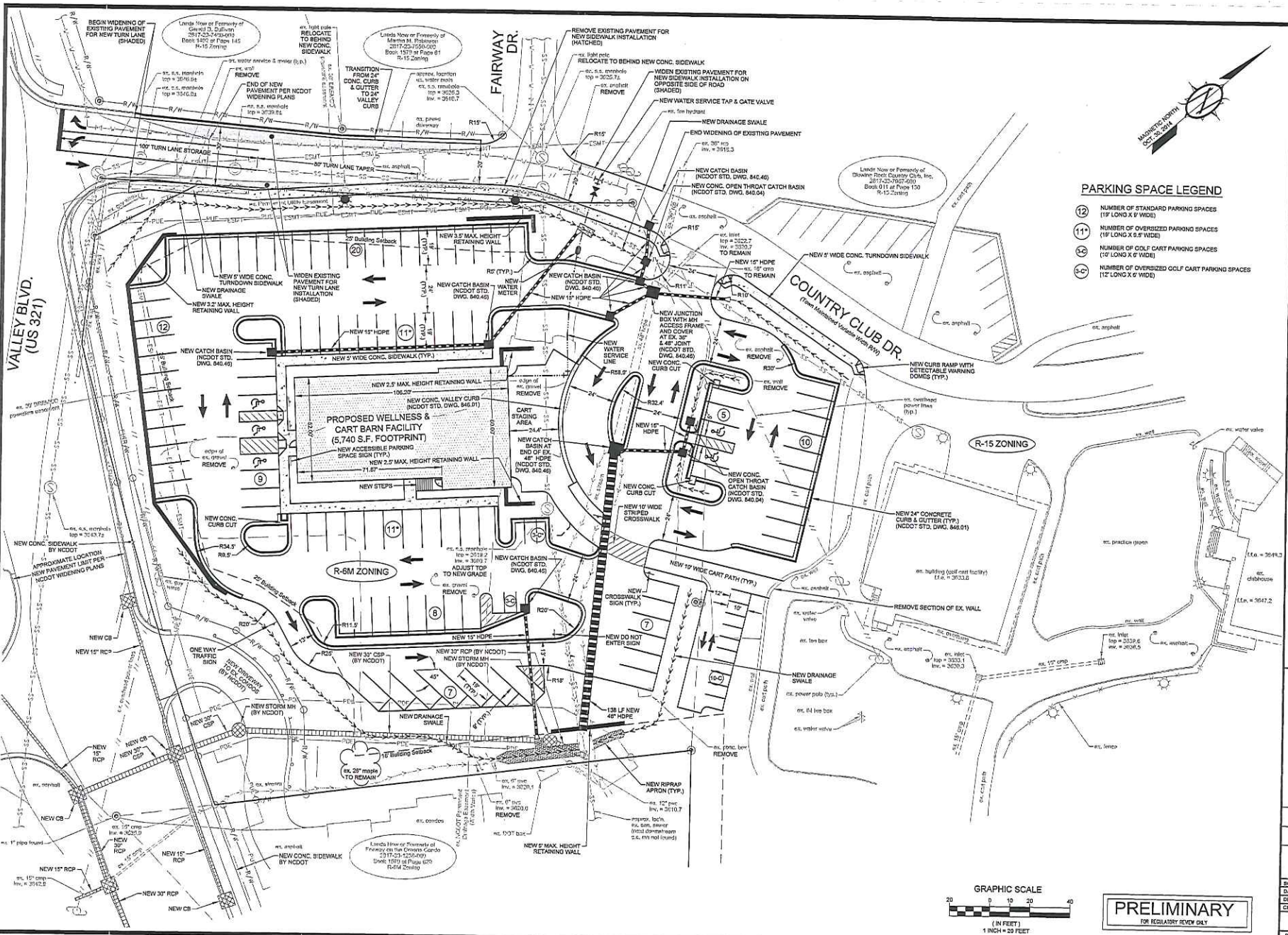
EXISTING CONDITIONS

| DATE | BY | REVISION |
|------|----|----------|
| | | |
| | | |
| | | |



PRELIMINARY
FOR REGULATORY REVIEW ONLY

SCALE: 1" = 20'
DATE: 04/26/15
DRAWN BY: EGT
CHECKED BY: APT
PROJECT NUMBER:
B14037.3
DRAWING NO.:
C-2
2 OF 6



- PARKING SPACE LEGEND**
- ⑫ NUMBER OF STANDARD PARKING SPACES (11' LONG X 9' WIDE)
 - ⑪ NUMBER OF OVERSIZED PARKING SPACES (11' LONG X 9.5' WIDE)
 - ⑩ NUMBER OF GOLF CART PARKING SPACES (10' LONG X 6' WIDE)
 - ⑨ NUMBER OF OVERSIZED GOLF CART PARKING SPACES (12' LONG X 6' WIDE)

**Engineering
Company, P.A.**

**Municipal
Services**

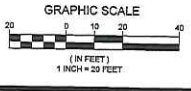
P.O. BOX 318 BOONE, N.C. 28607
(815) 772-5359
LICENSE NUMBER: C-001

**SITE IMPROVEMENTS
BLOWING ROCK COUNTRY CLUB
COUNTRY CLUB DRIVE
BLOWING ROCK, NORTH CAROLINA**

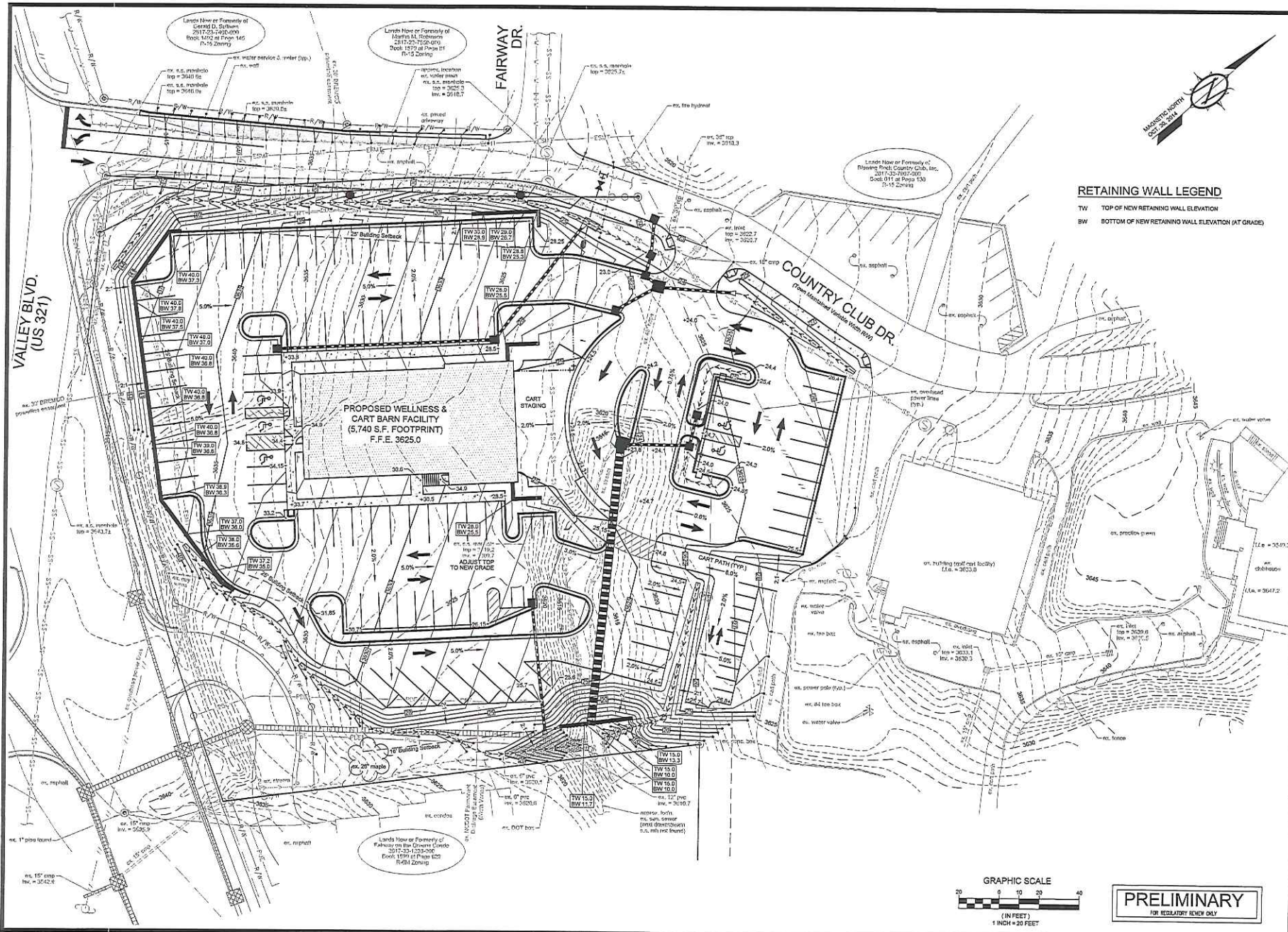
PRELIMINARY SITE PLAN

| DATE | BY | REVISION |
|------|----|----------|
| | | |
| | | |
| | | |

SCALE: 1" = 20'
DATE: 04-24-18
DRAWN BY: EGT
CHECKED BY: MWT
PROJECT NUMBER: 814031.3
DRAWING NO.: C-4 SHEET NO.: 4 OF 6



PRELIMINARY
FOR REGULATORY REVIEW ONLY



RETAINING WALL LEGEND
 TW TOP OF NEW RETAINING WALL ELEVATION
 BW BOTTOM OF NEW RETAINING WALL ELEVATION (AT GRADE)

Engineering Company, P.A.
 Municipal Services
 P.O. BOX 348 BOONE, N.C. 28608
 (819) 282-1747
 LICENSE NUMBER: C001

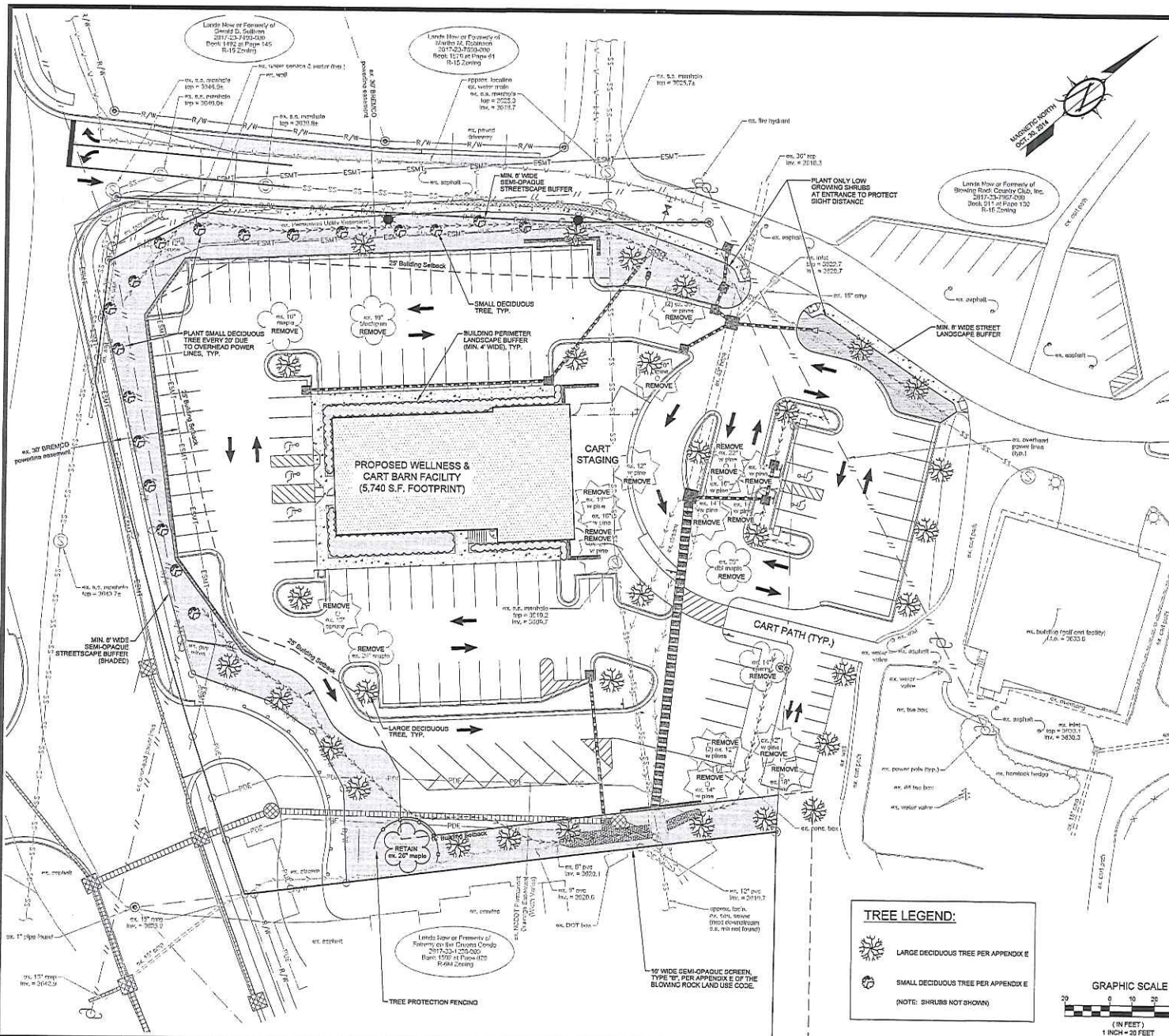
SITE IMPROVEMENTS
BLOWING ROCK COUNTRY CLUB
COUNTRY CLUB DRIVE
BLOWING ROCK, NORTH CAROLINA

PRELIMINARY GRADING PLAN

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |
| | | |
| | | |

SCALE: 1" = 20 FT
 DATE: 04-24-20
 DRAWN BY: GJT
 CHECKED BY: JPP
 PROJECT NUMBER: B14031.3
 DRAWING NO.: C-5
 SHEET NO.: 5 OF 6

PRELIMINARY
 FOR REGULATORY REVIEW ONLY



GENERAL LANDSCAPE NOTES:

1. NO PORTION OF VEHICULAR SURFACE AREA SHALL BE FURTHER THAN SIXTY FEET (60') FROM THE TRUNK OF A TREE.
2. SHRUBS SHALL NOT BE PLANTED WITHIN SIX FEET (6') OF THE TRUNK OF A NEW TREE, NOR WITHIN THE DRIP LINE OF EXISTING TREES.
3. NO STORAGE OF MATERIALS, DUMPING OF WASTE MATERIALS, FILL OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN PROTECTED TREE AREAS, EITHER DURING CONSTRUCTION OR AFTER COMPLETION.
4. IF PROTECTED TREES OR SHRUBS DIE AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PROJECT, THE OWNER(S) OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE REQUIRED TO REPLACE THE TREES OR SHRUBS WITH VEGETATION THAT CONFORMS ARTICLE 22 OF THE BLOWING ROCK LAND USE CODE WITHIN ONE PLANTING SEASON.
5. THE OWNER(S) OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES REQUIRED UNDER THE TOWN OF BLOWING ROCK LAND USE ORDINANCE.
6. NO AREA LIGHTING, TREES, PARKING SPACES, POWER POLES OR CERTAIN LANDSCAPING SHALL BE PERMITTED WITHIN 10' OF ALL FIRE HYDRANT PORTS OR FIRE DEPARTMENT CONNECTIONS.
7. ALL LANDSCAPED AREAS SHALL RECEIVE 2" MIN. FLOORED TOPSOIL.

8' STREETSCAPE BUFFER NOTES:

1. STREETSCAPE BUFFER SHALL CONSIST OF A SEMI-OPAQUE SCREEN A MINIMUM OF 10' WIDE.
2. LARGE DECIDUOUS TREES SHALL BE PLANTED 30' ON CENTERS.
3. SMALL TREES SHALL BE PLANTED 20' ON CENTERS WITHIN OVERHEAD UTILITY LINE BASEMENTS.
4. EVERGREEN SHRUBS SHALL BE PLANTED 3' ON CENTER BETWEEN THE TREES.

16' SIDE BUFFER NOTES:

1. SIDE LANDSCAPE BUFFER SHALL CONSIST OF A SEMI-OPAQUE SCREEN, TYPE 'B', A MINIMUM OF 16' WIDE PER THE BLOWING ROCK LAND USE ORDINANCE.
2. TREES SHALL BE PLANTED 30'-40' ON CENTERS. EVERGREEN AND DECIDUOUS SHRUBS SHALL BE PLANTED BETWEEN THE TREES AT 3' ON CENTERS.

PARKING LOT LANDSCAPE NOTES:

1. 20% OF THE VEHICLE ACCOMMODATION AREA SHALL BE SHADED USING THE PRESUMPTIVE SHADE AREA OF A 10' RADIUS AROUND PLANTED SHADE TREES.
2. LANDSCAPE ISLANDS SHALL HAVE A MINIMUM OF 250 SQUARE FEET.
3. NO PARKING SPACE SHALL BE FURTHER THAN 60' FROM A SHADE TREE.
4. PARKING AREAS SHALL BE SEPARATED FROM THE EXTERIOR BUILDING WALL BY A MINIMUM 4' LANDSCAPE PLANTING AREA.

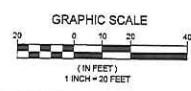
PARKING LOT SHADING CALCULATIONS:

| REQUIRED PARKING LOT SHADING AREA: | |
|---|--------------------------------|
| VEHICLE ACCOMMODATION AREA = 61,460 FT ² | |
| REQUIRED SHADED AREA = 20% X 61,460 FT ² | = 12,292 FT ² |
| PROVIDED PARKING LOT SHADING AREA: | |
| 1 EXISTING LARGE PERIMETER TREE = 1 X 354 FT ² | = 354 FT ² |
| 21 NEW LARGE PERIMETER TREES = 21 X 354 FT ² | = 7,434 FT ² |
| 16 NEW SMALL PERIMETER TREES = 16 X 157 FT ² | = 2,512 FT ² |
| 10 NEW LARGE INTERIOR TREES = 10 X 707 FT ² | = 7,070 FT ² |
| TOTAL PROVIDED SHADED AREA | = 17,864 FT² |

TREE LEGEND:

- LARGE DECIDUOUS TREE PER APPENDIX E
- SMALL DECIDUOUS TREE PER APPENDIX E

(NOTE: SHRUBS NOT SHOWN)



PRELIMINARY
FOR REGULATORY REVIEW ONLY

Engineering Company, P.A.
Municipal Services
P.O. BOX 67 GARNER, N.C. 27523
(919) 763-3303
LICENSE NUMBER: C-0011

SITE IMPROVEMENTS
BLOWING ROCK COUNTRY CLUB
COUNTRY CLUB DRIVE
BLOWING ROCK, NORTH CAROLINA

PRELIMINARY LANDSCAPE PLAN

| DATE | BY | REVISION |
|------|----|----------|
| | | |

SCALE: 1" = 20'
DATE: 04-26-15
DRAWN BY: EOT
CHKD. BY: JWP
PROJECT NUMBER: B14203.1.3
DRAWING NO.: C-6
SHEET NO.: 6 OF 6

