

Blowing Rock Planning Board

STAFF REPORT

Project: CUP 2015-03 Ransom Street Duplexes
Meeting Date: September 17, 2015
Applicant: R&R Builders of North Carolina
Staff: Kevin Rothrock, Planning Director

REQUEST

R&R Builders of North Carolina is requesting a conditional use permit to construct two 2-unit townhouse buildings on Ransom Street. The subject property will be a combination of 460 and 488 Ransom Street. The properties are zoned R – 6M, Multi-Family Residential and are located in the WS-IV-PA water supply watershed. The properties are further identified by Watauga County PINs 2817-06-3466-000 and 2817-06-4412-000.

SITE PLAN

Setbacks

The applicable street setback along Ransom Street is 25 feet, and the side and rear setback is 8 feet. The proposed duplex project meets all applicable setbacks.

Parking/Access

The duplex project requires 2 parking spaces per unit and 8 parking spaces are provided in the parking lot. The access from Ransom Street and the parking lot does not exceed 5% grade.

Utilities/Storm Water

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

Storm water from the site, buildings and parking area will be collected in the parking lot and directed to an above ground storm water detention system designed to meet Land Use Code standards. The detention basin will be located in the front yard of the property. The drainage from storm events will be detained and released to a catch basin on the edge of Ransom Street.

A rollout garbage can enclosure is planned just behind the parking area.

Landscaping

The landscape plan is extensive with large shade trees along the street and parking area. Two maple trees exist along the edge of Ransom Street and the applicant will make every effort to

save the one closest to the north property line. If the tree cannot be saved due to site grading, it will be replaced with another shade tree.

The upper 30 to 40 of the site along the west property line will be left undisturbed. This area has a healthy stand of pine and cherry trees.

The Land Use Code requires a 16-foot wide buffer between the site and the adjacent properties. There is not enough room for a 16-foot buffer but the applicant is requesting a waiver to reduce the buffer width to eight (8) feet.

Architectural

The building design and materials are no longer regulated by the Land Use Code but the applicant has planned to construct the duplex structures with lap siding and shake accents in the gable ends. The design also features timber beam frame porch roofs.

WAIVERS REQUESTED

The applicant is requesting a waiver of eight (8) feet of the side landscape buffer on both sides of the site as there is not enough room for planting a buffer of that width. A recommendation from Planning Board specific to this setback waiver request is required.

ATTACHMENTS

1. [Site/grading/landscape plans](#)
2. [Architectural elevations](#)