

Blowing Rock Planning Board

STAFF REPORT

Project: CUP 2015-02 Moody Building Renovation
Meeting Date: September 17, 2015
Applicant: RWL 1, LLC
Staff: Kevin Rothrock, Planning Director

REQUEST

RWL 1, LLC is requesting a conditional use permit to convert the old Moody Furniture building to a restaurant/retail establishment. The subject properties will be a combination of 125 Sunset Drive. The properties are zoned CB, Central Business and are located in the WS-IV-PA water supply watershed. The properties are further identified by Watauga County PINs 2807-98-3020-000 and 2807-98-3068-000.

SITE PLAN

Setbacks

The applicable street setback along Sunset Drive is 15 feet, and the side and rear setback is 5 feet. The front of the existing building, including the porch, encroaches into the street setback. The front porch will be extended along the entire front of the building and a new terrace will be added on the east side of the building. Both the front porch addition and the terrace will encroach into the street setback between 3 and 7 feet. A setback waiver will be needed to approve the proposed encroachment.

Building Layout

A kitchen will be added behind the proposed terrace on the east side of the building. An additional terrace for outdoor seating will be added on the rear of the building with parking lot access and an ADA-accessible ramp.

An addition is also planned for the west side of the building designed for either retail or restaurant use. This addition will have a separate entrance to Sunset Drive.

Parking/Access

Based on the proposed uses, the building square footage and any parking credits calculated on previous property uses, 7 parking spaces are required for this project. Restaurant use was used to calculate the parking. If retail is the ultimate use of the property, the parking will be more than sufficient to meet the Land Use Code.

The applicant is proposing 21 parking spaces, one (1) being an ADA van-accessible space. The applicant is reserving parking spaces for off-site apartments and off-site retail within the excess spaces in the parking lot.

The parking lot access will be from Sunset Drive and is currently shown with a two-way driveway. Staff is recommending a one-way driveway entering in from Sunset and exiting the property out the back of the parking lot into the Maple Street parking lot. This will avoid site distance issues exiting onto Sunset Drive.

Utilities/Storm Water

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

Storm water will be collected in the parking lot and directed to underground detention system designed to meet Town Code standards. The drainage from storm events will be detained and released to a new drainage system in Sunset Drive that will be installed from the parking lot, down Sunset Drive to the Maple Street intersection.

Landscaping

The Code requires a four (4) foot buffer between the site and the adjacent properties and shade trees in and around the parking lot perimeter.

Architectural

The applicant proposes to use materials that are complimentary to the Moody building including a hardi plank siding board with a 12 inch profile to closely match the existing siding. The applicant is also attempting to match the metal roofing as close as possible with a new metal roof since the current roof is leaking. A sample will be provided at the Planning Board meeting.

The deck railing will use a rebar picket instead of standard wood pickets (photo enclosed).

Folding doors will be added on the front of the building and the east side at the patio to provide an open floor plan.

The enclosed plans show an uncovered outdoor dining terrace on the east side of the building. The applicant is considering adding a roof over the terrace and revised plans should be available for review at the meeting.

WAIVERS REQUESTED

The applicant is requesting a waiver of eight (8) feet of the street setback along Sunset Drive to allow expansion of the existing porch and the addition of a dining terrace. A recommendation from Planning Board specific to this setback waiver request is required.

ATTACHMENTS

1. Site/grading/landscape plans
2. Architectural elevations
3. Photo of proposed deck railing
4. Photo of proposed folding doors