

## Blowing Rock Planning Board

### STAFF REPORT

**Project:** CUP 2016-02 My Mountain Home Retail  
**Meeting Date:** August 18, 2016  
**Applicant:** Janelle Havner  
**Staff:** Kevin Rothrock, Planning Director

### REQUEST

Ms. Janelle Havner is requesting a conditional use permit to convert the former Christian Science Church to a retail business. The subject property is located at 120 Maple Road but the building fronts Valley Blvd. The property is zoned GB, General Business and is located in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PIN 2817-17-2684-000.

#### *Parking/Access*

Access to the site will be through a driveway cut onto Valley Blvd on the north side of the building. The access will be for entrance only and vehicles will leave through the back of the property to Maple Road. Access will also be possible from Sunset Drive via Maple Road. This would allow left turns at the Sunset Drive intersection.

Angled parking would be constructed on the north side of the building by utilizing the one-way driveway. Additional angled parking would be available off Maple Road at the rear of the building. Either 5 or 6 spaces could be constructed in these two areas including an ADA van-accessible space.

Based on the building square footage and proposed use, eight (8) spaces are required for the retail use. There is not enough room on the property to provide the required parking. The majority of the paved area to the south of the building that has been used as parking in the past is Town right-of-way. This could serve as occasional overflow parking.

#### *Utilities/Storm Water*

Storm water can be directed in the proposed parking lot to the NCDOT drainage system along Hwy 321. Detailed drainage plans have not been submitted or reviewed, but any additional impervious surfaces must be offset by new pervious areas or a storm water detention system must be designed to collect run off.

#### *Landscaping*

There is an existing hemlock screen along the north property line that buffers the adjacent car lot. However, the screening is overgrown and impedes the access drive. If the neighboring property

owner is agreeable, staff recommends removal of the hemlocks and replacement of landscaping in this area.

### *Architectural*

The applicant proposes a few changes to the existing building. The main changes include exterior paint colors and replacement of the roof with metal standing seam. A weathervane is planned to replace the steeple on the roof. A color sample board will be available at the meeting.

### **ATTACHMENTS**

1. Site plan and survey
2. Aerial photo of site and intersection
3. Photos of the building from side and rear





MY MOUNTAIN HOME

AERIAL VIEW



NORTH SIDE OF BUILDING  
PARKING PROPOSED IN GRASSED AREA



REAR OF BUILDING

3 PARKING SPACES

ADDED HERE