Blowing Rock Planning Board

STAFF REPORT

Project:	CUP 2016-03 Sunny Side Day Care Center
Meeting Date:	August 18, 2016
Applicant:	William and Amber Fairbetter
Staff:	Kevin Rothrock, Planning Director

REQUEST

William and Amber Fairbetter are requesting a conditional use permit to convert a portion of the commercial building at 8100 Valley Blvd to a day care center. The day care center is being designed for occupancy for up to 30 children. 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 2817-06-8485-000.

BACKGROUND

The Town Land Use Ordinance defines a *Day Care Center* as: "Any child care arrangement that provides day care on a regular basis for more than four hours per day for more than five children of pre-school age." Sunny Side Day Care has been providing child care for up to eight (8) children at 393 Skyland Drive since 2011 through a conditional use permit. The Applicant would like to move the day care from its current location to 8100 Valley Blvd beside of Papa Joe's restaurant. Also, the Applicant requests the expansion of the day care to allow up to 30 children.

PARKING

The Land Use Code requires 1 parking space per employee plus 1 space per 200 sq ft of gross floor area. There will be up to four (4) employees which requires 4 full time spaces and 1650 square feet of day care space requiring an additional eight parking spaces. The parking for drop-off and pick-up is temporary, but must be available on site. One (1) van-accessible parking space is provided along the north side of the building with direct access to a ramp at the front door entry. Other parking spaces on site will be gravel and located at the side and rear of the property, and the spaces can be used by Papa Joes's restaurant customers during lunch hours.

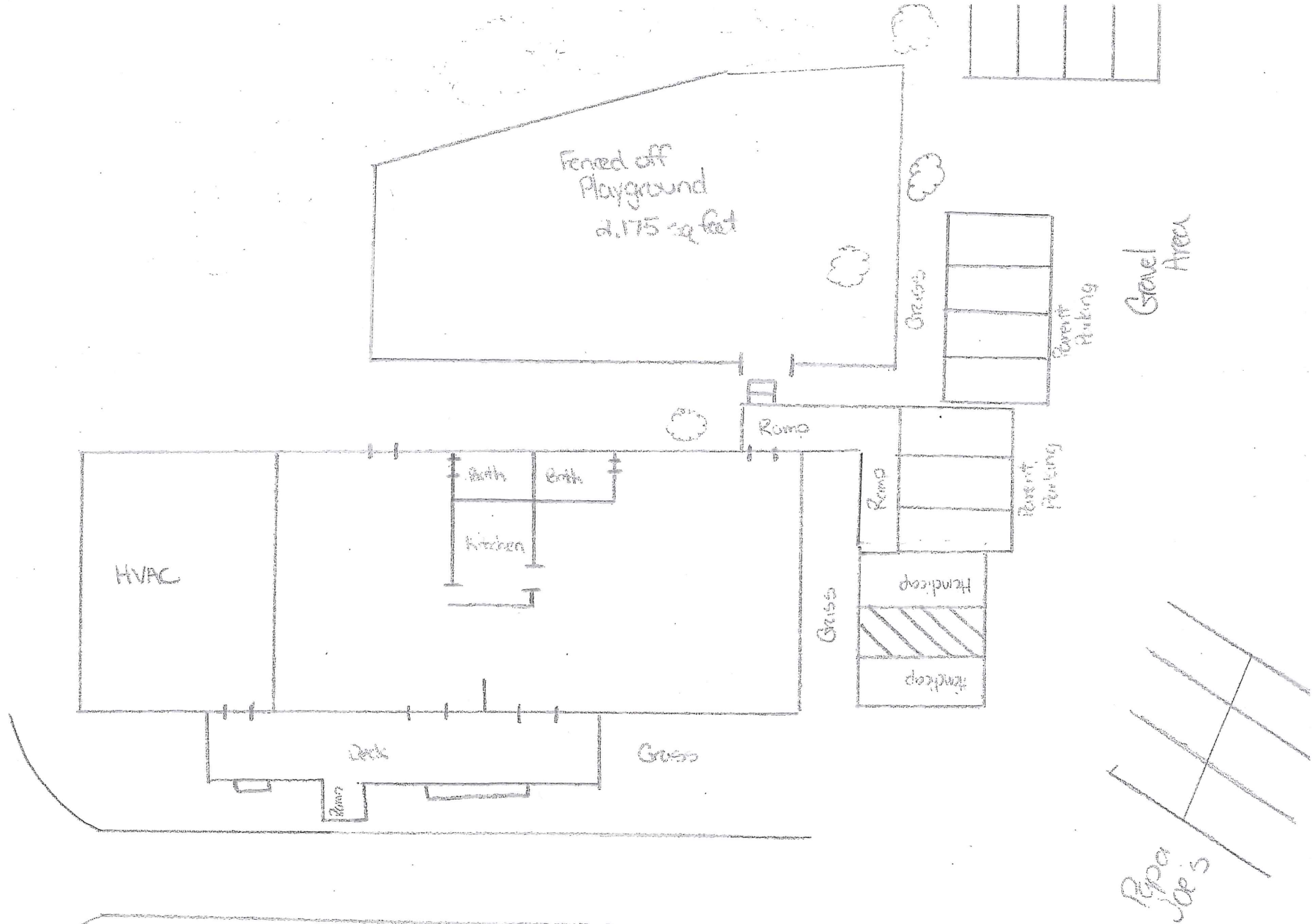
OTHER SITE CONSIDERATIONS

A playground area will be fenced and secured behind the building. This area must provide at least 75 square feet per child for recreation use.

There are additional NC State Building Code requirements that have to be satisfied for day care operations. Those items include: plumbing modifications, electrical changes, access ramps, and additional smoke detectors.

ATTACHMENTS

1. Site plan
2. Aerial map of subject property
3. Photo of building frontage



SITE PLAN

SUNNY SIDE DAY CARE CENTER

Sunny Side Day Care Center

8100 Valley Blvd

Sunny Side Daycare Center