Town of Blowing Rock

Board of Commissioners Meeting

Date: ***Tuesday, November 12, 2024, 6:00 p.m.***

Location: ***1036 Main Street, Blowing Rock, NC 28605***

Agenda

Item		*Presenter and Participants*
I.	**CALL TO ORDER –** **ROLL CALL FOR ATTENDANCE**	Mayor Charles Sellers
II.	**PLEDGE OF ALLEGIANCE**	Mayor Charles Sellers
III.	**APPROVAL OF MINUTES – By Roll Call** **1. October 8, 2024 – Regular and Closed Session Meeting Minutes** **REGULAR AGENDA ADOPTION**	Mayor & Council Mayor & Council
IV.	**CONSENT AGENDA:** **1. Budget Amendment** **2. Amendment Ordinance**	Mayor & Council
V.	**PUBLIC COMMENTS** *Comments shall be limited to three (3) minutes*	
VI.	**SPECIAL PRESENTATION:** **1. Police Department - Casandra Reid and Daniel Harris**	Police Chief Nathan Kirk
VII.	**PUBLIC HEARING:** **1. Pine and Laurel Townhomes** **2. Downtown Subcommittee – Phase 1**	Planning Director Kevin Rothrock
VIII.	**REGULAR AGENDA:** **1. Shops at Watership Down – David Reule** **2. Retreat Date and Location**	Planning Director Kevin Rothrock Manager Shane Fox

IX.	**OFFICIALS REPORTS & COMMENTS:** **1. Mayor** **2. Council Members** **3. Town Attorney** **4. Town Manager**	
X.	**CLOSED SESSION – NCGS 143-318.11. (a)(6) –** *to consider the qualifications, competence, character, fitness, conditions of appointment, or conditions of initial public officer or employee or prospective public officer or employee.*	
XI.	**ADJOURNMENT/RECESS…***Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.*	

Draft

MINUTES
Town of Blowing Rock
Town Council Meeting
October 8, 2024

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, October 8, 2024, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson, Council Members Cat Perry, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Tucker Deal, Parks and Recreation Director Jennifer Brown, Finance Director Tasha Brown, Planning Director Kevin Rothrock, Police Chief Nathan Kirk, Landscape Director Cory Cathcart, Town Engineer Doug Chapman, Public Works Director Matt Blackburn, Emergency Services Director Kent Graham and Town Clerk Hilari Hubner, who recorded the minutes.

CALL TO ORDER
Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone. Mayor Sellers verified attendance via roll call.

THE PLEDGE OF ALLEGIANCE

MINUTE APPROVAL
Mayor Pro-Tem Matheson made the motion to approve the minutes from the September 10, 2024, regular and closed session meetings, seconded by Council Member Pickett. Unanimously approved.

REGULAR AGENDA ADOPTION
Mayor Sellers added FEMA update and FEMA ordinance to the regular agenda.

Council Member Harwood made a motion to adopt the regular agenda as presented, seconded by Council Member Perry.

CONSENT AGENDA

1. **Tax Releases**
2. **Budget Amendment**

Council Member Gherini made a motion to approve the consent agenda as presented, seconded by Council Member Harwood. Unanimously approved.

SPEAKERS FROM THE FLOOR
Gigi Poole of 147 Dogwood Lane – spoke with her concerns of walking down Main Street every morning and witnessing, men in particular, standing in the window of the Main and Pine building in their underwear. She said she felt it was inappropriate and was not good

for the impressionable young children that go by every morning on their way to school.

REGULAR AGENDA

1. **FEMA Update**

Catherine Anderson and Jacob Kwiatkowski with FEMA both spoke and gave information on resources and what FEMA is currently providing to help aid with storm related assistance.

2. **Hurricane Helene Update**

Manager Shane Fox gave an update on the timeline of events for hurricane Helene, beginning with the tornado that touched down on Wednesday, September 24, prior to the hurricane.

3. **Special Revenue Fund Project Ordinance**

Manager Fox explained the ordinance would solidify the Town has the authority to legally start the FEMA process. He explained there will be a three-tier process for reimbursement to the town for storm related expenditures; time & benefits, debris removal with STR (a company contracted through the county) and slope failures/capital projects. Manager Fox stated the current estimated cost for storm related expenses is approximately $120,000 with the expectation of more costs to come in the next few weeks. The request is permission to establish a fund that will keep all costs separated to allow FEMA to track back costs.

Mayor Pro-Tem Matheson asked if the Town would be able to be reimbursed for equipment costs.

Manager Fox stated the Town would be and explained FEMA has a calculation and all the hours, equipment used etc. will be reimbursed to the Town.

Council Member Harwood asked Manager Fox if there was anything the Town needs that they currently do not have.

Manager Fox stated not at this time.

Council Member Gherini made a motion to approve the ordinance as presented, seconded by Council Member Pickett.

OFFICIAL REPORTS & COMMENTS

- Mayor Sellers – Thanked everyone from the staff, to citizens, to the organizations for their efforts and help during the hurricane. Due to the recent weather the voluntary water restriction is lifted.
- Council Member Perry – Thanked everyone and stated she was thankful to live in a place where so many could give.
- Council Member Harwood – Thanked everyone for all their hard work.
- Council Member Pickett – Thanked everyone for all their hard work and reminded this is going to be a very long recovery and not one that will happen overnight.

- Mayor Pro-Tem Matheson – Thanked everyone for their hard work. The NC League as well as a lot of other Towns have offered help. Reminded a lot of the festivals have been cancelled, the Blue Ridge Parkway is currently closed, Tweetise & Grandfather Mountain are currently closed, leaf season isn't happening this year.
- Council Member Gherini – Thanked everyone for their help during this difficult time.
- Town Attorney Tucker Deal – None
- Town Manager Shane Fox – Gave updates on Main Street Project, 221 project Maple Street, diver work at the Town Reservoir, survey work at the reservoir and spillway work at Mayview Lake. Discussions have been had about getting the messaging out for visitors to travel thoughtfully and realize experiences are going to be a little different than years in the past.

  Upcoming dates:
  TDA Special Meeting – Thursday, October 10th at 3:00 p.m. at Town Hall, Neighborhood Meeting – Thursday, October 10th at 4:00 p.m. at Town Hall, early Voting starts Thursday, November 17th at the American Legion and goes through Saturday, November 2nd.

EXECUTIVE SESSION

At 7:00 PM Council Member Perry made a motion to go into closed session, **NCGS 143-318.11.(a)(6)** *Attorney/Client privilege***,** seconded by Council Member Harwood. Unanimously approved.

ADJOURNMENT

At 7:15 p.m. the Council returned to open session and with no further business, Council Member Perry made a motion to adjourn, seconded by Council Member Pickett. Unanimously approved.

MAYOR _____ **ATTEST**_____

Charlie Sellers, Mayor **Hilari Hubner, Town Clerk**

Attachments

Tax Releases – Attachment A
Budget Amendment – Attachment B

Town of Blowing Rock
1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council

From: Tasha Brown, Finance Officer

Subject: Budget Amendment Ordinance to Account for Various Items (Ordinance #2024-53)

Date: November 12, 2024

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2024-2025 for your consideration.

Section 1 (General Fund) allocates funding as follows:

- Allocates donated funds ($1,788) to Parks & Recreation by Sue Morris. This allocation will be directed towards Materials/Supplies for the After School program.

Section 2 (General Fund) allocates funding as follows:

- Allocates fund balance ($8,382) to cover the cost of a full-length handrail for the rock stairs at the American Legion building. This allocation was approved in the previous fiscal year budget (FY 24), but not complete until this fiscal year (FY 25). This will be directed towards Maintenance/Repair – Grounds.

Section 3 (Water/Sewer Fund) allocates funding as follows:

- Allocates fund balance ($9,805) towards the purchase of a new actuator valve for the filter wash pump in the basement of the Water Plant. This allocation was approved in the previous fiscal year budget (FY 24), but not received until this fiscal year (FY 25). This will be directed towards Maintenance/Supplies.

Please let me know if you need further details on the proposed amendment.

Be it ordained by the Town Council of the Town of Blowing Rock, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

Acct. No.		Current Appropriation	Decrease	Increase	Proposed Appropriation
10-80-6100-135	Materials/Supplies - Afterschool	$ 10,000		$ 1,788	$ 11,788
			$ -	$ 1,788	

This will result in a net increase of $1,788 in the appropriations of the General Fund. As a result, the following revenue will be increased.

Acct. No.		Current Appropriation	Decrease	Increase	Proposed Appropriation
10-00-3400-358	Donations	$ -	$ -	$ 1,788	$ 1,788
			$ -	$ 1,788	

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Acct. No.		Current Appropriation	Decrease	Increase	Proposed Appropriation
10-80-6500-015	Maintenance/Repair Grounds	$ 15,000	$ -	$ 8,382	$ 23,382
			$ -	$ 8,382	

This will result in a net increase of $17,500 in the appropriations of the General Fund. As a result, the following revenue will be increased.

Acct. No.		Current Appropriation	Decrease	Increase	Proposed Appropriation
10-00-3400-399	Fund Balance Appropriated	$ -	$ -	$ 8,382	$ 8,382
			$ -	$ 8,382	

Section 3. To amend the Water/Sewer Fund, the appropriations are to be changed as follows:

Acct. No.		Current Appropriation	Decrease	Increase	Proposed Appropriation
30-91-7120-033	Materials/Supplies	$ 35,000		$ 9,805	$ 44,805
			$ -	$ 9,805	

This will result in a net increase of $9,805 in the appropriations of the Water/Sewer Fund. As a result, the following revenue will be increased.

Acct. No.		Current Appropriation	Decrease	Increase	Proposed Appropriation
30-91-3400-399	Fund Balance Appropriated	$ -	$ -	$ 9,805	$ 9,805
			$ -	$ 9,805	

Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Finance Officer for their implementation.

Adopted this 12th day of November 2024.

Attested by:

Charles Sellers, Mayor

Hilari Hubner, Town Clerk

AMENDMENT: ORDINANCE
2024 TROPICAL STORM HELENE
GRANT PROJECT ORDINANCE

BE IT ORDAINED by the Town of Blowing Rock that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following special revenue grant project ordinance is hereby adopted:

Section I. The project authorized includes the Town of Blowing Rock's FEMA Public Assistance Disaster Project (4827DR-NC) known as "2024 Tropical Storm Helene Disaster Project".

Section II. The officers of the Town of Blowing Rock are hereby directed to proceed with the federal assistance project within the terms of the rules and regulations of the FEMA Public Assistance grants and the budget contained herein.

Section III. The following revenues are anticipated to be available to complete the project:

FEMA Public Assistance	$ 275,000.00

Section IV. The following amounts are appropriated for the project:

Salaries and Benefits	$ 175,000.00
Repairs – Permanent Work	$ 100,000.00

Section V. The finance officer is hereby directed to maintain sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement, Federal and State regulations.

Section VI. Funds may be advanced from other Town of Blowing Rock fund accounts for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency following the regulations and rules of the grant.

Section VII. The finance officer is directed to report as requested on the financial status of the project element in Section IV and on the total revenues received or claimed.

Section VIII. The budget officer is directed to include an analysis of costs and revenues on this project as requested by the Council.

Section IX. Copies of this Project Budget Ordinance shall be made available to the budget officer for direction in carrying out this project.

This ordinance shall become effective upon adoption.
Adopted as submitted this 12th day of November 2024 at Blowing Rock, North Carolina.

_____
Charles Sellers, Mayor

Attest:

_____
Hilari Hubner, Town Clerk

TO:	Mayor Charlie Sellers and the Blowing Rock Town Council
FROM:	Kevin Rothrock, Planning Director
SUBJECT:	CZ 2024-03 Conditional Rezoning from CB to CZ-CB – Pine and Laurel
APPLICANT:	Lucrum 7, LLC
DATE:	October 31, 2024

REQUEST

Lucrum 7, LLC is requesting a new conditional rezoning of the Pine and Laurel hotel property to Conditional Zoning – Central Business (CZ-CB). The 0.29 -acre property is located between Pine Street and Laurel Lane and was approved for a conditional rezoning in 2021 for a 14-room hotel project. The Applicant is now proposing the construction of 8 townhomes on the property. The property is further identified by Watauga County PINs 2807-87-8611-000, and 2807-87-7474-000.

SITE PLAN

General

This site was approved for a 14-room hotel in 2021. Initially the site was graded and underground utilities installed. Once building footers were dug and poured, the ownership paused with construction. The owners wish to change plans and seek approval of an 8-unit townhome project. The proposed townhome buildings size will be about half of the hotel size.

Setbacks

The applicable street setback for Town Center is 15 feet and is measured from the back of the existing/proposed sidewalk along each street. The proposed buildings meet the required street setbacks from both Pine and Laurel.

The side setback is 5 feet and the proposed buildings meet the side setbacks.

Building Height

The maximum building height is 30 feet from the finished sidewalk elevations to the standard 15-foot setback. Beyond the 15-foot setback, the allowable building height increases incrementally for every 5 feet of additional setback. The proposed building height for both end units is 28 feet 10 inches. The building height for the next two interior units is 33 feet 10 inches. The proposed building height for the 2 middle units is 39 feet 10 inches. Based on the proposed elevations provided, all of the buildings meet the building height requirements for the Central Business district.

Architectural Design

The building materials include a board and batten siding, lap and cedar shake siding, stone veneer, architectural roof shingles and architectural stone veneer. Some metal roofing accents are planned for some shed dormers and eave overhangs.

Parking/Access

Access to the site will be through Pine Street, one-way through the site and exiting to Laurel Lane. The proposed project requires 15 parking spaces, and 15 angled spaces are provided.

Storm Water

The storm water runoff from the site will be conveyed to an onsite detention system and released to Pine Street. This system has already been installed with the previous hotel construction.

Utilities

Sewer has been connected to Pine Street. Water has been connected to Pine Street.

A hot box for the sprinkler system and backflow preventer has been installed along Laurel Lane. It has a bright silver cover that the Town is requesting be painted or changed out to a brown or green to blend in with the surroundings. This has been added as a condition to Exhibit B.

All electrical service will be provided underground.

Garbage Collection

Garbage collection will be through roll-out containers in an enclosure located on the east side of the property adjacent to Pine Street.

Landscaping

There is a significant buffer along Laurel Lane since the Town owns an area 20 feet from the back of the existing sidewalk. As part of the hotel project, the Applicant has removed the large white pines on the Town property and will replace with other trees.

Applicant Proposed Conditions

1. None

NEIGHBORHOOD MEETING

A neighborhood meeting was held at Town Hall on October 10, 2024 where the Applicant shared their vision for the property and reasons for changing from hotel to townhomes.

PLANNING BOARD RECOMMENDATION

At their meeting on October 24, 2024, the Planning Board made a recommendation to approve the conditional rezoning request for Lucrum 7, LLC for the Pine and Laurel Townhomes.

ATTACHMENTS

1. Aerial photo
2. Site, grading, utility, and landscape plans
3. Architectural elevations and floor plans

ORDINANCE NO. 2024-03

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF BLOWING ROCK; CREATING THE PINE AND LAUREL CONDITIONAL ZONING DISTRICT (CZ-CB)

WHEREAS, the Town of Blowing Rock has the authority, pursuant to Chapter 160D-703 of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with NC General Statutes 160D-703, establishing conditional zoning districts in local zoning jurisdictions; and

WHEREAS, this Ordinance is consistent with the Town's 2024 Comprehensive Plan Update for the reasons set out herein; and

WHEREAS, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Board of Commissioners;

NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF COMMISSIONERS, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING.

Section One. Upon petition of Lucrum 7, LLC, the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Pine and Laurel, Conditional Zoning District (CZ-CB) as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Blowing Rock 2024 Comprehensive Plan Update, particularly with the vision statement, "With a focus on preserving its historic downtown, quaint neighborhoods, and the natural beauty of the mountain landscape, Blowing Rock will facilitate growth that complements the character of the Town"

Section Three. The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is currently zoned CZ-CB, Conditional Zoning-Central Business for Lucrum 7 Hotel from a previous rezoning ordinance (Ord. No. 2022-01). The proposed zoning is to CZ-CB Pine and Laurel Townhomes. Said property is also identified on Watauga County PINs 2807-87-8611-000, and 2817-87-7474-000.

Section Four. The Pine and Laurel Townhomes Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing Rock by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Pine and Laurel Townhomes Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Pine and Laurel Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on Lucrum 7, LLC, its heirs and assigns.

Section Five. Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions. The Master Plan specifically includes the architectural plans (September 20, 2024) and civil engineering and site plans (September 20, 2024) submitted to Town Council and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the November 12, 2024 public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, landscape plan, and architectural plan and elevations. Any substantial change to the Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district. The following changes to the Master plan shall require approval by the Town Council:

(a) Land area being added or removed from the conditional district.
(b) Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
(c) A change in land use or development type beyond that permitted by the approved master plan.
(d) When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
(e) Hours of operation and/or delivery hours.

All other changes to the Master plan shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160D-108, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town's Official Zoning Map consistent with this Ordinance.

Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this _____ day of _____, 2024.

_____
Mayor

ATTEST:

_____
Town Clerk

Exhibit B

Pine and Laurel Townhomes Conditional Zoning District
Conditional Zoning – CB
PINs 2807-87-8611-000, and 2817-87-7474-000
Between Pine Street and Laurel Lane

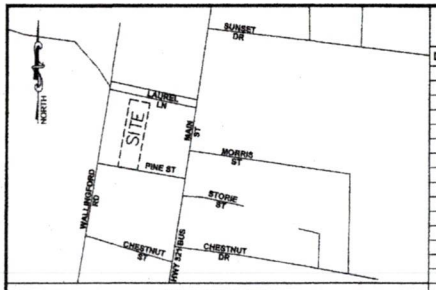
List of Standards & Conditions

1. The properties must be combined by a recombination plat prior to issuance of a building permit.
2. Applicant must submit and receive approval of a method to camouflage and screen the hotbox installed on Laurel Lane.

Pine and Laurel Townhomes

Conditional Rezoning (CZ-CB)

EXHIBIT A



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	SHEET NO.
C-1	COVER SHEET	1 OF 5
C-2	EXISTING CONDITIONS	2 OF 5
C-3	PRELIMINARY SITE PLAN	3 OF 5
C-4	PRELIMINARY GRADING PLAN	4 OF 5
C-5	PRELIMINARY LANDSCAPE PLAN	5 OF 5

CIVIL ENGINEER:
MUNICIPAL ENGINEERING, INC.
820-B STATE FARM RD
BOONE, NC 28607
(828) 262-1767

ARCHITECT:
APPALACHIAN ARCHITECTURE
703 W. KING STREET, SUITE 201
BOONE, NC 28607
(828) 265-2406

SURVEYORS:
APPALACHIAN PROFESSIONAL
LAND SURVEYORS
AND CONSULTANTS, PA
1480 US HIGHWAY 421 SOUTH
BOONE, NC 28607
(828) 264-0290

MUNICIPAL ENGINEERING
SERVICES COMPANY, PA
820-B STATE FARM RD
BOONE, NC 28607
(828) 262-1767

PINE & LAUREL TOWNHOMES

CONDITIONAL ZONING PERMIT

144 PINE STREET

BLOWING ROCK, NORTH CAROLINA

PROJECT NO. B24065

Municipal Engineering Inc,
Boone, N.C. Garner, N.C.

PRELIMINARY
FOR REGULATORY REVIEW ONLY

By: _____
Professional Engineer

LEGEND

- EX. POWER POLE
- EX. SS MANHOLE
- EX. SS CLEANOUT
- EX. GATE VALVE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. CATCH BASIN
- EX. DROP INLET
- EX. WATER METER
- EX. GUY WIRE
- EX. TEST PIT
- EX. DRAINAGE MANHOLE
- EX. GAS MARKER
- EX. WELL
- EX. TREE
- EX. BUSH
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. FIBER OPTIC MARKER
- PROPOSED POWER POLE
- PROPOSED SS MANHOLE
- PROPOSED SS CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED LIGHT POLE
- PROPOSED STORMWATER DETETION OUTLET CONTROL STRUCTURE
- PROPOSED STORMWATER DRAINAGE STRUCTURE
- PROPOSED STORMWATER PIPE FLARED END SECTION

LINETYPES

- PROPOSED WATERMAIN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- STREAM OR CREEK
- DITCH OR SWALE
- STREAM OR CREEK TOP OF BANK
- STREAM BUFFER
- TROUT BUFFER
- EXISTING WETLANDS
- PROPOSED DRAINAGE PIPE
- EXISTING STORM DRAINAGE
- PROPOSED SANITARY SEWER MAIN
- CENTERLINE
- FENCES
- EXISTING WATERLINE
- RIGHT-OF-WAY LINE
- EASEMENTS
- EXISTING WATERSHED
- EXISTING FLOOD ZONE AE LIMIT
- EXISTING SANITARY SEWER
- PERMANENT DIVERSION
- TEMPORARY BERM DITCH
- SILT FENCE
- EXISTING WOODS LINE
- EXISTING OVERHEAD POWERLINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND POWERLINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE

LAND USE REQUIREMENTS/ CONDITIONS

SITE ZONED: CB (CENTRAL BUSINESS)
PIN: 2807-87-7474-000 & 2807-87-8611-000*

		PROVIDED:		ALLOWED:	
LOT AREA:	=	17,143 (0.393 AC)	> =	NO MIN.	MIN
LOT WIDTH:	=	74 FT	> =	NO MIN.	MIN
BUILDING HEIGHT:	=	28'-39'	> =	30' - 40'	MAX
EAVE HEIGHT:	=	20'	< =	24'	MAX
NUMBER OF UNITS:	=	8 RESIDENTIAL** UNITS (20.35/AC)	> =	5 UNITS/AC	MAX

*PROPERTIES TO BE RECOMBINED
**CONDITIONAL ZONING PERMIT REQUIRED

SETBACKS: 15' ALONG STREET FRONTAGES
5' ALONG ADJOINING LOTS

LAND USE REQUIREMENTS

1. REQUESTED ZONING = CZ-CB
2. DENSITY : 20.35 UNITS PER ACRE
3. WESTERN ROOF SLOPE OF 4:12 ON SHED DORMERS
4. EXISTING HOT BOX TO BE PAINTED DARK GREEN

STORMWATER MANAGEMENT/ WATERSHED

1. NEW DEVELOPMENT WILL PROVIDE UNDERGROUND STORMWATER DETENTION IN ACCORDANCE WITH THE TOWN'S ORDINANCE.

2. THE PROPERTY IS NOT WITHIN A WATERSHED.

EXISTING IMPERVIOUS SURFACE AREA	=	11,412 FT²
EXISTING PREVIOUS TO 1993	=	7,588 FT²
PROPOSED IMPERVIOUS SURFACE AREA	=	14,029 FT²

PARKING

	REQUIRED	PROVIDED
RESIDENTIAL (8 UNITS)		
6 ONE BEDROOM UNITS: 1 1/2 PER UNIT	9	9
2 TWO BEDROOM UNITS: 2 PER UNIT	4	4
GUEST: 1/4 UNIT : 8/4 = 2	2	2
CREDIT		
TOTAL	15	15

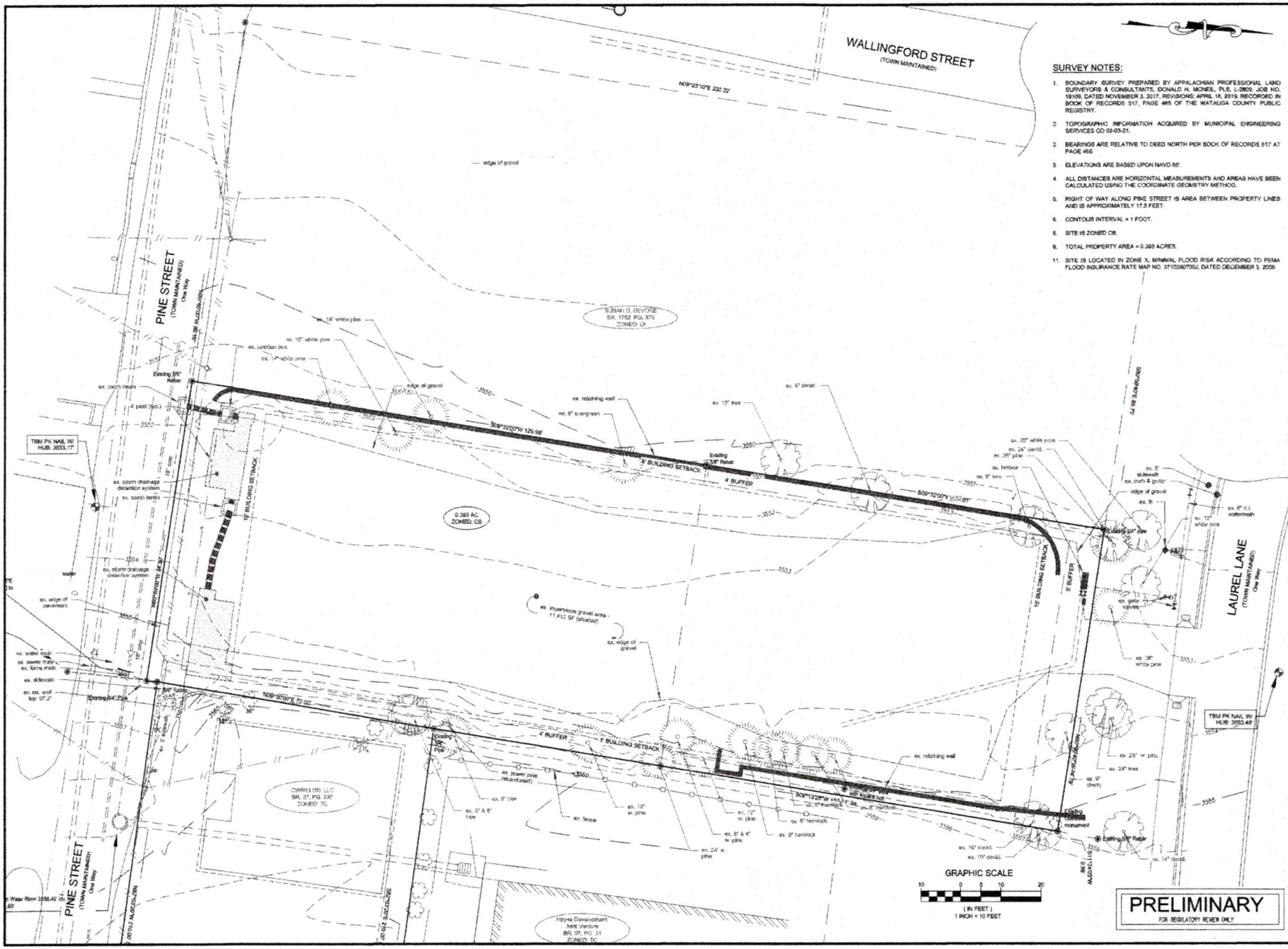
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

PINE & LAUREL - CONDITIONAL ZONING
PERMIT - 144 PINE STREET
LUCRUM 7 LLC
BLOWING ROCK, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

COVER SHEET

SCALE: AS SHOWN
DATE: 09-20-24
DRWN. BY: SGJ
CHKD. BY: MPT
PROJECT NUMBER: B24065
DRAWING NO.: C-1
SHEET NO.: 1 OF 5



SURVEY NOTES:

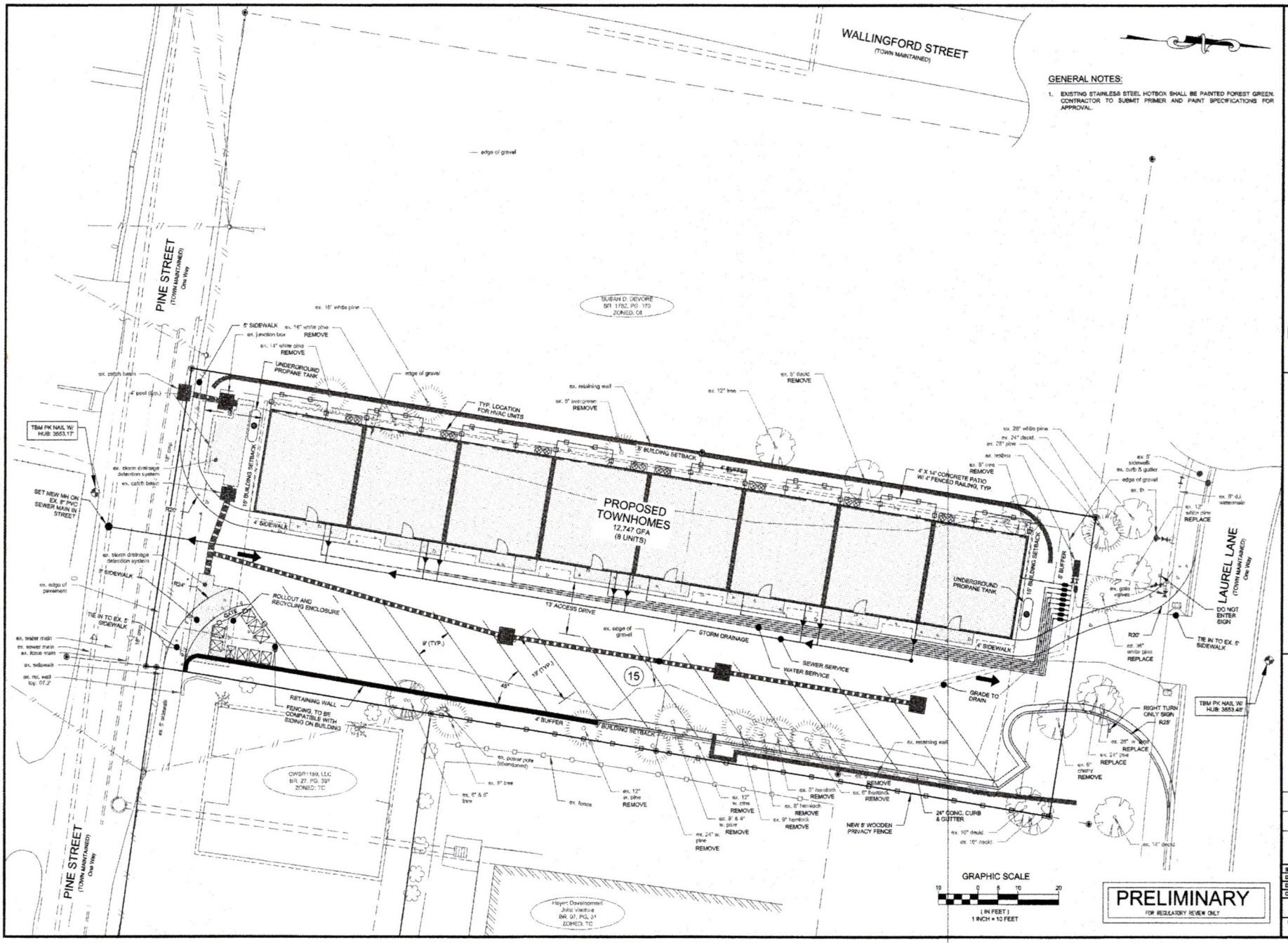
1. BOUNDARY SURVEY PREPARED BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTANTS, DONALD H. MCNEIL, PLS, L-2809, JOB NO. 19109, DATED NOVEMBER 3, 2017, REVISIONS: APRIL 18, 2019, RECORDED IN BOOK OF RECORDS 517, PAGE 465 OF THE WATAUGA COUNTY PUBLIC REGISTRY.
2. TOPOGRAPHIC INFORMATION ACQUIRED BY MUNICIPAL ENGINEERING SERVICES CO 02-03-21.
2. BEARINGS ARE RELATIVE TO DEED NORTH PER BOOK OF RECORDS 517 AT PAGE 465
3. ELEVATIONS ARE BASED UPON NAVD 88'.
4. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
5. RIGHT OF WAY ALONG PINE STREET IS AREA BETWEEN PROPERTY LINES AND IS APPROXIMATELY 17.5 FEET.
6. CONTOUR INTERVAL = 1 FOOT.
8. SITE IS ZONED CB.
9. TOTAL PROPERTY AREA = 0.393 ACRES.
11. SITE IS LOCATED IN ZONE X, MINIMAL FLOOD RISK ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 3710280700J, DATED DECEMBER 3, 2009

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, BARNER, NC 27529 - PHONE: 919-772-5393
920-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

PINE & LAUREL - CONDITIONAL USE PERMIT - 144 PINE STREET
LUCRUM 7 LLC
BLOWING ROCK, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION
			EXISTING CONDITIONS

SCALE: AS SHOWN
DATE: 09-20-24
DRWN. BY: SGJ
CHKD. BY: MPT
PROJECT NUMBER: B24065
DRAWING NO.: C-2
SHEET NO.: 2 OF 5



GENERAL NOTES:

1. EXISTING STAINLESS STEEL HOTBOX SHALL BE PAINTED FOREST GREEN. CONTRACTOR TO SUBMIT PRIMER AND PAINT SPECIFICATIONS FOR APPROVAL.

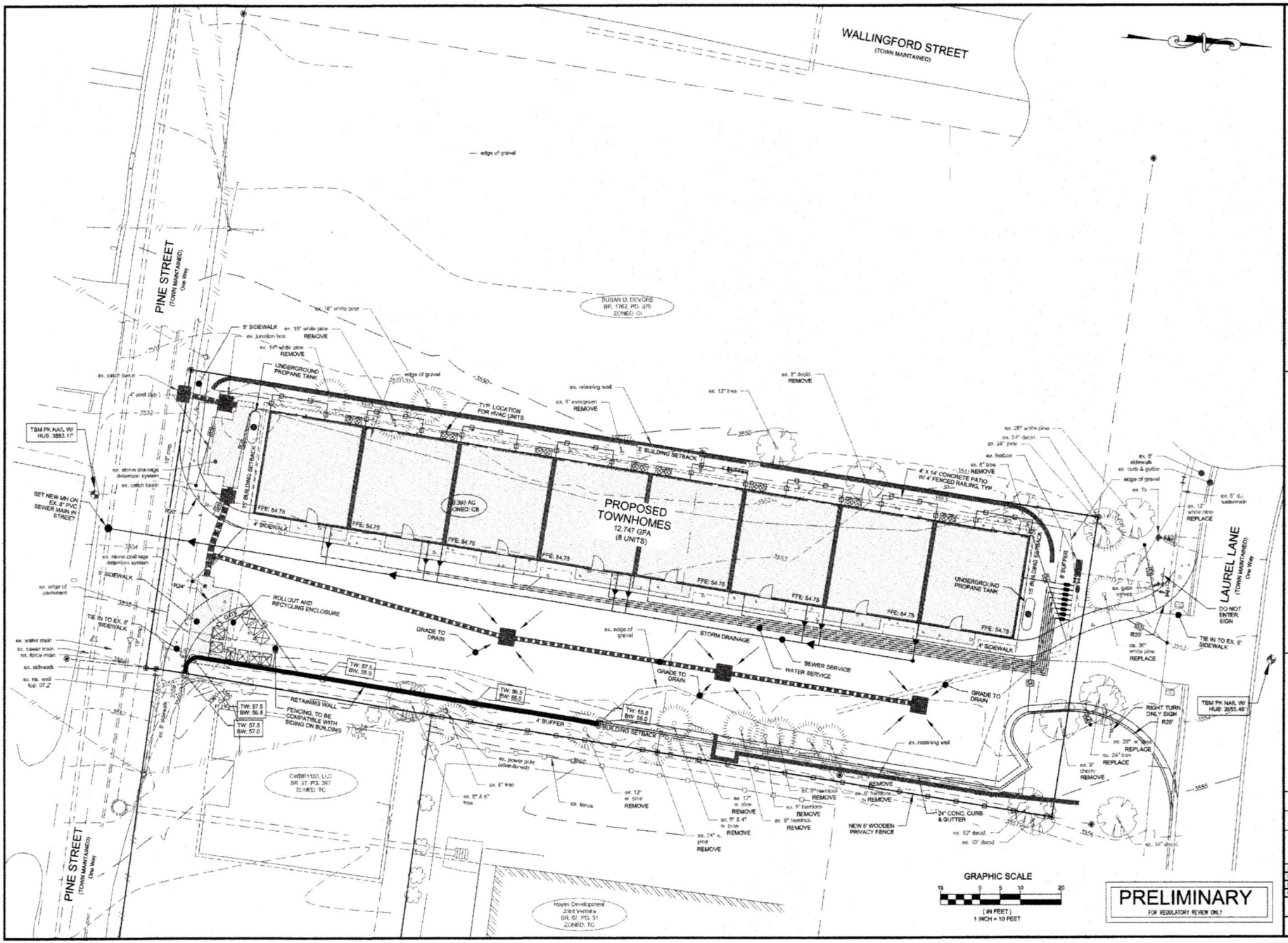
MUNICIPAL ENGINEERING, INC.

68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

PINE & LAUREL - CONDITIONAL USE PERMIT - 144 PINE STREET
LUCRUM 7 LLC
BLOWING ROCK, NORTH CAROLINA

PRELIMINARY SITE PLAN

SCALE:	AS SHOWN
DATE:	08-20-24
DRWN. BY:	BGJ
CHKD. BY:	MPT
PROJECT NUMBER	B24065
DRAWING NO.	C-3
SHEET NO.	3 OF 5



MUNICIPAL ENGINEERING, INC.

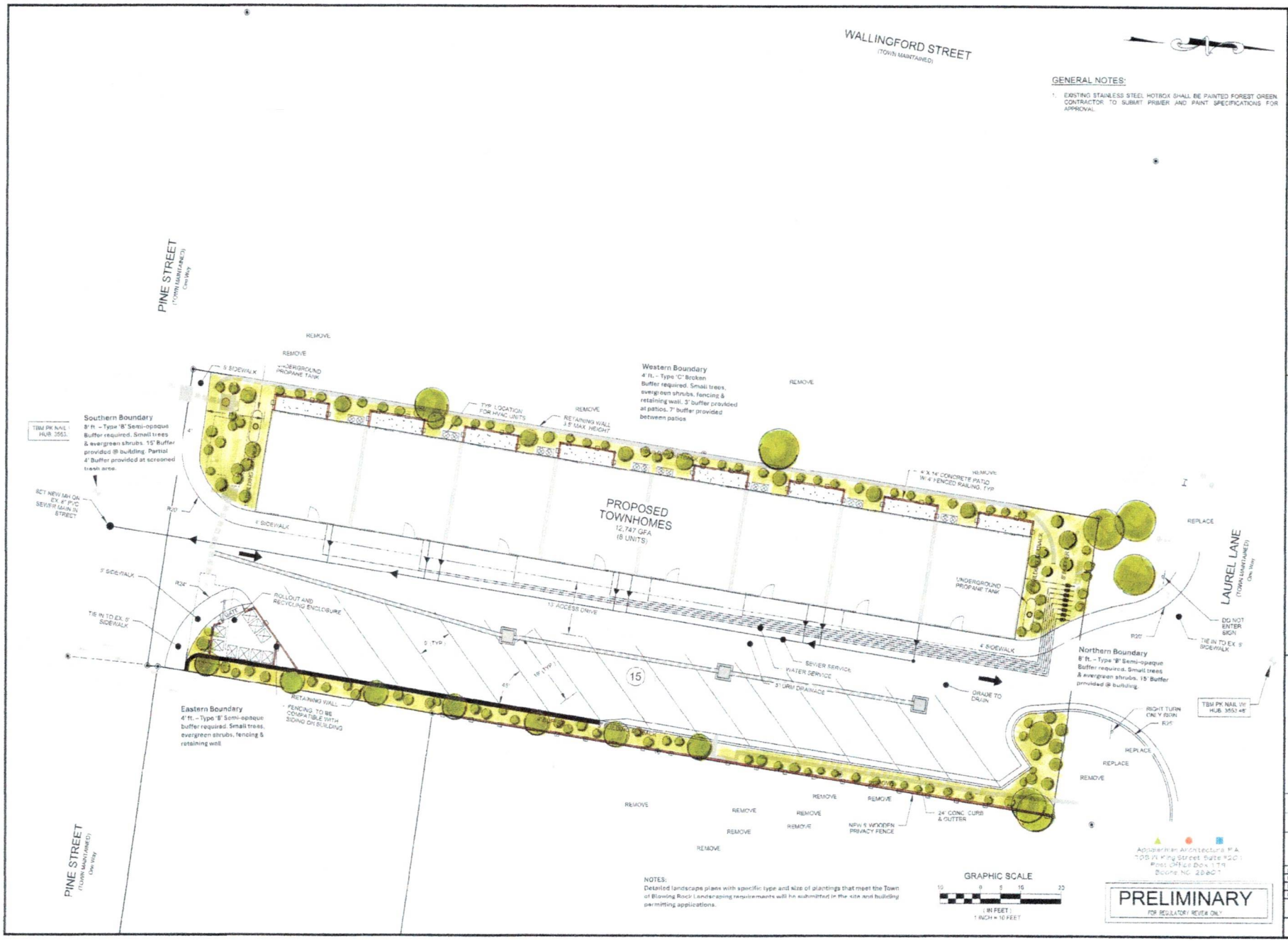
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
920-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

PINE & LAUREL - CONDITIONAL USE PERMIT - 144 PINE STREET
LUCRUM 7 LLC
BLOWING ROCK, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY GRADING PLAN

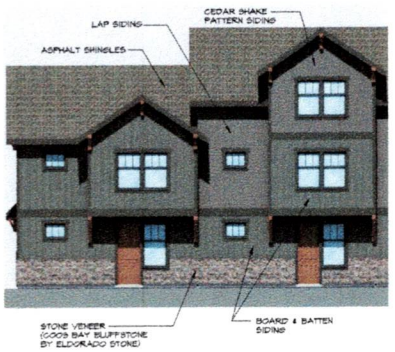
SCALE:	AS SHOWN
DATE:	09-20-24
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B24065
DRAWING NO.	C-4
SHEET NO.	4 OF 5


WALLINGFORD STREET
(TOWN MAINTAINED)
GENERAL NOTES:
1. EXISTING STAINLESS STEEL HOTBOX SHALL BE PAINTED FOREST GREEN. CONTRACTOR TO SUBMIT PRIMER AND PAINT SPECIFICATIONS FOR APPROVAL.
PINE STREET
(TOWN MAINTAINED)
(One Way)
REMOVE
5' SIDEWALK
UNDERGROUND PROPANE TANK
Southern Boundary
8' ft. – Type '8' Semi-opaque Buffer required. Small trees & evergreen shrubs. 15' Buffer provided @ building. Partial 4' Buffer provided at screened trash area.
TBM PK NAIL HUB 3553
SET NEW MH ON EX. 8" PVC SEWER MAIN IN STREET
TYP. LOCATION FOR HVAC UNITS
RETAINING WALL 3.5' MAX. HEIGHT
Western Boundary
4' ft. – Type 'C' Broken Buffer required. Small trees, evergreen shrubs, fencing & retaining wall. 3' buffer provided at patios. 7' buffer provided between patios
4' X 14' CONCRETE PATIO W/ 4' FENCED RAILING, TYP
PROPOSED TOWNHOMES
12,747 GFA
(8 UNITS)
4' SIDEWALK
5' SIDEWALK
R20'
R24'
TIE IN TO EX. 5' SIDEWALK
ROLLOUT AND RECYCLING ENCLOSURE
13' ACCESS DRIVE
5' TYP.
18' TYP.
45°
15
SEWER SERVICE
WATER SERVICE
STORM DRAINAGE
GRADE TO DRAIN
UNDERGROUND PROPANE TANK
REPLACE
LAUREL LANE
(TOWN MAINTAINED)
(One Way)
DO NOT ENTER SIGN
TIE IN TO EX. 5' SIDEWALK
Northern Boundary
8' ft. – Type '8' Semi-opaque Buffer required. Small trees & evergreen shrubs. 15' Buffer provided @ building.
TBM PK NAIL W/ HUB 3553 48'
RIGHT TURN ONLY SIGN
R25'
Eastern Boundary
4' ft. – Type '8' Semi-opaque buffer required. Small trees, evergreen shrubs, fencing & retaining wall.
RETAINING WALL
FENCING TO BE COMPATIBLE WITH SIDING ON BUILDING
24" CONC. CURB & GUTTER
NEW 6' WOODEN PRIVACY FENCE
NOTES:
Detailed landscape plans with specific type and size of plantings that meet the Town of Blowing Rock Landscaping requirements will be submitted in the site and building permitting applications.
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FEET
PRELIMINARY
FOR REGULATORY REVIEW ONLY
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586
PINE & LAUREL - CONDITIONAL USE
PERMIT - 144 PINE STREET
LUCRUM 7 LLC
BLOWING ROCK, NORTH CAROLINA
Preliminary Landscape Plan
SCALE: AS SHOWN
DATE: 08-20-24
DRWN. BY: BGJ
CHKD. BY: MPT
PROJECT NUMBER
B24065
DRAWING NO. C-3
SHEET NO. 3 OF 5

1 A-2 REAR ELEVATION
1/8"=1'-0"

3 A-2 END ELEVATION
1/8"=1'-0"

2 A-2 FRONT ELEVATION
1/8"=1'-0"



4 A-2 EXTERIOR MATERIALS
N.T.S.

5 A-2 REAR VIEW PERSPECTIVE
N.T.S.

6 A-2 FRONT VIEW PERSPECTIVE
N.T.S.

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 263 2403
FAX: 828 263 2404
WEBSITE: WWW.APPALARCH.COM

DATE: 9/20/24

REVISIONS
DATE: REV.: BY:

WILLIAM MAX D. DIXON, JR. REGISTERED ARCHITECT 5579 NORTH CAROLINA BOONE, N.C.

APPALACHIAN ARCHITECTURE, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50893 NORTH CAROLINA BOONE, N.C.

EXTERIOR ELEVATIONS

PINE & LAUREL TOWNHOMES

BLOWING ROCK, NORTH CAROLINA

DRAWN BY: LB
CHECKED BY: BD
SHEET TITLE

A-2
OF

1 / A-3 PERSPECTIVE FROM WALLINGFORD ST.
N.T.S.

2 / A-3 PERSPECTIVE FROM PINE ST.
N.T.S.

3 / A-3 PERSPECTIVE FROM LAUREL LN.
N.T.S.

4 / A-3 PERSPECTIVE FROM LAUREL LN.
N.T.S.

APPALACHIAN ARCHITECTURE, P.A.

APPALACHIAN ARCHITECTURE, P.A.
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALACHIAN

DATE: 9/20/24

REVISIONS
DATE: REVISION BY:

WILLIAM MAX DIXON, JR. REGISTERED ARCHITECT 5579 NORTH CAROLINA BOONE, N.C.

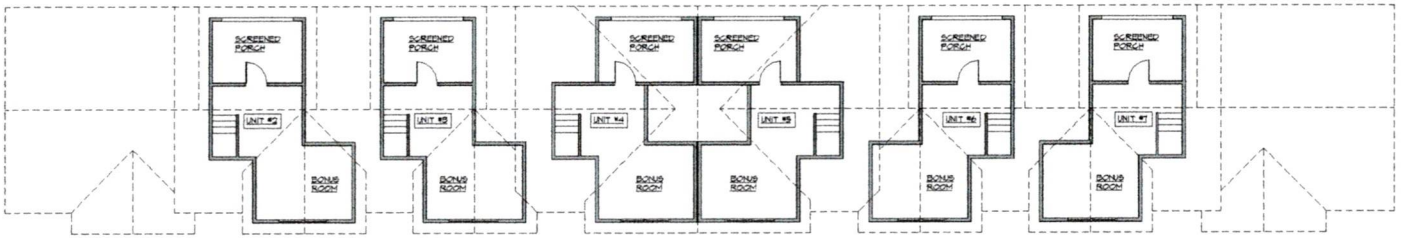
APPALACHIAN ARCHITECTURE, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50893 NORTH CAROLINA BOONE, N.C.

PERSPECTIVES

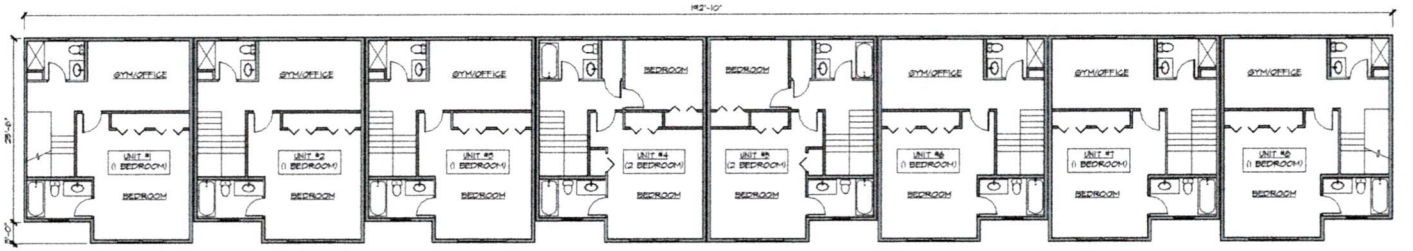
PINE & LAUREL TOWNHOMES

BLOWING ROCK
NORTH CAROLINA

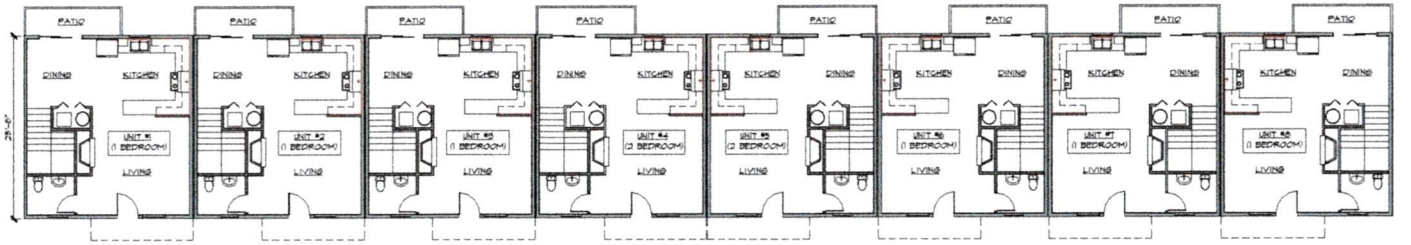
DRAWN BY: LB
CHECKED BY: SD
SHEET TITLE
A-3
OF



3 / A-1 THIRD FLOOR PLAN
1/8"=1'-0"



2 / A-1 SECOND FLOOR PLAN
1/8"=1'-0"



1 / A-1 FIRST FLOOR PLAN
1/8"=1'-0"

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 263 2403
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WEBSITE: WWW.APPALARCH.COM

DATE: 9/20/24

REVISIONS
DATE: REV. BY:

WILLIAM MAX DIXON JR. REGISTERED ARCHITECT 5579 NORTH CAROLINA BOONE, N.C.

APPALACHIAN ARCHITECTURE P.A. REGISTERED ARCHITECTURAL CORPORATION NORTH CAROLINA CERT. NO. 50893 BOONE, N.C.

PRELIM. FLOOR PLANS

PINE & LAUREL TOWNHOMES

BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY: BD

SHEET TITLE
A-1
OF

MEMORANDUM

TO: Mayor Sellers and Blowing Rock Board of Commissioners

FROM: Kevin Rothrock, Planning Director

SUBJECT: Downtown Development Standards Review and Ordinance 2024-02 Consideration

DATE: November 5, 2024

BACKGROUND

In response to recommendations from the 2014 and 2024 Comprehensive Plans and the 2024 Winter Retreat, Town Council asked the Planning Board to study the Land Use Code dealing with development standards in the downtown area. The Planning Board chose 4 members to serve on a downtown subcommittee and staff assisted to fill other positions with 2 council members and at-large members. Members include: Commissioners Cat Perry and David Harwood, Planning Board members Tom Barrett, Chris Squires, Bill McCarter and Steve Cohen, and at large members Sue Glenn, Carole Gilliam, and John Winkler. Chris Squires was chosen as subcommittee chair.

The downtown development subcommittee spent the past 6 months studying the Land Use Code and the development standards for downtown zoning districts. The subcommittee specifically focused on building setbacks and building heights for the Central Business and Town Center as well as roof design, building with natural stone, and expansion of the Town Center.

On two occasions, the subcommittee walked Main Street and Sunset Drive to observe the existing conditions of building heights, setbacks, sidewalk widths, mass, landscaping, design, etc. The walk proved to be beneficial to more closely understand the relationship of buildings along both sides of Main Street and to conclude that east and west Main Street have a different character and development pattern. Additionally, the group summarized that the Town Center should extend down Sunset Drive to extend the business core in that direction.

The subcommittee agreed on the attached draft ordinance which:
a) establishes 3 new zoning designations: Town Center East, Town Center West, and Town Center Sunset;
b) defines setbacks and building heights for each zoning district including the remainder of Central Business;
c) limits the use of stone products to natural stone in the downtown; and
d) simplifies the language of the Land Use Code pertaining to dimensional standards in these downtown zoning districts.

The subcommittee based a lot of their recommendations on building heights on existing building height information provided by a subcommittee member. The tallest building on the East side of Main Street was the JW Tweeds building with a height above the sidewalk of 29 feet. With the complexities of designing a flat roof building on the east side of Main Street with adequate ceiling heights and space between floors for utilities and allowance of parapets, ultimately the subcommittee arrived at a maximum building height of 30 feet from the Main Street sidewalk to the highest point of the building for the Town Center East District.

Across Main Street in Town Center West there are several more buildings with pitched roof construction and building heights closer to 35 feet. With an increased setback of 25 feet, the subcommittee agreed it was appropriate to allow a building height of 35 feet in the Town Center West zoning district.

SUMMARY OF SETBACKS AND BUILDING HEIGHTS

Setbacks	Current Ordinance	Proposed Ordinance
CB street setback	15 feet	15 feet
CB side/rear setback	5 feet	5 feet
TC street setback	15 feet	District removed
TC side/rear setback	5 feet	District removed
TC-East street setback	No District	5 feet
TC-East side/rear setback	No District	5 feet
TC-West street setback	No District	25 feet
TC-West side/rear setback	No District	5 feet
TC-Sunset street setback	No District	15 feet
TC-Sunset side/setback	No District	5 feet

Building Height	Current Ordinance	Proposed Ordinance
CB	2 stories	35 feet
TC	2 stories	District Removed
TC-East	No District	30 feet
TC-West	No District	35 feet
TC-Sunset	No District	35 feet

FURTHER CLARIFICATION

- The proposed draft ordinance simplifies some of the Land Use Code text that allowed buildings to have higher building heights by increasing the setbacks. That language has now been removed.

- The proposed ordinance has a provision that limits any building that faces Main Street in the CB or TC Districts to be limited to 35 feet of height regardless of where the building is measured.

- The proposed ordinance has language that requires that roof lines, parapets and facades have variable heights in relation to other buildings.

- The proposed ordinance reduces the required green space in front of buildings to be 40% instead of 75%. This is due to the limited space available for landscaping within the front setback.

- There are no proposed changes to the Table of Permissible Uses at this time. All uses currently allowed in the CB and TC Districts will be allowed in the TC East/West/Sunset Districts. Section 7 of the draft ordinance includes only a portion of the entire proposed use table. The entire table will be updated in the Land Use Ordinance to reflect the additional Town Center Districts for all use categories.

PLANNING BOARD RECOMMENDATION

At their meeting on September 19, 2024, the Planning Board recommended approval of the draft ordinance with a clarification dealing with requiring natural stone being used in commercial buildings in the Town Center Districts.

ATTACHMENTS

1. Ord No. 2024-02 - Draft ordinance to amend downtown development standards (underlined/~~strike-through~~)
2. Existing and proposed zoning maps for downtown – Attachment A
3. Clean version of draft ordinance No. 2024-02
4. Narrative from David Harwood about building height limits

ORDINANCE NO. 2024-02

AN ORDINANCE TO AMEND THE TOWN OF BLOWING ROCK LAND USE CODE PERTAINING TO BUILDING HEIGHTS, STREET SETBACKS, AND OTHER DIMENSIONAL CRITERIA IN THE CENTRAL BUSINESS AND TOWN CENTER DISTRICTS

WHEREAS, the Planning Board and Town Council have recognized a need to evaluate and clarify some of the development standards for the Central Business zoning district and Town Center zoning district; and

WHEREAS, Section 16-12.6 of the Land Use Ordinance regulates various dimensional standards such as building heights, setbacks, open space and green space in the Central Business District and Town Center District; and

WHEREAS, Article 21 provides commercial design standards for the downtown area and anywhere commercial buildings are allowed; and

WHEREAS, after evaluation and study by a Planning Board subcommittee, the Planning Board recommends that current building height standards, setback criteria, and certain building materials need to be amended and specifically tailored to the Central Business District and the east side and west side of Main Street in the Town Center District, and to extend a new Town Center Zoning District along Sunset Drive to the Middle Fork New River to compliment and maintain the unique village characteristics of those specific zoning districts of the downtown; and

WHEREAS, the Planning Board and Board of Commissioners agree that this ordinance amendment is consistent with the 2024 Comprehensive Plan Update, and helps to promote the health, safety, and general welfare of the citizens of the Town of Blowing Rock.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Blowing Rock, North Carolina, that:

Section 1. Section 16-9.2 of the Land Use Ordinance is hereby amended to add new zoning districts and to read as follows:

> **"Section 16-9.2. Nonresidential Districts Established.** The following nonresidential districts are hereby established: CB (Central Business), TC-East (Town Center - East), TC-West (Town Center - West), TC-Sunset (Town Center – Sunset), ~~TC (Town Center)~~, GB (General Business), OI (Office/Institutional), HMC (Hospital/Medical Complex), HSG (Horse Show Grounds), PGS (Parks and Green Space). These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.

a) The CB district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district.

b) The GB district is designed to accommodate the widest range of commercial activities permitted within the town, particularly those that are automobile oriented.

c) The OI district is designed to accommodate a narrow range of commercial and institutional activities, including offices, schools, churches, libraries, clubs and lodges, and government buildings.

d) The HMC district is designed to accommodate the hospital and related offices and facilities that are designed to provide a continuum of care, including facilities that provide independent living, assisted living/CCRC, home health care, adult day care, intermediate care, skilled nursing care, and acute care.

e) The HSG district is designed to accommodate equestrian activities such as horse shows.

f) The PGS district is designed to accommodate public and private outdoor recreational facilities, including parks, trails, athletic fields, golf courses, tennis courts, swimming pools, etc.

g) ~~The TC district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district, while protecting the historic character of the downtown core primarily along Main Street.~~

h) The TC-East district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district, while protecting the historic character of the downtown core primarily along the East side of Main Street, including Sunset Drive down to Maple Street.

i) The TC-West district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district, while protecting the historic character of the downtown core primarily along the West side of Main Street.

j) The TC-Sunset district is the area along Sunset Drive between Maple Street and the Middle Fork New River that has historically consisted of a mix of single-family homes and lodging where conversions to business and office uses has expanded commercial activity from the downtown core."

Section 2. Section 16-12.6 of the Land Use Ordinance is hereby amended to read as follows:

"Section 16-12.6 Central Business and Town Center Districts Setbacks, Building Height, Open Space, and Green Space Requirements. Lots developed in the Central Business District and Town Center (East/West/Sunset) Districts shall meet the following standards pertaining to setbacks, building heights, open space and green space areas, and other development criteria:

16-12.6.1 Setbacks. ~~For purposes of this section, primary streets shall be Main Street, Sunset Drive, and Hwy 221. Where a lot or property is bordered by more than one primary street, Main Street shall be the primary street. In such case, other streets shall be considered side streets.~~

Town Center – East

Street setback shall be five (5) feet. The setback shall be measured from the back of the public sidewalk. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb. Awnings are permitted in the street setback and may encroach over the public sidewalk provided the lowest portion is at least 7 feet above the sidewalk.

Side and rear setbacks shall be five (5) feet, unless a common or shared wall is possible. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

Town Center – West

Street setback shall be twenty-five (25) feet. The setback shall be measured from the back of the public sidewalk. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb. Awnings are permitted in the street setback and may encroach over the public sidewalk provided the lowest portion is at least 7 feet above the sidewalk.

Side and rear setbacks shall be five (5) feet. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

Town Center - Sunset

Street setback shall be fifteen (15) feet. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb.

Side and rear setbacks shall be five (5) feet. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

Central Business

Street setback shall be fifteen (15) feet. The setback shall be measured from the back of the public sidewalk. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb. Awnings are permitted in the street setback and may encroach over the public sidewalk provided the lowest portion is at least 7 feet above the sidewalk.

Side setbacks shall be five (5) feet. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

16-12.6.1.1 All buildings may be rebuilt to the existing building footprint. This option may only be applied if, prior to the development or removal of the building, a survey is performed by a licensed North Carolina Surveyor to accurately determine the existing footprint. The exception is that any building on the east side of Main Street in the Town Center rebuilt from the original foundation must meet the 5-foot street setback.

~~*16-12.6.1.2* If a proposed building is not built back to an existing footprint, or development is on vacant property, the following setback requirements apply.~~

~~16-12.6.1.2.1 Primary and side street setback(s) shall be the lesser of:~~

~~(a) 15% of the average lot depth, or~~
~~(b) 15 feet~~

~~16-12.6.1.2.2 A building may encroach into the required primary street setback along 50% of the lot width. However, no building may encroach closer than ten (10) feet from the back of the sidewalk. When a building is permitted to encroach into the required primary street setback, the displaced open/green space area must be placed within the front 1/3 of the lot.~~

16-12.6.1.3 ~~In Sections 16-12.6.1.2.1 and 16-6.1.2.2 above, the setback shall be measured from the back of the public sidewalk. For the purposes of this subsection, public sidewalks are typically located within five (5) feet of the edge of the public street.~~ The area between the buildings and the sidewalk shall be open space.

~~*16-12.6.1.4* Side lot and rear boundary setbacks will be a minimum of five (5) feet. Common walls (i.e. zero (0) setbacks) are not allowed. Where an alley is not required by Section 16-12.6.7 "Alleys", green space is required in the areas between buildings and the side and rear property lines.~~

~~*16-12.6.1.5* Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.~~"

Section 3. Section 16-12.6.2 of the Land Use Ordinance is hereby amended to read as follows:

"16-12.6.2 Open Space/Green Space. For purposes of this section, open space is defined as the gross land area not covered by a building, between the building and the public sidewalk.

16-12.6.2.1 In the Central Business, Town Center West and Town Center Sunset districts, ~~Within the open space area~~, a minimum of ~~75~~ 40 % of the open space at the front of the building, must be planted green space with an emphasis on large~~, over story,~~ shade trees. Planted green space shall be defined as areas with grass, herbaceous ground cover, shrubbery, and drip line areas of mature, shade trees. Massive areas of mulch, void of vegetation, shall not be considered green space.

16-12.6.2.2 One (1) ~~over-story~~ shade tree ~~(as defined in Appendix E, Section 10 (c), page 41)~~ shall be planted for every ~~300~~ 250 square feet of required green space."

Section 4. Section 16-12.6.5 of the Land Use Ordinance is hereby amended to read as follows:

"16-12.6.5 Building Height. The following standards determine the applicable building heights for buildings in the Central Business and Town Center Districts.

16-12.6.5.1 ***Town Center – East***

Maximum building height is limited to 30 feet, measured from the sidewalk elevation to the highest point of the structure. Rooflines, parapets and facades shall have variable heights in relation to adjacent buildings, not exceeding the maximum roof height for that zoning district.

16-12.6.5.2 ***Town Center – West***

Maximum building height is limited to 35 feet, measured from the sidewalk elevation to the highest point of the structure. Where an existing rock wall is located adjacent to an existing sidewalk, the maximum height shall be measured from the average finished ground elevation adjacent to the primary entrance to the highest point of the building or structure. Buildings made nonconforming by this section can only be rebuilt in the existing footprint to the existing building height or 30 feet whichever is greater.

16-12.6.5.3 ***Central Business***

The maximum building height shall be limited to ~~30~~ 35 feet, as measured from the average elevation of the existing or proposed sidewalk along the ~~primary~~ street to the highest point of the building or structure (Please refer to Appendix B for Diagram). Where an existing rock wall is located adjacent to an existing sidewalk, or where a property does not border a primary street on any side, the maximum height shall be measured from the average finished ground elevation adjacent to the primary entrance to the highest point of the building or structure.

16-12.6.5.4 ***Town Center - Sunset***

The maximum building height shall be limited to 35 feet, as measured from the average elevation of the existing or proposed sidewalk along Sunset Drive to the highest point of the building or structure (Please refer to Appendix B for Diagram). Where an existing rock wall is located adjacent to an existing sidewalk, the maximum height shall be measured from the average finished ground elevation adjacent to the primary entrance to the highest point of the building or structure.

~~*16-12.6.5.1* The maximum building height shall also be limited to no more than a 25% increase above the average existing height of adjacent buildings, provided that at least two (2) stories shall be permitted. The average existing height shall be determined by the average height of existing buildings located within 100 feet of the proposed building, on the same side of the street, same block and use district. The lesser of a) 25% greater than the average existing heights or b) 30 feet shall determine the maximum allowable building height. Where the maximum building height is established, that maximum height shall govern the entire structure.~~

~~*16-12.6.5.2* The maximum eave height shall be limited to 24 feet. The eave height shall be the vertical distance measured from the sidewalk to the lowest point of the eave above the primary entrance.~~

~~16-12.6.5.3~~ The maximum building height ~~and maximum eave height~~ for any building located ~~50~~ 35 feet or more from the back of the existing or proposed sidewalk adjacent to a public street shall be measured from the average finished ground elevation adjacent to the primary entrance. For purposes of this paragraph, the entire structure must be located at or beyond the ~~50~~ 35-foot setback. ~~If the building is located 50 feet or more from the sidewalk, the eave height shall be the vertical distance measured from the adjacent grade at the primary entrance to the lowest point of the eave above the primary entrance. Maximum building heights may exceed 30 feet, and the maximum eave height may exceed 24 feet, if the building is set back beyond the standard 15-foot setback. No building height in the Central Business or Town Center may exceed 40 feet. Additionally, n~~ No other building walls (rear, side, etc.), measured from the average finished grade along the base of the wall to the highest point of the structure may exceed ~~40~~ 45 feet. Notwithstanding where the building entrance is located, no building wall facing Main Street shall exceed 35 feet to the top of the roof. ~~The following table shall be used to determine the maximum building height and eave height based on the proposed building setback from any street:~~

~~Setback~~	~~Maximum Building Height~~	~~Maximum Eave Height~~
~~15~~	~~30~~	~~24~~
~~20~~	~~31~~	~~25~~
~~25~~	~~32~~	~~26~~
~~30~~	~~33~~	~~27~~
~~35~~	~~34~~	~~28~~
~~40~~	~~35~~	~~29~~
~~45~~	~~36~~	~~30~~
~~50~~	~~37*~~	~~31*~~
~~55~~	~~38*~~	~~32*~~
~~60~~	~~39*~~	~~33*~~
~~65~~	~~40*~~	~~34*~~

~~*measured from finished ground elevation adjacent to primary entrance to building~~

~~Where a building is permitted to encroach into the 15-foot setback as provided in Section 16-12.6.1.2.1(b) the building height for that part of the building forward of the 15-foot setback must be reduced one (1) foot for every one (1) foot of setback encroachment.~~"

Section 5. Section 16-21.4 of the Land Use Ordinance is hereby amended to read as follows:

"16-21.4.1 Exterior building materials that are used on each building elevation that is adjacent to a street, whether public or private, shall be natural stone appearing locally ~~found in the area~~, or equivalent cultured stone products, natural wood siding, or other equivalent materials that are specifically approved by the Planning Board and/or the Town Council, as the case may be.

In the Town Center zoning districts where stone is used as a building material, only natural stone appearing locally may be used. No cultured stone products may be used as a substitute."

Section 6. Section 16-21.5 of the Land Use Ordinance is hereby amended to read as follows:

"**Section 16-21.5. Roof Lines.** Roofs shall be pitched with a minimum slope of 6:12 except a flat roof may be allowed on a building facing Main Street where the majority of neighboring buildings have flat roofs. Rooflines, parapets and facades shall have variable heights in relation to adjacent buildings, not exceeding the maximum roof height for that zoning district."

Section 7. The Table of Permissible Uses of the Land Use Ordinance will hereby be amended to add the following use and zoning district columns, with the entire table to be expanded and follow the same structure. All uses currently allowed in the CB and TC districts in the expanded table of the Land Use Ordinance will be allowed in the TC-E, TC-W, and TC-S zoning districts, matching the same uses in CB and TC.

Uses Description	CB	TC-E	TC-W	TC-S
1.110 Other than mobile homes	Z	Z	Z	Z
1.120 Manufactured homes				
1.130 Single family residence with accessory apartment	Z	Z	Z	Z
1.210 Duplex	Z	Z	Z	Z
1.220 Two-family conversion	Z	Z	Z	Z
1.230 Townhouses	Z	Z	Z	Z
1.310 Other than mobile home parks	S	S	S	S
1.320 Manufactured home parks				
1.330 Multi-family conversion	S	S	S	S
1.410 Homes for handicapped or infirm	Z	Z	Z	Z
1.420 Nursing care, intermediate				
1.430 Child care homes				
1.440 Halfway house				

Section 8. The Official Zoning Map of the Town of Blowing Rock will be amended to reflect the proposed map included as Attachment A, and the following zoning designations for the particular properties as follows:

PIN	ADDRESS	OWNER	Current Zoning	Proposed Zoning
2807-97-1407-000	1129 MAIN ST	BARHAM BLOWING ROCK PROPERTIES LLC	TC	TC-East
2807-97-1788-000	1085-/1087 MAIN ST	GRUBER PROPERTIES, LLC	TC	TC-East
2807-97-2720-000	1121 MAIN ST	1121 MAIN, LLC	TC	TC-East
2807-98-3210-000	1021 MAIN ST	FIRST CITIZENS BANK AND TRUST	TC	TC-East
2807-97-4909-000	153 SUNSET DR	EISENBERG, SHANAAZ,EISENBERG, DEAN	CB	TC-East
2807-97-1529-000	1121 MAIN ST	BROOKS & BULLIS LLC	TC	TC-East
2807-97-2855-000	110 SUNSET DR	110 SUNSET, LLC	CB	TC-East
2807-98-2043-000	1053 MAIN ST	GILCO HOLDINGS, LLC	CB	TC-East
2807-97-4802-000	152 SUNSET DR	BOONE BREWING COMPANY, LLC	CB	TC-East
2807-97-2788-000	126 GREENWAY CT	O'CONNER, CHRISTOPHER ROBERT	CB	TC-East
2807-98-2385-000	989 MAIN ST	L&J MOUNTAIN PROPERTIES LLC	TC	TC-East
2807-97-2689-000	146 GREENWAY CT	WANDR FOODS LLC	TC	TC-East
2807-97-1271-000	1179 MAIN ST	MONTSOL, INC	TC	TC-East
2807-97-1301-000	1165-/1167 MAIN ST	GREEN HILLS REAL ESTATE, LLC	TC	TC-East
2807-97-4997-000	167 SUNSET DR	BROWN, JAMES A. AND MARLENE	CB	TC-East
2807-97-1526-000	1123 MAIN ST	HANNA, THAMENA	TC	TC-East
2807-97-1647-000	1117 MAIN ST	HALL, JACK,HALL, REBECCA	TC	TC-East
2807-98-5051-000	214 MAPLE ST	SOLID ROCK RENTALS, LLC	CB	TC-East
2807-97-2928-000	1059 MAIN ST	LKC BLOWING ROCK, LLC	TC	TC-East
2807-97-1406-000	1131 MAIN ST	SINK, MICHAEL,SINK, SHELBY	TC	TC-East
2807-97-1877-000	1079 MAIN ST	BRUCE ROBERTSON ENTERPRISES	TC	TC-East
2807-98-2371-000	999 MAIN ST	999 WILCO, LLC	TC	TC-East
2807-97-5944-000	218 MAPLE ST	WIP08 LLC	CB	TC-East
2807-97-1315-000	1157 MAIN ST	WINDWOOD PROPERTIES, LLC	TC	TC-East
2807-97-2614-000		WANDR FOODS LLC	TC	TC-East
2807-98-3546-000	945 MAIN ST	THE BLAKE ON MAIN,	TC	TC-East

		LLC		
2807-98-2140-000		BLOWING ROCK THREE, LLC	TC	TC-East
2807-97-5948-000	216 MAPLE ST	EWANCHEW, GEORGE	CB	TC-East
2807-97-4978-000	159 SUNSET DR	JOHN & JUDITH RUSSELL FAMILY LLC	CB	TC-East
2807-98-3571-000	983 MAIN ST	ESA BLOWING ROCK, LLC	TC	TC-East
2807-97-1990-000	1077 MAIN ST	1077 MAIN STREET LLC	TC	TC-East
2807-97-1511-000	1127 MAIN ST	MAIN STREET PROP BLOWING ROCK LLC	TC	TC-East
2807-97-1409-000	1129 MAIN ST	KOHLER, WILLIAM HANSEL AND JUDY	TC	TC-East
2807-97-2705-000	1103 MAIN ST	BCW BLOWING ROCK, LLC	TC	TC-East
2807-98-5553-000	977 MAIN ST	ESA BLOWING ROCK, LLC	TC	TC-East
2807-98-3020-000	125 SUNSET DR	BR SUNSET DRIVE PROPERTIES, LLC	CB	TC-East
2807-98-2234-000	1009 MAIN ST	TAKE HEART, LLC	TC	TC-East
2807-97-1866-000	1081 MAIN ST	LE BATIMENT DE NEACO LLC	TC	TC-East
2807-97-1761-000	1107 MAIN ST	HAFAM NC 176 LLC	TC	TC-East
2807-98-3068-000		BR SUNSET DRIVE PROPERTIES, LLC	CB	TC-East
2807-97-1433-000	1149 MAIN ST	WINDWOOD PROPERTIES, LLC	TC	TC-East
2807-97-3828-000	140 SUNSET DR	140 SUNSET, LLC	CB	TC-East
2807-97-1319-000	1151-/53/55 MAIN ST	MAIN STREET PROPERTIES BLOWING ROCK	TC	TC-East
2807-98-4051-000	155 SUNSET DR	L D & B OF BOONE, LLC	CB	TC-East
2807-98-3653-000	921 MAIN ST	WIP06 LLC	TC	TC-East
2807-98-3372-000	127 MAPLE ST	BELLSOUTH TELECOMMUNICATIONS	TC	TC-East
2807-97-1523-000	1125 MAIN ST	HANNA, THAMENA	TC	TC-East
2807-97-3856-000	150 SUNSET DR	CAT SQUARE PROPERTIES LLC	CB	TC-East
2807-98-3679-000	915 MAIN ST	TREELINE MANAGEMENT & PROPERTIES, LLC	TC	TC-East
2817-07-7838-000	411 SUNSET DR	THE FIRST BAPTIST CHURCH OF BLOWING ROCK	CB	TC-Sunset
2817-07-5879-000	379 SUNSET DR	KELLER FAMILY, LLC	CB	TC-Sunset
2817-07-1942-000	297 SUNSET DR	SMID, CHARLES RONALD	CB	TC-Sunset
2817-07-0848-000	277 SUNSET DR	STEELE, JAMES F,STEELE, GWEN N	CB	TC-Sunset
2817-07-0913-000	263 SUNSET DR	MCNEELY, JOHN L.,MCNEELY, SHARON	CB	TC-Sunset

		Y.		
2817-07-0790-000	288 SUNSET DR	HAMRICK, ANN D.	CB	TC-Sunset
2817-07-1689-000	304-/306 SUNSET DR	MCNEELY, JOHN L.,MCNEELY, SHARON Y.	CB	TC-Sunset
2817-07-1741-000	300 SUNSET DR	COIN & 3 LLC	CB	TC-Sunset
2807-97-9942-000	257 SUNSET DR	HANNA, GEORGE M. JR, TRUSTEE	CB	TC-Sunset
2817-07-0816-000	250 SUNSET DR	DIAMOND REALTY PARTNERS IV LLC	CB	TC-Sunset
2817-07-2850-000		232 RANSOM STREET HOLDINGS LLC	CB	TC-Sunset
2817-07-0728-000	266-/276 SUNSET DR	HELEN K TELLEKAMP SCHOLFIELD TRUST	CB	TC-Sunset
2807-98-6120-000	187 MAPLE ST	2 FOR ONE, INC	CB	TC-Sunset
2807-97-6998-000	203-/205 SUNSET DR	2 FOR ONE INC	CB	TC-Sunset
2817-07-2995-000	315 SUNSET DR	BLOWING ROCK ENTERPRISES, LLC	CB	TC-Sunset
2817-07-2679-000	242-/244 RANSOM ST	242 RANSOM STR LLC	CB	TC-Sunset
2817-07-0708-000	252 SUNSET DR	DIAMOND REALTY PARTNERS LLC	CB	TC-Sunset
2817-07-3714-000	232 RANSOM ST	232 RANSOM STREET HOLDINGS LLC	CB	TC-Sunset
2817-07-4930-000	349 SUNSET DR	SAMPAN 3 LLC	CB	TC-Sunset
2807-97-8962-000	239 SUNSET DR	239 SUNSET, LLC	CB	TC-Sunset
2817-07-0762-000	284-/286 SUNSET DR	EJ THIRTLE REVOCABLE TRUST	CB	TC-Sunset
2807-87-8390-000	1182 MAIN ST	BILLANDAL LLC	TC	TC-West
2807-87-9754-000	1098-/1116 MAIN ST	MARTIN HOUSE PROPERTIES LLC	TC	TC-West
2807-87-8261-000	1200 MAIN ST	RUMPLE MEMORIAL PRESBY CHURCH	TC	TC-West
2807-87-9640-000	1126-/1128 MAIN ST	HAFAM NC 1128 LLC	TC	TC-West
2807-98-1643-000	127-/131 YONAH... RD	127 YONAHLOSSEE ROAD, LLC	TC	TC-West
2807-98-1574-000	960 MAIN ST	M&M NORTHERN PROPERTIES, LLC	TC	TC-West
2807-87-7140-000		RUMPLE MEMORIAL PRESBY CHURCH	TC	TC-West
2807-87-8057-000	1218 MAIN ST	RUMPLE MEMORIAL PRESBY CHURCH	TC	TC-West
2807-98-0466-000	978 MAIN ST	J&R ROBERTSON LLC	TC	TC-West
2807-87-9515-000		HAYES DEVELOPMENT JOINT VENTURE	TC	TC-West
2807-98-1314-000	990 MAIN ST	990 MAIN LLC	TC	TC-West
2807-98-1579-000	946 MAIN ST	TMV PTNR ON MAIN STREET LLC	TC	TC-West

Section 9. Severability; Conflict of Laws. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end, the provisions of this ordinance are declared to be severable. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 10. Effective Date. This ordinance shall be effective upon adoption.

Adopted this the _____ day of _____, 2024

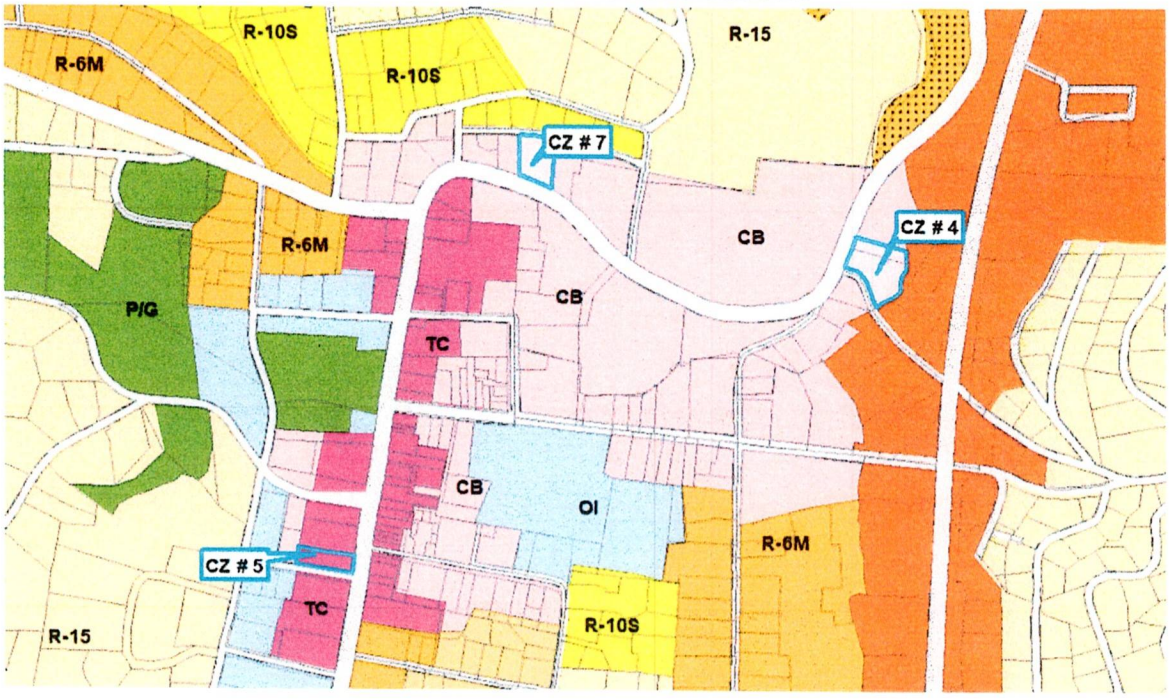
_____

Charlie Sellers, Mayor

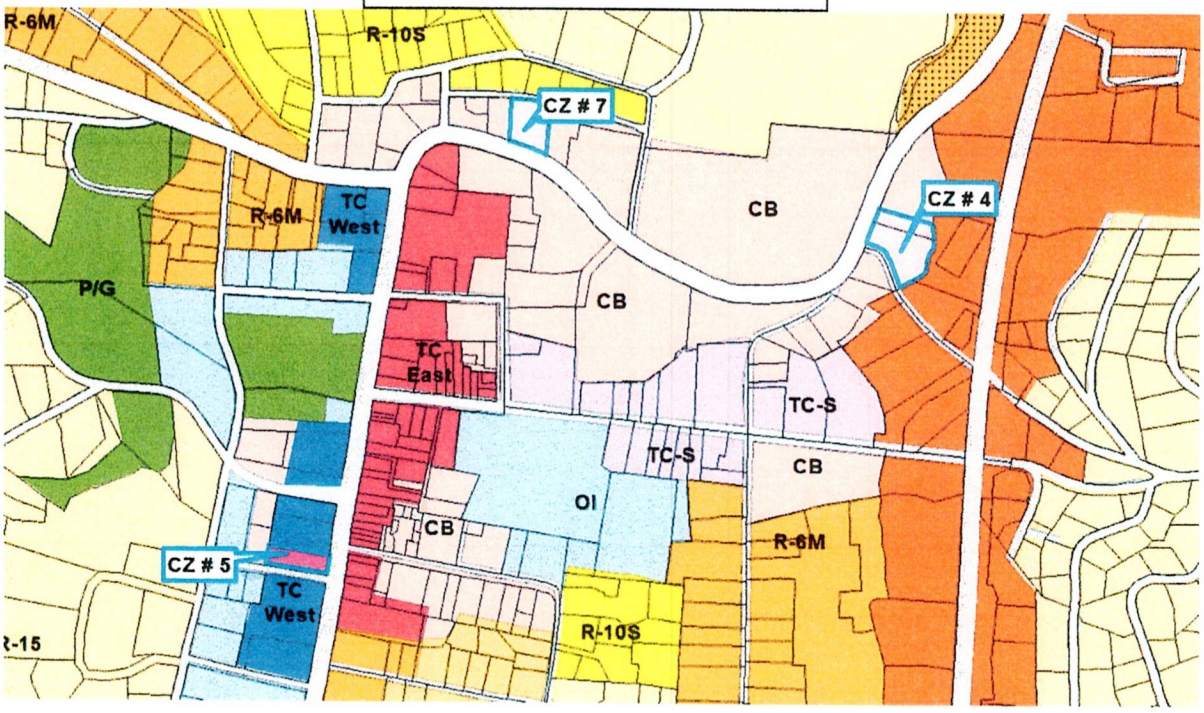
ATTEST: _____
Hilari H. Hubner, Town Clerk

ORD NO. 2024-02 ATTACHMENT A

Current Zoning – Nov 2024



Proposed Zoning – Nov 2024



Downtown Development Standards
Central Business and Town Center Districts (East/West/Sunset)
clean version – Nov 4, 2024

Section 16-9.2. Nonresidential Districts Established. The following nonresidential districts are hereby established: CB (Central Business), TC-East (Town Center - East), TC-West (Town Center-West), TC-Sunset (Town Center - Sunset), GB (General Business), OI (Office/Institutional), HMC (Hospital/Medical Complex), HSG (Horse Show Grounds), PGS (Parks and Green Space). These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.

a) The CB district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district.
b) The GB district is designed to accommodate the widest range of commercial activities permitted within the town, particularly those that are automobile oriented.
c) The OI district is designed to accommodate a narrow range of commercial and institutional activities, including offices, schools, churches, libraries, clubs and lodges, and government buildings.
d) The HMC district is designed to accommodate the hospital and related offices and facilities that are designed to provide a continuum of care, including facilities that provide independent living, assisted living/CCRC, home health care, adult day care, intermediate care, skilled nursing care, and acute care.
e) The HSG district is designed to accommodate equestrian activities such as horse shows.
f) The PGS district is designed to accommodate public and private outdoor recreational facilities, including parks, trails, athletic fields, golf courses, tennis courts, swimming pools, etc.
g) The TC-East district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district, while protecting the historic character of the downtown core primarily along the East side of Main Street, including Sunset Drive down to Maple Street.
h) The TC-West district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the town's central business district, while protecting the historic character of the downtown core primarily along the West side of Main Street.
i) The TC-Sunset district is the area along Sunset Drive between Maple Street and the Middle Fork New River that has historically consisted of a mix of single-family homes and lodging where conversions to business and office uses has expanded commercial activity from the downtown core.

Section 16-12.6 Central Business and Town Center Districts Setbacks, Building Height, Open Space, and Green Space Requirements. Lots developed in the Central Business District and Town Center (East/West/Sunset) Districts shall meet the following standards pertaining to setbacks, building heights, open space and green space areas, and other development criteria:

16-12.6.1 Setbacks.

Town Center – East

Street setback shall be five (5) feet. The setback shall be measured from the back of the public sidewalk. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb. Awnings are permitted in the street setback and may encroach over the public sidewalk provided the lowest portion is at least 7 feet above the sidewalk.

Side and rear setbacks shall be five (5) feet, unless a common or shared wall is possible. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

Town Center – West

Street setback shall be twenty-five (25) feet. The setback shall be measured from the back of the public sidewalk. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb. Awnings are permitted in the street setback and may encroach over the public sidewalk provided the lowest portion is at least 7 feet above the sidewalk.

Side and rear setbacks shall be five (5) feet. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

Town Center - Sunset

Street setback shall be fifteen (15) feet. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb.

Side and rear setbacks shall be five (5) feet. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

Central Business

Street setback shall be fifteen (15) feet. The setback shall be measured from the back of the public sidewalk. For consistency, the back of the public sidewalk shall be measured nine (9) feet from the back of the existing curb. Awnings are permitted in the street

setback and may encroach over the public sidewalk provided the lowest portion is at least 7 feet above the sidewalk.

Side setbacks shall be five (5) feet. Lots that are one (1) acre or greater in size shall have 15-foot side and rear lot boundary setbacks.

16-12.6.1.1 All buildings may be rebuilt to the existing building footprint. This option may only be applied if, prior to the development or removal of the building, a survey is performed by a licensed North Carolina Surveyor to accurately determine the existing footprint. The exception is that any building on the east side of Main Street in the Town Center rebuilt from the original foundation must meet the 5-foot street setback.

16-12.6.1.2 The area between the buildings and the sidewalk shall be open space.

16-12.6.2 Open Space/Green Space. For purposes of this section, open space is defined as the gross land area not covered by a building, between the building and the public sidewalk.

16-12.6.2.1 In the Central Business, Town Center West and Town Center Sunset districts, a minimum of 40 % of the open space at the front of the building, must be planted green space with an emphasis on large shade trees. Planted green space shall be defined as areas with grass, herbaceous ground cover, shrubbery, and drip line areas of mature, shade trees. Massive areas of mulch, void of vegetation, shall not be considered green space.

16-12.6.2.2 One (1) shade tree shall be planted for every 250 square feet of required green space.

16-12.6.5 Building Height. The following standards determine the applicable building heights for buildings in the Central Business and Town Center Districts.

16-12.6.5.1 ***Town Center East***

Maximum building height is limited to 30 feet, measured from the sidewalk elevation to the highest point of the structure. Rooflines, parapets and facades shall have variable heights in relation to adjacent buildings, not exceeding the maximum roof height for that zoning district.

16-12.6.5.2 ***Town Center West***

Maximum building height is limited to 35 feet, measured from the sidewalk elevation to the highest point of the structure. Where an existing rock wall is located adjacent to an existing sidewalk, the maximum height shall be measured from the average finished ground elevation adjacent to the primary entrance to the highest point of the building or structure. Buildings made nonconforming by this section can only be rebuilt in the existing

footprint to the existing building height or 30 feet whichever is greater.

16-12.6.5.3 ***Central Business***

The maximum building height shall be limited to 35 feet, as measured from the average elevation of the existing or proposed sidewalk along the street to the highest point of the building or structure (Please refer to Appendix B for Diagram). Where an existing rock wall is located adjacent to an existing sidewalk, or where a property does not border a primary street on any side, the maximum height shall be measured from the average finished ground elevation adjacent to the primary entrance to the highest point of the building or structure.

16-12.6.5.4 ***Town Center Sunset***

The maximum building height shall be limited to 35 feet, as measured from the average elevation of the existing or proposed sidewalk along Sunset Drive to the highest point of the building or structure (Please refer to Appendix B for Diagram). Where an existing rock wall is located adjacent to an existing sidewalk, the maximum height shall be measured from the average finished ground elevation adjacent to the primary entrance to the highest point of the building or structure.

16-12.6.5.5 The maximum building height for any building located 35 feet or more from the back of the existing or proposed sidewalk adjacent to a public street shall be measured from the average finished ground elevation adjacent to the primary entrance. For purposes of this paragraph, the entire structure must be located at or beyond the 35-foot setback. No other building walls (rear, side, etc.), measured from the average finished grade along the base of the wall to the highest point of the structure may exceed 45 feet. Notwithstanding where the building entrance is located, no building wall facing Main Street shall exceed 35 feet to the top of the roof.

Section 16-21.4. Exterior Walls and Facades of Commercial Buildings. The exterior walls of commercial buildings shall be designed to reflect, enhance, and promote the desired image of a "mountain village". Historic structures and other buildings in the Blowing Rock area that provide important examples of the "mountain village" image is contained in Appendix F. The examples that are contained in Appendix F shall be used as a guide for building design.

16-21.4.1 Exterior building materials that are used on each building elevation that is adjacent to a street, whether public or private, shall be natural stone appearing locally, or equivalent cultured stone products, natural wood siding, or other equivalent materials that are specifically approved by the Planning Board and/or the Town Council, as the case may be.

In the Town Center zoning districts where stone is used as a building material, only natural stone appearing locally may be used. No cultured stone products may be used as a substitute.

Section 16-21.5. Roof Lines. Roofs shall be pitched with a minimum slope of 6:12 except a flat roof may be allowed on a building facing Main Street where the majority of neighboring buildings have flat roofs. Rooflines, parapets and facades shall have variable heights in relation to adjacent buildings, not exceeding the maximum roof height for that zoning district.

Considerations For Determining Building Height Limits in Downtown Blowing Rock

November 6, 2024

David Harwood

As we prepare to review the Downtown Subcommittee's recommendations, a key question arises regarding a reasonable height limitation for commercial buildings. Determining this limit involves several considerations, including aesthetics, surrounding building heights, architectural context, and construction methods. To aid in this discussion, I thought it would be beneficial to outline the primary building elements that influence a structure's height. Broadly, these elements fall into three main categories:

1. Floor-to-floor height
2. Roof systems
    - Low-sloped ("*flat roof*") - Primarily on the east side of Main Street
    - Pitched roofs – Primarily on the west side of Main Street and Sunset Drive
    - Hybrid roofs – A few examples on the west side of Main Street
3. Parapets for low-sloped roofs

The total height of a building would be a combination of these elements.

Floor-to-floor height: In a typical commercial, multistory building, the distance between the floor of one story and the adjacent story, often called the "*floor-to-floor height*, is generally around 12 to 14 feet. This distance accommodates structural requirements as well as space for mechanical, electrical, and plumbing (MEP) systems, fireproofing, and sometimes additional ceiling space for lighting, sprinkler systems or other elements such as in a suspended ceiling.

Roof system:

Low-Slope Roofs - Often called flat roofs, a low-sloped roof is sloped to drain to either one of more sides of the building or to central drains located in the middle of the roof. On the east side of Main Street, these existing, low-sloped roofs typically drain to the rear of the building. A low-sloped roof requires at least ¼" of slope for every foot of linear roof area. This translates to a 2% slope. Given that these roofs range from 60' to 120' in depth (from Main Street to the rear of the property), this requires 1.25' to 2.5' of vertical distance to accommodate the slope.

Pitched Roofs – More commonly seen on the west side of Main Street, a pitched roof has a more residential aesthetic than a low-sloped roof. However, a pitched roof requires significantly more vertical distance to cover the same area as a low-sloped roof. The Town of Blowing Rock requires a minimum pitch of 6:12, or 6" of vertical rise for every 12" of horizontal distance. This translates to a 50% slope. For a 50' wide building, it is feasible for a 6:12 pitched roof to need as much as 15' for vertical rise.

Hybrid Roofs – Commonly known as a "*mansard roof*", this design utilizes low-sloped roofs in the middle of the building and pitched roofs around the perimeter of the building. The steeper, sloped roofs along the edges provide a traditional, aesthetically pleasing appearance and improve water runoff while the flat or low-slope section in the center accommodates rooftop mechanical units or equipment and is typically surrounded by parapet walls. These walls help conceal equipment from view and may also provide safety and wind protection. Recent buildings like The Manor and The Hideaway utilize this hybrid approach. Such a design gives a pitched roof look while limiting the height required for a true pitched roof.

Parapets: A parapet is a short wall that extends up from the edge of a low-sloped roof. It surrounds the perimeter of the roof and serves several important purposes such as water control, wind protection, safety and concealment. In Blowing Rock, parapets are primarily located on the front and sides of the building. An effective parapet should be a minimum of 3' or more to conceal roof top equipment.

The following outlines these vertical measurements in a general format, offering a range that designers might use to determine overall building height based on location—whether on the east or west side of Main Street, or along

Sunset Drive. Naturally, each design will vary depending on factors such as building size, intended use, roof design, construction type, and other considerations. However, this range provides a reference for comfortable design heights that align with contemporary building practices.

East Side of Main Street	Vertical Distance Low Range	Vertical Distance High Range
Floor to Floor Height x 2 Floors	24	28
Low-Sloped Roof	1.25	2.5
Parapet	3	5
Total Building Height (Feet)	**28.25**	**35.5**

West Side of Main Street and Sunset Drive Pitched Roof	Vertical Distance Low Range	Vertical Distance High Range
Floor to Floor Height x 2 Floors	24	28
Pitched Roof (30' wide & 60' wide)	7.5	15
Parapet	NA	NA
Total Building Height (Feet)	**31.5**	**43**

West Side of Main Street Hybrid Roof	Vertical Distance Low Range	Vertical Distance High Range
Floor to Floor Height x 2 Floors	24	28
Hybrid Roof (good for wider buildings)	7.5	15
Parapet	NA	NA
Total Building Height (Feet)	**31.5**	**43**

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: SUP 2024-03 David Reule – 133 Morris St (Watership Down)

APPLICANT: David Reule

DATE: October 28, 2024

UPDATE

Since the public hearing at the September Council meeting, Mr. Reule has revised his design drawings to include a pitched roof for all the buildings. Therefore any requirement of a variance for a flat roof is not needed.

All of the original staff reports and attachments are included from the previous packet submittal along with revised building elevations. Mr. Reule is seeking approval of the Special Use Permit application with the revised roof design, and the original waivers requested. The Special Use Permit draft has been amended to include the variances/waivers of reduced side setbacks and parking space width reduction. Additional language was included that *required* landscaping must be planted in the ground and not in planters. Refer to conditions 3, 4, and 10 for these <u>underlined</u> SUP modifications.

REQUESTED WAIVERS

1. The applicant is requesting a waiver to Section 16-12.6 of the Land Use Code to allow the second floor of the buildings to be built within the 5-foot setback.
2. The applicant is requesting a waiver of the standard parking space width from 9 feet to 8.5 feet.

ATTACHMENTS

1. Original Staff Report
2. Draft SUP- amended
3. Property survey
4. Aerial vicinity map
5. Site plan and building elevations (revised 10-28-24)
6. Proposed building colors summary
7. Photo of existing buildings

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: SUP 2024-03 David Reule – 133 Morris St (Watership Down)

APPLICANT: David Reule

DATE: September 5, 2024

REQUEST

David Reule is requesting a Special Use Permit to demolish four (4) office/retail units at Watership Down at 133 Morris Street and construct four (4) two-story office and residential units. The property is 0.119 acres and is zoned CB, Central Business. The property is further identified by Watauga County PIN 2807-97-2526-000, 2807-97-3504-000, 2807-97-3501-000 and 2807-97-2566-000. The property is located in the WS-IV-PA Water Supply Watershed.

SITE PLAN

The subject property involves 4 lots at Shoppes at Watership Down originally regulated by a Conditional Use Permit approved in 1995. The Applicant plans to partially demolish 4 buildings and rebuild within the existing footprint and add a second story. A 5-foot side setback is required on the east and west property lines. Section 16-12.6 of the Land Use Code allows construction within the existing setback but does not allow a second story to be added without meeting the required setback. The building is currently about 3 feet from the property line on the east and west sides. A waiver of Section 16-12.6 is being requested to allow the second floor of the buildings to be built within the 5-foot setback.

PARKING

The property currently has 4 total parking spaces reserved for the 4 commercial units. The proposed project with office space and residential living units requires 7 parking spaces. The applicant proposes to add 6 additional parking spaces in the rear of the building accessed through a passage way through the building on lot # 4 for a total of 10 spaces. These parking spaces would be exclusively for the property owners. Any public spaces will be retained in the parking area in front of the buildings.

STORMWATER MANAGEMENT

The area proposed for parking behind the building previously used for parking but is now grass. Drainage from adjacent properties is currently directed to this area with no coordination. The applicant intends to collect adjacent property drainage pipes and runoff from the rear parking and the rear of the project buildings and direct the storm water to a detention storage structure

just to the east of the property. This should improve the runoff situation in this area at least from a collection basis. Runoff will not be increased with the measures planned for this project.

APPEARANCE

Since buildings in the area are both flat roof and pitched, the Applicant proposes a mix of roof types to be complimentary to the surrounding architecture.

Building materials consist of natural stone, board and batten, wood shakes, and a "pebbledash" stucco finish.

LANDSCAPING

Given the tight spaces and drainage areas on the property, landscaping will be added in front of the units in potted and raised retaining beds. There may also be room for a small tree to be added in the rear parking area.

REQUESTED WAIVERS

1. The applicant is requesting a waiver to Section 16-12.6 of the Land Use Code to allow the second floor of the buildings to be built within the 5-foot setback.
2. The applicant is requesting a waiver of the standard parking space width from 9 feet to 8.5 feet.

PLANNING BOARD RECOMMENDATION

At their regular meeting on August 15, 2024, the Planning Board made a recommendation to approve the Special Use Permit application and requested waivers of the side setback and the parking space width and the following additional condition:

1. That job site construction deliveries and activities on Morris Street be restricted during Blowing Rock School drop-off and pick-up times.

ATTACHMENTS

1. Draft SUP
2. Property survey
3. Aerial vicinity map
4. Site plan and building elevations
5. Building renderings
6. Proposed building colors summary
7. Photo of existing buildings

NORTH CAROLINA

WATAUGA COUNTY

TOWN OF BLOWING ROCK SPECIAL USE PERMIT
David Reule – Watership Down property
SUP No. 2023-04

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: David Reule

Project Name: David Reule Townhome/Office Project

Property Location: 133 Morris Street

Tax Parcel No.: 2807-97-2526-000, 2807-97-3504-000, 2807-97-3501-000 and 2807-97-2566-000

Property Owners of Record: Lenoir First LLC, Orian and Catherine Carter, David and Edward Reule

Proposed Use of Property: Office and Residential Townhomes, Short-term rental

Current Zoning Classification of Property: CB, Central Business

Meeting Date: September 10, 2024

Having heard all of the evidence and arguments presented at the above-referenced hearing, 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 and architectural plans (dated 6-27-24, 7-2-24 and 10-28-24) submitted and approved by this 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 Special 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. Specific building materials and colors shall be submitted to the Planning Director for approval before construction.

3. <u>The building will utilize the existing footprint for portions of the building which are less than the required 5-foot setback on the east and west sides. By approval of the Board of Commissioners, the proposed building may expand to a second level in the area that does not conform to the side setbacks but not less than the current footprint and eave overhang.</u>

4. The property is hereby approved for office use, residential use, and short-term rental use. The proposed uses require 7 parking spaces and the site will have 10 spaces when completed. The parking spaces behind the

building are restricted for use by the tenants and owners. By approval of the Board of Commissioners, the parking spaces behind the building are hereby allowed to be 8.5 feet in width rather than 9 feet.

5. 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 Comprehensive Plan, and any other duly adopted plans of the Town.

6. All electric, phone, and cable utilities shall be placed underground. No building shall be constructed over any part of any utility easement.

7. Job site construction deliveries, collections, demo removal and construction activities on Morris Street shall be restricted during normal Blowing Rock School drop-off and pick-up times.

8. Garbage collection will be with roll-out containers stored behind the building and shall be screened and kept corralled. The Public Works director shall approve the storage location and collection methods.

9. A fire hydrant shall be added on Morris Street in a location approved by the Public Works Director and Fire Marshal. The expenses associated with fire hydrant installation shall be borne by the Applicant.

10. A landscape plan for the area in front of each building shall be submitted for review and approval. Required landscaping shall be installed in the ground and not merely provided in pots or planters.

11. Storm water will be collected behind the building and rear parking area and directed to the detention device installed by the Town adjacent to the existing dumpster pad. This would include gutter downspouts, a drain pipe from the Hanna building, and surface water from the rear parking area.

12. 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. 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 Special Use Permit. All utility easements shall be signed and recorded prior to final approval of the site and grading plan.

14. 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.

15. 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.

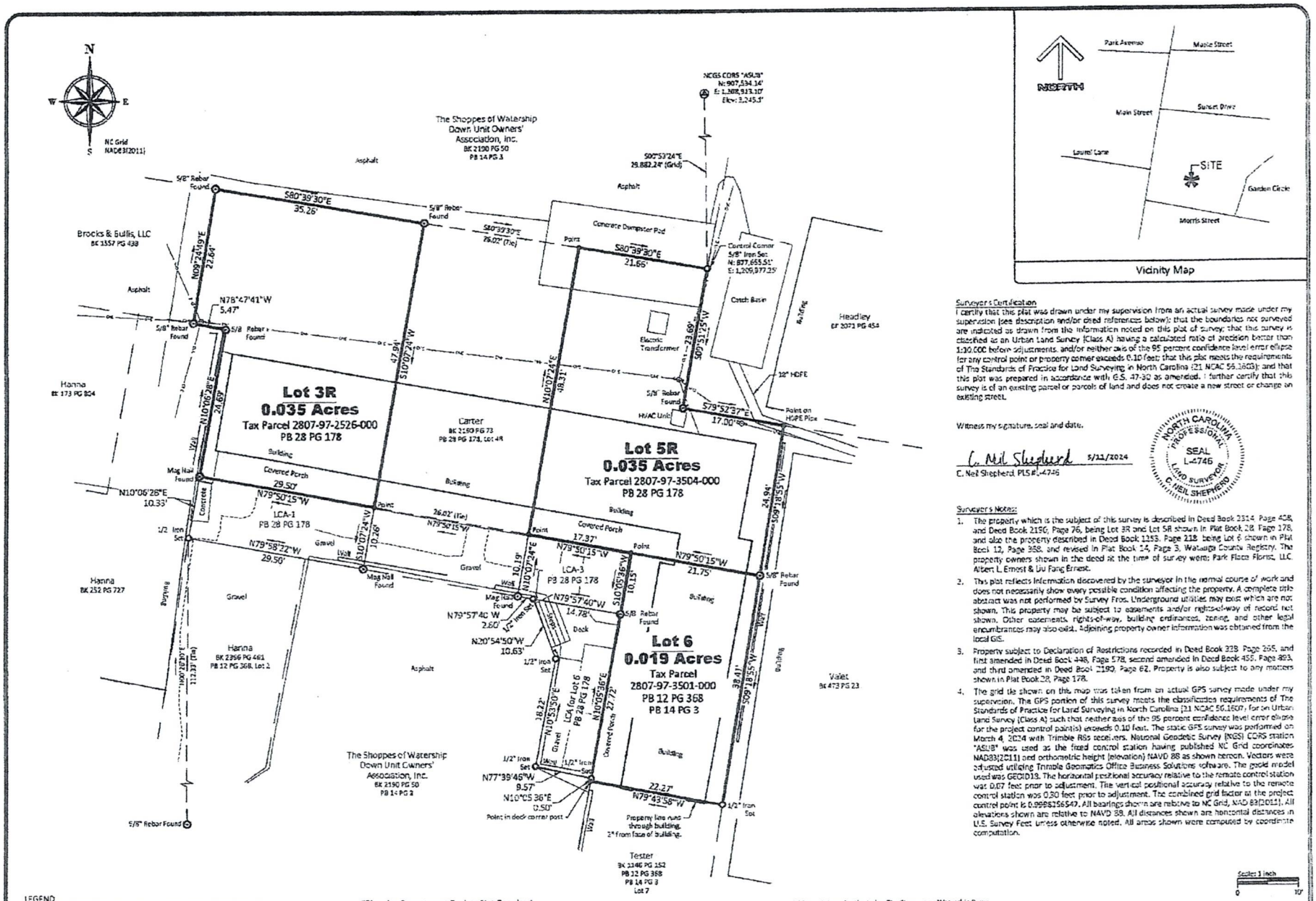
IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Special Use Permit, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

By: _____
Charlie Sellers, Mayor

ATTEST: _____
Hilari H. Hubner, Town Clerk
(CORPORATE SEAL)

DocuSign Envelope ID: 96P94C57-69AA-4F48-975A-3EP980C74AEE



Vicinity Map

Surveyor's Certification

I certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description and/or deed references below); that the boundaries not surveyed are indicated as drawn from the information noted on this plat of survey; that this survey is classified as an Urban Land Survey (Class A) having a calculated ratio of precision better than 1:10,000 before adjustments, and/or neither axis of the 95 percent confidence level error ellipse for any control point or property corner exceeds 0.10 feet; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1603); and that this plat was prepared in accordance with G.S. 47-30 as amended. I further certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my signature, seal and date.

C. Neil Shepherd 5/11/2024

C. Neil Shepherd, PLS #L-4746

NORTH CAROLINA PROFESSIONAL SEAL L-4746 LAND SURVEYOR C. NEIL SHEPHERD

Surveyor's Notes:

1. The property which is the subject of this survey is described in Deed Book 2314, Page 428, and Deed Book 2190, Page 76, being Lot 3R and Lot 5R shown in Plat Book 28, Page 178, and also the property described in Deed Book 1253, Page 218, being Lot 6 shown in Plat Book 12, Page 368, and revised in Plat Book 14, Page 3, Watauga County Registry. The property owners shown in the deed at the time of survey were: Park Place Florist, LLC; Albert L. Ernest & Liu Fang Ernest.
2. This plat reflects information discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. A complete title abstract was not performed by Survey Pros. Underground utilities may exist which are not shown. This property may be subject to easements and/or rights-of-way of record not shown. Other easements, rights-of-way, building ordinances, zoning, and other legal encumbrances may also exist. Adjoining property owner information was obtained from the local GIS.
3. Property subject to Declaration of Restrictions recorded in Deed Book 328, Page 295, and first amended in Deed Book 448, Page 578, second amended in Deed Book 455, Page 893, and third amended in Deed Book 2190, Page 62. Property is also subject to any matters shown in Plat Book 28, Page 178.
4. The grid tie shown on this map was taken from an actual GPS survey made under my supervision. The GPS portion of this survey meets the classification requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1607) for an Urban Land Survey (Class A) such that neither axis of the 95 percent confidence level error ellipse for the project control point(s) exceeds 0.10 feet. The static GPS survey was performed on March 4, 2024 with Trimble R8s receivers. National Geodetic Survey (NGS) CORS station "ASUB" was used as the fixed control station having published NC Grid coordinates NAD83(2011) and orthometric height (elevation) NAVD 88 as shown hereon. Vectors were adjusted utilizing Trimble Geomatics Office Business Solutions software. The geoid model used was GEOID18. The horizontal positional accuracy relative to the remote control station was 0.07 feet prior to adjustment. The vertical positional accuracy relative to the remote control station was 0.30 feet prior to adjustment. The combined grid factor at the project control point is 0.9998356547. All bearings shown are relative to NC Grid, NAD 83(2011). All elevations shown are relative to NAVD 88. All distances shown are horizontal distances in U.S. Survey Feet unless otherwise noted. All areas shown were computed by coordinate computation.

Scale: 1 inch = 10'

LEGEND

- Property Line (surveyed)
- Tie Line (surveyed)
- Adjoiner Line (not surveyed)
- Easement
- Overhead Electric
- Right-of-Way
- Computed Point
- Utility Pole
- Water Meter
- LCA Limited Common Area

*Planning Department Review Not Required
This plat depicts an existing parcel or parcels of land and is exempt from Planning Department and/or Review Officer certifications prior to recording. See NCGS-47-30(f)(11)(c)(1).

Additional Name for the Index: The Shoppes on Watership Down

Property Owners (for the Index): Park Place Florist, LLC; Albert L. Ernest & Liu Fang Ernest

Boundary Survey for:

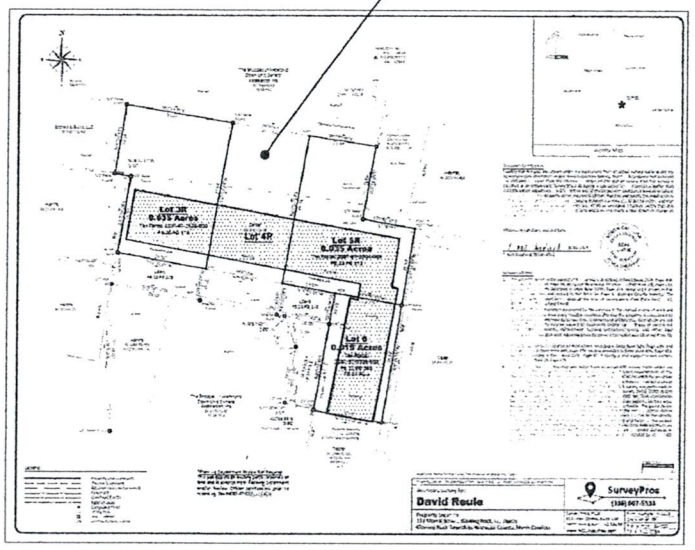
David Reule

Property Location:
133 Morris Street, Blowing Rock, NC 28605
Blowing Rock Township, Watauga County, North Carolina

SurveyPros
(336) 667-5533

Survey Pros, PLLC 924 Main Street, Suite 300 North Wilkesboro, NC 28659 www.NCSurveyPros.com	Firm Number: P-2218 Crew Chief: CF File Number: 24-023 Date: 3-11-2024

TUNNEL ST

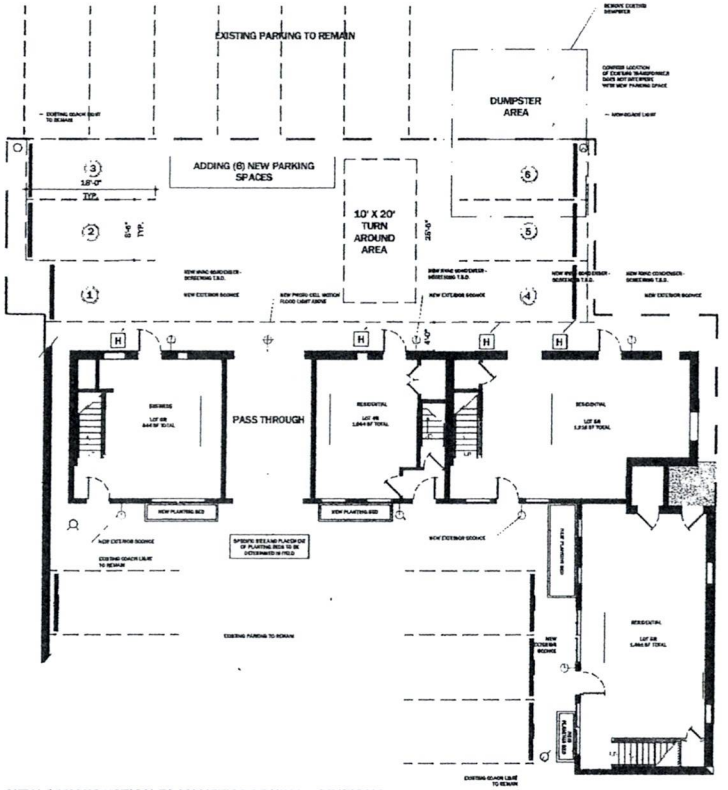


EXISTING CONDITIONS SITE PLAN

NOT TO SCALE

1-A0-1

PARKING INFORMATION



NEW CONSTRUCTION PLAN WITH PARKING ADDITIONS

SCALE: 1/8" = 1'-0"

2-A0-1

FARROW DESIGN HAS NOT FIELD VERIFIED THE SITE (ONLY THE BUILDING ITSELF) AND IS NOT RESPONSIBLE FOR THE INFORMATION CONTAINED WITHIN. DRAWINGS ARE FOR DESIGN INTENT AND IT IS THE USER'S RESPONSIBILITY TO VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS AND COORDINATE ANY REQUIRED REVISIONS WITH FARROW DESIGN AS NECESSARY.

FARROW DESIGN TO HAVE NO RESPONSIBILITY OR LIABILITY FOR INFORMATION CONTAINED WITHIN DRAWINGS. CONTRACTOR ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR PROJECT AND WILL WORK WITH THE OWNER TO MAKE FINAL DECISIONS AS REQUESTED. CONTRACTOR RESPONSIBLE FOR VERIFYING AND CHECKING ALL DIMENSIONS AND DETAILS OF PLAN FOR ACCURACY PRIOR TO CONSTRUCTION AND NOTIFYING FARROW DESIGN WITH ANY QUESTIONS OR CONCERNS.

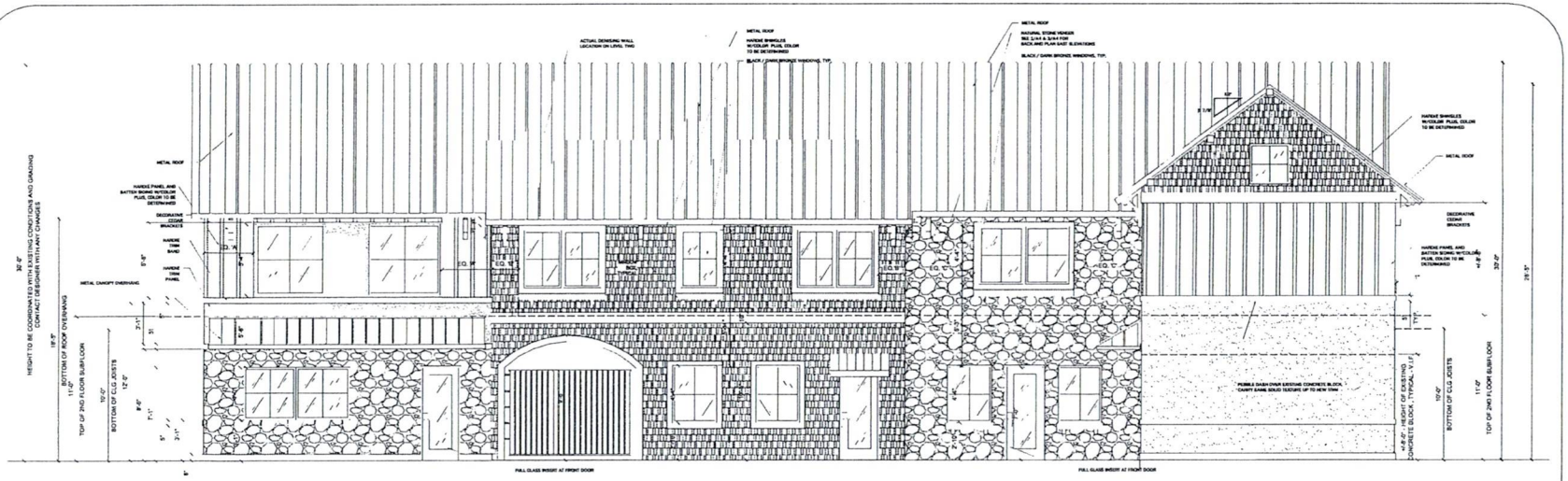
133 MORRIS STREET
RENOVATIONS

133 MORRIS STREET
BLOWING ROCK, NC
28605

FARROW DESIGN | INTERIOR DESIGN ARCHITECTURE

THESE DRAWINGS DO NOT BEAR THE SEAL OF A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE HOMEOWNER COMPLIES WITH ALL LOCAL AND STATE BUILDING CODES FOR LIFE SAFETY, STRUCTURAL, NON-HABITABILITY AND ALL STANDARD PRACTICES FOR PLANNING AND CONSTRUCTION. CONTRACTOR TO ASSUME ALL RESPONSIBILITY AND LIABILITY FOR INFORMATION CONTAINED HERIN.

SUITE:	1235 EAST BLVD. SUITE E #812 CHARLOTTE, NC 28203 704-725-5727 www.sandyfarrowdesign.com
USF:	
SCALE:	
DRAWN BY:	SANDY FARROW, IDA ASSOCIATE AIA, NC-RID
DATE: 06.27.24	
08.29.24	REV. #1 - ADDING 4R TO SCOPE OF WORK
08.27.24	REV. #2 - OWNER COMMENTS
07.02.24	REV. #3 - OWNER COMMENTS
10.05.24	REV. #5 - F.V. UPDATE & OWNER COMMENTS
SHEET:	SITE PLAN
	A0-1

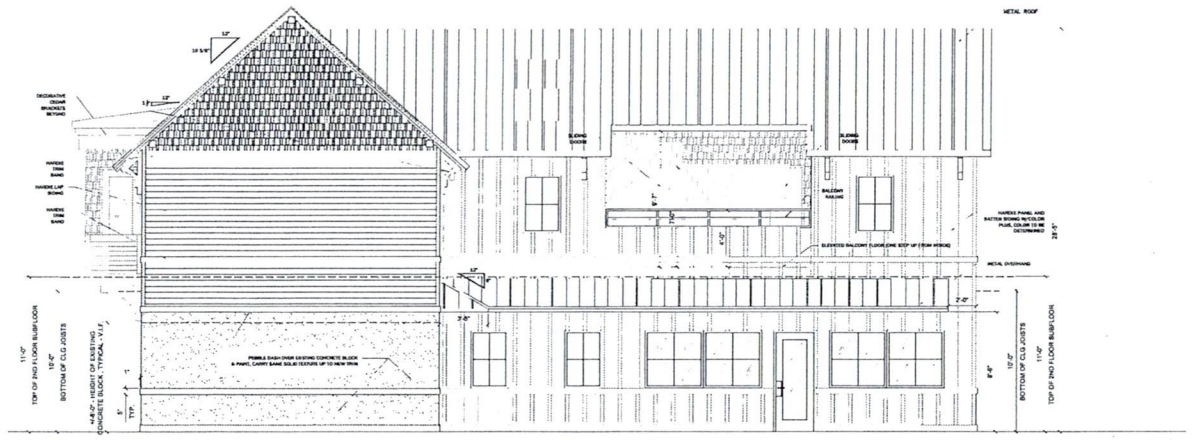


FRONT ELEVATION - BUILDING 3R - (BUSINESS)

SCALE: 1/4"=1'-0" 1-A3

FRONT ELEVATION - 5R -(RESIDENTIAL) / SIDE ELEVATION - 6R - (RESIDENTIAL)

SCALE: 1/4"=1'-0" 2-A3



SIDE ELEVATION - BUILDING 3R - (BUSINESS) / FRONT ELEVATION - BUILDING 6R - (RESIDENTIAL)

SCALE: 1/4"=1'-0" 3-A3

FARROW DESIGN TO HAVE NO RESPONSIBILITY OR LIABILITY FOR INFORMATION CONTAINED WITHIN DRAWINGS. CONTRACTOR ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR PROJECT AND WILL WORK WITH THE OWNER TO MAKE FINAL DECISIONS AS REQUESTED. CONTRACTOR RESPONSIBLE FOR VERIFYING AND CHECKING ALL DIMENSIONS AND DETAILS ON PLAN FOR ACCURACY PRIOR TO CONSTRUCTION AND NOTIFYING FARROW DESIGN WITH ANY QUESTIONS OR CONCERNS.

EXISTING ROOF PITCHES AND BUILDING HEIGHTS HAVE BEEN VERIFIED AND DOCUMENTED TO THE BEST OF FARROW DESIGNS ABILITY. THE ELEVATIONS SHOWN DO NOT REPRESENT THE ACTUAL GRADING OF THE PROPERTY AND SHOULD BE UNDERSTOOD AS APPROXIMATIONS TO BE FINALIZED ONCE ANY GRADING TAKES PLACE. EXISTING CONTRACTOR TO VERIFY THESE EXISTING CONDITIONS IN THE FIELD AND AND NOTIFY FARROW DESIGN WITH ANY DISCREPANCIES THAT MAY AFFECT DESIGN OR CONSTRUCTION.

133 MORRIS STREET
RENOVATIONS

133 MORRIS STREET
BLOWING ROCK, NC
28605

FARROW DESIGN | INTERIOR DESIGN ARCHITECTURE

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SUITE
USF
SCALE
1235 EAST BLVD, SUITE E
#812 CHARLOTTE, NC 28203
704-726-8727
www.sandyfarrowdesign.com
DRAWN BY: SANDY FARROW, IDA
ASSOCIATE AIA, NC-RID

DATE: 06.27.24

06.20.24	REV. #1 - ADDING 4R TO SCOPE OF WORK
06.27.24	REV. #2 - OWNER COMMENTS
07.02.24	REV. #3 - OWNER COMMENTS
07.09.24	REV. #4 - ROOF CHANGE
10.05.24	REV. #5 - OWNER COMMENTS
10.28.24	REV. #6 -UPDATES PER ROOF CHANGES

SHEET

ELEVATIONS

A3

BACK ELEVATION - BUILDING 5R - (RESIDENTIAL)

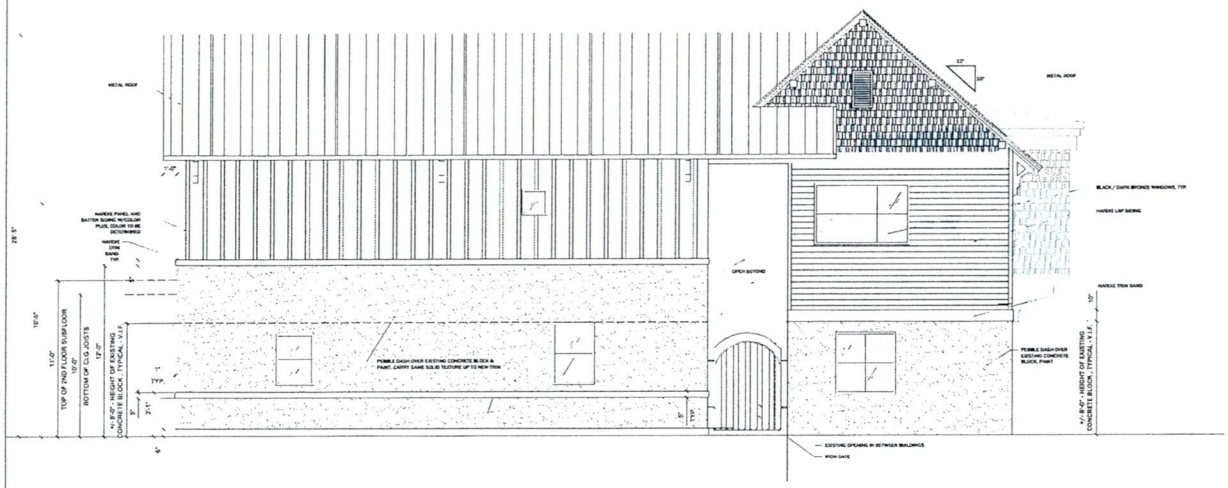
SCALE: 1/4"=1'-0"

1-A4

BACK ELEVATION - BUILDING 3R - (BUSINESS)

SCALE: 1/4"=1'-0"

2-A6



BACK ELEVATION - BUILDING 6R - RESIDENTIAL / SIDE ELEVATION BUILDING 5R - (RESIDENTIAL)

SCALE: 1/4"=1'-0"

3-A4

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133 MORRIS STREET
RENOVATIONS

133 MORRIS STREET
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28605

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Sandy FARROW DESIGN | INTERIOR DESIGN + ARCHITECTURE

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704-726-6727
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SUITE	
USF	
SCALE	
DRAWN BY	SANDY FARROW, IDA ASSOCIATE AIA, NC-RID
DATE 06.27.24	
06.20.24	REV. #1 - ADDING 4R TO SCOPE OF WORK
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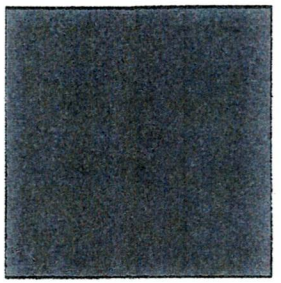
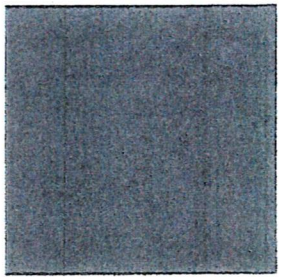
07.09.24	REV. #4 - ROOF CHANGE
10.28.24	REV. #6 - UPDATES FOR ROOF CHANGES
SHEET	ELEVATIONS
	A4

TRIM PAINT - FOR DARKER BUILDINGS



BENJAMIN MOORE-
BLACK BEAUTY 2821-10

TRIM PAINT - FOR LIGHTER BUILDING

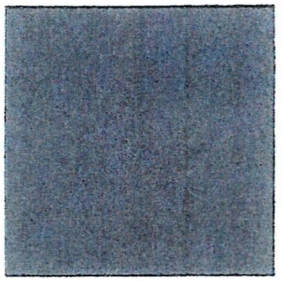


SHERWIN WILLIAMS-
IRON ORE 7069

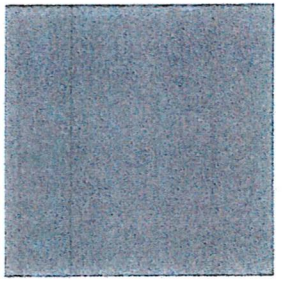
INTERIOR PAINT

BENJAMIN MOORE-
SWISS COFFEE 0-45

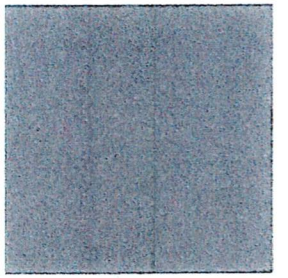
OVERALL PAINT OPTIONS -FOR DARKER BUILDINGS - TO TEST ON SITE



SHERWIN WILLIAMS-
IRON ORE 7069



SHERWIN WILLIAMS-
PEPPERCORN 7674



BENJAMIN MOORE-
IRON MOUNTAIN 2134-30

OVERALL PAINT FOR BUILDING 4R TO BE TESTED AT
50% LIGHTER THAN DARKER PAINT SELECTION

8050 STONEY MOUNTAIN ASHLAR CORNERS

Sandy FARROW DESIGN | INTERIOR DESIGN ARCHITECTURE

BLOWING ROCK PROJECT
RENDERING: PAGE 10 OF 10
133 MORRIS STREET, BLOWING ROCK
NOT TO SCALE
DATE: 07/31/2024

REV. #1:
REV. #2:

Reule – 133 Main Street

Current Watership Downe Shops