

**SPECIAL USE PERMIT 15-05
CITY OF HIGH POINT, NORTH CAROLINA**

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Tourist Home (Bed & Breakfast) (SIC 7011).

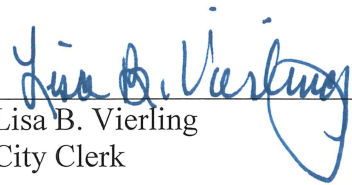
DESCRIPTION OF PROPERTY: A 0.21-acre parcel lying along the north side of Ferndale Boulevard, approximately 120 feet west of Locke Street (702 Ferndale Blvd). The site is also known as Guilford County Tax Parcel 0192269.

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

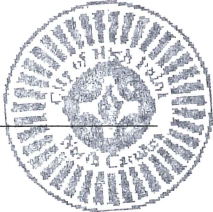
This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed by this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 15-05 THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 21ST DAY OF MARCH, 2016.



Lisa B. Vierling
City Clerk



3-21-2016

Date

the public (i.e. parking lots, mall corridors, promenades, sidewalks), whether on the same or a nearby property.

(iiii) TEMPORARY EVENT, CHRISTMAS TREE SALES

- (1) Where Required: All residential and office and TN Districts.
- (2) Sponsorship: Christmas tree sales shall be conducted by a non-profit entity.
- (3) Approvals and Permits Required: Approval by the City Manager and the issuance of a Land Use Permit by the Department of Inspections.

(jjjj) TEXTILE PRODUCTS (WITH DYEING & REFINISHING)

- (1) Where Required: LI Districts that are located within a designated Watershed Protection Overlay District. Textiles with dyeing and finishing are prohibited uses in all designated Watershed Critical Area Overlay Districts.
- (2) Spill Containment: Secondary containment for run-off control shall be provided for chemicals that are stored on-site, as approved by the Enforcement Officer of the Department of Public Services.

(kkkkk) TIRE SALES

- (1) Where Required: GB, HB, CB, MS, SC, and LI Districts.
- (2) Outdoor Storage:
 - a. In the GB, HB, and CB Districts: Outdoor storage of tires and/or other materials shall not be placed between a principal building and a street right-of-way.
 - b. In the MS and SC District: No outside storage of tires and/or other materials shall be permitted.
 - c. In the LI and HI Districts: There is no limitation on the outdoor storage of tires.
- (3) Screening: A minimum six (6) foot high opaque fence, of an acceptable screening material approved by the Enforcement Officer, shall be provided to screen all outdoor storage of tires.

(llll) TOURIST HOMES (BED AND BREAKFAST)

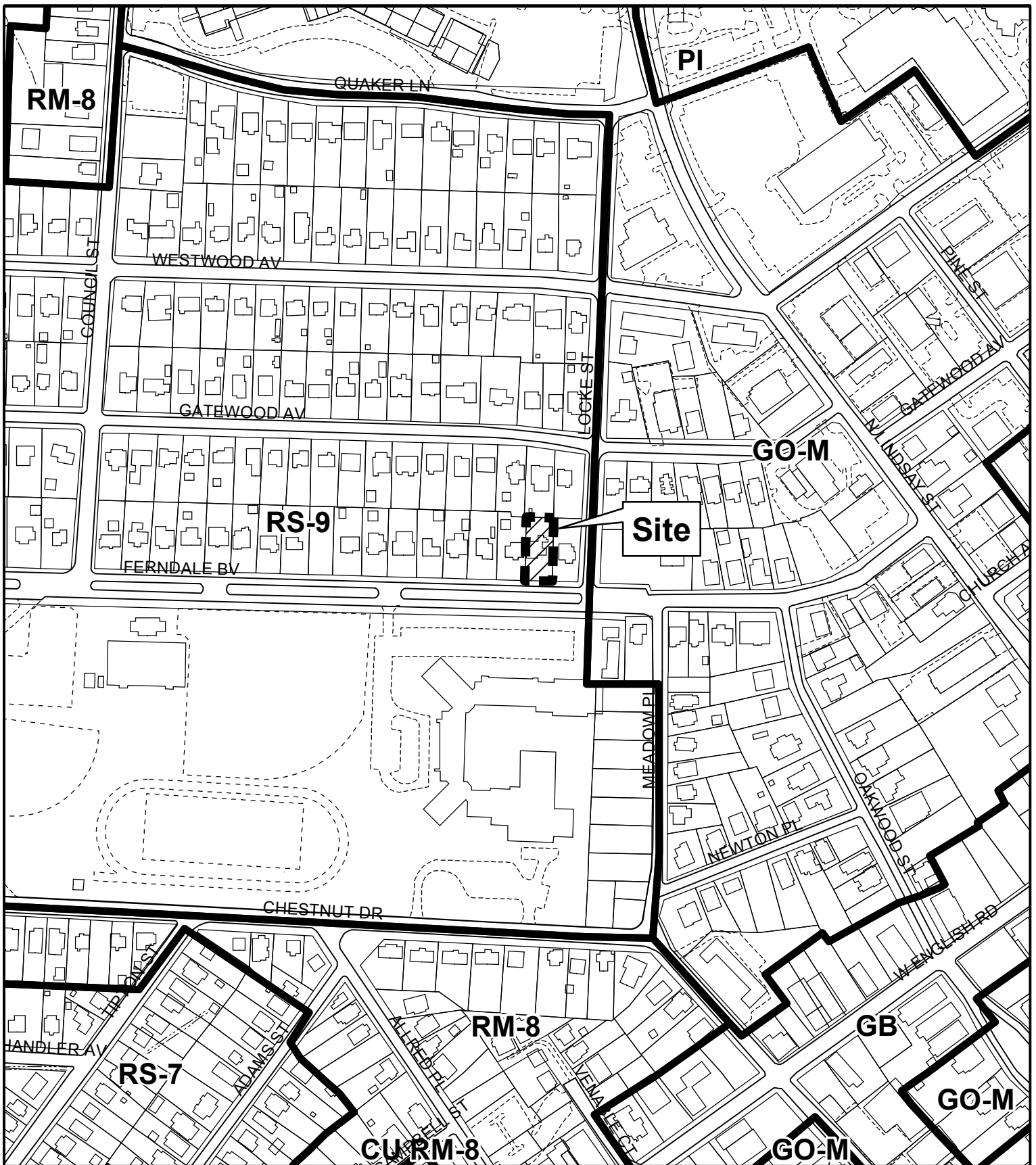
- (1) Where Required: AG, all residential districts, LO, GO-M, GO-H, NB, LB and TN Districts.
- (2) Property Separation: No tourist home shall be located within four hundred (400) feet of a rooming house, a boarding house, or another tourist home.
- (3) Maximum Number of Guest Bedrooms: The maximum number of guest bedrooms shall be six (6).
- (4) Operation:
 - a. The tourist home shall be operated by a resident manager;
 - b. The use shall be located in a structure which was originally constructed as a dwelling;
 - c. The tourist home shall contain only one (1) kitchen facility. Meals served on the premises shall be only for overnight guests and residents of the facility; and
 - d. The use of such a facility by any one (1) patron shall be limited to no more than fifteen (15) days per sixty (60) day period.
- (5) Signs: There shall be no exterior advertising except that which is permitted for a Home Occupation.

(mmmmm) TOWNHOUSE DWELLINGS

- (1) Where Required: MS and WMX Districts
- (2) Elevation of Finished Floor: The finished floor elevation of the first floor above grade shall be at least three (3) feet above the elevation of the adjacent public sidewalk or street.
- (3) Vehicular Access: Vehicular access to individual townhouse dwellings shall not be directly from a public street, but instead shall be from a common drive or public alley. The common drive is encouraged to take access from a side or rear street, but may take access from Main Street. The common drive shall provide shared access to all units in the development.
- (4) Location of Garage: A garage may be located at grade, but shall be located on the rear of the building or in a detached accessory buildings(s).

(nnnnn) TRUCK STOPS

- (1) Where Required: HB District
- (2) Maximum Area: The maximum area shall be four (4) acre.



SPECIAL USE PERMIT SU15-05

Request: To allow a Bed and Breakfast in a Residential Single Family-9 District.

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

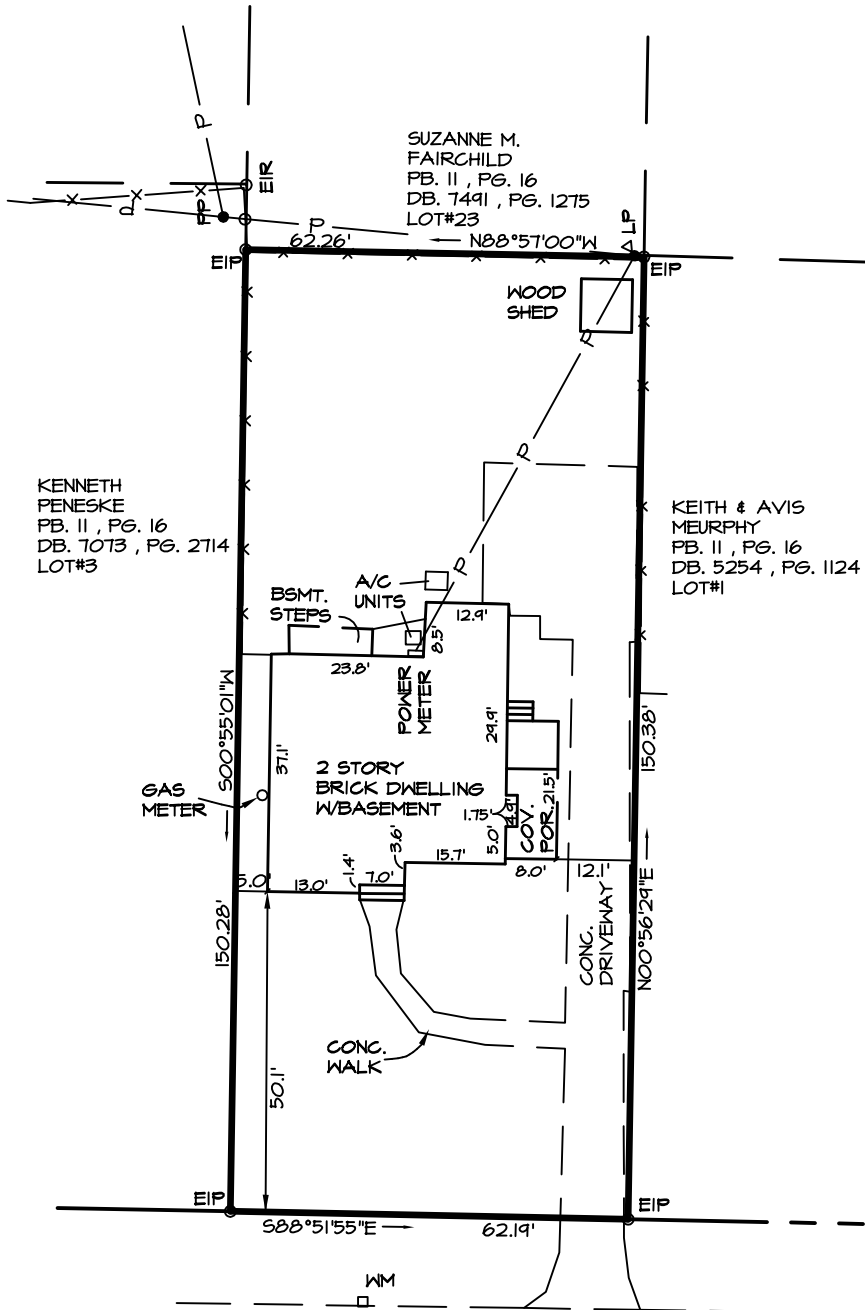
**Planning & Development
 Department**

City of High Point

Date: February 23, 2016



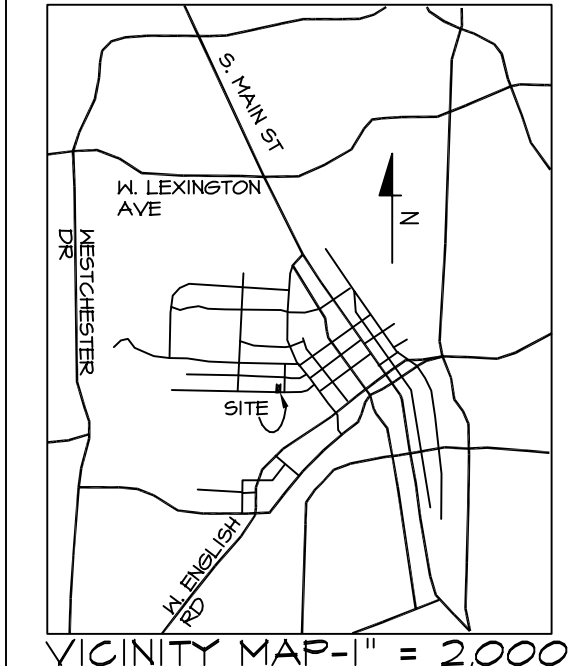
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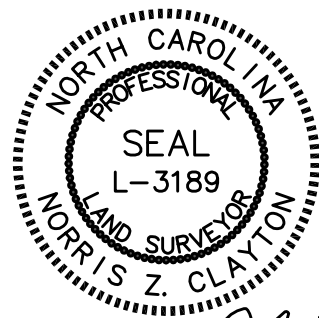
KENNETH PENESKE
PB. II, PG. 16
DB. 7073, PG. 2714
LOT#3

SUZANNE M. FAIRCHILD
PB. II, PG. 16
DB. 7491, PG. 1275
LOT#23

KEITH & AVIS MEURPHY
PB. II, PG. 16
DB. 5254, PG. 1124
LOT#1



- LEGEND:**
- EIP = EXIST. IRON PIPE
 - PB. = PLAT BOOK
 - DB. = DEED BOOK
 - PG. = PAGE
 - GI = GRATE INLET
 - CB = CATCH BASIN
 - CO. = CLEAN OUT
 - WM. = WATER METER



Morris Z. Clayton

FERNDALE BLVD.
90' R/W

SURVEY FOR:
WHISTLESTOP LODGES, LLC
LOT 2 BLOCK 2 W.C. JONES ESTATE
PB. II PG. 16
702 FERNDAL BLVD.
HIGH POINT TOWNSHIP GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA

DATE: NOV. 12, 2015 SCALE: 1" = 30'



NOTES:

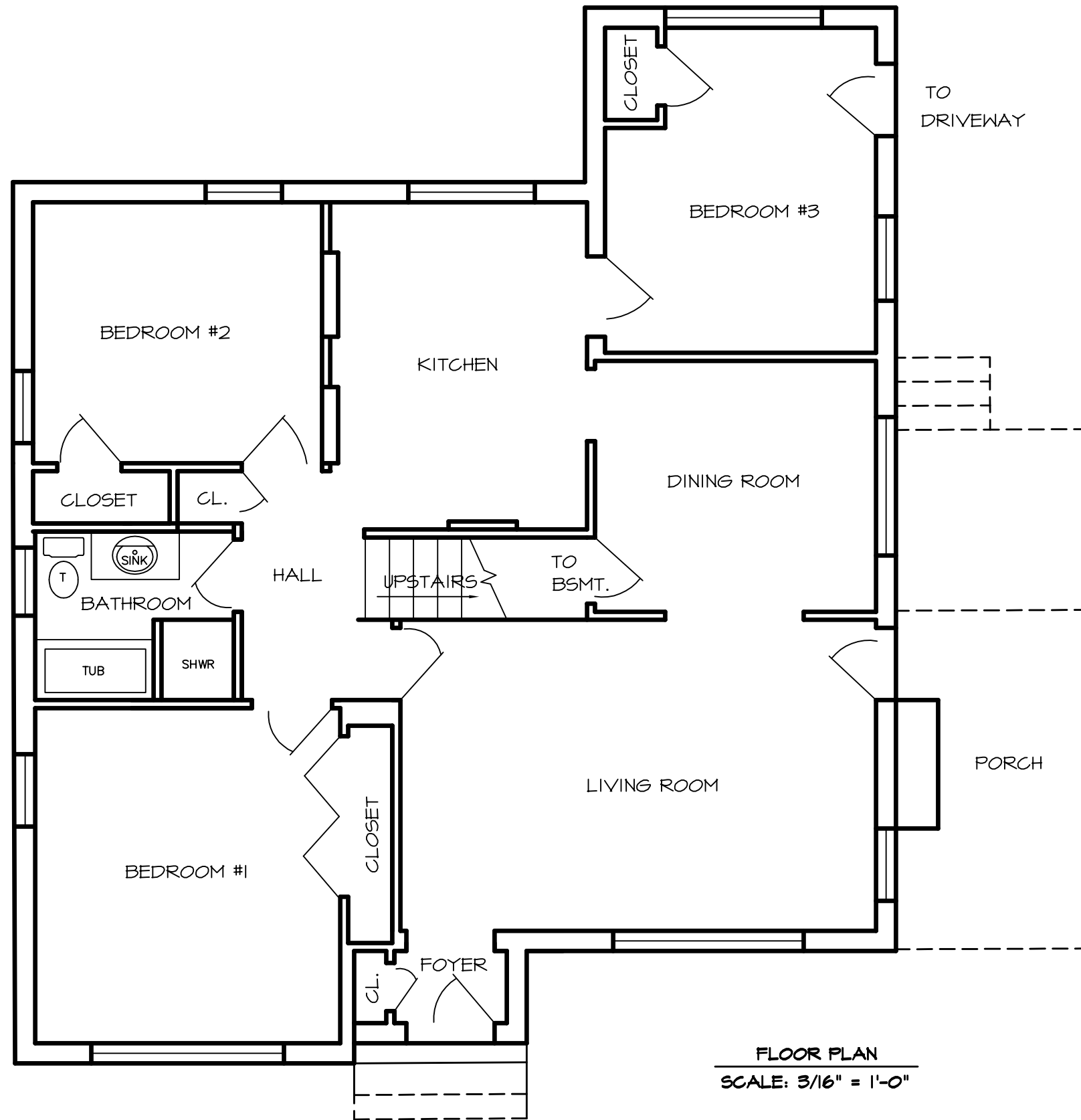
1. TOTAL AREA = 0.21 ACRES
2. PIN #: 6890952288
3. REFERENCES: DB. 7722, PG. 137; PB. II, PG. 16

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9623
1306 W. WENDOVER AVE.
GREENSBORO, N.C. 27408
FIRM LICENSE #C-0551

PHONE: (336) 275-9826
OR (336) 275-8084
FAX: (336) 275-3379
E-MAIL: HCA@TRIADBIZ.RR.COM

12-11-2015
MISC/503 GATEWOOD/102 FERNDAL



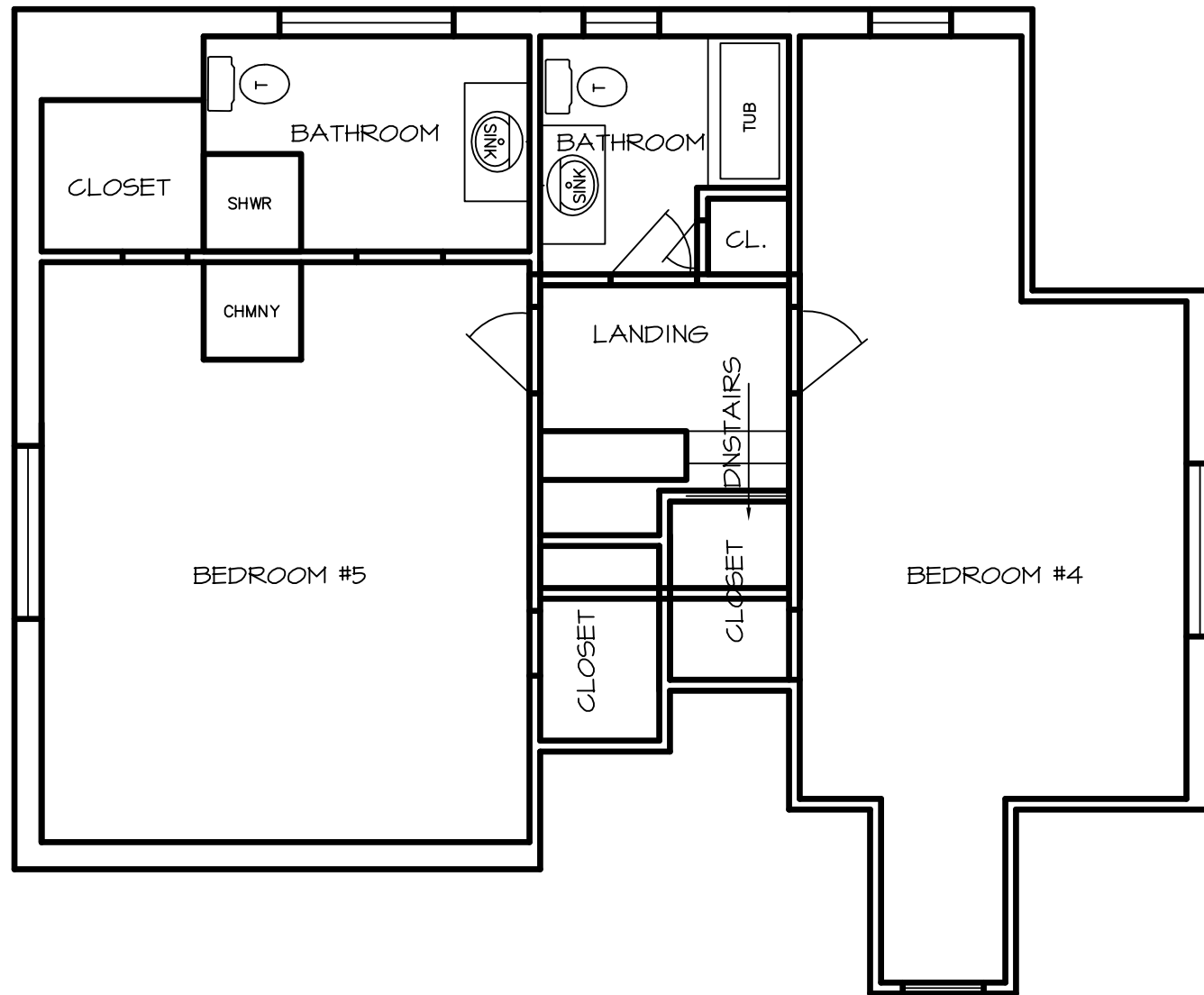
FLOOR PLAN
SCALE: 3/16" = 1'-0"

702 FERNDAL BLVD.
WHISTLESTOP LODGES, LLC
DATE: DECEMBER 11, 2015
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UPSTAIRS
SCALE: 3/16" = 1'-0"

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Room Dimensions
and Square Footage

Front Foyer:

6'w x 3'd

14ft² - foyer area

4ft² - closet area

18ft² - total area

Living Room:

19'9"w x 12'11"d

255ft² - total area

Dining Room:

11'8"w x 10'5"d

122ft² - total area

Kitchen:

10'8"w x 13'7"d

145ft² - total area

Interior Hallway:

11'1"w x 9'6"d

110ft² - total area

Bedroom #1:

12'8"w x 13'11"d

177ft² - bedroom area

18ft² - closet area

195ft² - total area

Bedroom #2:

12'w x 10'10"d

130ft² - bedroom area

9ft² - closet area

139ft² - total area

Bedroom #3:

11'3"w x 13'd

139ft² - bedroom area

8ft² - closet area

147ft² - total area

Bathroom:

8'3"w x 7'd

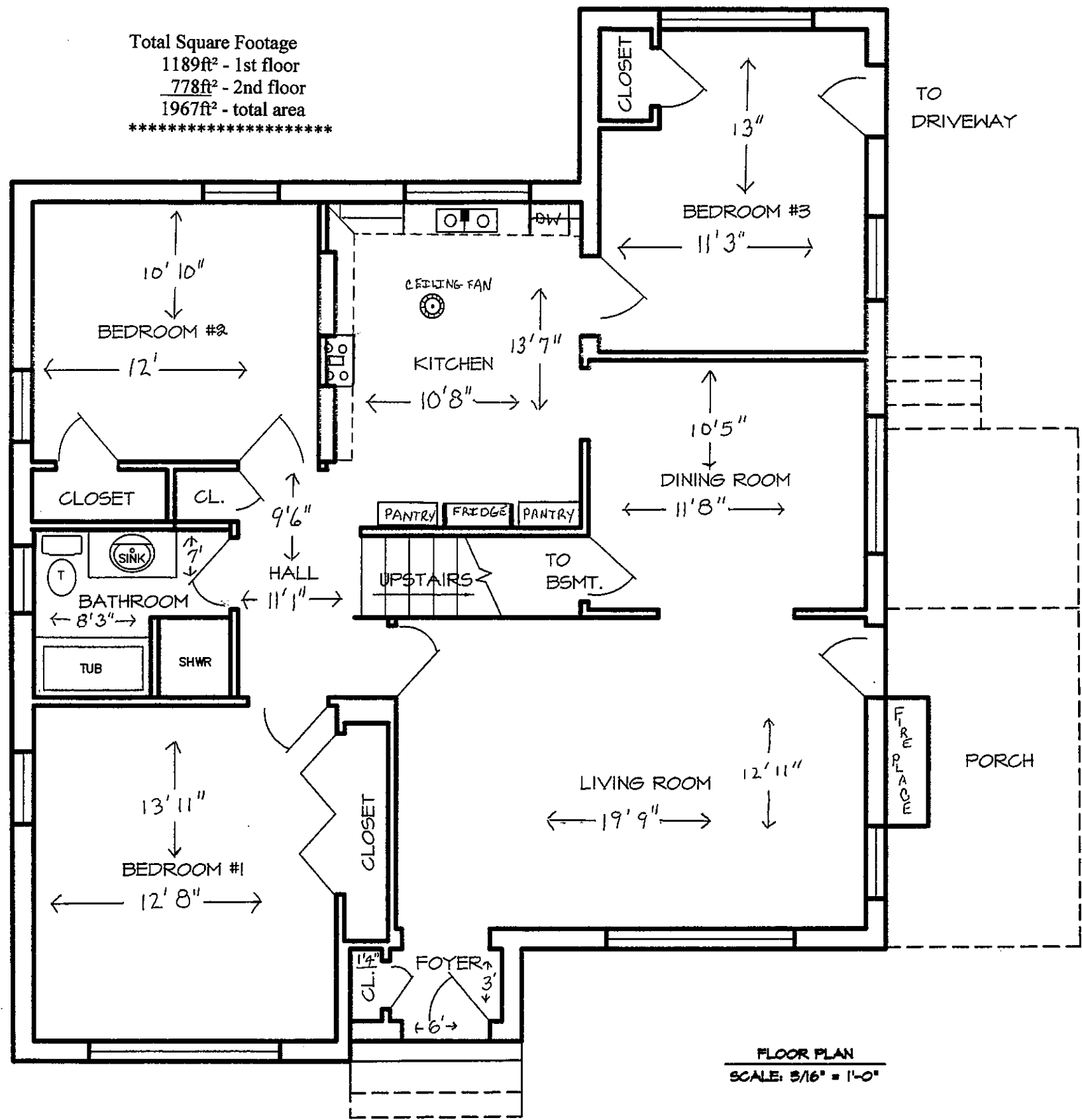
58ft² - total area

Total Square Footage

1189ft² - 1st floor

778ft² - 2nd floor

1967ft² - total area



FLOOR PLAN
SCALE: 3/16" = 1'-0"

12-11-2015
MISC/503 GATEWOOD/102 FERNDAL

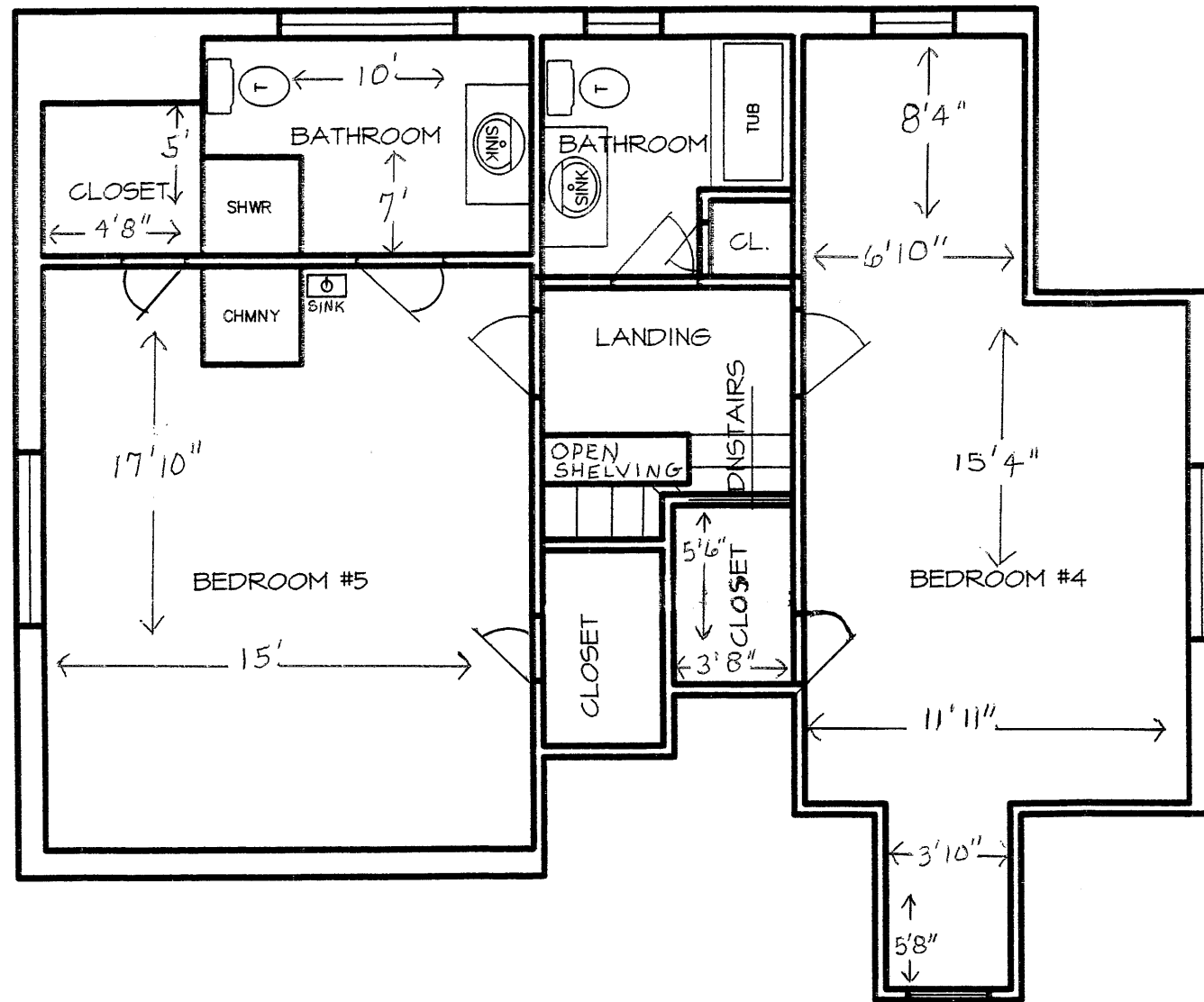
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UPSTAIRS
SCALE: 3/16" = 1'-0"

 Bedroom #4:
 275ft² - bedroom area
 20ft² - closet area
 295ft² - total area

 Landing:
 7'8" w x 9'4" d
 40ft² - total floor space

 Bathroom:
 7'8" w x 7'4" d
 48ft² - bathroom area
 8ft² - closet area
 56ft² - total area

 Bedroom #5:
 269ft² - bedroom area
 24ft² - closet area
 24ft² - closet area
 70ft² - bathroom area
 387ft² - total area

702 FERNDAL BLVD.

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