TOWN OF MINERAL SPRINGS

CONDITIONAL USE PERMIT APPLICATION

Application Number: ____________ Date of Application: 11/09/07

I. Applicant / Owner Information

A. Applicant’s Name: The Blythe Company/BLY Properties LLC
Address: P.O. Box 732 Mineral Springs, N.C.
Phone: 704-821-7695

B. Owner’s Name: The Blythe Company/BLY Properties LLC
Address: P.O. Box 732 Mineral Springs, N.C.
Phone: 704-821-7695

II. Property Information

A. Property Location: On North Side of Hwy 75, Appx 1/4 Mi. West of Intersection of Potter Road & Hwy 75

B. Tax Parcel Number: 06019005, 06019005A, 06019004, 06019003

C. Existing Zoning RA20 Proposed Zoning B4

D. Existing Use Empty Lot Proposed Use Business

E. Property Size 1.32 Acres (Sq. Ft./Acres)

F. Is a Rezoning Application being submitted with CUP Application? Yes

III. Other Required Information (Attach The Following)

A. Narrative describing the requested conditional use in sufficient detail and a justification that the conditional use meets the standards and intent contained in Section 6.4.2 of the Zoning Ordinance and in addition, the standards of Section 6.10, as applicable.

B. The owners’ names, addresses, the tax parcel numbers use(s), and current Zoning Classifications of all adjoining properties

C. A scaled boundary survey drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina, showing dimensions of the property and adjacent lots and streets, the total acreage, present zoning classification(s), date and north arrow. On copies of this survey shall be drawn the following Information:

(1) All existing easements, reservations, right-of-way and all yard requirements for the zoning district.
(2) A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located.

(3) Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets. (Shopping Centers, having two (2) or more individual uses shall show the parking spaces, channelization and ratios shown, service areas, off-street loading facilities, service drives and dimensions thereon; and all pedestrian ways.)

(4) Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, and buffering (if applicable) including walls, fences or planted areas as well as treatment of any existing natural features.

(5) Statement that plan will comply with Town of Mineral Springs lighting regulations (Section 4.10).

D. Plans and elevations for all proposed structures.

E. A map at the same scale as the site plan showing the following:

(a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.

(b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U. S. Department of Agriculture.

(c) Existing and proposed topography at five (5) feet contour intervals.

(d) Plans for providing potable water and for the treatment of wastewater.

(e) Shopping Center application shall submit proof of need information as set forth in Section 5.6.2(1)a of the Zoning Ordinance.
(f) Shopping Center applications shall include a statement indicating "readiness to proceed with the proposed development" as set forth in 5.6.2(1)d of the Zoning Ordinance.

(g) Certification from owner of record that applicant has authorization to apply for this zoning action. (This is needed only if the applicant is not the property owner). Certification shall be notarized.

(h) State whether or not the applicant or owner, owns, has a proprietary interest, or in any way has any other contractual interest in any land that is contiguous to the land which is the subject of this request. If so, please provide a sufficient legal description of such land and state the interest of the applicant or owner.

(i) Application processing fee. Attach check, payable to the Town of Mineral Springs in the amount of $250.

Submit application and fee to:

Town of Mineral Springs
P.O. Box 600
Mineral Springs, NC 28108

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

11-09-07
DATE

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE
November 9, 2007

Mineral Springs Planning Board
Mineral Springs Town Council

Subject: Conditional Use Permit Application

Dear Members:

We respectfully request your consideration for our conditional use permit. It has been our desire for many years to someday relocate our business to Mineral Springs, and we are now presented that opportunity. As lifelong residents of the town, and current property owners of “The Plaza” and “Karma & Company”, we have a vested interest in helping continue to develop downtown into an area the citizens of Mineral Springs can be proud of.

Our family business, The Blythe Company, was founded by our father almost 50 years ago and is a manufacturer’s representative specializing in the sale of products utilized by natural gas distribution companies and municipalities. The types of products we sell are not “retail” and, thus, there is minimal customer traffic.

Our proposal includes a facility approximately 4,500 square feet which will be utilized as the sales office for our staff of six employees and warehousing for small amounts of inventory kept on hand for our customers. Both the sales office and warehouse space is contained in one building with the warehouse portion located in the rear of the facility and, in the case of the property in consideration, facing the railroad tracks.

As per Section 6.4.3 of Conditional Uses, we offer the following statements:

a) The use of our sales office / warehouse facility will not materially endanger the public health or safety of the residents of Mineral Springs.

b) The facility will meet all required conditions and specifications.

c) The use will not injure the value of adjoining or abutting property and, in fact, should increase the value.

d) The facility will be in harmony with the area in which it is to be located and will be in general conformity to the ordinances and the Town of Mineral Springs Land Development Plan.
As per Section 6.10 of Conditional Uses, we offer the following statements;

a) The proposed facility will be screened or buffered from adjacent residential land.

b) Signs, landscaping and sidewalks will be in conformity to all ordinances as set forth in the downtown development plan.

c) Lighting will comply with requirements outlined in Section 4.10.

d) Any outside storage area (as utilized in the rear portion of the facility) will be fenced and screened from adjacent residentially developed areas.

e) Ample access will be provided to public streets and adequacy to handle anticipated traffic.

f) The proposed facility will not create or seriously heighten the congestion on area thoroughfares.

We also offer the following statements;

a) A landscape plan as requested will be submitted prior to construction once the size and location of the proposed facility is approved. Landscaping will meet or exceed all applicable ordinances.

b) The subject property is not located within a floodplain.

c) Soil testing will be completed and classifications submitted at the time a building permit is issued.

d) Wastewater treatment will be handled by either the existing septic system located on the property or an approved alternate self contained system.

Thank you in advance for your consideration.

This application is made with full authorization from the following property owners;

**The Blythe Company, Inc.**

Perry W. Blythe  
Patti B. Lemmond

**WLB Properties, LLC.**

Perry W. Blythe  
Patti B. Lemmond  
Marilyn B. Wooten
LEGAL DESCRIPTION OF:
1.32 ACRES ON N.C. HWY. 75

PROPERTIES OF:
THE BLYTHE COMPANY & BLY PROPERTIES LLC