

**Zoning Petition 2002-65**  
**14221 Youngblood Road**

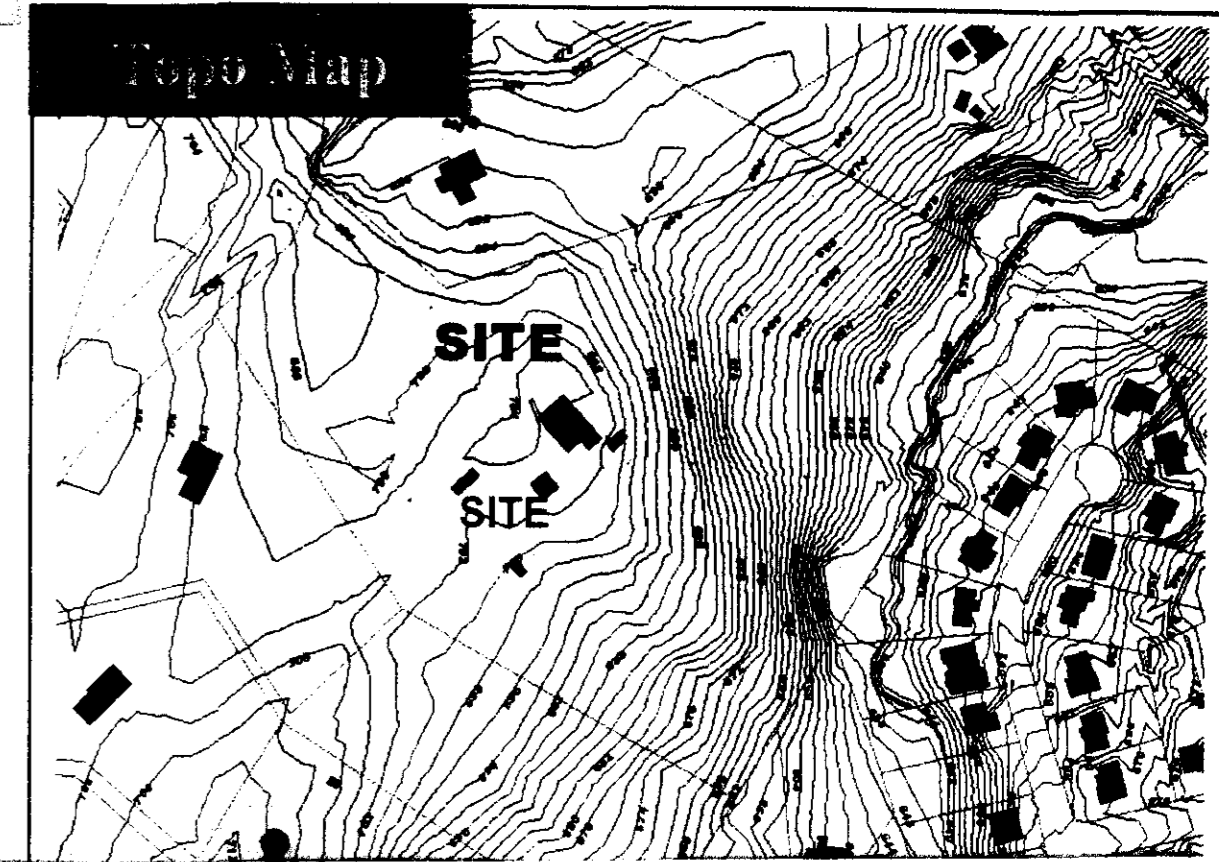
**Purpose:** To preserve the 1902 house and grounds built by the Caruthers family, one of the traditional farm families of the Steele Creek area.

**Means:** In order to create the economic viability to preserve the circa 1900 home, an adaptive re-use of the house and grounds as a reception center and country inn, with a primary emphasis on wedding and corporate receptions is requested. Within the home, eight (8) guestrooms would be allowed. The home was originally built without running water or electricity and planned improvement include updating utilities and the addition of bathrooms, dining room, and terraces. The house currently has a full in-law addition, which will be utilized as an apartment for the manager. Outdoor wedding receptions will be the primary activity planned for the grounds. Food preparation for receptions and Inn guests. Over all preservation, adaptive re-use of the house and grounds will benefit the community by providing a special place for family, friends and associates to come in a historic setting.

APPROVED BY CITY COUNCIL  
 DATE 10/28/02

**Site Plan Conditions**

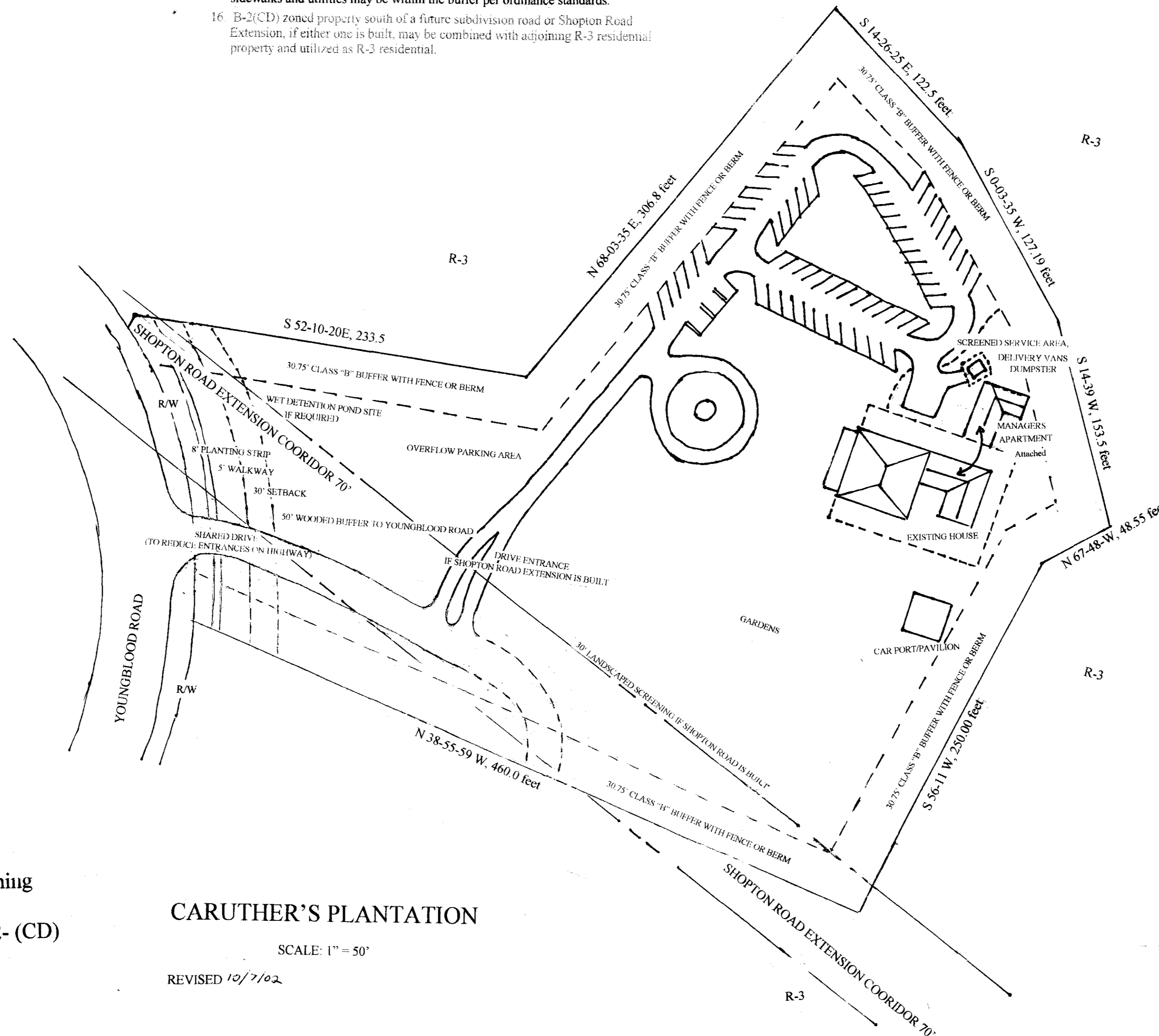
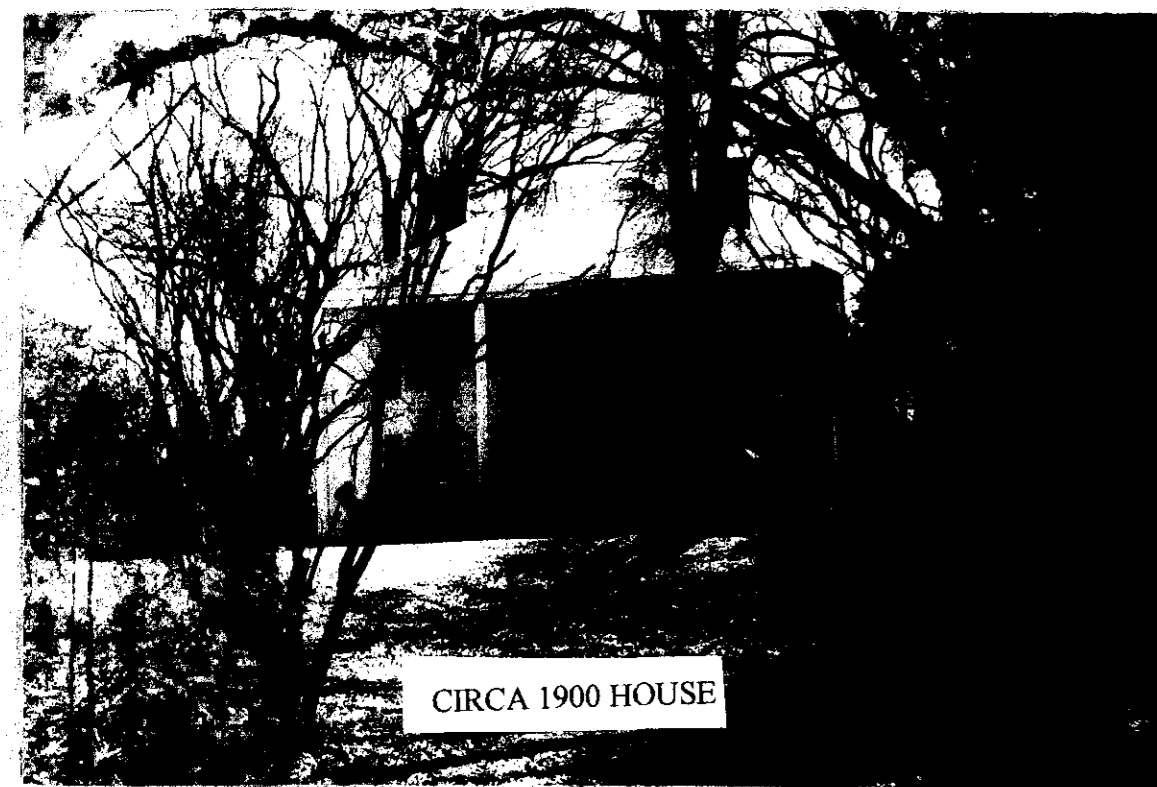
- Number of bedrooms for rent will be limited to 8 in the country inn. An additional apartment or cottage for a resident manager(s) will be in an attached 1 bedroom apartment.
- Approved uses for the site will be those customary for a Country Inn and reception center to include:
  - Private indoor and garden events to include weddings, wedding receptions, dinner parties, corporate meetings, social gatherings, symposia, seminars, birthday parties, family reunions and other special events.
  - Social gatherings and other special events sponsored by not-for-profit or charitable organizations.
  - Events held for the surrounding neighborhoods and communities.
- All events held at the site will be limited in attendance to 125 guests.
- Food service for guests and receptions
- All events held at the site will be conducted in accordance with the City Noise Control Ordinance. No amplified music or loud speakers would be permitted except within permanent structures, the 1900 circa house or adjoining reception building.
- All permanent and temporary exterior lighting will be designed so as to maintain the residential character of the site. Maximum heights of 15 feet with no flood lights.
- All future additions will be residential in character and will be designed to complement and retain the architecture and character of the existing building. Any building addition made or modified to the existing building will require planning commission approval prior to the issuance of building permit.
- Signage will be limited to 7 feet in height and 50 sq. ft.
- Garden paths will be permitted within the buffers
- Wet detention ponds will not be built within the buffers or set backs
- Maximum height of improvements will be two stories
- Parking required will be 1 per guest room - 8, 1 per 175 sq. ft. of country inn's dining or common areas - 12, 1 manager's apartment; total required 21, total to be provided 67+ (as improvements built). Exact lay out of parking will be determined at time of construction in order to preserve trees and add landscaping.
- No permanent structures will be built in the proposed corridor for the extension of Shopton Road.
- Garden fixtures such as gazebo, trellis and pergolas will be permitted.
- A 50' wooded buffer will be maintained on the Youngblood Road frontage. Required sidewalks and utilities may be within the buffer per ordinance standards.
- B-2(CD) zoned property south of a future subdivision road or Shopton Road Extension, if either one is built, may be combined with adjoining R-3 residential property and utilized as R-3 residential.



**Improvements**

Existing house - circa 1900, 3201 sq. ft.  
 proposed use: 8 bedroom country inn.  
 House to be expanded to accommodate bathrooms, living and dining rooms, sun porch. Total build out to have a 1<sup>st</sup> floor max sq. ft. of 7200 and 2<sup>nd</sup> max sq. ft. of 2700.

Pavilion -  
 Existing carport structure 832 sq. ft.  
 Proposed use: food preparation and serving, outdoor cooking



Proposed zoning  
 3.1 Acres B2- (CD)

**CARUTHER'S PLANTATION**

SCALE: 1" = 50'  
 REVISED 10/7/02

