Applicant Exhibit 2






# 381 Meadowview Drive

Conditional Rezoning Application – Supporting Materials

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# 138 Clement St.

Conditional Rezoning Application – Supporting Materials







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# 138 Clement St. Project Overview

138 Clement St. is currently zoned B3 General Business. We are applying for conditional rezoning of the property to R3 Multifamily Residential to convert the interior of the building into 4 apartments with an additional 2 floors of 4 apartments each added to the existing structure. The exterior of the building will not be modified except for the addition of 2 external staircases and as required to comply with R3 standards.




Clement St. Apartments

**The building will meet Multi-Family standards:**

- ✓ A mix of unit configurations and sizes.
- ✓ No one type of dwelling unit, as defined by the number of bedrooms, comprises more than 50% of the total units.
- ✓ Building will be managed by Phyllis Butler as a local owner or local property management.
- ✓ Recreation Space requirement of 5% of parcel is exceeded.
- ✓ All 12 apartments meet the bedroom to bathroom ratio requirements.

**1st floor:**

- Two Studios
- One 2Bed1Bath
- One 2Bed2Bath

**2nd & 3rd floors:**

- Two Studios
- Two 2Bed2Bath

**Each unit meets all R3 Multi-Family requirements:**

- ✓ Front entrance of all first-floor apartments are accessible on the ground floor. Additionally, they are built to ADA accessibility standards.
- ✓ Each unit has dedicated storage space of at least fifty square feet.

# 138 Clement St. Requested Deviations

## Requested Deviations

- **Carports/Garages** Request for 0 carports or garages.
- **Larger Primary Suite** Request for Primary Suite to be less than 25% larger than secondary bedroom. Plans allocate for size of bedrooms in 2-bedroom floorplans within ~5 sqft of each other.
- **Primary Suite Square Footage** Request for the Primary Suite to be less than 144 sqft in 2bedroom floorplans (130 sqft on 2nd/3rd floor; 105 sqft on 1st floor).
- **Common Access Bathrooms** Request for no common area access to bathroom in four 2bedroom/2bathroom apartements. This will maximize bathroom square footage, providing all unit residents an ensuite bathroom of 5.5'x10' (56 sqft), non-inclusive of shower/tub.
- **Livability Ratio** Request not to alter existing hardscape/landscape of property, resulting in less than .50 livability ratio and no individual yards. Estimated livability ratio is .15 including existing greenspace, proposed balconies for second/third floor apartments, and future landscaped areas. Requirement of 5% of parcel as Recreation Space is met & exceeded.



# 138 Clement St. Site Map

**Parking Lot:**
- Current parking lot meets minimum R3 requirement of 0.7 spaces per bedroom, i.e. 13 spaces for 18 bedrooms, plus additional spaces for visitors.
- Parking lot is striped correctly to meet size requirements with approximately 20-24 spots. No asphalt will be added or removed.

**Existing Landscape:**
- No planned disturbance to existing landscape or mature trees.

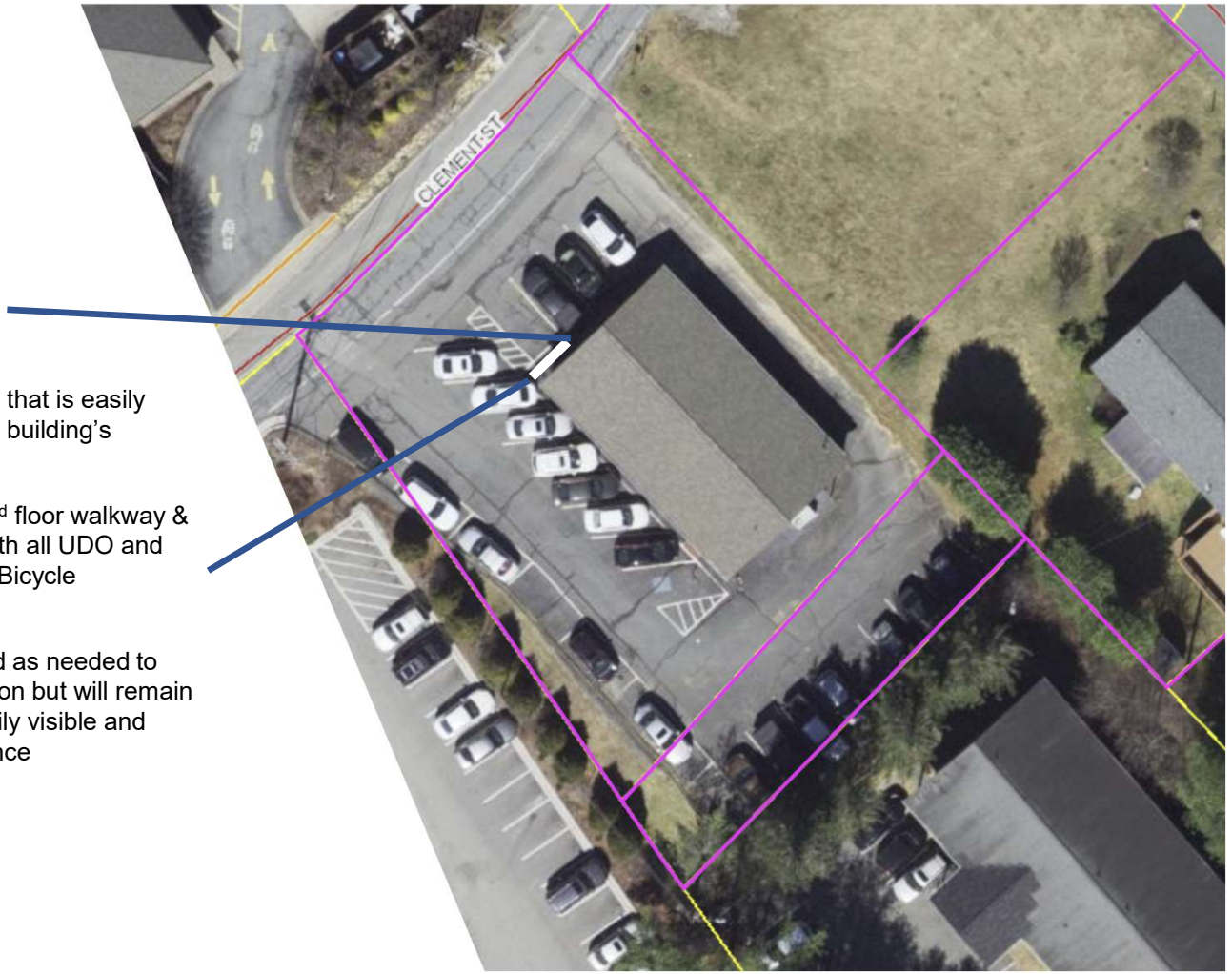
**Covered Car Port:**
- Deviation requested; no carport or garage.



# Long and Short-Term Bike Rack

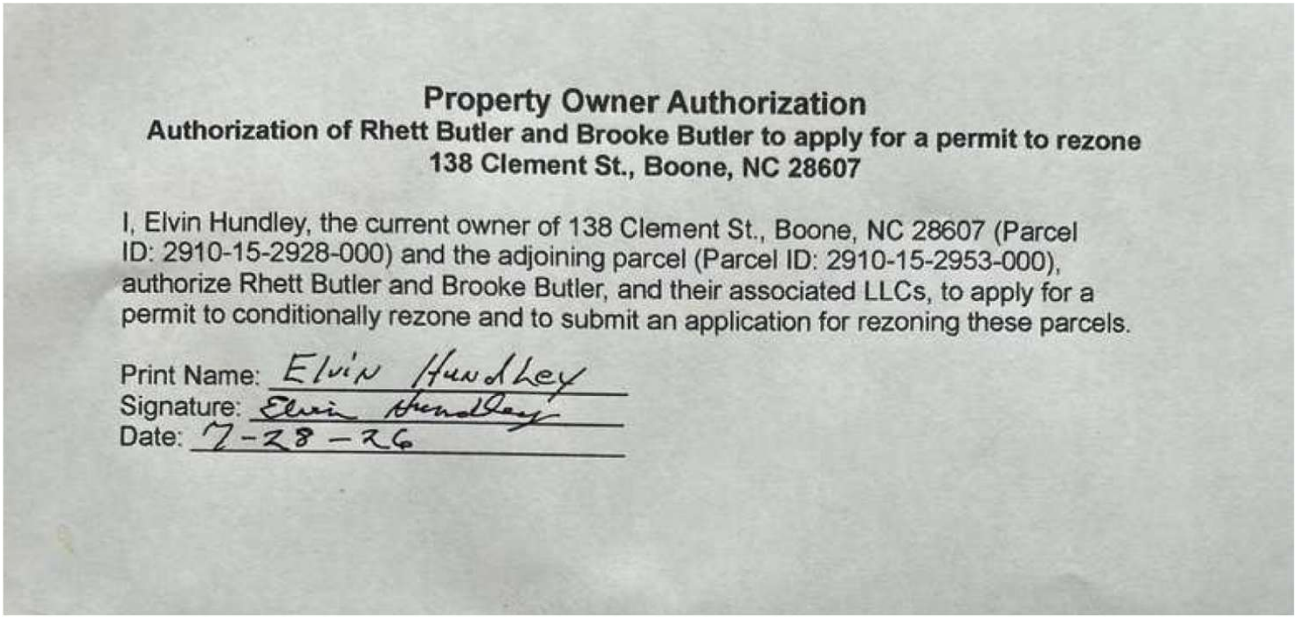


- ✓ Covered bike rack (Inverted U) that is easily visible and located close to the building's entrance
- ✓ Bike rack will be covered by 2nd floor walkway & roof overhang and complies with all UDO and Association of Pedestrian and Bicycle Professionals requirements
- ✓ Exact location may be adjusted as needed to account for land slope / elevation but will remain close to building entrance, easily visible and covered as required by ordinance



# Current Property Owner Authorization

Authorization from current owner Elvin Hundley, for Rhett Butler & Brooke Butler to apply for rezoning of 138 Clement St.



**Property Owner Authorization**

**Authorization of Rhett Butler and Brooke Butler to apply for a permit to rezone 138 Clement St., Boone, NC 28607**

I, Elvin Hundley, the current owner of 138 Clement St., Boone, NC 28607 (Parcel ID: 2910-15-2928-000) and the adjoining parcel (Parcel ID: 2910-15-2953-000), authorize Rhett Butler and Brooke Butler, and their associated LLCs, to apply for a permit to conditionally rezone and to submit an application for rezoning these parcels.

Print Name: Elvin Hundley
Signature: Elvin Hundley
Date: 7-28-26