Town of Boone
Town Council/Planning Commission Public Hearing
6:00 PM, March 23, 2026
Town Council Chambers
1500 Blowing Rock Rd.

I. Call to Order of Town Council and Planning Commission

II. Moment of Silence

III. PUBLIC HEARING

1. Case A26-0066 Wynnefield Forward, LLC - Conditional District Zoning Map Amendment

2. Case A26-0067 Taft-Mills Group, LLC - Conditional District Zoning Map Amendment

3. Case A26-0073/A26-0074 Town of Boone - Annexation & Conditional District Zoning Map Amendment

4. Case A26-0123 Signs, Phasing, and Nonconformities - UDO Text Amendment

IV. Adjournment of Town Council

V. PLANNING COMMISSION

VI. Discussion and Recommendation of Case(s) Heard at the Public Hearing

VII. Other Matters

VIII. Adjournment

Staff Report
March 23, 2026
Public Hearing
Case A26-0066 Wynnefield Forward, LLC – The Villas at South Fork
Conditional District Zoning Map Amendment

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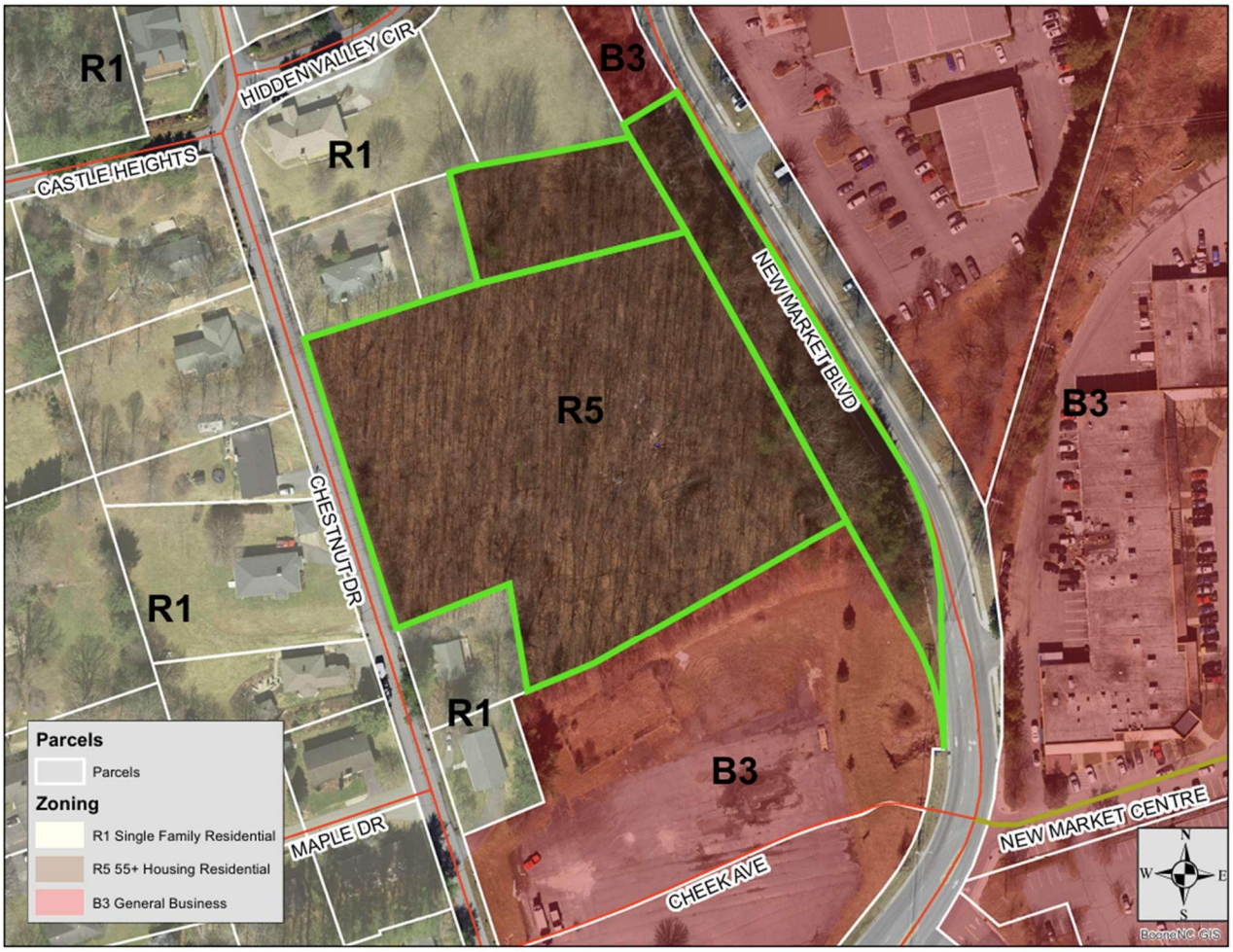

Request

Wynnefield Forward, LLC has submitted a Conditional District Zoning Map Amendment application for the property on Chestnut Drive and New Market Boulevard (Watauga County PINs: 2910-39-9335-000, 2910-39-9610-000, 2910-49-2369-000) from Conditional District R5 55+ Housing with a site-specific plan for Use 1.17 Adult Living Community to Conditional District R5 55+ Housing with a site-specific plan for Use 1.17 Adult Living Community. The application includes an updated site-specific plan. The parcels included in the request are outlined in green on the map.

Case Exhibits

Applicant Exhibits 1-7 were submitted by the applicant. Staff generated materials are labeled Staff Report Exhibits A-C.

Exhibit #	Items
Applicant Exhibit 1	Site Plans
Applicant Exhibit 2	Elevations
Applicant Exhibit 3	Lighting Plan
Applicant Exhibit 4	Project Narratives

Applicant Exhibit 5	Neighborhood Meeting Letter
Applicant Exhibit 6	Neighborhood Meeting Report
Applicant Exhibit 7	Affidavit
Staff Report Exhibit A	March 25, 2024 Public Hearing Meeting Minutes Excerpt
Staff Report Exhibit B	April 3, 2024 Special Public Hearing Meeting Minutes Excerpt
Staff Report Exhibit C	May 8, 2024 Town Council Meeting Minutes Excerpt
Staff Report Exhibit D	Ordinance A26-0066

History

May 8, 2024 Wynnefield Forward, LLC was approved for a Conditional District Zoning Map Amendment for R5 55+ Housing Residential District with a site-specific plan for use 1.17 Adult Living Community. See Staff Report Exhibit B for an excerpt of the Town Council meeting minutes.

November 5, 2025 Town staff met with representatives from the applicant in order to discuss changes to the site-specific approval. Town Staff informed the applicant that they would have to re-apply for an updated Conditional District Zoning Map Amendment.

February 6, 2026 Wynnefield Forward, LLC submitted an application for a Conditional District Zoning Map Amendment for R5 55+ Housing Residential District with site-specific plan for use 1.17 Adult Living Community.

Parcel Information

Parcel Specifics

Property Owner	Wynnefield Forward, LLC
Address	TBD New Market Boulevard
Watauga County PIN(s)	2910-39-9335-000, 2910-39-9610-000, 2910-49-2369-000
Use	Vacant
Use Definition	Currently undeveloped land.
Size	Total Acreage of 3 Parcels: 3.79 acres
Access	New Market Boulevard (Emergency Access from Chestnut Drive)
Steep or Very Steep Slope	Yes, along New Market Boulevard

Existing Zoning History

This parcel is currently located in the Town of Boone's jurisdiction. The Property was rezoned to Conditional District R5 with a site-specific development plan for Use 1.17 Adult Living Community on May 8, 2024. Previously the property had two parcels zoned R1 Single Family Residential and one parcel zoned B3 General Business.

Requested Zoning

District Descriptions	**Conditional District R5 55+ Housing Residential District** The R5 55+ Housing Residential District is established to provide a medium to high density area consisting of residential housing for person who are 55+. The regulations for this district are intended to secure for the persons who reside there a comfortable, healthy, safe, aesthetically pleasing and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. **Corridor District Overlay** The corridor districts are established overlay district intended to protect access to the main thoroughfares though Town.

Existing Site Characteristics

The 3.79-acre site is an undeveloped parcel. The parcel is made up of three separate parcels and currently is covered in wooded vegetation. The property is primarily flat with a natural topography that slopes towards Highway 421 (King St). There is steep slope on the New Market Boulevard side of the property that slopes towards the roadway. The site fronts both New Market Boulevard and Chestnut Drive on the eastern and western sides respectively.

Photo 1



Photo 2



Photo 3

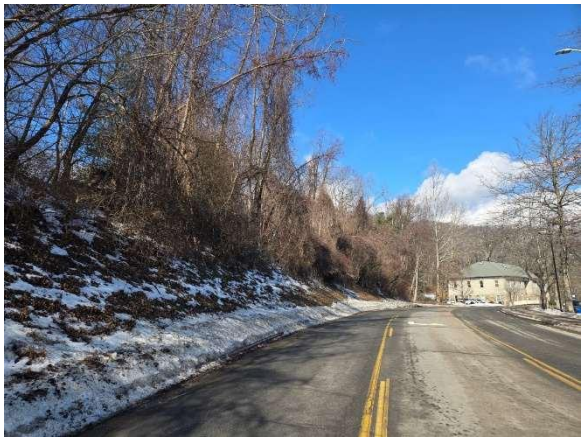

Photo 4



Zoning and Use of Adjacent Properties

	District	Use
North	R1 – Single Family Residential	Vacant, Single-Family Residence
East	B3 – General Business	Vehicle Sales and Service
South	R1 – Single Family Residential and B3 – General Business	Single-Family Residence and Storage Facility
West	R1 – Single Family Residential	Single-Family Residences

North:



East:



South:



West:



Zoning Analysis

Use Analysis

The applicant has requested for Conditional District R5 55+ Housing Residential District with portions of the property located within the Corridor District. This CD request includes a site-specific development plan for a new Affordable Senior Housing facility (Use 1.17 Adult Living Community), including associated parking lot, amenities, and infrastructure. See Applicant Exhibit 1 and 2.

1. **Use 1.17 Adult Living Community**

   Definition: Pursuant to UDO Article 34, an Adult Living Community is an age-restricted planned residential development, consisting of a building or group of buildings for independent living for persons who are fifty-five years of age or older (55+). Residents may be offered a variety of housing choices with shared common areas, from detached single-homes on a single lot to multi-family dwellings. Services may be provided and may include food service, social service and referral consultation, housekeeping assistances and central laundry. No licensed professional medical care or related service are directly provided by on-site staff.

   Staff Note: Use 1.17 is permissible with Conditional District approval in the R5 55+ Housing Residential District.

Conditional District Site-Specific Vesting Plan Analysis

To streamline staff reports and avoid restating UDO standards, this analysis focuses only on items that require attention by the Planning Commission and Town Council. Below staff have outlined the deviations requested by the applicant.

- Non-Compliant Elements:
  1. UDO Section 27.03.04: No Light fixture shall exceed a color temperature of 3,500 Kelvins (K).

Staff Note: The provided lighting plan references a wall pack with a lighting color of 4,000 Kelvins (K). This will need to be modified along with any other associated lighting changes related to updated wall packs.

Comments from other Town Departments: In addition to the Planning review, the submitted plans were evaluated by other Town departments for compliance with applicable codes. Their comments are provided below.

Fire: The application has been reviewed and approved subject to the following:

1. Per Town of Boone ordinance a driveway grade that exceeds 10% must be approved by the Fire Chief. Chief Isaacs has concerns about where the grade goes from 5% to 12.5% just after the turn inti the driveway. Please make changes to soften that turn.
2. The movement plan shows a 50ft ladder truck. The Town of Boone's shortest aerial is a 77ft ladder with a wheel base of 18 feet 2 inches. Please re-submit the movement with the correct vehicle specifications.
3. Per NC Fire Code section 503.1.1 fire department access roads must be provided to within 150 feet (200 feet when sprinklered) of all portions of the building. In your response you state "Fire lane added. Fire to drive lane distance showed on plan as 399 ft. Less than 200 ft to all portions of the building." The Town of Boone did not request a fire lane and does not see how what was provided benefits the Town of Boone Fire Department. It is also noted that on the plans there are 2 places that note 399 feet but do not show a reference as to the start location of that measurement or why the 399 feet is mentioned.
4. Please provide distances from edge of drive lanes in parking lot to the building.

Staff Note: If the identified noncompliant items are addressed, the submitted plans and specifications appear to be able to meet all applicable requirements of the UDO. Any items not clearly shown, and any standards not requested for deviations, are expected to meet all applicable requirements. If approved the applicant will be required to submit full plans and specifications demonstrating complete compliance.

Procedural Analysis

The process ensures that actions are considered holistically in light of Boone Next. The process will proceed as follows barring any delays:

Date	Step	Guidance
March 23, 2026	Zoning Public Hearing	• A public hearing before the Council and the Planning Commission is held on zoning. • The Planning Commission provides a required zoning recommendation.
April 22, 2026	Final Council Decision	• Council votes on zoning approval.

Conditional District

Pursuant to UDO Subsection 9.09.01 (A), the CD process is established to provide tailored regulations to address specific circumstances or development goals. This process permits the application of additional conditions to proposed developments to ensure compatibility with neighboring uses and alignment with adopted plans or other development goals of the town, while also allowing deviations from existing

standards where such serves the town's development goals. By incorporating tailored standards, the CD process offers a degree of flexibility not always achievable through a general use zoning map amendment. Specific procedural steps are mandated and applications must include more detailed information than might otherwise be required.

Procedural Requirements (UDO Subsection 9.09.02)

Standard	Comments	Compliance
9.09.02(A) Pre-Application Meeting	November 5, 2025	Yes
9.09.02(B) Neighborhood Meeting: Held February 3, 2026		
Notice	January 6, 2026: Mailed and posted on Town website, Applicant Exhibit 5 (Updated Letter with corrected day of meeting mailed January 22, 2026)	Yes
Location	Council Chambers, 1500 Blowing Rock Road	Yes
Presentation Info	Applicant Exhibit 6	Yes
Minutes	Applicant Exhibit 6	Yes
Time Limitation	The application was submitted within 6 months of the neighborhood meeting.	Yes
9.09.02(C) Application Submittal		
Allowable Uses	Applicant Exhibit 4, Project Narratives	Yes
Deviations		
Mitigation		
Conditions		
Affidavit	Applicant Exhibit 7, Affidavit	Yes

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

Community Vision

We will be a prosperous, livable, people-oriented mountain community modeling resilient growth that promotes and protects our natural resources with diverse housing options and dynamic economic opportunities. We will celebrate and build upon our community's historic foundation to leave a sustainable and equitable town for future generations.

Land Use and Development

Grounded in its historic character, Boone will be a distinct pedestrian-oriented town that is affordable, livable, human-scale, and connected through a network of walkable, mixed-use corridors and activity centers.

Government and Public Services

The Town is committed to engage inclusive processes that build upon existing commitments to expediency, innovation, and public engagement ensuring the provision of excellent services and

facilities. The Town will foster a collaborative environment where community input is valued and integrated in town decisions.

Planning Principles: The Boone Next Planning Principles are intended, as a collective, to provide a core vision to guide planning, zoning, and development decisions. These principles should be carefully considered with respect to all zoning map amendments, ordinance text amendments, and other development decisions as well as other town planning and policy initiatives.

Planning Principle 1
Prioritize thoughtfully designed development of underutilized land within the town's existing built-upon areas over development of undeveloped land on the town's outer limits. It is preferable to accommodate growth in locations within the existing town limits that are appropriate for, can support, and would be enhanced by, new development. Infill and redevelopment will occur in a strategic manner that considers community needs like provision of and access to goods, services, transit, and quality public space.
Planning Principle 2
Emphasize quality design to create an attractive, inspiring public and private realm-architecture, streetscape, corridors, gateways, and edges-that is uniquely Boone. Public areas (streetscapes, sidewalks, parks, plazas, etc.) and private areas (building facades, landscaping, parking facilities, etc.) will be planned, arranged, and designed with quality materials to celebrate a sense of place and character by balancing function, appearance, and affordability, while fostering creativity, innovation, and human-scale design that is true to Boone.
Planning Principle 7
Support the town's established neighborhoods and new residential developments through neighborhood-level engagement and planning. Neighborhoods may include a variety of land uses (residential, commercial, civic, and recreational uses), building types, and housing types. They may have an identifiable center that offers basic services such as cafes, childcare, specialty stores, and grocery options. Neighborhoods will support a variety of travel options and be well-connected to adjacent neighborhoods and parks. They will seamlessly integrate the members of a diverse, multi-generational communities living in proximity to one another.
Planning Principle 10
Encourage appropriate development to meet the town's urgent need for housing or other specific community needs by means of density bonuses or other mechanisms. Encourage construction of affordable housing, public infrastructure, or other identified community needs by means of density bonuses or other incentives in appropriate areas of the town. For example, increased building height or additional units may be allowed in exchange for incorporating affordable housing units in a development.

Growth Management Tiers Map: The Growth Management Tiers Map is a policy tool intended to help Boone manage the growth of its corporate limits. The map identifies areas inside and outside the corporate limits that are likely to face development pressures, and it identifies those areas that are most appropriate for the town to consider serving by means of annexation within the next 10 to 15 years. The Growth Management Tiers Map is supplemented by and should be applied in concert with the Future Land Use Map, where applicable. The overall purposes of the map are to:

- Promote better interjurisdictional and long-range planning between and among the town, Watauga County, and utility providers.

- Encourage long-term fiscally and environmentally sustainable growth by carefully managing the extension of taxpayer-funded town services
- Encourage infill development
- Inform developers, landowners, farmers, and residents with respect to the town's priorities and approach to the growth of its corporate limits
- Provide policy guidance to town decision-makers regarding annexations, town service provision, fees and incentives, and locations for capital improvements

This property is located within the Primary Growth Area: Land where provision of services is preferred and encouraged over the 10- 15 years following adoption of this plan. This area includes existing incorporated areas and unincorporated areas surrounded by incorporated land within the outer boundaries of the town's municipal limits

Future Land Use Map

The Future Land Use Map is a critical tool intended to give shape to and help implement Boone's vision for the next 15-20 years. The map and associated land use types provide a framework for development and other land use-related decisions, including decisions on public infrastructure and transportation.

In legislative decision-making cases, Council and the Planning Commission will review Boone Next and the Future Land Use Map to ensure that the request:

- is consistent with the goals and policies set forth in this plan; and
- is consistent with the land use type as shown on the Future Land Use Map;
- and if not ensure that the requested change of zoning will not negatively impact the intent of the mapped land use type; and
- is supported by existing or planned infrastructure.



The property, approximate location represented by the yellow star above, included in the request is mapped in the Walkable Mixed-Use land use type. Please see below for more details on this land use type.

Description	Walkable Mixed-Use areas are envisioned as places that should evolve from existing auto-oriented patterns into green, walkable, mixed-use corridors and destinations. New street and alley grids may be established, fostering a more urban environment while maintaining a commitment to well-designed, green, and visually-engaging building patterns. Buildings in these areas are oriented toward the street and generally up to four stories in height; in some cases, on appropriately sized and located lots, they may reach up to six stories. Parking and drive aisles in the front are minimized and the majority of parking placed to the sides and rear. Ground floors should feature ample transparent windows and doors. Ground floors should create an inviting atmosphere for pedestrians by, for example, incorporating features like generous transparent windows and inviting entryways. Where appropriate, wider sidewalks and street trees enhance the pedestrian experience and promote a sense of place. The overall vision behind the Walkable Mixed-Use Land Use Type is to foster vibrant, self-sufficient communities where everything is just a short stroll away – a true realization of the "15-minute city" or "city within a city" concept. Here, residents enjoy access to local businesses, services, and amenities that cater to their daily lives,

	while commercial spaces thrive on the support of a connected residential environment.
Objectives	• Eliminate curb cuts on arterials through rear access parking and new alley construction and dedication • Evaluate opportunities for neighborhood scale- businesses that enhance neighborhoods with accessible resources such as cafes, small grocers/bodegas, and childcare facilities • Mixed-use buildings provide a variation in layout and size for ground floor non-residential uses • - Encourage and facilitate public spaces like plazas, playgrounds, and other public amenities
Primary Uses	• Vertical mixed-use with ground floor commercial and upper story residential and/or appropriate commercial uses; or a mix of single-use commercial and/or residential buildings within a single development • Multi-family • Limited light industrial/manufacturing uses with minimal external impacts.

Goals & Policies

Goal 1.1 A SUSTAINABLE BUILT PATTERN

Boone's interwoven natural and built environments will promote social, environmental, and fiscal sustainability while aiming to reduce auto- dependence and the roots of traffic congestion. The town will be a leader of green building design and climate responsibility.

Policy 1.1.1: Use the Future Land Use Map

Use the Future Land Use Map to guide development, growth, and conservation decisions. Additionally, use the Focus Area Plans for more detailed policy direction within each of those areas.

Policy 1.1.2: Use Best Design Practices in New Development

All new growth should move Boone toward creating a network of "communities within a community" - a polycentric pattern of walkable, human-scale activity centers located within short distances of residents across the town. This pattern is key to supporting sustainability by aiming to reduce vehicle trips and their associated emissions, improving human health by supporting active utilitarian modes of transportation, and guiding growth away from natural areas. Where feasible, new growth should establish short blocks and connected rights-of-way, prominent civic spaces, stream daylighting and protected natural resources, front-facing buildings with transparent and welcoming first floors and public spaces, a diversity of housing types, income-restricted housing units, neighborhood-serving and context-sensitive nonresidential uses, rear parking and alleys, front porches1 (residential), and safe multimodal transportation infrastructure design.

Policy 1.1.3: Promote Sustainable Building and Site Design

Promote and/or incentivize innovative building tools and approaches, such as LEED, LEED-ND, STAR Communities, WELL building standard, the Sustainable Development Code, and sustainable building standards and incentives in the town's unified development ordinance. New approaches may

include green roofs, renewable energy generation, alternative lighting strategies, use of local and/or recycled materials, optimization of solar access, and other innovative practices.

Goal 1.2 DEVELOPMENT TRUE TO BOONE'S VISION

Boone's development and redevelopment will enhance the best of the town's existing built environment and reinforce the vision set forth in this plan.

Policy 1.2.1: Build the Town for People

To the extent possible, the built environment should be human-scale and pedestrian-oriented rather than large-scale and auto-oriented. There are urban design characteristics that transcend eras, styles, and typologies that help to explain why Boone's beloved downtown makes human beings comfortable. Human-scale development is not defined by density, but instead by urban design that makes human beings comfortable and happy navigating streets, activity centers, and neighborhoods on foot. Human-scale built environments might consider terminating vistas at the end of streets or the width and frontage of new buildings.

Policy 1.2.2: Infill Development Enhances the Town

Infill development is important because it directs growth away from natural areas, but it must be done well. Infill development shall enhance and not detract from the building character of the town by replicating key elements of Boone's cherished historic design features (like building scale, proportion, setbacks, character) with high quality, pedestrian-oriented design and providing public goods like plazas, wide sidewalks, public art, and affordable spaces for living, artists, and small businesses. Rules for new development should avoid financially incentivizing displacement of vulnerable populations.

Policy 1.2.5: Use Appropriate Transitions Between Different Scales and Intensities

Use appropriate transitions between different building uses and intensities by stepping down building heights and scale from areas allowing taller buildings to primarily residential neighborhoods.

Goal 1.4 A NETWORK OF OPEN SPACE & GREEN CORRIDORS

Boone will build on its reputation as a green and outdoor city, creating and protecting an integrated network of green corridors, parks, and open spaces as well as meaningful rural and agricultural areas.

Policy 1.4.2: Integrate Green Space Throughout the Built Environment

Abundant access to green space is vital to human health. Continue to thread greens pace throughout the built environment by growing, enhancing, and protecting the urban tree canopy like street trees, and providing natural green public spaces, neighborhood gardens, green walls, and greenways. To the extent possible encourage native landscaping.

Goal 1.5 INTENTIONAL GROWTH MANAGEMENT

Boone will manage growth thoughtfully and intentionally within its borders and at its edges to enhance the town's livability and meet the needs of a growing community.

Policy 1.5.1: Manage Growth to Balance Protection of Community Character and Natural Areas While Directing Desired Growth to Identified Centers

The town will manage growth in a manner that balances the protection of community character and natural lands while accommodating future population. Change in the community will be carefully managed to protect critical natural lands, provide a variety of housing options for a diversity of

households, support economic development, support fiscal balance, ensure adequate public safety services, and utilize growth patterns that support regional and local transit services. Lands within the town's current corporate limits are priorities for infill and redevelopment. New development areas contiguous with the town and in identified activity centers should be secondary priorities for development and ahead of areas outside centers.

Policy 1.5.3: Guide Growth Using the Growth Management Tiers Map

The Growth Management Tiers Map serves as a guide for development and investment decisions. The map's purpose is to ensure Boone accommodates growth consistent with the Boone Next Planning Principles, intentionally directs growth to desired areas, manages the pace of development, and aims for fiscal balance. This map is intended to be used when considering zoning and development approvals, utility service extensions, annexations, incentives, and capital investments. This map should be used in coordination with the Utility Service and Annexation Criteria. The Growth Management Tiers Map will be updated from time to time to reflect changing planning conditions.

Goal 1.6 AN AFFORDABLE TOWN TO LIVE IN

Boone will facilitate sustainable affordable housing for low- to middle- income residents.

Policy 1.6.1: Support Income-Restricted Housing

Support permanently affordable housing for low- and middle-income residents geographically located throughout the town. Prioritize permanent affordability, particularly for those at or below 60 percent of the area median income, through community land trusts, nonprofit ownership and management, the Housing Authority, town ownership, and restricted deeds and covenants. Consider programs that fund home improvements for low-income homeowners in exchange for right of first refusal to purchase homes for affordable housing partners.

Policy 1.6.3: Diversify Boone's Housing Options

Promote a variety of housing types as well as housing tenure options around Boone. While the town should continue to build single-family, townhome, and multifamily buildings, explore other types of well-designed and contextually compatible housing, such as quadplexes and small-scale multiplexes. The town can use creative tools, like zoning "opt-in" districts, to ensure additional densities come with public benefits like income-restricted units. Also, support alternative housing tenure options like the community land trust model and cooperative housing. Unless Boone's rugged terrain precludes it, consider the use of pre-approved blueprints to reduce construction costs while ensuring high quality building designs and materials.

Policy 1.6.4: Make Daily Needs More Accessible Across Boone

Consider both the cost of housing and the cost of transportation as the town develops, recognizing that transportation costs rise as distances to daily needs like grocery stores, daycare, work, and school increase. Focus on distribution of uses and services using walkable urban design principles that make daily needs more accessible to all ages and abilities. Measure and track progress toward increasing the proportion of residents living within a comfortable 5-10 minute walk, bike, or transit ride to daycare facilities; grocery stores; parks, greenways, or playgrounds; and employment destinations.

Goal 4.4 LONG-TERM FISCAL BALANCE

Long-term fiscal balance will be achieved through land use and growth decisions that are informed by long-term fiscal impacts of development.

Policy 4.4.1: Promote Use of Existing Resources

Promote infill, redevelopment, and adaptive use as a way to maximize use of existing services, infrastructure, and utilities.

Policy 4.4.3: Promote Smart Growth

Ensure new growth and development is fiscally balanced in the long run while directing more growth to areas with existing services and infrastructure. Some types of developments and land uses are necessary to the social needs of the town and do not necessarily directly improve the town's fiscal balance, such as recreation and cultural facilities or affordable housing. Encourage compact development that can be more efficiently served, especially as indicated on the Future Land Use Map.

Conditions of Approval

1. Where there is a conflict between the original application information and the plans (received on February 10, 2026), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO. For application elements not depicted on the plans but included in the written materials provided by the applicant and considered at the public hearing held on March 23, 2026, those details shall be considered part of the approved plan except as may be specifically provided otherwise in these conditions or was represented otherwise by the applicant at the public hearing.
2. Any commitments and representations concerning the proposed development made by the applicant at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details, and specifications meeting the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Any other condition agreed upon…

Planning Commission Action Required

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

_____

_____

_____

***Note 1**: describe elements of controlling land use plans and how the plan is or is not consistent.*

Vote 2: The Planning Commission recommends ☐**approval** OR ☐**denial** of Ordinance #A26-0074 within Staff Report Exhibit A and ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

_____

_____

_____

***Note 2**: briefly explain why, factors may include the benefits and detriments to the landowners, the neighbors, and the surrounding community; why the action taken is in the public interest; and any changed conditions warranting the amendment.*

Town Council Action Required – March 23, 2026

No Council action is anticipated at this meeting. Final decision on re-zoning of the property would occur at a future Town Council meeting (anticipated to be April 22, 2026) upon receipt of the Planning Commission's recommendations.

Staff Report Exhibit A: Public Hearing Meeting Minutes Excerpt

MINUTES-REGULAR
MEETING BOONE TOWN COUNCIL
March 25, 2024

CALL TO ORDER

Mayor Futrelle called the Town Council to order at 6:01 p.m., and Chair Tait called the Planning Commission to order at 6:01 p.m. The meeting was held in the Town Council Chambers at 1500 Blowing Rock Road and as well as via WebEx.

…

Case A24-0085 The Villas at South Fork – Conditional District Zoning Map Amendment

Wynnefield Forward, LLC has submitted a Conditional District Zoning Map Amendment application to rezone property on Chestnut Drive and New Market Boulevard (Watauga County PINs: 2910-39-9335-000, 2910-39-9610-000, 2910-49-2369-000) from R1 Single-Family Residential and B3 General Business to R5 55+ Housing with a site-specific plan for Use 1.17 Adult Living Community.

Ms. Shook introduced the case and noted the neighborhood meeting information, parking analysis, project narrative, assessment, site plans, elevations, and potential project renderings were included in the meeting packet.

Craig Stone, representing Wynnefield Forward, LLC stated that his company specialized in workforce and affordable housing and did not develop student housing. He noted that Wynnefield was a family-run company that had been in business for 52 years in Jamestown, North Carolina. Mr. Stone stated that they currently had 12 communities under construction and 16 that were getting ready to come into construction.

Mr. Stone stated they were requesting no more than 60 units with a mix of one and two-bedroom apartments. He added that this would be a $15,000,000 investment in the community for workforce and affordable housing for people aged 55 and older. Mr. Stone stated that his company had built about 30 of this particular type of community over the last 8-10 years. He noted that they were the developer, the builder, and the managing agent. Mr. Stone stated he would personally sign a 30-year agreement to restrict this community to this use for the life of the property.

Mr. Stone explained that the construction materials would be brick and fiber cement plank and there would be broken roof lines.

Council Member Tugman asked if the building would be three stories from the Chestnut Drive side. Mr. Stone replied that the building would be three stories from Chestnut Drive and four stories from the new Pinnacle Storage facility/King Street side.

Council Member Roseman stated that the renderings looked good but suggested that having the building be one story lower would be more appealing. Mr. Stone replied that to meet ADA and elevation requirements the back side of the property would require a terraced retaining wall to lower the grade.

Council Member Plaag asked about the proposed entrance on Chestnut Drive. Mr. Stone stated that the Chestnut Drive entrance was for emergency fire access only and would possibly be blocked by knockdown bollards. He noted that the main entrance would be on New Market Boulevard. Ms. Shook added that the Fire Department requested emergency access from Chestnut Drive in case they could not access the property from the New Market Boulevard entrance. She stated that the applicant had proposed a geo grid entrance. Ms. Shook suggested that grass pavers could be installed so that fire trucks could drive over them.

Commission Member Boyd asked Mr. Stone if they had found that their residents were current community members, were external, or a combination of both. Mr. Stone explained that affordable housing meant that no more than 30% of a person's income went toward housing. He stated that they generally had 1,500-2,000 applicants by the time the doors were opened so residency would be a combination of locals and non-locals.

Commission Member Behrend asked what the requirements were to become a resident. Mr. Stone replied that applicants would have to go through a credit and criminal background check, meet the income range requirements, and there would be a rent range of as low as $400 up to $1,025, maybe higher.

Council Member Plaag noted that the Town of Boone had carbon reduction goals as part of its Climate Action Plan. He asked Mr. Stone if they had considered installing rooftop solar. Mr. Stone stated that rooftop solar made it difficult to maintain affordability for the project. However, they planned to use the Energy Star program.

Council Member Roseman asked Mr. Stone how they chose the age limit of 55. Mr. Stone replied that it was either a family community or a 55+ independent living community and this particular location seemed more fitting for the 55+ community. He stated that they had spent the last 2 years with different organizations in the community trying to locate areas for affordable housing. Mr. Stone added that this parcel had access to local amenities that lent itself more toward independent elderly living than a family community. Council Member Roseman asked if there would be common living space. Mr. Stone replied that there would be 6-10 site amenities including a computer station, a gathering space, and a counseling space.

Vice-Chair Veno asked if these would be rental units. Mr. Stone stated that they would be rentals. Vice Chair Veno asked what the anticipated turnover of the units would be. Mr. Stone replied that a lot of their turnover was from tenants passing away or moving to managed care facilities.

Mayor Futrelle invited public comment for this case.

Ms. Carol Norris stated she had lived in Boone for 55 years and there was a real need for senior housing. She noted that there was nothing available for retirees or people who wanted to downsize. Ms. Norris stated that it was a shame that people who had lived in Boone for many years, raised their children, paid taxes, and supported the community had no option but to leave Boone when they could no longer stay in their homes. She urged the Town Council and Planning Commission to support the development of an adult living community on Chestnut Drive and any other senior housing developments that might come to them in the future.

Ms. Carolyn Ward of 253 Chestnut Drive spoke on behalf of residents of Farthing Street and Chestnut Drive who were in opposition to the proposed development. She stated that since she and her husband purchased their home in June 2010 there had been many changes on their street. Ms. Ward noted that many of the homes, including hers, were rentals and they had slowly been purchased and renovated. She stated that they all took care of their homes, most of which were single-story homes built in the 1940s, '50s, '60s, and '70s. Ms. Ward stated that their neighborhood dates back to 1938 and was known as the H.J. Hardin Estate. She noted that the entire neighborhood, and the property in question, were contained within the original borders of the property. Ms. Ward presented a copy of the deed and plat maps. She added that deed restrictions stated that lots fronting on Highway 421 may be used for business or residential purposes, but if any lot fronting on Highway 421 was used for residential purposes, the main dwelling should consist of not less than four rooms of standard construction. Lots that did not front on Highway 421 should be used for residential purposes only and the main dwelling should not consist of less than 4 rooms of standard construction. Ms. Ward stated that a four-story, 60-unit apartment building was not one of the intended uses in the deed restrictions for this neighborhood. Ms. Ward stated that their neighborhood was next to a busy highway and commercial development with very little buffers. She noted that no one denied the need for increased housing supply or senior housing, but this was not the right location for this type of development. Ms. Ward stated that the development was wildly incompatible with the surrounding community and structures and was not in character with the rest of the neighborhood.

Ms. Virginia Williams of 231 Chestnut Drive stated that they purchased their home in 2012 as a retirement home to be near their grandchildren. She noted that they made a sizeable investment in the property to extensively remodel the house and she was concerned that the proposed development would adversely affect their property value. Ms. Williams stated she would have a view of the garbage collection area from her home and added that a four-story building was not anyone's idea of a beautiful view from a mountain town neighborhood. She added that if this apartment was allowed to be built it would represent an egregious breach of trust on the part of the Town.

Ms. Crystal Cheek of 211 Chestnut Drive stated she purchased her property 18 years ago. She wanted the subject property, when developed, to be developed with single-family homes. Ms. Cheek said she did not want to see a four-story building from her one-story home.

Ms. Kellie Reed-Ashcraft, Facilitator of the Watauga Housing Council, presented the following housing statistics for Watauga County:

- 37% of households in Watauga County are cost-burdened.
- The poverty rate in Watauga County is 25%.
- 28% of Watauga County's population is over 55.
- 46% of Watauga County's population makes less than $45,000
- $1,140 is fair market rent in Watauga County

Ms. Reed-Ashcraft stated that the Housing Council supported the proposed development with conditions that would address the neighboring community's concerns such as planting tall trees as a buffer, requiring some type of barrier at the entrance for emergency vehicles, and securing the guarantees that the property would remain for senior housing and never become student housing.

Ms. Peggy Laine stated she was not speaking for or against the project. She noted that she could see both sides.

Ms. Nancy Williamson did not speak.

Ms. Donna Lillian of 338 Chestnut Drive stated she had lived there since 2010 and was privileged to live in the neighborhood. She noted that her property was at the intersection of Chestnut Drive and Castle Heights so she would only see the roof of the development. Ms. Lillian stated that she was in favor of the proposal, adding that she did not think it would ruin the neighborhood, just change it. She expressed that there was a drastic need for housing and she would welcome those 60 people into the neighborhood. Ms. Lillian noted that after the neighborhood meeting, she came away feeling as though the proposal was responsible and community-minded and the developers tried to address the very real concerns of the neighbors.

Mr. Darrell Hobbs did not speak.

Mr. James Milner stated he felt the label of affordable, workforce housing was in direct conflict with the request for rezoning the property to 55+ because most of the people in need of workforce or affordable housing were under the age of 55. He noted that if the property were developed in a true single-family manner, the price point would not be affordable. Mr. Milner stated that this was the right project in the wrong location.

Ms. Katie Mack stated that she was 81 years old and would probably have to leave Boone when she got too old to care for her property. She expressed the need to maintain the elderly population in town.

Ms. Diane Blanks asked what would stop this development from filling up with people from out of state who wanted to retire to the North Carolina mountains.

Ms. Camille Zimmerman stated she grew up in Boone and her mother lived at 275 Chestnut Drive. She echoed the concerns of the neighborhood and encouraged everyone to go look at the neighborhood to see how close the site was to nearby homes.

Ms. Sally Treadwell stated she did not live on Chestnut Drive but felt the garbage enclosure was ugly and although the renderings were pretty, trees often died. She suggested there be stringent conditions for landscaping if the project was approved.

Mr. Chris Laine stated he had owned property on Castle Heights since 1998 and had traveled Chestnut Drive many times. He said that the project was geographically challenged and could present an access challenge for the elderly.

Ms. Carolyn Ward stated that no one in the neighborhood was opposed to senior housing; it was just not consistent with their neighborhood.

Mr. Stone addressed Ms. Blanks' question regarding out-of-state residents. He stated that they were not allowed to restrict residency based on address. However, there would be a local application process.

Council Member Carter asked what the landscaping requirements would be for this project. Mr. Wise replied that a 25' buffer to properties directly adjacent and a 10' street yard buffer would be required. He added that UDO Section 31.12.03 outlined the requirements for maintenance of the landscaping.

Ms. Virginia Williams stated she lived right across the street from the subject property. She noted that the emergency access was a wide area where no buffer would be provided for the neighbors.

Ms. Meade asked Ms. Shook if it was correct that the zoning classification of R55+ Housing meant that only people who were 55 and older could live in that district unless, through the public hearing process, a rezoning was granted by the Town Council. Ms. Shook stated that was correct.

Ms. Meade suggested that any possible conditions should be discussed between the Council, Planning Commission, and the applicant during the public hearing.

Council Member Plaag noted that the solid waste and recycling enclosure was located right next to Chestnut Drive and asked if that could be moved closer to the building in the northeast corner of the parking lot. Ms. Shook replied that an alternate location would depend on whether or not the truck could get in and out to service the containers. Mr. Stone added that he was unsure about the feasibility of another location, but if they were unable to relocate the enclosure he would be willing to install additional plantings to help buffer the enclosure.

Council Member Plaag asked Mr. Stone if he had considered cottage-style housing instead of a single monolithic 3-4-story building. Mr. Stone replied that a cottage-style concept would net approximately 10 units whereas the multi-family-style concept would net 54-56 units. He stated that cottage housing would not be financially feasible.

Ms. Liz Mason stated she owned the property at 280 Chestnut Drive. She asked that there be consideration of a condition if approved, that the largest landscape buffer possible be installed to help protect the neighborhood.

Council Member Roseman asked if someone who lived in one of the units would be allowed to house their grandchild. Mr. Stone replied that the answer would predominately be no, but there could be some instances where it would be allowed under the fair housing law. Council Member Roseman asked why there would be some two-bedroom units. Mr. Stone stated that the two-bedroom units were usually rented first, sometimes by singles, sometimes by couples, and were often used for storage.

Council Member Roseman asked if there would be a sidewalk on Chestnut Drive. Ms. Shook stated that sidewalks would be required on the property along Chestnut Drive and New Market Boulevard.

Council Member Tugman noted that there had been 2 proposals for the development of this property; one for a subdivision and another for a minor subdivision. She asked if the problem with those requests was that the density could not be created with the infrastructure required to build the necessary houses to be affordable, even for the developer. Ms. Shook replied that a subdivision was approved, but she could not answer why the applicant did not move forward. In general, Ms. Shook stated that people find the cost of stormwater, sidewalks, and water and sewer extensions to be cost-prohibitive.

Council Member Tugman asked how the 300’ transitional zone would affect this property. Ms. Shook explained that the use had a transitional zone of 300’, meaning that if any portion of the development was within 300’ of a protected district, which it was, then the applicant was expected to mitigate, not eliminate, the particular predictable negative effects listed in the staff report. Ms. Shook added that the

applicant could either demonstrate to the permit issuing authority that the Ordinance requirements were sufficient, or they could propose mitigation.

Council Member Tugman stated she found it interesting that of the 42 people who were notified of the public neighborhood meeting, 17 of the residents did not live here and 11 of the properties were commercial or rental. Council Member Tugman asked if other properties in town were developable for this type of project. Mr. Stone replied that they had not found any other properties in their two-year search and noted that this property met the criteria for this development.

Mr. Milner stated that the minor subdivision that was proposed on the site was for a total of 9 lots with one of those lots to be a common area. He added that this site was well suited for an R1S-type of development.

Vice-Chair Veno asked if any trees on the property would be saved. Ms. Shook stated that the applicant intended to save as much vegetation as possible but the final grading plan would determine the extent of what could remain.

Chair Tait asked what the difference was between the 25’ landscape buffer and the 10’ street yard and if there could be a hybrid approach that would offer a bit of a visual buffer. Mr. Wise stated that the buffer and the street yard served different purposes. He explained that the street yard required one large tree every 30’ and one shrub every 3’. Street yards were not meant to be the buffer between neighborhood houses but were meant to beautify the road. Mr. Wise explained that the 25’ landscape buffer required 15 evergreen trees in 100’ and five large and five small deciduous trees along every 100’ creating a more opaque buffer meant to block lower-density uses from higher-density uses. Chair Tait suggested that more trees in the street yard than what was required but not as many as the 25’ buffer would be a good compromise to offer a better buffer for the neighborhood while still looking pretty.

Council Member Roseman asked if the retaining walls and garbage enclosure walls could be a less obtrusive color. Mr. Stone replied that the retaining walls would be stained a brown color. He added that he had no problem with additional landscape buffering requirements along Chestnut Drive.

Chair Tait noted that the garbage enclosure was 4’ below grade at its backside so there would be a 4’ tall wall at the back of that garbage enclosure. He stated that additional landscaping around the enclosures could provide a reasonable screen. Mr. Stone stated that he would not have a problem with additional landscaping for the solid waste enclosure.

With nothing further, Mayor Futrelle closed the public hearing for this case at 10:40 p.m.

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Staff Report Exhibit B: Special Public Hearing Meeting Minutes Excerpt

MINUTES-REGULAR
MEETING BOONE TOWN COUNCIL
April 3, 2024

CALL TO ORDER

Mayor Futrelle called the Town Council to order at 6:07 p.m., and Chair Tait called the Planning Commission to order at 6:07 p.m. The meeting was held in the Town Council Chambers at 1500 Blowing Rock Road and via WebEx.

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PLANNING COMMISSION MEETING

There was a break in the meeting from 9:13 p.m. until 9:19 p.m.

Public Comment

There was no public comment.

Chair Tait suggested that the cases be reordered on the agenda as follows:

- Case A24-0085 The Villas at South Fork
- Case A23-0624 Skyline Communication Building
- Case A24-0072 Short-Term Rentals
- Case A24-0026 Bill Dixon
- Case A24-0073 RR Residential Rehabilitation
- Case A24-0095 Flag Lots

Commission members agreed to the amended agenda.

Case A24-0085 The Villas at South Fork – Conditional District Zoning Map Amendment

Wynnefield Forward, LLC has submitted a Conditional District Zoning Map Amendment application to rezone property on Chestnut Drive and New Market Boulevard (Watauga County PINs: 2910-39-9335-000, 2910-39-9610-000, 2910-49-2369-000) from R1 Single-Family Residential and B3 General Business to R5 55+ Housing with a site-specific plan for Use 1.17 Adult Living Community.

Commission Member Boyd stated he supported the development because it would effectively offer affordable housing for the elderly and was needed in town.

Vice-Chair Veno stated he was in favor of the project. He felt that the applicant had demonstrated compliance and a willingness to work with the community to address some of their concerns. Vice-Chair Veno stated that the proposed development would offer affordable housing in this area in a way that single-family homes could not. He noted that there were several large commercial properties at the entrance to the neighborhood. Vice-Chair Veno stated that the rent for the units seemed reasonable.

Commission Member Behrend stated she was in favor of the project. She added that she liked offering affordable housing units for people over 55. Commission Member Behrend noted that she would like bigger trees along Chestnut Drive to better buffer the neighbors. She also would like to have the

garbage area moved and screened. Commission Member Behrend stated that this development could allow residents to stay in Boone instead of moving away when they became elderly.

Ms. Shook noted that Mr. Davis Ray with Wynnefield Forward, LLC, was in attendance virtually so that conditions could be agreed to by the applicant. She stated that she had spoken with Mr. Ray, and he had agreed to install a Type C buffer along Chestnut Drive and place the emergency entrance on a diagonal, which the Fire Department also agreed was an acceptable change.

Chair Tait stated he supported the proposal. He noted that steps had been taken to mitigate negative impacts, and he felt that the distance the building would be from Chestnut Drive would help more than people realized. Chair Tait suggested that the applicant leave as much of the existing vegetation along Chestnut Drive as possible, which could help with the buffer requirement.

Mr. Ray stated he was amenable to the suggested buffer requirements and would preserve as much existing vegetation as possible. He noted that he would add to the buffer on Chestnut Drive and change the emergency entrance's access to a 45-degree angle.

Chair Tait asked about the location of the solid waste enclosure. Mr. Ray replied that they would pull it away from the residences as much as possible, depending on the turning radium for the collection trucks.

Chair Tait asked if a condition could be made to set the maximum number of units at 60. Mr. Ray agreed to the condition and added that the number of units could decrease to 54 or 56.

Chair Tait suggested a condition requiring the use of Energy Star 2 throughout the project. Mr. Ray stated that everything from the unit to its components would be Energy Star-rated.

There was a discussion about relocating the solid waste enclosure. The applicant agreed to install additional landscaping to screen the enclosure and its elevation, so Commission members agreed that the enclosure would not have to be relocated.

Ms. Shook provided the following list of conditions that had been suggested:

- Install a Type C buffer along Chestnut Drive
- Install the emergency entrance on Chestnut Drive at a 45-degree angle
- Preserve as much existing vegetation as possible
- The maximum number of units shall not exceed 60
- Construction must meet Energy Star certification requirements

Mr. Ray agreed to all of the suggested conditions.

First Motion and Vote: Commission Member Boyd made a motion that the proposed amendment to the Town’s zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

Comprehensive Plan Policy 2.3.1 Community Appearance

A. Measures to improve the effectiveness of grading, landscaping and buffering standards for new and existing developments shall be encouraged.

B. The significance of street trees in providing visual relief, summer cooling, improved air quality and livability shall be recognized through public policies and actions to encourage their planting and maintenance.

Comprehensive Plan Policy 2.3.3 Housing & Neighborhoods

A. The protection and rehabilitation of viable neighborhoods shall be encouraged to ensure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.

B. Street system designs which discourage through traffic on purely local streets while allowing for free circulation within the neighborhood shall be encouraged.

E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.

F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.

The motion was seconded by Commission Member Behrend, who wished to amend the motion to include the following conditions:

1. Where there is a conflict between the application information and the plans (dated received on March 15, 2024), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.

2. Any commitments and representations concerning the proposed development made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.

3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

4. Install a Type C buffer along Chestnut Drive.

5. Install the emergency entrance on Chestnut Drive at a 45-degree angle.

6. Preserve as much existing vegetation as possible.

7. The maximum number of units shall not exceed 60. 8. Construction must meet Energy Star certification requirements.

Commission Member Boyd accepted the amendment.

Vote: Aye – 4

Nay – None

The motion passed.

Second Motion and Vote: Commission Member Boyd made a motion that the Planning Commission recommends approval of Ordinance A24-0085 within Exhibit A with the listed conditions and believes approval is reasonable and in the public interest because it ensures an increase of affordable housing, particularly for the elderly and the included conditions minimize the impacts for the surrounding residents. The motion was seconded by Commission Member Behrend.

Vote: Aye – 4

Nay – None

The motion passed.

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Staff Report Exhibit C: Town Council Meeting Minutes Excerpt

MINUTES-REGULAR
MEETING BOONE TOWN COUNCIL
May 8, 2024

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 9:00 a.m. on Wednesday, May 8, 2024 in the Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Tim Futrelle presided. Council members present included Mayor Pro-Tem Dalton George, Todd Carter, Virginia Roseman, Edie Tugman, and Eric Plaag. Staff present included Town Manager Amy Davis, Town Clerk Nicole Harmon-Church, Downtown Boone Development Director Lane Moody, Public Works Director Todd Moody, Planning Director Jane Shook, Deputy Planning Director Brandon Wise, Parking Manager Reta Jackson, Cultural Resources Director Mark Freed, Finance Director Guy Miller, Police Chief Andy Le Beau, Fire Chief Jimmy Isaacs, Fire Marshall Amy Fleig, Assistant Fire Chief Mike Teague, Deputy Public Works Director Justin Stines, Grants Coordinator Laney Wise, and Human Resources Director Dale Presnell. Town Attorney Allison Meade was also in attendance.

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PUBLIC COMMENT

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Carolyn Ward of Boone spoke in opposition to the proposed development on Chestnut Drive. She stated that she and her neighbors had met with members of Council over the last few months, and hoped that when they were in her kitchen or at her neighbor's home members could see the negative impact the proposed development would have on the neighborhood. Carolyn added that the neighborhood had a history dating back to the 1930's of being a single family, residential neighborhood with homes that were owner-occupied. She was dismayed at the fact that the neighborhood had been left out of the planning process for the project and stated that zoning had to stand for something.

…

Andrew Mason, owner of Lost Province Brewing in Downtown Boone noted that he believed the meeting to discuss parking should have been held in the evening to allow for more people to attend. He indicated

that his primary concern with the proposal was the rate increase. Andrew stated that a rate increase would negatively affect his employees, some of whom he may lose as a direct effect of the parking rate increase. He felt this was a mandate on businesses and stated that he was unable to support it as written. Andrew then expressed concern over the proposed development on Chestnut Drive, noting that the building as proposed would sit on a hill and would consist of four stories, which he deemed inappropriate in that neighborhood of single-story homes.

…

Lynne Mason, owner of Lost Province, shared her reflections on being a former Town Council member and stressed the importance of due process and transparency. She believed that she would lose employees if rates increased. Lynne then spoke against the proposed rezoning of Chestnut Drive and stated that she could not understand how changing the zoning for this project was acceptable. She was certain that the lighting and building height would impact the area and would not be able to be mitigated. Lynne reminded members that they campaigned on protecting neighborhoods and stated that this was where the rubber met the road.

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Carolyn Ward, on behalf of Crystal Cheek, expressed her opposition to the proposed development on Chestnut Drive.

…

Andrew Mason, owner of Lost Province in downtown Boone, called for considerate parking discussions and suggested that staff work with state legislators and the NC League of Municipalities to collect overdue fines. Regarding the proposed development on Chestnut Drive, he recognized the need for family housing in Boone but did not believe the proposed development addressed that. He stated that the project may be appropriate for Boone but not in the proposed area.

…

James Milner, owner of Appalachian Commercial Real Estate in Boone spoke in opposition to the rezoning on Chestnut Drive and echoed the sentiments made by Carolyn Ward and Lynne and Andrew Mason regarding the matter. He stated that the zoning map was clear and did not believe the changes proposed were consistent with the Comprehensive Plan.

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PLANNING MATTERS

Consideration of Cases Heard at the March 25 & April 3, 2024 Public Hearings

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Case A24-0085 The Villas at South Fork Conditional Zoning Map Amendment

Director Shook read the recommendations and conditions set forth by the Planning Commission. Council member Tugman asked for clarification about the Energy Star designation, which the applicant explained the best he could and deferred to his architect and financial agency for additional information. Council

member Plaag asked for clarification regarding proposed condition number 5: Install the emergency entrance on Chestnut Drive at a 45-degree angle. He asked specifically whether the angle would be facing southwest or northwest. Director Shook answered that the entrance would be facing down Chestnut Drive. Attorney Meade added that the condition text should be amended to read that the entrance would be installed on Chestnut Drive at a 45-degree angle to the south. The applicant agreed to this change. Director Shook noted that the applicant was in agreement with all other conditions as set forth in the packet. At the request of Council members, Director Shook explained emergency entrances and vehicle access, as well as the type C buffer noted in condition number 4. Council member Roseman then made a motion that the proposed amendment to the Town's zoning map is not consistent with the Town's Comprehensive Plan and any other adopted plans of the Town because the building size is not appropriate for an R1 zoned neighborhood. She then asked for Council to consider rezoning this parcel to either R1s or a compact neighborhood designation. Council member Plaag seconded the motion for the sake of discussion. Council member Roseman stated that a building of this size was not appropriate for this neighborhood. She believed it was up to the Council to protect the people who bought homes in an R1 neighborhood and that it would make sense to rezone the property to a designation that would be better suited to the neighborhood. Council member Plaag stated that he was concerned about legislative negotiating and indicated that he had previously visited the neighborhood and thought that this type of project could serve as a decent buffer. Upon a question raised by Council member Carter, Attorney Meade stated that the Council did not have an application to rezone the property to R1s before it but that the Town could offer its own petition to rezone the property, though that was not standard practice. Mayor Pro-Tem George indicated that he was conflicted about this case and acknowledged the need for housing in the area. Council member Carter stated that he agreed that he was also conflicted about the case. He added that he had met with an expert who had no stake in the game and had shown them renderings that indicated the slope on the property would be removed. He was concerned with the amount of misinformation being circulated about the project. Council member Tugman stated that she would not be happy if this project were being built in her neighborhood, but that affordable housing was so needed in this community she did not believe she had the right to deny it. Council member Plaag indicated that he could make an equally strong argument for either vote. Council member Plaag offered a friendly amendment to include reference to Comprehensive Plan Policy sections 2.3.2e, 2.3.3c, and 2.3.3h. Council member Roseman accepted this amendment.

VOTE: Aye: Roseman

Nay: Plaag, Carter, George, Tugman

Council member Roseman then made a motion to deny and believes that the denial of Ordinance A24-0085 is reasonable and in the public interest because the project is located in the R1 neighborhood where the purchasers of homes were expecting more low-density living quality.

VOTE: Aye: Roseman, Plaag

Nay: George, Carter, Tugman

Council member Carter made a motion, which was seconded by Council member Tugman, to approve the proposed amendment to the Town's zoning map and that it is consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because the amendment is consistent with Comprehensive Plan Policy Comprehensive Plan Policy 2.3.1 Community Appearance A. Measures to improve the effectiveness of grading, landscaping and buffering standards for new and existing developments shall be encouraged. B. The significance of street trees in providing visual relief, summer cooling, improved air quality and livability shall be recognized through public policies and actions to encourage their planting and maintenance. Comprehensive Plan Policy 2.3.3 Housing & Neighborhoods A. The protection and rehabilitation of viable neighborhoods shall be encouraged to ensure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community. B. Street system designs which discourage through traffic on purely local streets while allowing for free circulation within the neighborhood shall be encouraged. E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses. F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development. Council member Carter's motion included the following conditions: 1. Where there is a conflict between the application information and the plans (dated received on March 15, 2024), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO. 2. Any commitments and representations concerning the proposed development made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated. 3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits. 4. Install a Type C buffer along Chestnut Drive. 5. Install the emergency entrance on Chestnut Drive at a 45-degree angle to the south. 6. Preserve as much existing vegetation as possible. 7. The maximum number of units shall not exceed 60. 8. Construction must meet Energy Star certification requirements.

VOTE: Aye: Tugman, Carter, George
Nay: Roseman
Abstain: Plaag

Council member Carter made a second motion to approve Ordinance A24-0085 subject to the conditions listed above, and that approval is reasonable and in the public interest because the project will ensure the increase of affordable housing and workforce housing, particularly for the elderly. Council member Tugman seconded the motion.

VOTE: Aye: Carter, Tugman, George, Plaag
Nay: Roseman

Council member Roseman stepped out of the meeting at 2:16 p.m. Mayor Futrelle declared a break at 2:16 p.m. Council reconvened at 2:26 p.m.

Staff Report Exhibit D: Ordinance A26-0066

ORDINANCE #26-0066

AN ORDINANCE TO REZONE PROPERTY WITHIN THE TOWN OF BOONE

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission and Town Council has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to zone the property below as presented:

Address:	TBD New Market Boulevard
Watauga County PIN:	2910-39-9335-000, 2910-39-9610-000, 2910-49-2369-000
Property Owner:	Town of Boone
Zoning:	Conditional District R5 55+ Housing with a site-specific plan for Use 1.17 Adult Living Community

WHEREAS, the Boone Town Council held a duly-noticed public hearing on March 23, 2026 with respect to this zoning request; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Boone Town Council hereby approves and adopts the modifications to the Town Zoning Map as set forth herein.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. This Ordinance shall be effective immediately upon its adoption by Town Council.

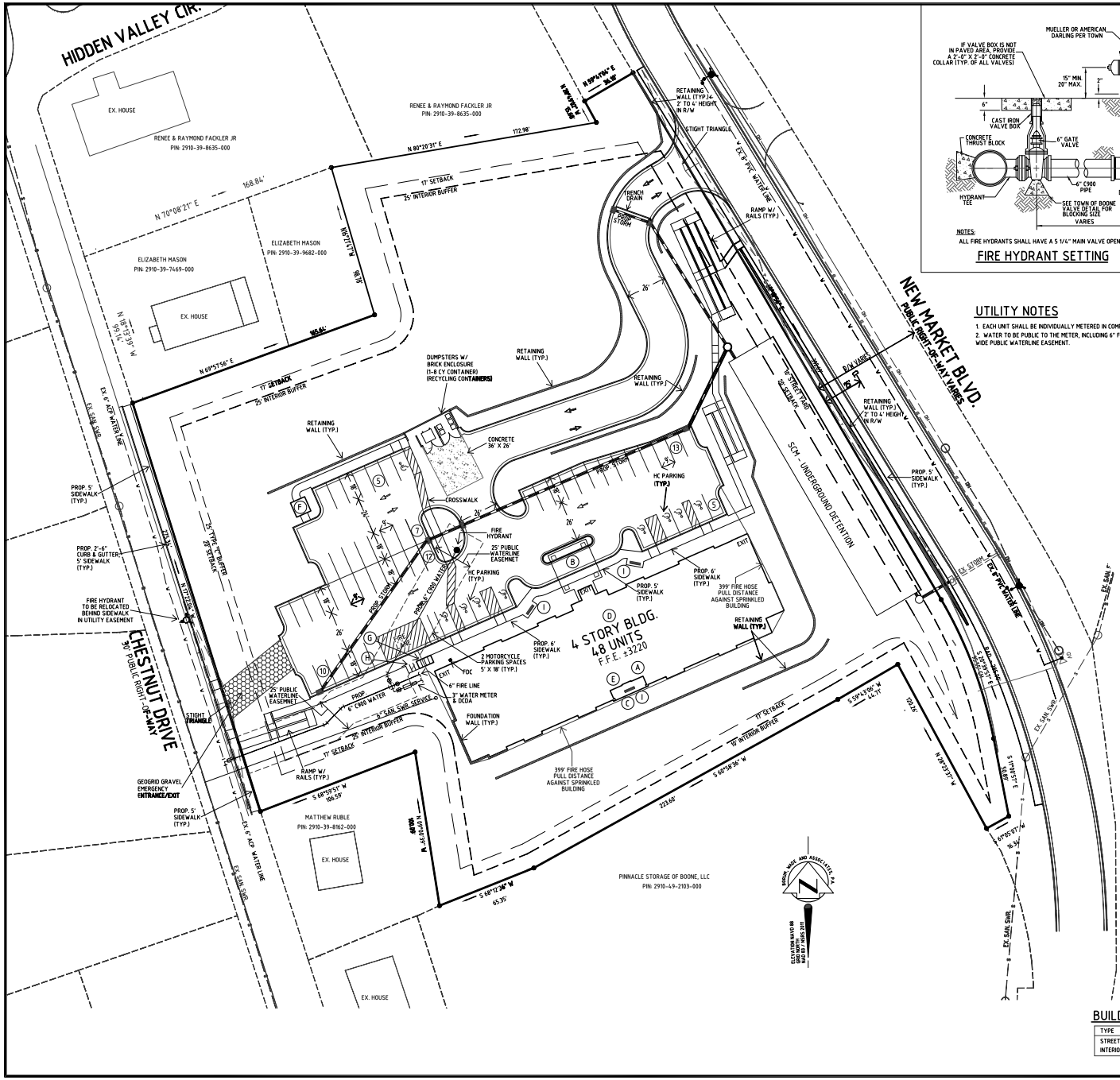
Adopted this the 22nd day of April, 2026.

The Honorable Dalton George, Mayor

Attest:

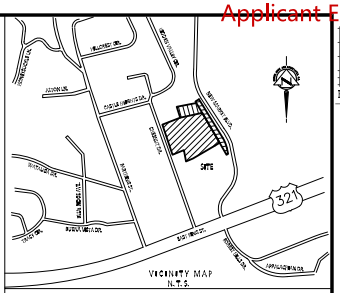
Nicole Harmon-Church, Town Clerk

Applicant Exhibit 1



FIRE HYDRANT SETTING

SCALE = N.T.S.



UTILITY NOTES

1. EACH UNIT SHALL BE INDIVIDUALLY METERED IN COMPLIANCE WITH TOWN CODE REQUIREMENTS.
2. WATER TO BE PUBLIC TO THE METER, INCLUDING 6" FIRE HYDRANT. ALL PUBLIC WATER IN 25' WIDE PUBLIC WATERLINE EASEMENT.

SITE DATA

Lot 1	
PARCEL PIN:	2910-39-9335-000
DEED REFERENCE:	D.B. 1971, PG 823
LOT AREA:	0.41 ± ACRES
EXISTING ZONING:	R5
PROPOSED ZONING:	R5
EXISTING USE:	VACANT
PROPOSED USE:	1.17 ADULT LIVING COMMUNITY
Lot 2	
PARCEL PIN:	2910-39-9610-000
DEED REFERENCE:	D.B. 1971, PG 823
LOT AREA:	2.90 ± ACRES
EXISTING ZONING:	R5
PROPOSED ZONING:	R5
EXISTING USE:	VACANT
PROPOSED USE:	1.17 ADULT LIVING COMMUNITY
Lot 3	
PARCEL PIN:	2910-49-2369-000
DEED REFERENCE:	D.B. 017, PG 267
LOT AREA:	0.48 ± ACRES
EXISTING ZONING:	R5
PROPOSED ZONING:	R5
EXISTING USE:	VACANT
PROPOSED USE:	1.17 ADULT LIVING COMMUNITY
TOTAL AREA:	3.79 ±ACRES
NO. OF UNITS:	48 APTS. UNITS
DENSITY:	48 UNITS / 3.79 AC = 12.7 UNITS / AC
REQUIRED LIVABILITY SPACE:	MINIMUM .27
LIVABILITY SPACE:	54.12.01 AC.)
PERVIOUS LIVABILITY SPACE:	2.01 AC.
IMPERVIOUS LIVABILITY SPACE:	0 AC.
BUILDING HEIGHT	53' – 5"
TOTAL BUILDING S.F.	54,010 S.F.
DISTURBED AREA:	3.5 AC.

ZONING DATA

EXISTING ZONINGS:	R5 55+ HOUSING RESIDENTIAL DISTRICT

PARKING SUMMARY

CITY PARKING REQUIRED:	48 UNITS × 1 SP./UNIT = 48 SP. 48 UNITS × 0.5 SP./UNIT = 24 (VISITOR) TOTAL REQUIRED = 72
NCHFA PARKING REQUIRED:	48 UNITS × 1 SP./UNIT = 48 SP.
PROPOSED RESIDENT PARKING:	48 SP.
VISITOR PARKING REDUCTION REQUEST:	17 SP.
VISITOR PARKING PROPOSED:	11 SP.
PROPOSED PARKING:	55 SP. (1.14 SP/UNIT)
(PARKING REDUCTION REQUESTED TO 55 SPACES)	
MOTORCYCLE PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
SHORT-TERM BICYCLE PARKING REQUIRED:	3 SPACES
SHORT-TERM BICYCLE PARKING PROVIDED:	4 SPACES
LONG-TERM BICYCLE PARKING REQUIRED:	6 SPACES
LONG-TERM BICYCLE PARKING PROVIDED:	6 SPACES

AMENITIES

A. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
B. COVERED DRIVE THROUGH OR DROP OFF
C. PORCH (MIN. 150 SQ. FT.)
D. EXERCISE ROOM (NEW EQUIPMENT)
E. RESIDENT COMPUTER CENTER (MIN. 2 COMPUTERS)
F. GAZEBO (10' X 10')
G. 6 LONG TERM BICYCLE PARKING SPACES (COVERED STORAGE)
H. 4 SHORT TERM BICYCLE PARKING SPACES
I. 3 BENCHES

GENERAL NOTES

1. PROPERTY LINE BOUNDARY INFORMATION TAKEN FROM EXISTING DEEDS.
2. TOPOGRAPHICAL INFORMATION TAKE FROM AVAILABLE STATE LIDAR.
3. ALL ELECTRICAL POWER LINES, TELEPHONE, GAS DISTRIBUTION AND CABLE TELEVISION LINES IN ALL DEVELOPMENTS SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE SPECIFICATIONS AND POLICIES OF THE RESPECTIVE UTILITY SERVICE PROVIDERS AND LOCATED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS FOR STREET DESIGN AND CONSTRUCTION.
4. WHEELCHAIR RAMPS AND DEPRESSED CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLISHED STANDARDS OF THE NC BUILDING CODE, VOLUME 1-C ACCESSIBILITY.
   UTILITY SERVICE PROVIDERS AND LOCATED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS FOR STREET DESIGN AND CONSTRUCTION.
5. ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT, VISIBLE FROM THE ROAD, AND CONTRASTING COLOR TO THE BACKGROUND.

BUILDING SETBACKS

TYPE	SETBACK
STREET	20'
INTERIOR	17'

GRAPHIC SCALE

0 15' 30' 60' 90' 120'

1" = 30'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
631 Highland Court, Suite 100, Qunnebaug, NC 27401-2711
P.O. Box 11861 Greensboro, NC 27415-1861
Phone: 336-274-1477; Fax: 336-273-3718
Web: www.borumwade.com
N.C. License # C-0468

SEALS:

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

THE VILLAS AT SOUTH FORK

NEW MARKET BLVD.
WATAUGA COUNTY
BOONE, NORTH CAROLINA

OWNER/DEVELOPER:

WYNNEFIELD FORWARD LLC
5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
CONTACT: DAVIS RAY
336-625-7641

DRAWN BY:	
DATE:	10/10/2025
REVISIONS:	10-30-2025
	11-4-2025 – BLDG. REV.
	1/16/2026 – SITE REVISION
	3/05/2026 – CITY COMMENTS

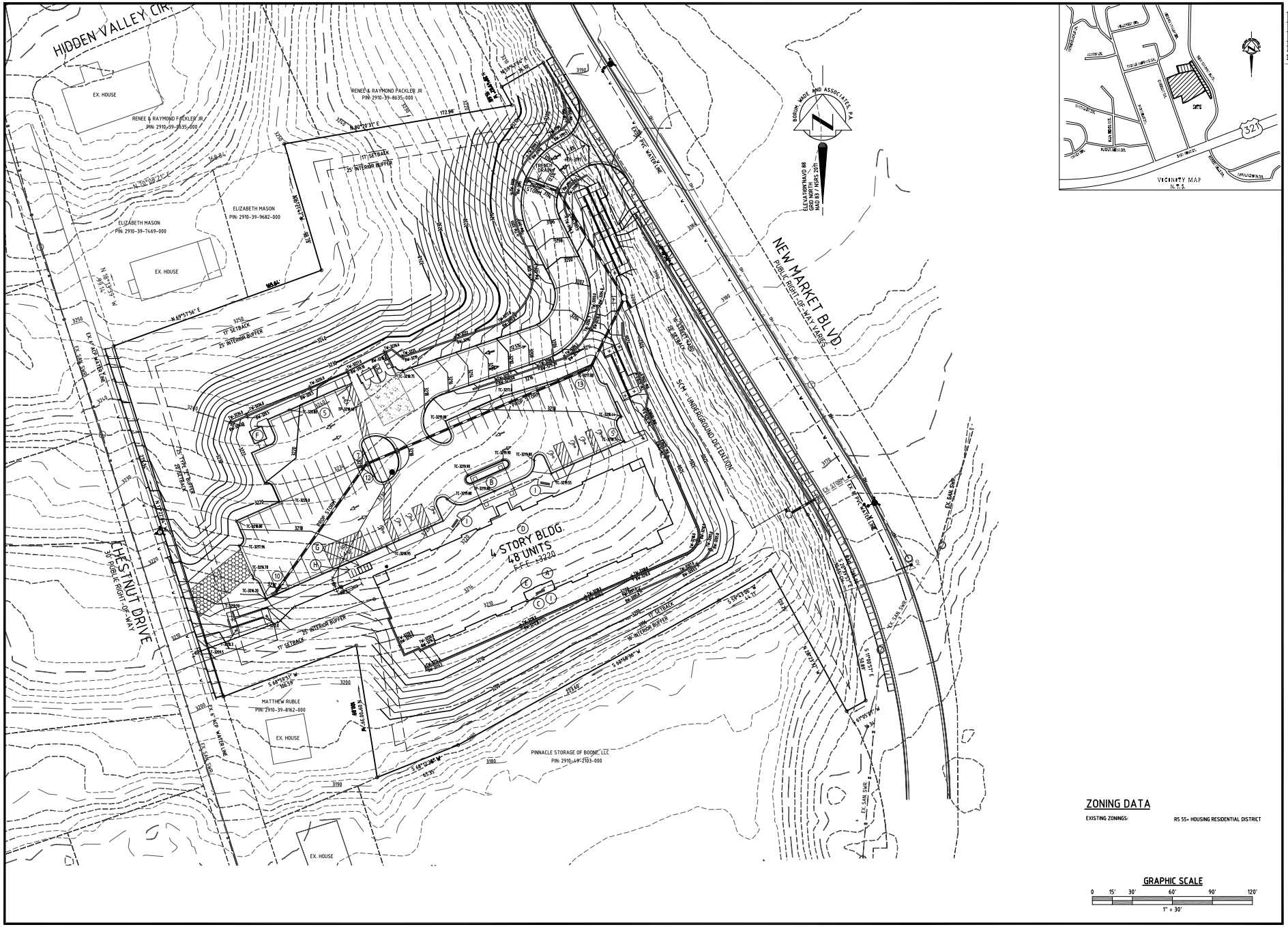
SHEET TITLE:

ZONING SITE PLAN

FILE NO: F:\WYNNEFIELD\BOONE-\SITEPLAN

DRAWING SCALE: 1"=30'

PLAN SHEET NO.



ZONING DATA

EXISTING ZONINGS: RS 55+ HOUSING RESIDENTIAL DISTRICT

GRAPHIC SCALE

0 15' 30' 60' 90' 120'

1" = 30'

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P.O. Box 11861, Greensboro, NC 27415-1861
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SEALS:

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BOONE, NORTH CAROLINA

OWNER/DEVELOPER:

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5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
CONTACT: DAVIS RAY
336-625-7641

DRAWN BY:

DATE: 2/9/2024

REVISIONS: 3/6/2024 - CITY COMMENTS
11/4/2025 - BLDG REVISIONS
1/16/2026 - SITE REVISION
3/05/2026 - CITY COMMENTS

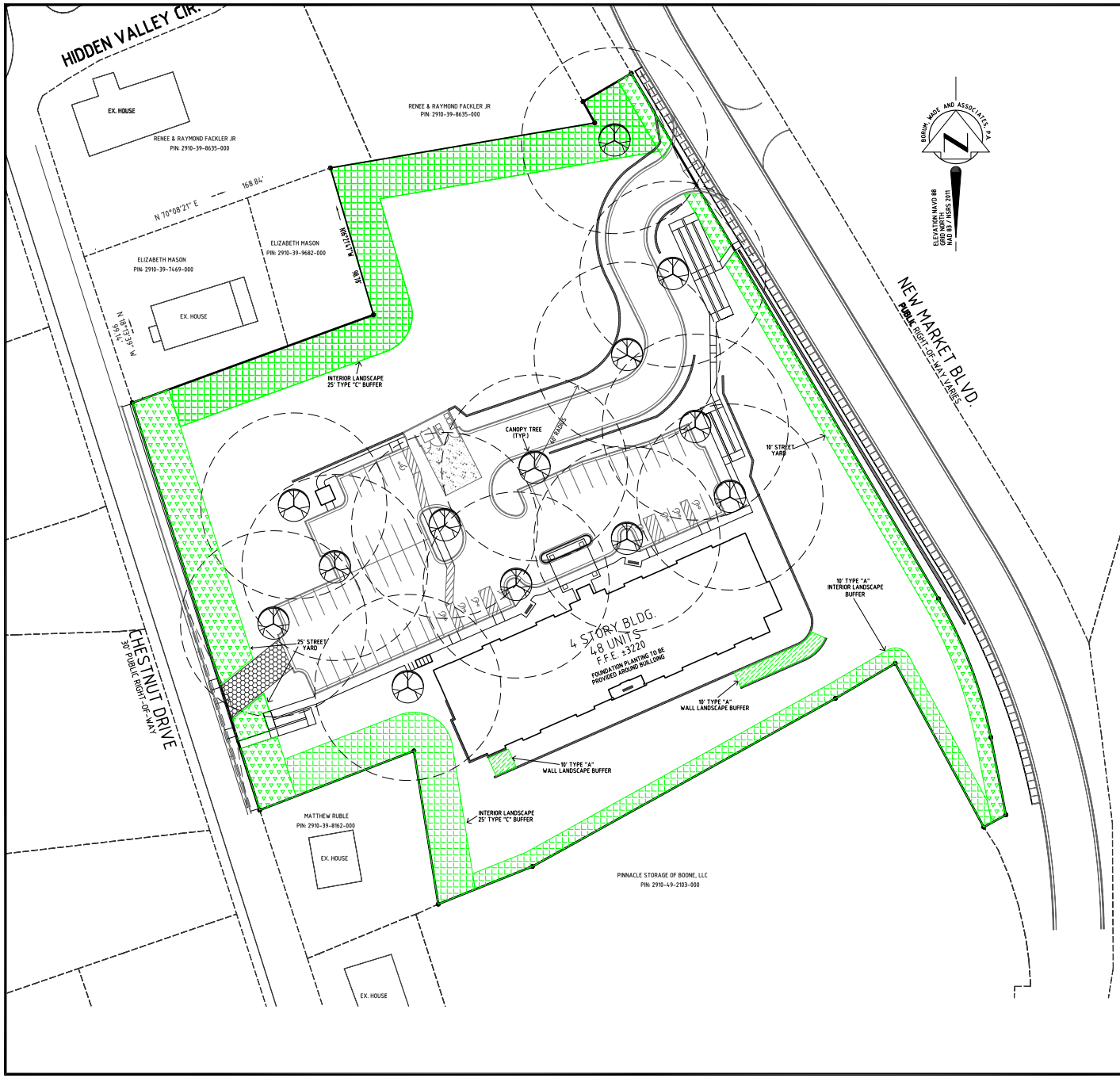
SHEET TITLE:

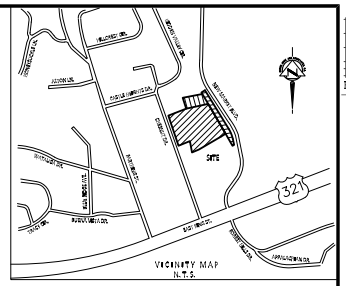
ZONING
GRADING
PLAN

FILE NO: F:\WYNNEFIELD\BOONE-\GRADING PLAN

DRAWING SCALE: 1"=30'

PLAN SHEET NO.





LANDSCAPE NOTE

1. FINAL LANDSCAPE TO SAVE EXISTING TREES IN BUFFERS AS GRADING ALLOWS.
2. PARKING AREAS SHALL BE SEPARATED FROM THE EXTERIOR WALL OF A STRUCTURE BY LANDSCAPED PLANTING AREAS AT LEAST FOUR FEET (4') WIDTH.

STREET YARD

PER 30' OF STREET FRONTAGE
1 LARGE TWO AND ONE HALF INCH MINIMUM CALIPER TREE

NEW MARKET BLVD. – 18 TREES (540')
CHESNUT DR. – 9 TREES (275')

PER 3' OF STREET FRONTAGE
1 – 18 INCH SHRUB

NEW MARKET BLVD. – 180 SHRUBS (540')
CHESNUT DR. – 92 SHRUBS (275')

INTERIOR LANDSCAPE BUFFER

TYPE A BUFFER (10')

PER 100 L.F.	IN TOTAL (428 L.F.)
15 EVERGREEN TREES	175 EVERGREEN TREES
15 SHRUBS	175 SHRUBS
5 LARGE DECIDUOUS TREES	58 LARGE DECIDUOUS TREES
5 SMALL DECIDUOUS TREES	58 SMALL DECIDUOUS TREES

TYPE C BUFFER (25')

PER 100 L.F.	IN TOTAL (738 L.F.)
15 EVERGREEN TREES	175 EVERGREEN TREES
15 SHRUBS	175 SHRUBS
5 LARGE DECIDUOUS TREES	58 LARGE DECIDUOUS TREES
5 SMALL DECIDUOUS TREES	58 SMALL DECIDUOUS TREES

WALL LANDSCAPE BUFFER

PER 100 L.F.	IN TOTAL (872 L.F.)
7 EVERGREEN TREES	61 EVERGREEN TREES
3 SMALL DECIDUOUS TREES	26 SMALL DECIDUOUS TREES

PARKING LANDSCAPE AREAS

REQ. LARGE DECIDUOUS TREES TO COVER ALL OF THE PARKING SURFACE WITH 60' RADIUS. 1 – 18" SHRUB PER 250 SF OF VEHICULARE SURFACE AREA — 13

LEGEND

INTERIOR BUFFER

WALL LANDSCAPE AREA

STREET YARD

TREE COVERAGE AREA

TREES FOR PARKING COVERAGE

GRAPHIC SCALE

0 15' 30' 60' 90' 120'

1" = 30'

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SEALS:

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DRAWN BY:	
DATE:	2/9/2024
REVISIONS:	3/6/2024 – CITY COMMENTS
	11/12/2025 – BLDG REVISION
	1/16/2026 – SITE REVISION

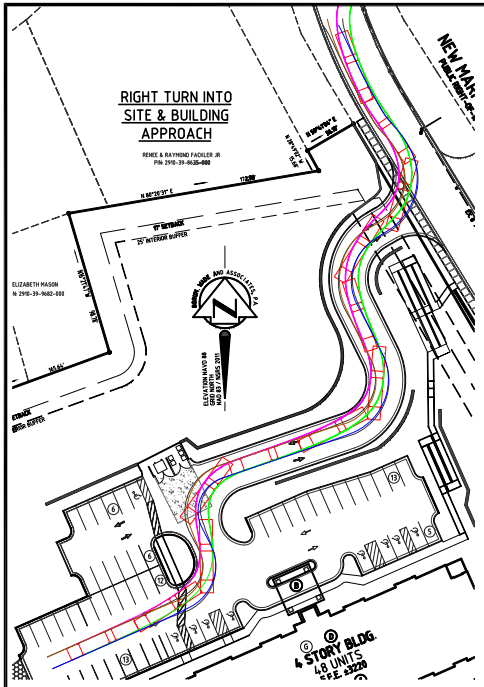
SHEET TITLE:

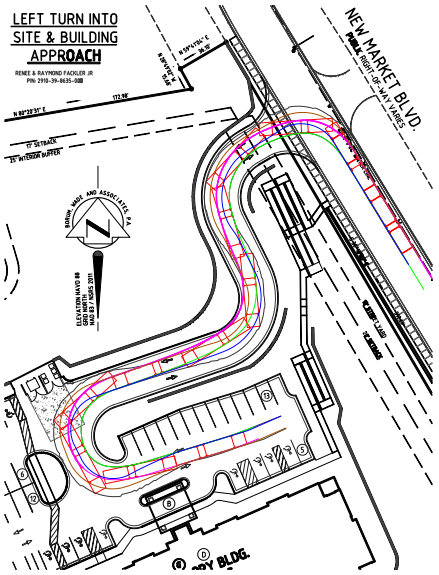
ZONING LANDSCAPE PLAN

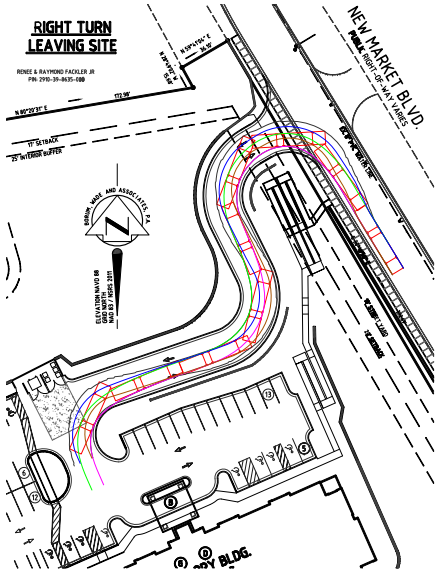
FILE NO: F:\WYNNEFIELD\BOONE-1\LANDSCAPE PLAN

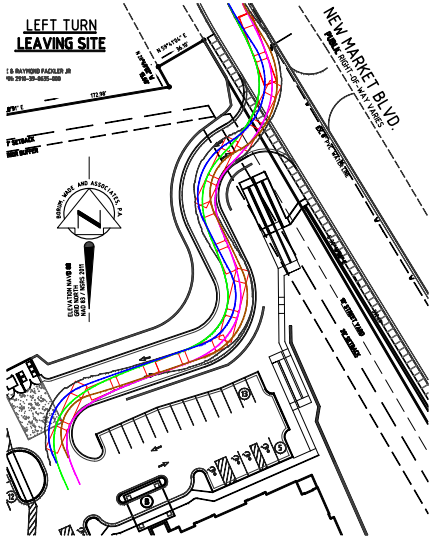
DRAWING SCALE: 1"=30'

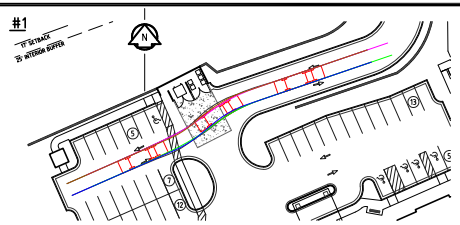
PLAN SHEET NO.

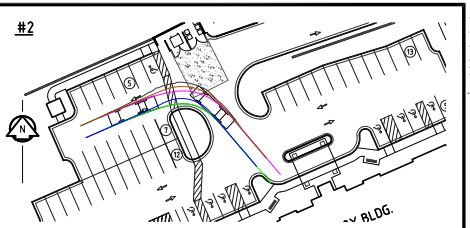


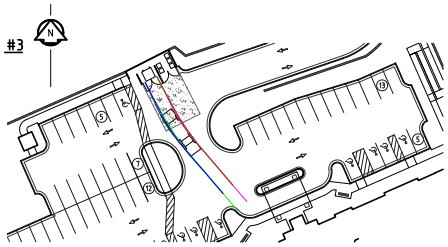


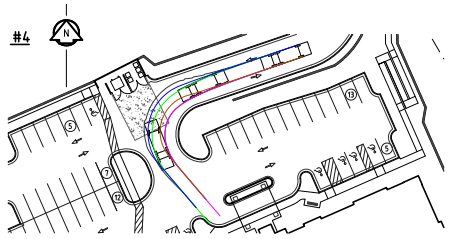


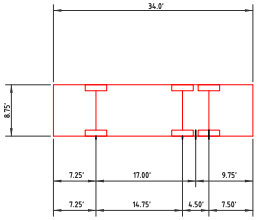












34 FT. LONG MCNEILUS GARBAGE TRUCK

BASED ON DIMENSIONS PROVIDED BY MCNEILUS.

WHEEL TRAVEL PATH LEGEND

FRONT LEFT WHEEL TRAVEL PATH:
FRONT RIGHT WHEEL TRAVEL PATH:
BACK LEFT WHEEL TRAVEL PATH:
BACK RIGHT WHEEL TRAVEL PATH:
LEFT & RIGHT OVERHANG:
VEHICLE:
50 FT. LONG SUTPHEN LADDER TRUCK

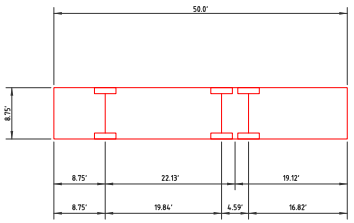
NOTE:

VEHICLE TURNING PATHS DETERMINED USING SOFTWARE INCLUDED WITHIN CARLSON CIVIL SUITE 2022 .

GRAPHIC SCALE

0 20' 40' 80' 120' 160'

1" = 40'



50 FT. LONG SUTPHEN LADDER TRUCK

BASED ON DIMENSIONS PROVIDED BY SUTPHEN.

WHEEL TRAVEL PATH LEGEND

FRONT LEFT WHEEL TRAVEL PATH:
FRONT RIGHT WHEEL TRAVEL PATH:
BACK LEFT WHEEL TRAVEL PATH:
BACK RIGHT WHEEL TRAVEL PATH:
LEFT & RIGHT OVERHANG:
VEHICLE:
50 FT. LONG SUTPHEN LADDER TRUCK

NOTE:

VEHICLE TURNING PATHS DETERMINED USING SOFTWARE INCLUDED WITHIN CARLSON CIVIL SUITE 2022 .

GRAPHIC SCALE

0 20' 40' 80' 120' 160'

1" = 40'

BWA Engineers Planners Surveyors
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611 Hayden Court, Suite 100, Summerfield, NC 27403-2711
PO Box 11883 Greensboro, NC 27420-1883
Phone: 336-275-0471 Fax: 336-275-3713
Web: www.borum-wade.com
N.C. License #: C-0468

SEALS:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

PROJECT:

THE VILLAS AT SOUTH FORK
NEW MARKET BLVD.
WATAUGA COUNTY
BOONE, NORTH CAROLINA

OWNER/DEVELOPER:

WYNNEFIELD FORWARD LLC
5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
CONTACT: DAVIS RAY
336-625-7641

DRAWN BY:

DATE: 3/6/2024

REVISIONS: 3/6/2024 - CITY COMMENTS
11/12/2025 - BLDG REVISION
3/05/2026 - CITY COMMENTS

SHEET TITLE:

VEHICLE PATH TRACKING
PLAN

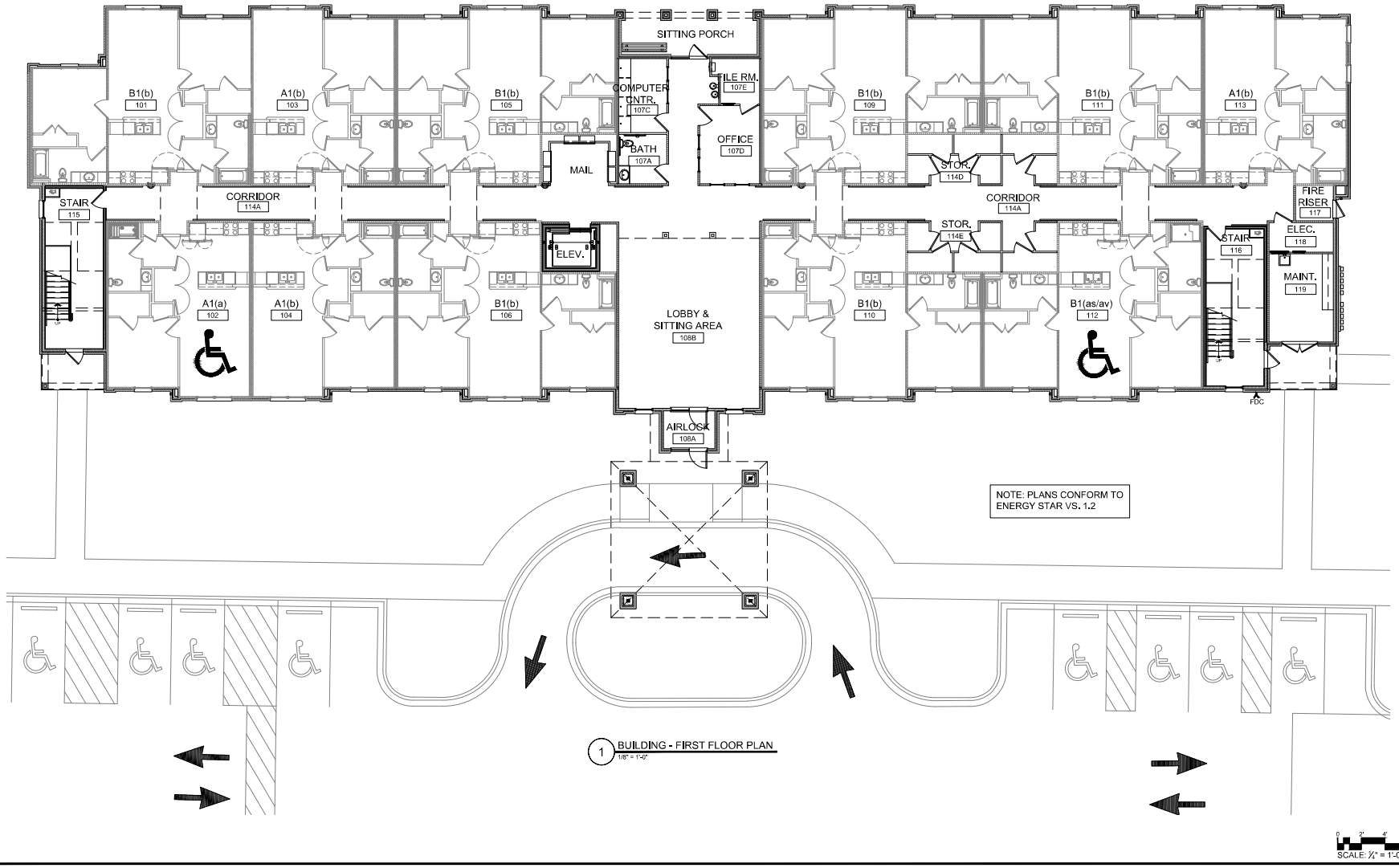
FILE NO: F:\WYNNEFIELD\BOONE-1\SITEPLAN

DRAWING SCALE: 1"=30'

PLAN SHEET NO.

UNIT SQUARE FOOTAGE

UNIT	TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL BUILDING UNITS	UNIT NET AREA	UNIT GROSS AREA	TOTAL BUILDING UNIT NET AREA	TOTAL BUILDING UNIT GROSS AREA
A1(b)	1 Bedroom 1 Bathroom ANSI Type "B" Adaptable	3	4	3	4	14	674	707	9,436	9,898
A2(b)	1 Bedroom 1 Bathroom ANSI Type "B" Adaptable	0	0	1	1	2	672	713	1,344	1,426
A3(b)	1 Bedroom 1 Bathroom ANSI Type "B" Adaptable	0	0	1	1	2	672	713	1,344	1,426
A1(a)	1 Bedroom 1 Bathroom ANSI Type "A" Accessible	1	0	0	0	1	674	707	674	707
A1(as/av)	2 Bedroom 2 Bathroom ANSI Type "A" w/ Shower & AV Features Accessible	0	0	1	0	1	674	707	674	707
B1(b)	2 Bedroom 2 Bathroom ANSI Type "B" Adaptable	6	6	6	6	24	921	961	22,104	23,064
B1(a)	2 Bedroom 2 Bathroom ANSI Type "A" Accessible	0	0	1	1	2	921	961	1,842	1,922
B1(as/av)	2 Bedroom 2 Bathroom ANSI Type "A" w/ Shower & AV Features Accessible	1	1	0	0	2	921	961	1,842	1,922
B2(b)	2 Bedroom 2 Bathroom ANSI Type "B" Adaptable	0	0	0	0	0	925	965	0	0
	TOTALS:	11	11	13	13	48			39,260	41,072



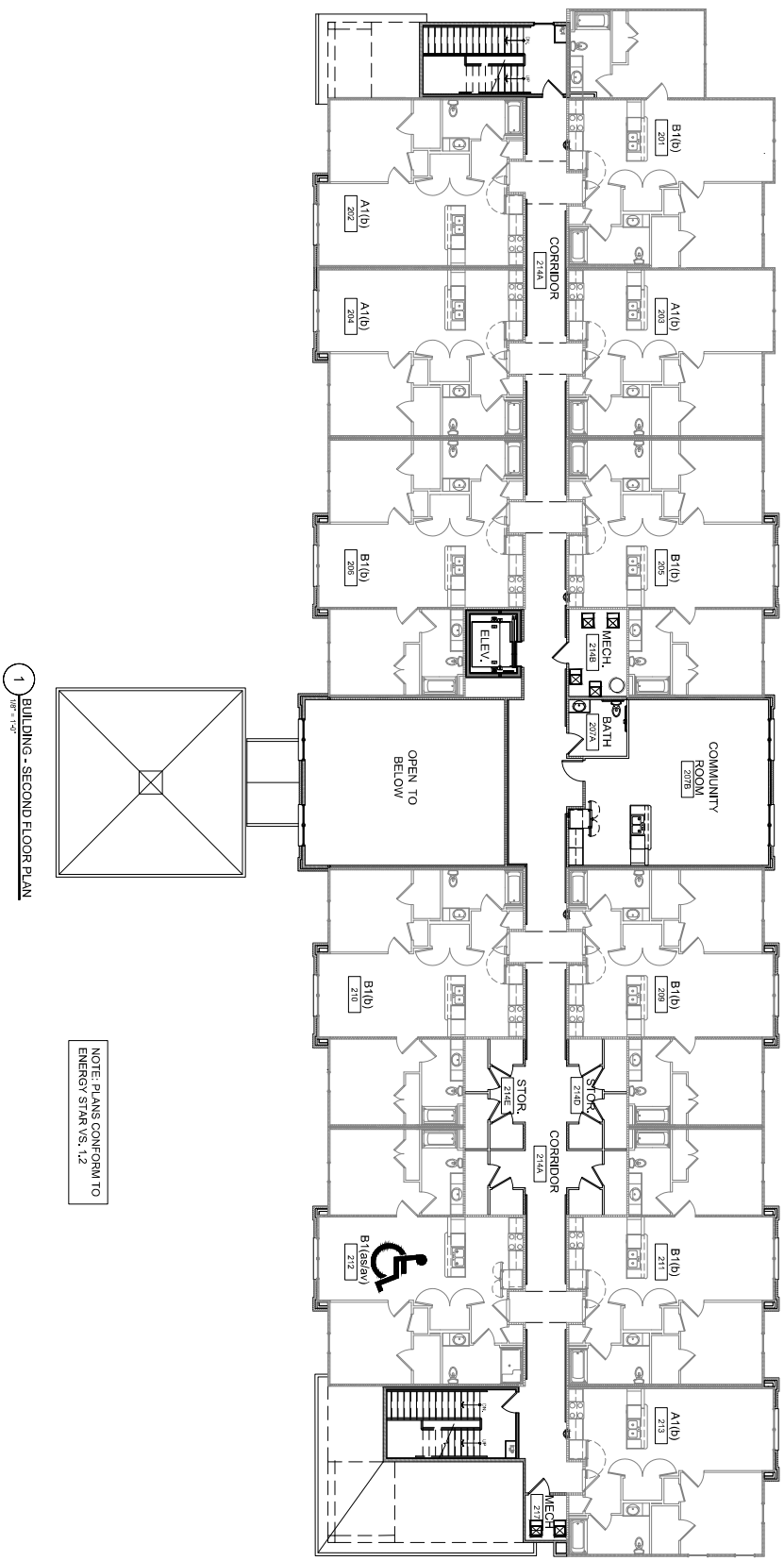
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
VILLAS AT SOUTH FORK
BOONE, NC

PROJECT NUMBER 2025-007
ISSUE DATE 1-8-2026
DRAWN BY LIL/PW
CHECKED BY MRL

BUILDING FIRST FLOOR PLAN

A1.1

NOT RELEASED FOR CONSTRUCTION



1 BUILDING - SECOND FLOOR PLAN
1/8" = 1'-0"

NOTE: PLANS CONFORM TO ENERGY STAR V3. 1.2

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

A1.2

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK

BOONE, NC

BUILDING SECOND FLOOR PLAN

PROJECT NUMBER	2025-007
DATE ISSUED	1-8-2026
DRAWN BY	LI
CHECKED BY	MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

A1.3

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK

BOONE, NC

BUILDING THIRD & FOURTH FLOOR PLAN

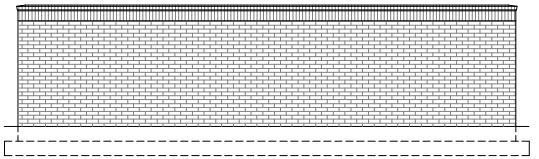
PROJECT NUMBER 2025-007
ISSUE DATE 1-8-2026
DRAWN BY L
CHECKED BY MRL

SHEET NUMBER

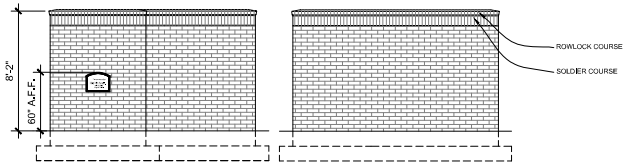
NOTE: PLANS CONFORM TO ENERGY STAR VS. 1.2

1 BUILDING - THIRD FLOOR PLAN
1/8" = 1'-0"

2 BUILDING - FOURTH FLOOR PLAN
1/8" = 1'-0"

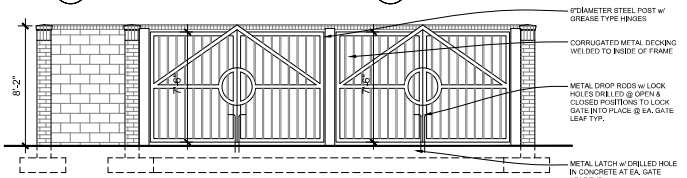


4 DUMPSTER- REAR ELEVATION
1/4" = 1'-0"

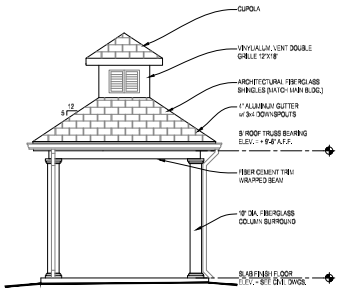


3b DUMPSTER- SIDE ELEVATION
1/4" = 1'-0"

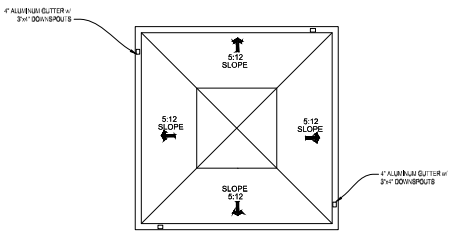
3a DUMPSTER- SIDE ELEVATION
1/4" = 1'-0"



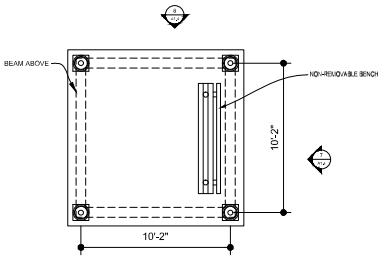
2 DUMPSTER- FRONT ELEVATION
1/4" = 1'-0"



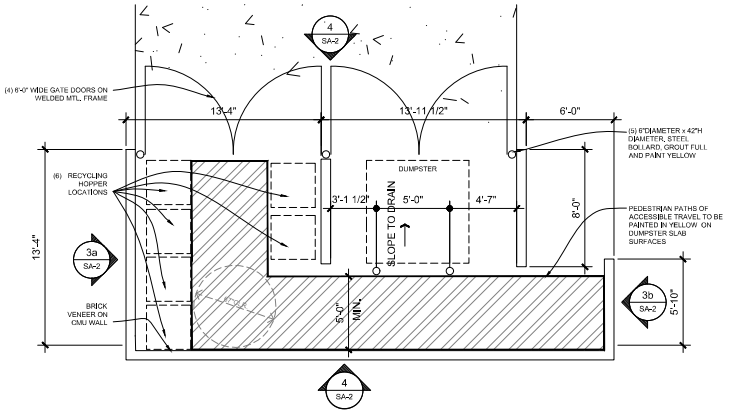
7 GAZEBO ELEVATION
1/4" = 1'-0" OPP. SIDE SIMILAR



6 GAZEBO ROOF VIEW PLAN
1/4" = 1'-0"



5 GAZEBO FLOOR PLAN
1/4" = 1'-0"



1 ENLARGED DUMPSTER PLAN
1/4" = 1'-0"

SCALE: ¼" = 1'-0"

PROJECT NUMBER	2025-007
ISSUE DATE	12-2-2024
DRAWN BY	Low
CHECKED BY	MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

ACCESSORY BLDGS & INTERIOR ROOM SIGNAGE

A1.4

EXTERIOR MATERIALS

- BRICK VENEER
- CFB LAP SIDING - 7" REVEAL - COLOR 1
- CFB LAP SIDING - 5" REVEAL - COLOR 1
- CFB SHAKE SIDING
- ARCHITECTURAL ASPHALT SHINGLES



5 BUILDING - REAR ELEVATION
3/32" = 1'-0"



4 BUILDING - LEFT SIDE ELEVATION (FROM PARKING LOT)
3/32" = 1'-0"



3 BUILDING - RIGHT SIDE ELEVATION (FROM PARKING LOT)
3/32" = 1'-0"



2 FRONT ELEVATION - PORTE COCHERE
3/32" = 1'-0"

1 BUILDING - FRONT PARKING LOT ENTRY ELEVATION
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

STREET DIRECTION LOOK

PROJECT NUMBER: 2025-007
DATE ISSUED: 1-8-2026
DRAWN BY: LJ
CHECKED BY: MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

BUILDING ELEVATIONS

A3.1

NOT RELEASED FOR CONSTRUCTION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER 2025-007
DATE ISSUED 1-8-2026
DRAWN BY LI
CHECKED BY MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER
2025-007
DATE ISSUED
1-8-2026
DRAWN BY
LI
CHECKED BY
MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER	2025-007
DATE ISSUED	1-8-2026
DRAWN BY	LI
CHECKED BY	MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER	2025-007
DATE ISSUED	1-8-2026
DRAWN BY	LI
CHECKED BY	MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION

SITE LIGHTING NOTES

LIGHT POLES SHALL BE DIRECTED AND PROVIDED CUT-OFF AS INDICATED TO AVOID ENCROACHMENT ON ADJACENT PROPERTY, BUT OVERLAP TO ASSURE INDICATED FOOT CANDLES.

LOCATIONS SHOWN ARE APPROXIMATE, ADJUST AT SITE TO AVOID OTHER UTILITY OR STRUCTURE CONFLICTS.

CIRCUITING SHALL BE DIRECT BURY AND SERVED FROM HOUSE PANEL OR METERED TRANSFORMER AS INDICATED.

ALL FIXTURES SHALL HAVE PHOTOCELL CONTROL.

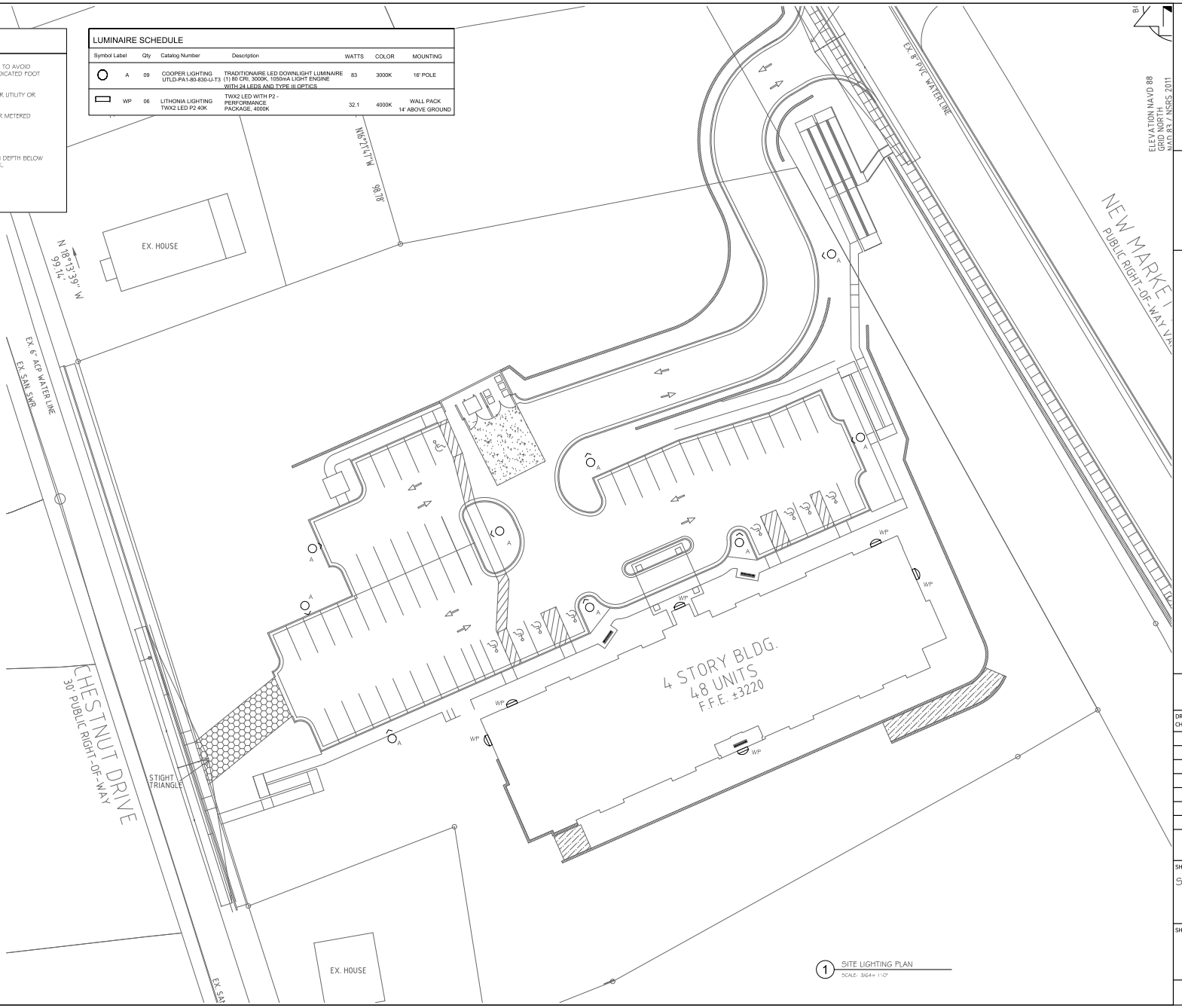
INSTALLATION SHALL COMPLY WITH LOCAL JURISDICTIONAL DIRECTIVES. CIRCUITS BELOW PARKING OR TRAFFIC SURFACE SHALL BE 24" MINIMUM DEPTH BELOW SURFACE TREATMENT REQUIREMENTS IN OTHER DIVISIONS OF THE WORK.

POLES SHALL BE BLACK ROUND FIBERGLASS DIRECT BURIAL.

PROVIDE PROTECTIVE BARRIER TO POLES IN PARKING AREA.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	WATTS	COLOR	MOUNTING
○	A	09	COOPER LIGHTING UTLD-PA1-80-830-U-T3	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 80 CRI, 3000K, 1050mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	83	3000K	16' POLE
▭	WP	06	LITHONIA LIGHTING TWX2 LED P2 40K	TWX2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K	32.1	4000K	WALL PACK 14' ABOVE GROUND



1 SITE LIGHTING PLAN
SCALE: 3/64" = 1'-0"

PROFICIENT ENGINEERING
3700 Hickorns Bridge Road
Norcross, Georgia 30071
404.200.9760
PROJECT # 120555

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049911 BRIAN M. ARMENTA

VILLAS AT SOUTH FORK
BOONE, NC

FOR BID/PERMIT

DRAWN BY: EK / GS / JD
CHECKED BY: PK / BA / PK

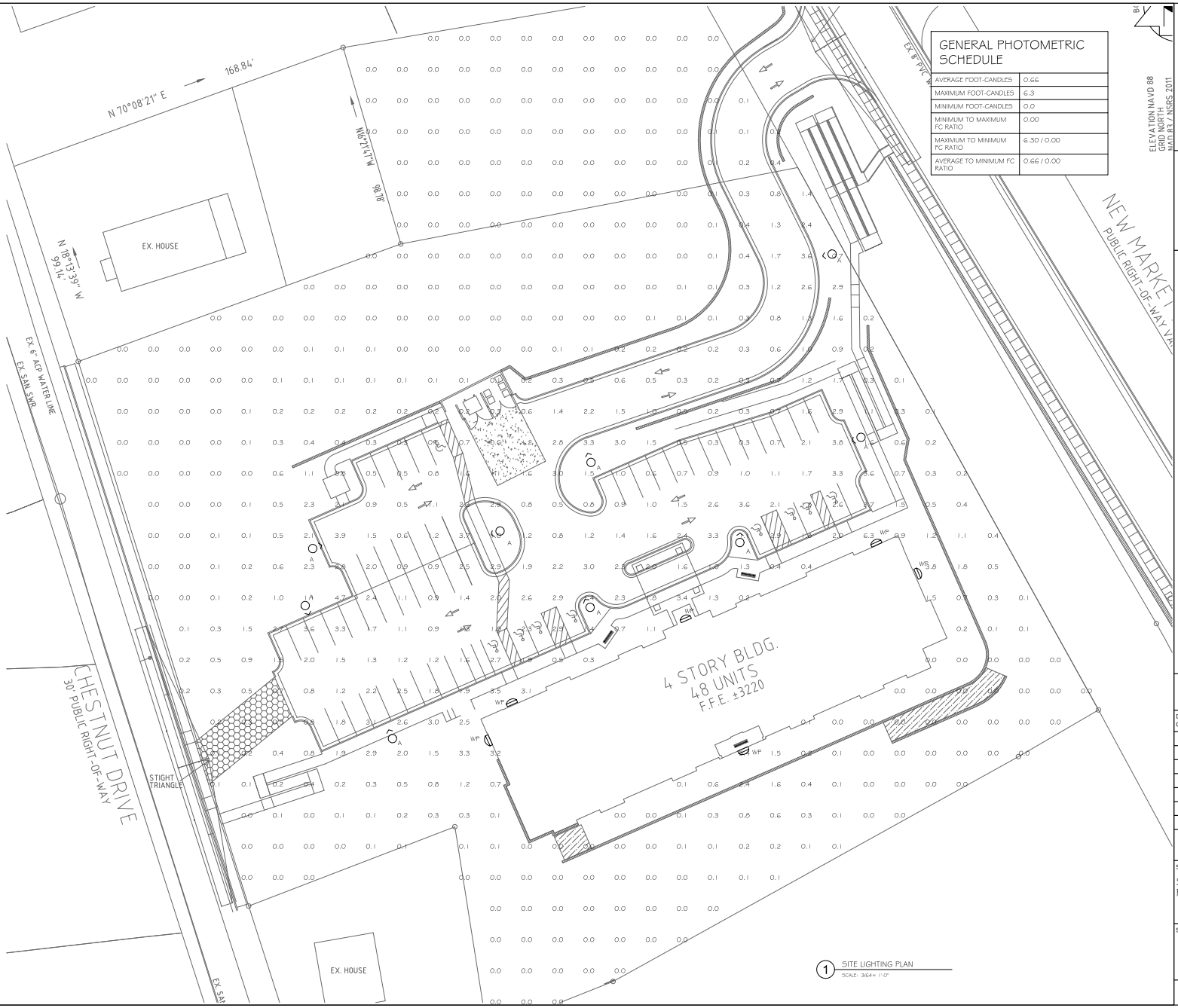
ISSUE / REVISIONS:

DATE	DESCRIPTION
	1
	2
	3
	4
	5

SHEET NAME:
SITE LIGHTING PLAN

SHEET NUMBER:
SL-1

01.27.2026



1 SITE LIGHTING PLAN
SCALE: 3/64" = 1'-0"

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.66
MAXIMUM FOOT-CANDLES	6.3
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	6.30 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.66 / 0.00

ELEVATION NAVD 88
GRID NORTH
NAD 83 / NSRS 2011

PROFICIENT ENGINEERING
3700 Holcomb Bridge Road
Norcross, Georgia 30071
404.220.0760
PROJECT # 126035

NORTH CAROLINA
BRIAN M. ARMENTA

VILLAS AT SOUTH FORK
BOONE, NC

FOR BID/PERMIT

DRAWN BY: EK / GS / JD
CHECKED BY: PK / BA / PK

ISSUE / REVISIONS:

DATE	DESCRIPTION
	1
	2
	3
	4
	5

SHEET NAME:
SITE PHOTOMETRICS

SHEET NUMBER:
SL-2

01.27.2026

WETHERILL ENGINEERING
WE Design Your Tomorrow . . .

Transportation
Planning
Bridge/Structural
Civil/Site
Construction Observation
Surveying

Offices in
Raleigh & Charlotte

MEMORANDUM

TO: Davis Ray

FROM: Larry Green, PE, PTOE

DATE: February 12, 2026

SUBJECT: Wynnefield Forward LLC, Town of Boone – Traffic & Site Access Assessment

The Wynnefield Forward LLC development is proposed from one full movement site access driveway on New Market Boulevard (across from an existing Ford Dealership) in the Town of Bone. A total of 48 Senior Apartment Units is proposed for the site. Based upon the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 12th Edition (Land Use Code 252), a total of 156 Daily Trips, 9 AM Peak Hour Trips, and 12 PM Peak Hour Trips will be generated by the site.

The purpose of this memorandum is to respond to requirements contained in the Town of Boone Unified Development Ordinance (UDO) Subsection 4.04.02 with regards to traffic and site access design assessments. Shown below are issues and responses:

1. A Traffic Impact Analysis (TIA) may be required if the development proposes an access to the public road system within 100' of the STOP bar of any traffic control signal; or

   Response: Access is located more than 100 feet from the STOP bar at any traffic signal.

2. A TIA may be required if the development proposes access to the public road system within 200' of the STOP bar of any traffic control signal and based upon Institute of Transportation Engineers (ITE) trip generation rates is projected to generate eighty (80) or more exiting trips during any one (1) hour period of any day; or

   Response: Access is located more than 200 feet from STOP bar at any traffic signal and the site will not generate 80 or more trips during any one (1) hour period of the day.

3. A TIA may be required if the development proposes to have access to any public road at a location where sight distance in any direction along the road is less than 500'; or

   Response: Wetherill Engineering conducted a sight distance field measurement at the proposed site access point on New Market Boulevard. The results of the sight distance measurement revealed that 530 feet of sight distance is available looking to the right along

New Market Boulevard (looking south on New Market Boulevard); and that 430 feet of sight distance is available looking to the left along New Market Boulevard (looking north on New Market Boulevard). The posted speed limit on New Market Boulevard at the site access driveway is 25 MPH. Based upon AASHTO's A Policy on Geometric Design of Highways and Streets criteria, a total of 280 feet of sight distance is required to safely turn from a STOP controlled intersection. As noted from the field measurements, available sight distances from the proposed driveway location far exceed the required AASHTO criteria.

4. A TIA may be required if the development proposes access onto a public road that does not have a paved width of at least eighteen feet (18'); or

   Response: The approximate width of New Market Boulevard at the site access driveway is 33 feet.

5. A TIA may be required if the development proposes access to a public road that currently operates at a level of service of D or less and based upon ITE trip generation rates is projected to generate 1,500 weekday trips.

   Response: As noted above, the proposed site will generate 156 weekday trips, and therefore, the level of service criteria is not applicable.

Conclusion

Based upon the trip generation and site access design elements of the proposed 48 Senior Apartment Units on New Market Boulevard in the Town of Boone, a formal TIA should not be required based upon subsection 4.04.02 of the Town of Boone Unified Development Ordinance.

WYNNEFIELD | FORWARD

Via Email Delivery

Town of Boone Planning & Inspections Department
680 W. King Street, Ste C
Boone, North Carolina 28607

RE: The Villas at South Fork - Parking Space Requirements

To whom it may concern:

Wynnefield Forward, LLC, respectfully requests that the Town of Boone adjust the minimum parking requirements for its proposed Villas at South Fork apartment development (the "Project"), for the following reasons:

- Under Table 24.01 of the Town of Boone Unified Development Ordinance (the "Ordinance"), the Project – a proposed 48-unit senior housing complex – would be required to have at least 72 parking spaces to meet the minimum parking requirement. Under Section 24.01.09(A)(1) of the Ordinance, developments designated for the elderly may have the minimum parking adjusted upon reliable and persuasive evidence demonstrating that the requirement would result in excess and unnecessary parking. Pursuant to this section, we are requesting that the parking requirement for the Project be reduced to 55 parking spaces.

- Wynnefield and its affiliates have developed and/or managed over 15 senior apartment communities throughout North Carolina over the past several decades. In our experience, available parking of one space per unit has proven to be more than adequate to meet the needs of our senior residents.

- The project was awarded a 2025 tax credit allocation from The North Carolina Housing Finance Agency ("NCHFA") which helps assist with the financing of the Project. Pursuant to this application, the Project will be income- and rent-restricted to remain affordable to low- and moderate-income seniors. NCHFA's own parking requirements, as set forth in Section V(F)(2) of Appendix B of the 2025 Qualified Allocation Plan, require only a minimum of one parking space per unit. Therefore, in NCHFA's determination, 55 spaces would be more than sufficient to meet the parking needs of the Project's residents.

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134

WYNNEFIELD | FORWARD

- If the Project is required to have 72 parking spaces, we will need to increase the size of the stormwater BMP (as a result of the increased impervious surface area), as well as add additional retaining walls that were not contemplated in the initial site plan. This will greatly increase the costs associated with construction of the Project. As with all projects that apply for tax credits, our Project is underwritten to an extremely tight construction budget. To be financially feasible, and to be competitive for an award of tax credits in the first place, we need to keep per-unit construction costs down wherever possible. The sizing of the BMP and additional walls could escalate costs to the point where ethe Project is no longer viable as an affordable housing property.

For the foregoing reasons, allowing us a discretionary reduction in required parking spaces will facilitate the development of 48 new affordable housing units for the elderly population of Boone. We sincerely appreciate your consideration of this request.

Very truly yours,

Wynnefield Forward, LLC



C. Craig Stone

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134

WYNNEFIELD | FORWARD

Via Email Delivery

Town of Boone Planning & Inspections Department
680 W. King Street, Ste C
Boone, North Carolina 28607

RE: The Villas at South Fork – Negative Impacts

To whom it may concern:

Wynnefield Forward, LLC, would like to address some items that have been brought up during the review process and elaborate on those, along with our submittal and detailed in the other submittal documents:

1. Construction Access - It would be our desire and hope to only have one point of access to the site during construction for multiple reasons. We would propose that access being in the vicinity of the permanent driveway location off New Market. This would allow traffic one way in and one way out while also reducing the amount of unnecessary traffic through a residential neighborhood off Chestnut Drive. Based on our assessment, this would also be a more feasible route for anyone traveling to/from the site due to New Market being accessible from both King Street and Jefferson Road.

2. Noise Impacts - The noise impacts of the development of our proposed community will be limited to the construction phase. Any noise generated by the construction of our project including clearing, grading, deliveries, construction of structures, etc. will be limited to the standard business hours of other nearby businesses. That said, we do not foresee any circumstances that would force the project do operate which would cause a disruption to the neighborhood and/or neighboring properties. At the time of stabilization and the property is occupied with tenants, there will be no unusually disturbing noises produced by the day-to-day operations of the community, except for landscaping, dumpster services, etc.

3. Lighting Impacts - During the permitting process we will submit a lighting plan and have a professional design the lighting plan based on the fixtures at the property. We aim to maintain a level of site lighting that is an added security feature to the residents, employees and any visitor; while also being cognizant of light pollution.

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134

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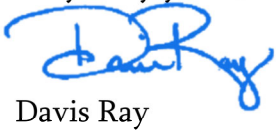
4. Any other Negative - in addition to the information submitted in the resubmittal, our design has been thoroughly evaluated to reduce any potential negative impact including but not limited to visual, traffic and health. In working with Wetherill Engineering, we have identified and addressed the comments raised by staff during the initial review process in the attached letter. Visually, our architect (Martin Riley & Associates) has included multiple detailed renderings from all aspects of the property, including a vantage point from Chestnut Drive. This updated rendered elevation provides visual representation of what impact the project would have, as proposed. Additionally, our group has committed to preserving as much of the existing mature vegetation as possible during the development process, while also supplementing additional vegetation to meet and/or exceed requirements, per the UDO. The materials used on the building will be harmonious with surrounding uses and be an attractive addition to a growing part of the community. Our site engineers have also reviewed access to and from the site and we have made sure to allow ample space to construct necessary sidewalks to New Market, albeit a steep hill with multiple switchbacks.

5. Parking - Due to the landscaping and other requirements we are at 55 spaces. We are requesting an update to the waiver we submitted to be reduced to 55 spaces. If additional information/data is needed beyond what we have submitted, please advise with detail what would be necessary to further evaluate. Our financing partner, the North Carolina Housing Finance Agency (NCHFA) requires one parking space per unit on a project as designed, we are exceeding that requirement. As mentioned previously, our experience in managing over 100 communities throughout the state of North Carolina, no single community is capped out with a lack of parking spaces nor, do they come close to 85% of the parking being occupied, overall.

Thank you for your consideration and taking the time to review this request. We look forward to your feedback soon.

Very truly yours,



Davis Ray
Wynnefield Forward, LLC

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134

WYNNEFIELD | FORWARD

January 22, 2026

THIS LETTER IS NOT A CHANGE IN THE MEETING JUST A CORRECTION IN THE MEETING DAY

Re: Property located at New Market Blvd. & Chestnut Drive

Dear Neighbor:

Wynnefield Forward, LLC is a local real estate development firm dedicated to developing and managing quality housing throughout the state of North Carolina. Realizing there is a strong need in the Boone area for this type housing, our group has started the development and pre-construction process to develop a 3.64 +/- acre site located between New Market Blvd and Chestnut Drive, Boone, NC (map attached). Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 48-unit senior community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years' experience will provide assurance of a well-maintained community.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. Please accept our apologies for the typo in our original letter related to the day/date of the meeting. We will hold a Neighborhood Meeting ***Tuesday, February 3, 2026*** **at 5:30pm** located at Boone Council Chambers (1500 Blowing Rock Road, Boone, NC 28607). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter. We look forward to your feedback.

Sincerely,

Davis Ray

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134
davis@wynnefieldforward.com


JEFFERSON RD
NEW MARKET CENTRE
SITE
MAPLE DR
CASTLE HEIGHTS
EASTMINSTER

Citizens Information Meeting Report

Chestnut Drive and New Market

Submitted by: Wynnefield Forward, LLC

Boone, NC
Wynnefield Forward, LLC
3.79 +/- acres located off New Market Blvd and Chestnut Drive

Report
Citizen Information Meeting
Held February 3, 2026

The meeting was held at the Town Council Chambers (1500 Blowing Rock Rd, Boone, NC 28607) in Boone, NC, which is in close proximity to the site. The meeting consisted of neighbors living within close proximity to the proposed site, as well as Davis Ray and Craig Stone of Wynnefield Forward, LLC. Those in attendance are detailed on the sign in sheet provided at the meeting (ATTACHMENT 1).

A notification letter dated and mailed on January 6, 2026, was sent to 34 parties as approved by the Boone Planning Department. There was an error with the day/date in the initial letter that was brought to our attention and subsequently reported to the Town Planning team. At that time, it was advised we provide an updated letter clarifying the error which is included.. The notification letter is attached as Attachment 2. The list of parties/addresses to which it was mailed is labeled as Attachment 3

Wynnefield Forward, LLC displayed multiple easels which included a preliminary site plan layout and multiple building elevations of the proposed community detailing the building from multiple viewpoints and angles. All presentation easels were 24” X 36”. All presentation pieces are provided as Attachment 4.

Craig Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees of the purpose of the meeting and welcomed all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background on Wynnefield Forward, LLC and the company’s history in development, construction, and property management.

After discussing the proposed use and the company’s plans for development on the site, Mr. Stone reinforced the fact that all the plans currently in place were preliminary and no development would proceed without approval through all of the appropriate channels with the Town of Boone.

The meeting was then opened up to the citizens and attendees for questions/comments:

- **Do you have a NCDOT permit?** *At this time we have not yet been granted a DOT permit, no. That will be part of the permitting process with the town and the state.*
- **Will the unites be above the storage facility?** *Some of the units will be at a higher elevation than the storage units, yes. That is also because of the elevation change between the storage facility and our building.*
- **What has changed about the unit layouts?** *The unit layouts are still the same*
- **What changed about the building?** *Our last rezoning request included a 60 unit building that was a 3-4 story split building. This request is a more compact site with less units (48 units) in a 4-story building*
- **Can you show us where the storage facility would be?** *The elevations of the building were used to show the direction of the storage facility*
- **additional questions were asked about the general orientation of the site and building with respect to the presented building elevations.**
- **How wide are the interior corridor hallways?** *The interior hallways and building design will be ADA accessible and meet/exceed the requirements of the local/state permitting offices/code*
- **How steep are the sidewalks?** *There are multiple grades on the sidewalks throughout the property but as shown, all are accessible*
- **Will you plan trees throughout the property where you tear down?** *We know we can replace fully mature trees on a property that are decades old. We will work with the Town to determine what is best practice for plantings throughout the property as well as buffer areas.*
- **Will the parking lot be lit?** *Yes, there will be lighting in the parking lot for safety purposes*
- **Why the entrance from Chestnut?** *The Chestnut entrance is emergency only*
- **Why the rezoning?** *Due to the plan change it was determined we had enough variance to call for a need to rezone based on the amended site plan changes*
- **We don't dislike the property but don't agree with it being in our neighborhood.** *We understand that fully and hope to develop a property that will be a good fit and strive to build on our 53 years in business to continue being a good neighbor and asset to the community*
- **This is not in harmony with the neighborhood, why don't you build duplexes or quadplexes?** *We are multifamily developers and don't specialize in anything other than multifamily as proposed*
- **What is affordable housing?** *The proposed project is designed and has been funded using the Low Income Housing Tax Credit (LIHTC) which provides housing to those earning between 30-60% of the Area Median Income (AMI). This project is proposing to rent between $420-$1120 per month, in rent.*
- **How are you regulated?** *The LIHTC program requires that we record a Land Use Restriction Agreement (LURA) which will restrict the property to those AMI rent limits for no less than 15 years with a 15 year extended use period, totaling 30 years.*
- **If this goes through how can you protect the neighborhood? This will be an eyesore.** *IN our experience working with multiple municipalities over the years providing multiple developments, our properties have been well received and are an asset to a given community. We have our own construction company, development company and property management company meaning that we are the property's primary contact and personally guarantee these*

projects. We have over 100 communities similar to this throughout the state that we have successfully developed built and managed throughout our 53 year history.

- **The vegetation you replaced after illegally accessing the property has died and was inadequate as a replacement.** *Our team does apologize for the fault of accessing the property and disturbing the area like we did. We met with the Town after the event and presented a plan that was ultimately accepted. As a permanent fix, we will address any buffering and streetyard plantings to meet and/or exceed the town's requirements.*
- **Are your rents subsidized?** *The rental amounts we advertise are the full rental amounts. We do not accept any on-going subsidies from the government.*
- **Why didn't you hold any meetings before now?** *We are following the requirements and recommendations of town staff. We are available now and during the public meetings for any feedback and questions that may be raised.*
- **Will you have a 'tree save area'?** *We will work with town staff throughout the process on that item and will save as much of the existing vegetation as possible*
- **What happens if this doesn't go through?** *We will reevaluate and determine what we do as a next step.*
- **How are you handling the water runoff?** *We are proposing an underground storage tank to handle all of the water runoff for this project.*
- **We do not want this and if you build this we will move. This is going to devalue our property.** *In our experience we have found that the improvements to the land actually have the adverse impact and improve the value of neighboring properties. We continue to pursue new developments throughout the state and want to continue for another 53 years.*
- **We do not want the sidewalk on Chestnut.** *We understand that as well and are showing the sidewalk due to Town requirements.*
- **Can we have access to the plans you plan to submit?** *Absolutely, please take a card and email or call one of us to have the plans emailed to you.*

<u>Robert and Linda Carlough (111 Maple Drive)</u>

Mrs. Carlough reached out to Davis Ray via a phone call and the two spoke on Monday (2.2.2026) about her opposition to the proposed development. Mr. Ray spoke to her about the need for a rezoning and what was to be expected. She explained that there was 'too much rezoning taking place with the storage facility, Sheetz and now the housing'. Mr. Ray explained that there was a lot of new activity in the area and understood her concerns but this was a growing area and the need for affordable housing was growing just as fast. Her concern was also related to the traffic concerns of the area. Mr. Ray explained that there would be multiple approval processes and traffic would be one of those. She was satisfied with the conversation and also requested a copy of the plans be emailed to her for review.

In summary the key points were traffic, open space, buffers/landscaping and the harmony of the neighborhood.

Submitted by : Wynnefield Forward, LLC

ATTACHMENT 1

VILLAS AT SOUTH FORK | REZONING
Neighborhood Meeting - Sign In Sheet
CHESTNUT DRIVE AND NEW MARKET

Name	Address
Nancy Williams	234 Farthing St. Boone
Richard + Virginia Williams	231 Chestnut Dr Boone
Joanne Puliatti	275 Chestnut Dr Boone
Chris & Peggy Laine	136 Castle Hghts. (1649 Tom Jackson Rd., Boone)
Crystal Cheek	211 Chestnut DR
Carolyn Ward	253 Chestnut Dr.
~~Peggy + Chris Laine~~	
Andrew + Lynne Mason	692 Market Hills Drive -
Liz MASON	~~B~~ 280 Chestnut DR / Mailing: 1399 Niley Cook RD. Blowing Rock NC 28605

WYNNEFIELD | FORWARD

Jannuary 6, 2026

Re: Property located at New Market Blvd. & Chestnut Drive

Dear Neighbor:

Wynnefield Forward, LLC is a local real estate development firm dedicated to developing and managing quality housing throughout the state of North Carolina. Realizing there is a strong need in the Boone area for this type housing, our group has started the development and pre-construction process to develop a 3.64 +/- acre site located between New Market Blvd and Chestnut Drive, Boone, NC (map attached). Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 48-unit senior community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years' experience will provide assurance of a well-maintained community.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Neighborhood Meeting Wednesday, February 3, 2026 at 5:30pm located at Boone Council Chambers (1500 Blowing Rock Road, Boone, NC 28607). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter. We look forward to your feedback.

Sincerely,

Davis Ray

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134
davis@wynnefieldforward.com


JEFFERSON RD
NEW MARKET CENTRE
KING ST
SITE
MAPLE DR
GASLITE HEIGHTS
PARTRIDGE ST

WYNNEFIELD | FORWARD

January 22, 2026

THIS LETTER IS NOT A CHANGE IN THE MEETING JUST A CORRECTION IN THE MEETING DAY

Re: Property located at New Market Blvd. & Chestnut Drive

Dear Neighbor:

Wynnefield Forward, LLC is a local real estate development firm dedicated to developing and managing quality housing throughout the state of North Carolina. Realizing there is a strong need in the Boone area for this type housing, our group has started the development and pre-construction process to develop a 3.64 +/- acre site located between New Market Blvd and Chestnut Drive, Boone, NC (map attached). Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 48-unit senior community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years' experience will provide assurance of a well-maintained community.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. Please accept our apologies for the typo in our original letter related to the day/date of the meeting. We will hold a Neighborhood Meeting ***Tuesday, February 3, 2026*** **at 5:30pm** located at Boone Council Chambers (1500 Blowing Rock Road, Boone, NC 28607). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter. We look forward to your feedback.

Sincerely,

Davis Ray

PO Box 395 | Jamestown, NC 27282
4512 Weybridge Lane | Greensboro, NC 27407
P: 336.454.6134
davis@wynnefieldforward.com


JEFFERSON RD
NEW MARKET CENTRE
SITE

2910386987000
828 PROPERTY ADVENTURES, LLC
435 GRAND BLVD
BOONE, NC 28607

2910387959000
AYERS, FAYE D
112 MAPLE DR
BOONE, NC 28607

2910485837000
BOONE MOVIE PARCEL LLC
C/O K.E. ANDREWS
2424 RIDGE ROAD
ROCKWALL, TX 75087

2910397144000
CHEEK, CRYSTAL D
211 CHESTNUT DR
BOONE, NC 28607

2910394405000
DELANEY LAINE, LLC
1649 TOM JACKSON RD
BOONE, NC 28607

2910483747000
EDWARDS BOONE, LLC
2019 EASTCHESTER DR
HIGH POINT, NC 27265

2910393386000
GODDARD, MATTHEW A.,GODDARD, ANNA B.
290 FARTHING ST
BOONE, NC 28607

2910395456000
JAMISON, DAVID THOMAS RUSTON,JAMISON,
LENORE BROWN
291 CHESTNUT DR
BOONE, NC 28607

2910394676000
MALONE, NANCY E. EARLS
357 BLUE DOLPHIN DR
PORT HUENEME, CA 93041

2910492751000
MFOB PROPERTIES, LLC
3901 WESTPOINT BLVD
WINSTON SALEM, NC 27103

2910394217000
ADAIR, DAVID BROOKS,MUMMAW, CAREY ELAINE
510 CHERRY DR
BOONE, NC 28607

2910497495000
BOONE INVESTMENT GROUP LLC
P.O. BOX 68
LAGUNA BEACH, CA 92652

2910399814000, 2910492369000
BPT PROPERTIES LLC
C/O J RALPH LEONARD
516 NEW MARKET BLVD STE 1
BOONE, NC 28607

2910387817000
COMER, JEFFREY D.,COMER, JAMI
617 AMANDA DR
MATTHEWS, NC 28104

2910399335000, 2910399610000
DHB DEVELOPMENT LLC
271 BROOKSIDE DR
BOONE, NC 28607

2910398635000, 2910399771000
FACKLER, RAYMOND R JR,FACKLER, RENEE
2017 NW 56TH TER
GAINESVILLE, FL 32605-3382

2910397847000
GREENE, JAMES SCOTT,A.K.A GREENE, SCOTT
163 HIDDEN VALLEY CIR
BOONE, NC 28607

2910396787000
LILLIAN, DONNA LEE
338 CHESTNUT DR
BOONE, NC 28607

2910397469000, 2910399682000
MASON, ELIZABETH R
280 CHESTNUT DR
BOONE, NC 28607

2910395781000
MORETZ, SHERI J
364 CHESTNUT DR
BOONE, NC 28607

2910492103000
PINNACLE STORAGE OF BOONE, LLC
324 GREENVILLE AVE
WILMINGTON, NC 28403

2910387889000
ROBERT J. CARLOUGH AND LINDA L.
CARLOUGH,FAMILY TRUST
799 STANSBERRY RD
BUTLER, TN 37640

2910388621000
SH WOOD, LLC
633 E KING ST
BOONE, NC 28607

2910395294000
WARD, RICHARD M,WARD, CAROLYN JULIA MASON
253 CHESTNUT DR
BOONE, NC 28607

2910387769000
WILLIAMS, T GILBERT,WILLIAMS, GLENDA
6163 HAZELWOOD LANE
HIGH POINT, NC 27263-7818

2910385849000, 2910385909000
WOOD, KENNETH BUDDY
633 E KING ST
BOONE, NC 28607

2910395384000
PULIATTI, JOANNE S
275 CHESTNUT DR
BOONE, NC 28607

2910398162000
RUBLE, MATTHEW WILLIAM
1157 OLD TURNPIKE RD
BOONE, NC 28607

2910398092000
TATUM, JASON B.,TATUM, TARA F.
2016 WRIGHTSVILLE AVE
WILMINGTON, NC 28403

2910394149000
WILLIAMS, NANCY GREENE
396 GREENFIELD LN
BOONE, NC 28607

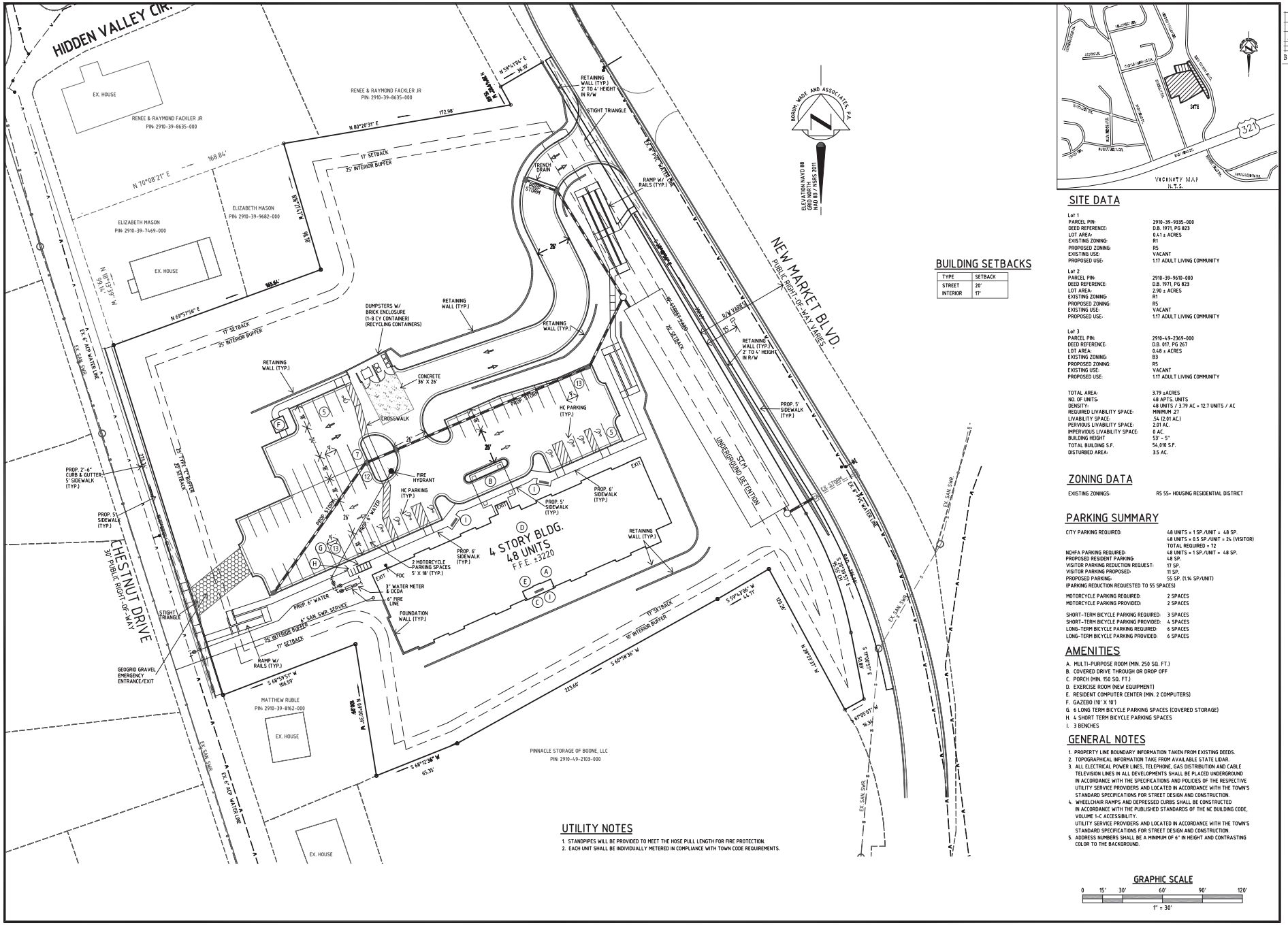
2910397213000
WILLIAMS, VIRGINIA W
231 CHESTNUT DR
BOONE, NC 28607

2910399814003
BPT PROPERTIES LLC
C/O J RALPH LEONARD
516 NEW MARKET BLVD STE 1
BOONE, NC 28607

2910399814004
JEFF TEMPLETON RENTALS, LLC
P O BOX 3601
BOONE, NC 28607

2910399814001, 2910399814005, 2910399814006
WINSOME PARTNERS, LLC
3825 MINDONA DR
WINSTON SALEM, NC 27106

ATTACHMENT 4



BUILDING SETBACKS

TYPE	SETBACK
STREET	20'
INTERIOR	17'

SITE DATA

Lot 1

PARCEL PIN:	2910-39-9335-000
DEED REFERENCE:	D.B. 1971, PG 823
LOT AREA:	0.41 ± ACRES
EXISTING ZONING:	R1
PROPOSED ZONING:	R5
EXISTING USE:	VACANT
PROPOSED USE:	1.17 ADULT LIVING COMMUNITY

Lot 2

PARCEL PIN:	2910-39-9610-000
DEED REFERENCE:	D.B. 1971, PG 823
LOT AREA:	2.90 ± ACRES
EXISTING ZONING:	R1
PROPOSED ZONING:	R5
EXISTING USE:	VACANT
PROPOSED USE:	1.17 ADULT LIVING COMMUNITY

Lot 3

PARCEL PIN:	2910-49-2369-000
DEED REFERENCE:	D.B. 017, PG 267
LOT AREA:	0.48 ± ACRES
EXISTING ZONING:	B3
PROPOSED ZONING:	R5
EXISTING USE:	VACANT
PROPOSED USE:	1.17 ADULT LIVING COMMUNITY

TOTAL AREA:	3.79 ±ACRES
NO. OF UNITS:	48 APTS. UNITS
DENSITY:	48 UNITS / 3.79 AC = 12.7 UNITS / AC
REQUIRED LIVABILITY SPACE:	MINIMUM .27
LIVABILITY SPACE:	54 (2.01 AC.)
PERVIOUS LIVABILITY SPACE:	2.01 AC.
IMPERVIOUS LIVABILITY SPACE:	0 AC.
BUILDING HEIGHT	53' – 5"
TOTAL BUILDING S.F.	54,010 S.F.
DISTURBED AREA:	3.5 AC.

ZONING DATA

EXISTING ZONINGS: R5 55+ HOUSING RESIDENTIAL DISTRICT

PARKING SUMMARY

CITY PARKING REQUIRED:	48 UNITS × 1 SP./UNIT = 48 SP. 48 UNITS × 0.5 SP./UNIT = 24 (VISITOR) TOTAL REQUIRED = 72
NCHFA PARKING REQUIRED:	48 UNITS × 1 SP./UNIT = 48 SP.
PROPOSED RESIDENT PARKING:	48 SP.
VISITOR PARKING REDUCTION REQUEST:	17 SP.
VISITOR PARKING PROPOSED:	11 SP.
PROPOSED PARKING:	55 SP. (1.14 SP/UNIT)
(PARKING REDUCTION REQUESTED TO 55 SPACES)	
MOTORCYCLE PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
SHORT-TERM BICYCLE PARKING REQUIRED:	3 SPACES
SHORT-TERM BICYCLE PARKING PROVIDED:	4 SPACES
LONG-TERM BICYCLE PARKING REQUIRED:	6 SPACES
LONG-TERM BICYCLE PARKING PROVIDED:	6 SPACES

AMENITIES

A. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
B. COVERED DRIVE THROUGH OR DROP OFF
C. PORCH (MIN. 150 SQ. FT.)
D. EXERCISE ROOM (NEW EQUIPMENT)
E. RESIDENT COMPUTER CENTER (MIN. 2 COMPUTERS)
F. GAZEBO (10' X 10')
G. 6 LONG TERM BICYCLE PARKING SPACES (COVERED STORAGE)
H. 4 SHORT TERM BICYCLE PARKING SPACES
I. 3 BENCHES

GENERAL NOTES

1. PROPERTY LINE BOUNDARY INFORMATION TAKEN FROM EXISTING DEEDS.
2. TOPOGRAPHICAL INFORMATION TAKE FROM AVAILABLE STATE LIDAR.
3. ALL ELECTRICAL POWER LINES, TELEPHONE, GAS DISTRIBUTION AND CABLE TELEVISION LINES IN ALL DEVELOPMENTS SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE SPECIFICATIONS AND POLICIES OF THE RESPECTIVE UTILITY SERVICE PROVIDERS AND LOCATED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS FOR STREET DESIGN AND CONSTRUCTION.
4. WHEELCHAIR RAMPS AND DEPRESSED CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLISHED STANDARDS OF THE NC BUILDING CODE, VOLUME 1-C ACCESSIBILITY.
   UTILITY SERVICE PROVIDERS AND LOCATED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS FOR STREET DESIGN AND CONSTRUCTION.
5. ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT AND CONTRASTING COLOR TO THE BACKGROUND.

UTILITY NOTES

1. STANDPIPES WILL BE PROVIDED TO MEET THE HOSE PULL LENGTH FOR FIRE PROTECTION.
2. EACH UNIT SHALL BE INDIVIDUALLY METERED IN COMPLIANCE WITH TOWN CODE REQUIREMENTS.

GRAPHIC SCALE

0 15' 30' 60' 90' 120'

1" = 30'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
621 Eighth Court, Suite 100, Christiansburg, VA 24073-3711
P.O. Box 11861, Blacksburg, VA 24062-1861
Phone: 336-375-0471 Fax: 336-375-3715
Web: www.borumwade.com
N.C. License #: C-0668

SEALS:

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

THE VILLAS AT SOUTH FORK
NEW MARKET BLVD.
WATAUGA COUNTY
BOONE, NORTH CAROLINA

OWNER/DEVELOPER:

WYNNEFIELD FORWARD LLC
5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
CONTACT: DAVIS RAY
336-625-7641

DRAWN BY:

DATE: 10/10/2025

REVISIONS: 10-30-2025
11-4-2025 – BLDG. REV.
1/16/2026 – SITE REVISION

SHEET TITLE:
ZONING SITE PLAN

FILE NO: F:\WYNNEFIELD\BOONE-\SITEPLAN

DRAWING SCALE: 1"=30'

PLAN SHEET NO.

EXTERIOR MATERIALS

- BRICK VENEER
- CFB LAP SIDING - 7" REVEAL - COLOR1
- CFB LAP SIDING - 5" REVEAL - COLOR1
- CFB SHAKE SIDING
- ARCHITECTURAL ASPHALT SHINGLES



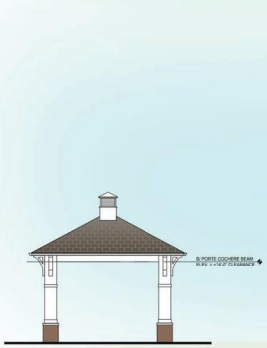
5 BUILDING - REAR ELEVATION
3/32" = 1'-0"



4 BUILDING - LEFT SIDE ELEVATION (FROM PARKING LOT)
3/32" = 1'-0"



3 BUILDING - RIGHT SIDE ELEVATION (FROM PARKING LOT)
3/32" = 1'-0"



2 FRONT ELEVATION - PORTE COCHERE
3/32" = 1'-0"



1 BUILDING - FRONT PARKING LOT ENTRY ELEVATION
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG

PROJECT NUMBER 2025-007
DATE ISSUED 1-8-2026
DRAWN BY LI
CHECKED BY MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

BUILDING ELEVATIONS

A3.1

NOT RELEASED FOR CONSTRUCTION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER
2025-007
DATE ISSUED
1-8-2026
DRAWN BY
LI
CHECKED BY
MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION

ATTACHMENT 4

NOT RELEASED FOR CONSTRUCTION

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER
2025-007
DATE ISSUED
1-8-2026
DRAWN BY
LI
CHECKED BY
MRL

SHEET VERSION 100

NOT RELEASED FOR CONSTRUCTION

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER
2025-007
DATE ISSUED
1-8-2026
DRAWN BY
LI
CHECKED BY
MRL

SHEET VERSION 100



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

VILLAS AT SOUTH FORK
BOONE, NC

RENDERING

PROJECT NUMBER	2025-007
DATE ISSUED	1-8-2026
DRAWN BY	LI
CHECKED BY	MRL

SHEET REVISION LOG

NOT RELEASED FOR CONSTRUCTION

ATTACHMENT 4

STATE OF NORTH CAROLINA

AFFIDAVIT

COUNTY OF WATAUGA

The undersigned, The Villas at South Fork, LLC, a North Carolina limited liability company ("Owner"), hereby makes the following certifications to and for the benefit of the Town of Boone (the "Town"):

1. Owner is the owner of the real property described on **Exhibit A**.

2. All zoning conditions are voluntarily proposed based solely on the Owner's independent judgment.

3. The Owner is not relying on any statements from Town staff, Council, or Planning Commission members regarding zoning conditions.

4. Other interested parties in the rezoning process may rely on the validity of the proposed development proposal including any agreed upon conditions.

5. All future property owners will be bound by the proposed development approval, including any agreed upon conditions and any commitments or representations made by the Owner.

[Separate Signature Page Attached.]

SEPARATE SIGNATURE PAGE
TO
AFFIDAVIT

IN WITNESS WHEREOF, the undersigned Owner has hereunto signed its name as of the __ day of March, 2026.

THE VILLAS AT SOUTH FORK, LLC, a North Carolina limited liability company

By: The Villas at South Fork Manager, LLC, a North Carolina limited liability company, Manager

By: Wynnefield Forward, LLC, a North Carolina limited liability company, Managing Member

By: _____
C. Craig Stone, Manager

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, DAVIS RAY, a Notary Public of the County and State aforesaid, certify that C. Craig Stone, Manager of Wynnefield Forward, LLC, a North Carolina limited liability company, the Managing Member of The Villas at South Fork Manager, LLC, a North Carolina limited liability company, Manager of The Villas at South Fork, LLC, a North Carolina limited liability company, either known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he executed the foregoing in the capacity indicated.

WITNESS my hand and official stamp or seal, this 12 day of MARCH, 2026.

_____
Notary Public

My Commission Expires: April 19, 2028

(SEAL)

Davis Ray
NOTARY PUBLIC
Randolph County, NC
My Commission Expires April 19, 2028

BT:1076112v1

EXHIBIT A

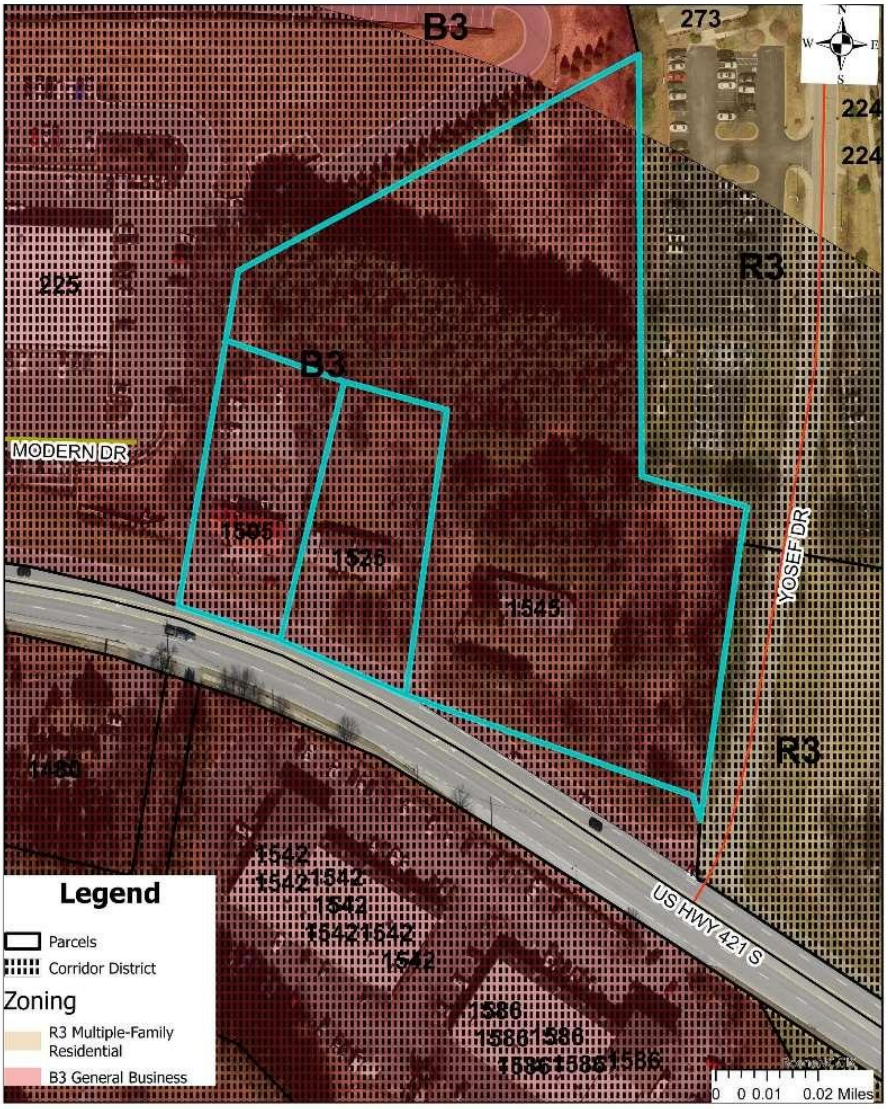
ALL that certain piece, parcel or tract of land lying and being in the Town of Boone, New River Township, Watauga County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod in the western margin of New Market Boulevard, a 50' public right-of-way, said point being in the eastern line of Pinnacle Storage of Boone, LLC, either now or formerly, as described in instrument recorded in Deed Book 2288, Page 152, in the Watauga County Registry, and having parcel ID. 291042103000 ("The Pinnacle Storage of Boone Property"), said point also being North 71 deg. 46 min. 58 sec. West 95.32 feet from a set control magnetic nail, set control nail being South 86 deg. 43 min. 29 sec. West 905.24 feet from a published NCGS monument, "Newmarket", having NAD 83/2011 coordinates of, Northing = 909,219.691 and Easting = 1,215,337.468; and running thence from the Point of Beginning, along the eastern and northern lines of The Pinnacle Storage of Boone Property, the following four (4) courses and distances: (i) North 29 deg. 49 min. 05 sec. West 119.41 feet to an existing iron rod; (ii) South 59 deg. 15 min. 58 sec. West 44.72 feet to an existing iron rod; (iii) South 60 deg. 21 min. 30 sec. West 223.67 feet to an existing iron rod; (iv) South 67 deg. 33 min. 35 sec. West 65.38 feet to an existing iron rod in the southeast corner of Mathew W. Ruble, either now or formerly, as described in instrument recorded in Deed Book 1328, Page 735, in the Watauga County Registry, and having parcel ID. 2910398162000 ("The Ruble Property"); thence with the eastern and northern lines of The Ruble Property, the following two (2) courses and distances: (i) North 09 deg. 40 min. 21 sec. West 100.04 feet to an existing iron rod, (ii) South 68 deg. 23 min. 21 sec. West 106.61 feet to an existing iron rod in the eastern margin of Chestnut Drive, a 50' public right-of-way; thence along the eastern margin of Chestnut Drive, North 18 deg. 02 min. 39 sec. West 275.35 feet to a new iron pipe in the southwest corner of Elizabeth R. Mason, either now or formerly, as described in instrument recorded in Deed Book 1932, Page 40, in the Watauga County Registry, and having parcel ID. 2910397469000 ("The Mason Property"); thence leaving the eastern margin of Chestnut Drive and along the southern and eastern lines of The Mason Property, parcel ID. 2910397469000 and parcel ID. 2910399682000, the following two (2) courses and distances; (i) North 69 deg. 14 min. 23 sec. East 165.64 feet to an existing iron pipe; (ii) North 16 deg. 33 min. 41 sec. West 99.02 feet to an existing iron pipe; in the southern line of Ray R Fackler, Jr. and Renee Fackler, either now or formerly, as described in instrument recorded in Deed Book 244, Page 314, in the Watauga County Registry, and having parcel ID. 2910398635000 ("The Fackler Property"); thence with the southern line of The Fackler Property, parcel ID. 2910398635000 and parcel ID. 2910399771000, the following two (2) courses and distances; (i) North 79 deg. 49 min. 38 sec. East 172.81 feet to an existing iron pipe; (ii) North 30 deg. 19 min. 02 sec. West 15.93 feet to a new iron pipe in the southwest corner of Market Place of Boone, either now or formerly, as described in instrument recorded in Deed Book 1767, Page 580, in the Watauga County Registry, and having parcel ID. 2910399814000 ("The Market Place of Boone Property"); thence with the southern line of The Market Place of Boone Property, North 59 deg. 07 min. 28 sec. East 36.10 feet to an existing iron rod and cap in the western margin of New Market Boulevard; thence with the western margin of New Market Boulevard, the following four (4) courses and distances: (i) South 30 deg. 52 min. 32 sec. East 392.69 feet to a point; (ii) along a curve to the right having an arc length of 96.00 feet with a radius of 285.00 feet and a chord bearing and distance of South 22° 07' 58" East 95.55' feet to an existing iron rod; (iii) South 12° 29' 16" East 49.66' feet to an existing iron

rod; (iv) South 58 deg. 14 min. 46 sec. West 16.57 feet to the Point and Place of Beginning and containing 3.787 acres, more or less, as shown on that certain survey entitled "The Villas at South Fork" prepared by Borum, Wade and Associates, P.A. dated October 29, 2025.

Staff Report
March 23, 2026
Public Hearing
Case A26-0067 Hemlock Ridge Trace
Conditional District Zoning Map Amendment

Request 2
Case Exhibits 2
Parcel Information 3
  Parcel Specifics 3
  Existing Zoning History 3
  Requested Zoning 3
  Existing Site Characteristics 4
  Zoning and Use of Adjacent Properties 5
Zoning Analysis 5
Procedural Analysis 8
  Conditional District 8
Conformity to Adopted Plans 9
  Boone Next: Our Town, Our Future 9
Conditions of Approval 16
Planning Commission Action Required 17
Town Council Action Required – March 23, 2026 17
Staff Report Exhibit A: Ordinance A26-0067 18



Request

Taft-Mills Group, LLC has submitted a Conditional District Zoning Map Amendment application to rezone property located on the corner of US Hwy 421 S and Yosef Drive (Watauga County PIN: 2911-70-9321-000, 2911-80-0228-000, and 2911-80-2433-000) from B3 General Business to Conditional District R3 Multiple-Family Residential with Corridor District Overlay for Use 1.13 Multi-Family Dwelling (>100 bedrooms) with a site-specific development plan for a 93 unit multi-family affordable housing community. The property is outlined in blue on the map above.

Case Exhibits

Applicant Exhibits 1-7 were submitted by the applicant. Staff generated materials are the Staff Report and include Staff Report Exhibit A.

Exhibit #	Items
Applicant Exhibit 1	Applicant's Project Narrative
Applicant Exhibit 2	Site Plans
Applicant Exhibit 3	Revised Site Plans for Utilities and Landscaping
Applicant Exhibit 4	Deviation Request and Mitigation
Applicant Exhibit 5	Neighborhood Meeting Notice & Mailing Labels, Minutes from Presentation
Applicant Exhibit 6	Neighborhood Meeting Presentation
Applicant Exhibit 7	Signed Affidavit
Staff Report Exhibit A	Ordinance A26-0067

Parcel Information

Parcel Specifics

Property Owner	Three Jimmy's LLC	Judy G South	Shirley A Ray Revocable Trust
Address	1505 US Hwy 421 S	1525 US Hwy 421 S	1545 US Hwy 421 S
Watauga County PIN(s)	2911-70-9321-000	2911-80-0228-000	2911-80-2433-000
Use	11.22 Vehicle Sales and Service	1.01 Single Family Dwelling	
Use Definition	Business	Single-Family Residence	
Size	0.48 acre	0.50 acre	3.196 acres
Access		US Highway 421 South	
Steep or Very Steep Slope	No	No	Yes, along eastern border

Existing Zoning History

The parcels are currently zoned B3 General Business with Corridor District overlay.

Requested Zoning

District Descriptions	**Conditional District R3 Multiple-Family Residential District** The R3 Multiple-Family Residential District is established to provide a high-density area consisting of three or more dwelling units per lot plus limited service use. The regulations for this district are intended to secure for the persons who reside there a comfortable, healthy, safe, aesthetically pleasing and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. **Corridor District Overlay**

	The corridor districts are established overlay district intended to protect the main thoroughfares though Town. **US Hwy 421 East**: Beginning at the intersection with US Hwy 321 (Hardin Street) and extending east along the centerline of US Hwy 421 to the farthest extent of the Town's planning jurisdiction. This Corridor District includes both the old two-lane portion of US Hwy 421 and the new four lane portion of US Hwy 421 located in the Town's extraterritorial jurisdiction.

Existing Site Characteristics

The combined parcels will be a 4.176-acre site. The site fronts US Highway 421 South to the south, Yosef Dr to the east, and contains a small area of steep slope (30-50%) around the northeastern perimeter of the property.

The elevation at US Highway 421 South is approximately is 3226'. From that point, the site rises roughly 64' in elevation with the highest point being in the northern portion of the property. Supporting mapping and photos are provided below.

Photo 1



Photo 2



Photo 3



Photo 4



Zoning and Use of Adjacent Properties

	District	Use
North	B3 General Business, R3 Multi-Family Residential	Commercial, Multi-Family
East	R3 Multi-Family Residential	Multi-Family, Vacant
South	B3 General Business	Commercial
West	B3 General Business	Commercial

North:



East:



South:



West:



Zoning Analysis

Use Analysis

The applicant has requested for Conditional District R3 Multiple-Family Residential District with the majority of the property also being in the Corridor District overlay. This CD request includes a site-specific development plan for a new multi-family development with three three-story apartment buildings consisting of 93 units containing a mix of one, two, and three-bedrooms for a total of 188 bedrooms (Use 1.13 Multi-Family Dwelling (>100 bedrooms)). See Applicant Exhibits 1, 2, and 3.

1. **Use 1.13 Multi-Family Dwelling (>100 bedrooms)**

   Definition: Pursuant to UDO Article 34 Definitions, a Multi-Family Dwelling is a building or combination of buildings on a single lot which includes three or more dwelling units. Multi-Family dwellings are subject to Limited Use Requirements as detailed in UDO 15.03. This use is only permissible in the R3 Multiple-Family Residential District with Conditional District approval.

Ordinance Requirement	Compliance
15.03.03(A): Townhouse style preferred and no one type of dwelling units, as defined by the number of bedrooms, shall comprise more than 50% of the total units	Deviation Requested, Applicant Exhibit 4
15.03.03(B): Parking shall be limited to two (2) spaces per unit; and a minimum of 25% of units shall have a garage or carport.	Deviation Requested, Applicant Exhibit 4
15.03.03(C): Minimum livability space ratio of .5 with half designated for ground floor units. Additional access requirements detailed therein.	Deviation Requested, Applicant Exhibit 4
15.03.03(D): On-site Property Management required.	Intend to comply, Applicant Exhibit 1
15.03.03(E): Minimum of 5% of the parcel as recreation space along with size requirements for recreation space. Additional recreation space detailed therein.	Yes, Applicant Exhibit 2 & 3
15.03.04: Residential building standards including maximum height, roof pitch, and entrance requirements.	Yes, Applicant Exhibit 2 & 3
15.03.05: Bedroom to bathroom ratio requirements, bathroom size requirements, and required storage.	Yes, Applicant Exhibit 1

Conditional District Site-Specific Vesting Plan Analysis

To streamline staff reports and avoid restating UDO standards, this analysis focuses only on items that require attention by the Planning Commission and Town Council. Below staff have outlined elements including limited use requirements where applicable and any deviations requested by the applicant.

Limited Use Requirements and Requested Deviations (Applicant Exhibit 4):

1. UDO Section 15.03.03(A): The applicant is requesting a deviation to exceed the maximum of 50% of the single type of unit.

2. UDO Section 15.03.03(B): The applicant is requesting a deviation of the requirement to have 25% of the units have a garage or carport.
3. UDO Section 15.03.03(C): The applicant is requesting a deviation of the 0.50 livability ratio requirement.
4. UDO Section 25.04.02: The applicant is requesting a deviation of the maximum height of retaining walls.
5. UDO Section 25.04.07: The applicant is requesting a deviation of the requirement to place a buffer between walls exceeding heights of 16'.
6. UDO Section 31.03.04 & 31.03.05: The applicant is requesting a deviation of the requirement to keep all healthy Historic and Significant trees outside of the area of land disturbance.

Staff Note: While the submission includes a request for a deviation on the two subsections of Article 31 noted above staff may approve removal of trees during review of the site plan. The applicant will be required to submit a tree survey during the review of the zoning permit, should the re-zoning be approved, and staff will work with the applicant to ensure compliance.

Comments from other Town Departments: In addition to the Planning review, the submitted plans were evaluated by other Town departments for compliance with applicable codes. Their comments are provided below.

Fire: The application has been reviewed and approved subject to the following:

1. The Fire Department will require grades and verification of the road dimensions for final approval of a site plan.
2. Small adjustments to the FDC and PIV locations may occur during the zoning process, note that the fire hydrant cannot be behind parking spaces per NCFC section 507.5.4, recommended locations have been provided.
3. The property must be addressed from the access point and not off of US Hwy 421 S.
4. To help with water supply for this project and to not negatively affect the existing developments on Yosef Dr, Fire would like this water line to be looped back into the water line on Hwy 421.

Public Works

Public Works – Services: The application has been reviewed and approved subject to the following:

1. A 20' easement from the back of the curb is required along 421 for a Multi-Use path that is an approved NCDOT STIP project. Fee-in-lieu will need to be paid to the Town of Boone for the Multi-Use path due to the project being in the design phase. The cost of Fee-in-lieu is $80 per linear foot, please see the fee schedule for further details. Reference 23.08.04 and 23.08.05 for details.
2. Multi-family developments are required to provide an area for recycling along with the Solid Waste enclosure that is shown. Reference 91.03 in the Town Code of Ordinance for details.

Public Works – Utilities: The application has been reviewed and approved subject to the following:

1. A looped system to tie into the fire line is preferred. A utility easement to the Town of Boone transferring rights for operation of water and sewer will be required.

Staff Note: If the identified noncompliant items are addressed and the requested deviations approved, the submitted plans and specifications appear to be able to meet all applicable requirements of the UDO. Any items not clearly shown, and any standards not requested for deviations, are expected to meet all applicable requirements. If approved the applicant will be required to submit full plans and specifications demonstrating complete compliance.

Procedural Analysis

This request involves one procedural action for zoning. The process ensures that the actions are considered holistically in light of Boone Next. The process will continue as scheduled unless delayed.

Date	Step	Guidance
March 23, 2026	Zoning Public Hearing	• A public hearing before the Council and the Planning Commission is held on zoning. • The Planning Commission provides a required zoning recommendation.
April 22, 2026	Final Council Decisions	• Council votes on zoning consideration.

Conditional District

Pursuant to UDO Subsection 9.09.01 (A), the CD process is established to provide tailored regulations to address specific circumstances or development goals. This process permits the application of additional conditions to proposed developments to ensure compatibility with neighboring uses and alignment with adopted plans or other development goals of the town, while also allowing deviations from existing standards where such serves the town's development goals. By incorporating tailored standards, the CD process offers a degree of flexibility not always achievable through a general use zoning map amendment. Specific procedural steps are mandated and applications must include more detailed information than might otherwise be required.

Staff Note: The applicant has requested a vesting period of four (4) years. The applicant request extended vesting in order to assure time to apply for Low-Income Housing Tax Credits. See Applicant Exhibit 4.

Procedural Requirements (UDO Subsection 9.09.02)

Standard	Comments	Compliance
9.09.02(A) Pre-Application Meeting	December 4, 2025	Yes
9.09.02(B) Neighborhood Meeting		
Notice	January 8, 2026: Mailed and posted on Town website, Exhibit 5	Yes
Location	Council Chambers, 1500 Blowing Rock Road	Yes
Presentation Info	Exhibit 6	Yes
Minutes	Exhibit 5	Yes
Time Limitation	The application was submitted within 6 months of the neighborhood meeting.	Yes

9.09.02(C) Application Submittal		
Allowable Uses	Exhibit 1, Project Narrative Exhibit 4, Deviations and Mitigations	Yes
Deviations		
Mitigation		
Conditions		
Affidavit	Exhibit 7, Affidavit	Yes

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

Community Vision	Land Use and Development Vision
We will be a prosperous, livable, people-oriented mountain community modeling resilient growth that promotes and protects our natural resources with diverse housing options and dynamic economic opportunities. We will celebrate and build upon our community's historic foundation to leave a sustainable and equitable town for future generations.	Grounded in its historic character, Boone will be a distinct pedestrian-oriented town that is affordable, livable, human-scale, and connected through a network of walkable, mixed-use corridors and activity centers.

Planning Principles: The Boone Next Planning Principles are intended, as a collective, to provide a core vision to guide planning, zoning, and development decisions. These principles should be carefully considered with respect to all zoning map amendments, ordinance text amendments, and other development decisions as well as other town planning and policy initiatives.

Planning Principle 1
Prioritize thoughtfully designed development of underutilized land within the town's existing built-upon areas over development of undeveloped land on the town's outer limits. It is preferable to accommodate growth in locations within the existing town limits that are appropriate for, can support, and would be enhanced by, new development. Infill and redevelopment will occur in a strategic manner that considers community needs like provision of and access to goods, services, transit, and quality public space.
Planning Principle 2
Emphasize quality design to create an attractive, inspiring public and private realm-architecture, streetscape, corridors, gateways, and edges-that is uniquely Boone. Public areas (streetscapes, sidewalks, parks, plazas, etc.) and private areas (building facades, landscaping, parking facilities, etc.) will be planned, arranged, and designed with quality materials to celebrate a sense of place and character by balancing function, appearance, and affordability, while fostering creativity, innovation, and human-scale design that is true to Boone.
Planning Principle 4
Encourage development and connections that better balance the needs of pedestrians, drivers, cyclists, and transit users. Opportunities will be sought to improve the street pattern and connectivity, thereby increasing travel options, potentially decreasing vehicle miles, reducing congestion, and improving safety.

Planning Principle 10

Encourage appropriate development to meet the town's urgent need for housing or other specific community needs by means of density bonuses or other mechanisms.
Encourage construction of affordable housing, public infrastructure, or other identified community needs by means of density bonuses or other incentives in appropriate areas of the town. For example, increased building height or additional units may be allowed in exchange for incorporating affordable housing units in a development.

Growth Management Tiers Map: The Growth Management Tiers Map is a policy tool intended to help Boone manage the growth of its corporate limits. The map identifies areas inside and outside the corporate limits that are likely to face development pressures, and it identifies those areas that are most appropriate for the town to consider serving by means of annexation within the next 10 to 15 years. The Growth Management Tiers Map is supplemented by and should be applied in concert with the Future Land Use Map, where applicable. The overall purposes of the map are to:

- Promote better interjurisdictional and long-range planning between and among the town, Watauga County, and utility providers.
- Encourage long-term fiscally and environmentally sustainable growth by carefully managing the extension of taxpayer-funded town services
- Encourage infill development
- Inform developers, landowners, farmers, and residents with respect to the town's priorities and approach to the growth of its corporate limits
- Provide policy guidance to town decision-makers regarding annexations, town service provision, fees and incentives, and locations for capital improvements

This property is located within the **Priority Growth Area**.

Priority Growth Area is land where growth is most encouraged; designated as Downtown, Downtown Edge, and Walkable Mixed Use on the Future Land Use Map.

Future Land Use Map

The Future Land Use Map is a critical tool intended to give shape to and help implement Boone's vision for the next 15-20 years. The map and associated land use types provide a framework for development and other land use-related decisions, including decisions on public infrastructure and transportation.

In legislative decision-making cases, Council and the Planning Commission will review Boone Next and the Future Land Use Map to ensure that the request:

- is consistent with the goals and policies set forth in this plan; and
- is consistent with the land use type as shown on the Future Land Use Map;
- and if not ensure that the requested change of zoning will not negatively impact the intent of the mapped land use type; and
- is supported by existing or planned infrastructure.



The property, approximate location represented by the yellow star above, included in the request is mapped in the **Walkable Mixed-Use** land use type. Please see below for more details on this land use type.

Description	Walkable Mixed-Use areas are envisioned as places that should evolve from existing auto-oriented patterns into green, walkable, mixed-use corridors and destinations. New street and alley grids may be established, fostering a more urban environment while maintaining a commitment to well-designed, green, and visually-engaging building patterns. Buildings in these areas are oriented toward the street and generally up to four stories in height; in some cases, on appropriately sized and located lots, they may reach up to six stories. Parking and drive aisles in the front are minimized and the majority of parking placed to the sides and rear. Ground floors should feature ample transparent windows and doors. Ground floors should create an inviting atmosphere for pedestrians by, for example, incorporating features like generous transparent windows and inviting entryways. Where appropriate, wider sidewalks and street trees enhance the pedestrian experience and promote a sense of place. The overall vision behind the Walkable Mixed-Use Land Use Type is to foster vibrant, self-sufficient communities where everything is just a short stroll away – a true realization of the "15-minute city" or "city within a city" concept. Here, residents enjoy access to local businesses, services, and amenities that cater to their daily lives,

	while commercial spaces thrive on the support of a connected residential environment.
Objectives	• Eliminate curb cuts on arterials through rear access parking and new alley construction and dedication • Evaluate opportunities for neighborhood scale- businesses that enhance neighborhoods with accessible resources such as cafes, small grocers/bodegas, and childcare facilities • Mixed-use buildings provide a variation in layout and size for ground floor non-residential uses • Encourage and facilitate public spaces like plazas, playgrounds, and other public amenities
Primary Uses	• Vertical mixed-use with ground floor commercial and upper story residential and/or appropriate commercial uses; or a mix of single-use commercial and/or residential buildings within a single development • Multi-family • Limited light industrial/manufacturing uses with minimal external impacts.

Goals & Policies

Goal 1.1 A SUSTAINABLE BUILT PATTERN

Boone's interwoven natural and built environments will promote social, environmental, and fiscal sustainability while aiming to reduce auto- dependence and the roots of traffic congestion. The town will be a leader of green building design and climate responsibility.

Policy 1.1.1 Use the Future Land Use Map

Use the Future Land Use Map to guide development, growth, and conservation decisions. Additionally, use the Focus Area Plans for more detailed policy direction within each of those areas.

Policy 1.1.2: Use Best Design Practices in New Development

All new growth should move Boone toward creating a network of "communities within a community" - a polycentric pattern of walkable, human-scale activity centers located within short distances of residents across the town. This pattern is key to supporting sustainability by aiming to reduce vehicle trips and their associated emissions, improving human health by supporting active utilitarian modes of transportation, and guiding growth away from natural areas. Where feasible, new growth should establish short blocks and connected rights-of-way, prominent civic spaces, stream daylighting and protected natural resources, front-facing buildings with transparent and welcoming first floors and public spaces, a diversity of housing types, income-restricted housing units, neighborhood-serving and context-sensitive nonresidential uses, rear parking and alleys, front porches (residential), and safe multimodal transportation infrastructure design.

Goal 1.2 DEVELOPMENT TRUE TO BOONE'S VISION

Boone's development and redevelopment will enhance the best of the town's existing built environment and reinforce the vision set forth in this plan.

Policy 1.2.1 Build the Town for People

To the extent possible, the built environment should be human-scale and pedestrian-oriented rather than large-scale and auto-oriented. There are urban design characteristics that transcend eras, styles, and typologies that help to explain

why Boone's beloved downtown makes human beings comfortable. Human-scale development is not defined by density, but instead by urban design that makes human beings comfortable and happy navigating streets, activity centers, and neighborhoods on foot. Human-scale built environments might consider terminating vistas at the end of streets or the width and frontage of new buildings.

Policy 1.2.3 Coordinate Land Use and Transportation Planning

Ensure transportation infrastructure supports walkable development and multimodal transportation options — including connections to activity centers. Important considerations include the width and design of sidewalks, street trees, physically protected bike lanes, tight curb radii at intersections, traffic calming devices, appropriate lane widths that create safer design speeds, and other features that enhance the safety and comfort of all travelers.

Policy 1.2.5: Use Appropriate Transitions Between Different Scales and Intensities

Use appropriate transitions between different building uses and intensities by stepping down building heights and scale from areas allowing taller buildings to primarily residential neighborhoods.

Goal 1.3 A PRESERVED HERITAGE

Boone's unique architectural and cultural history is celebrated. The town preserves historic buildings and encourages the design of new buildings and places that complement its architectural heritage.

Policy 1.3.4: Encourage Reuse and Rehabilitation

Support and encourage adaptive reuse and rehabilitation of existing homes and buildings. Where appropriate, minimum building code standards should be applied in a manner compatible with historic preservation efforts.

Goal 1.4 A NETWORK OF OPEN SPACE & GREEN CORRIDORS

Boone will build on its reputation as a green and outdoor city, creating and protecting an integrated network of green corridors, parks, and open spaces as well as meaningful rural and agricultural uses.

Policy 1.4.2 Integrate Green Space Throughout the Built Environment

Abundant access to green space is vital to human health. Continue to thread green space throughout the built environment by growing, enhancing, and protecting the urban tree canopy like street trees, and providing natural green public spaces, neighborhood gardens, green walls, and greenways. To the extent possible, encourage native landscaping.

Goal 1.5 INTENTIONAL GROWTH MANAGEMENT

Boone will manage growth thoughtfully and intentionally within its borders and at its edges to enhance the town's livability and meet the needs of a growing community.

Policy 1.5.1: Manage Growth to Balance Protection of Community Character and Natural Areas While Directing Desired Growth to Identified Centers

The town will manage growth in a manner that balances the protection of community character and natural lands while accommodating future population. Change in the community will be

carefully managed to protect critical natural lands, provide a variety of housing options for a diversity of households, support economic development, support fiscal balance, ensure adequate public safety services, and utilize growth patterns that support regional and local transit services. Lands within the town's current corporate limits are priorities for infill and redevelopment. New development areas contiguous with the town and in identified activity centers should be secondary priorities for development and ahead of areas outside centers.

Policy 1.5.3: Guide Growth Using the Growth Management Tiers Map

The Growth Management Tiers Map serves as a guide for development and investment decisions. The map's purpose is to ensure Boone accommodates growth consistent with the Boone Next Planning Principles, intentionally directs growth to desired areas, manages the pace of development, and aims for fiscal balance. This map is intended to be used when considering zoning and development approvals, utility service extensions, annexations, incentives, and capital investments. This map should be used in coordination with the Utility Service and Annexation Criteria. The Growth Management Tiers Map will be updated from time to time to reflect changing planning conditions.

Goal 1.6 AN AFFORDABLE TOWN TO LIVE IN

Boone will facilitate sustainable affordable housing for low- to middle-income residents.

Policy 1.6.1: Support Income-Restricted Housing

Support permanently affordable housing for low- and middle-income residents geographically located throughout the town. Prioritize permanent affordability, particularly for those at or below 60 percent of the area median income, through community land trusts, nonprofit ownership and management, the Housing Authority, town ownership, and restricted deeds and covenants. Consider programs that fund home improvements for low income homeowners in exchange for right of first refusal to purchase homes for affordable housing partners.

Policy 1.6.2: Use Innovative Tools to Expand Affordable Housing

Using incentives like density bonuses, regulations, and other strategies, strive to achieve a minimum of 5-10 percent income-restricted units in new multi-unit residential construction projects.

Policy 1.6.3: Diversify Boone's Housing Options

Promote a variety of housing types as well as housing tenure options around Boone. While the town should continue to build single-family, townhome, and multifamily buildings, explore other types of well-designed and contextually compatible housing, such as quadplexes and small-scale multiplexes. The town can use creative tools, like zoning "opt-in" districts, to ensure additional densities come with public benefits like income-restricted units. Also, support alternative housing tenure options like the community land trust model and cooperative housing. Unless Boone's rugged terrain precludes it, consider the use of pre-approved blueprints to reduce construction costs while ensuring high quality building designs and materials.

Policy 1.6.4: Make Daily Needs More Accessible Across Boone

Consider both the cost of housing and the cost of transportation as the town develops, recognizing that transportation costs rise as distances to daily needs like grocery stores, daycare, work, and school increase. Focus on distribution of uses and services using walkable urban design

principles that make daily needs more accessible to all ages and abilities. Measure and track progress toward increasing the proportion of residents living within a comfortable 5-10 minute walk, bike, or transit ride to daycare facilities; grocery stores; parks, greenways, or playgrounds; and employment destinations.

Policy 1.6.5: Preserve the Town's existing affordable homes

While ensuring housing is safe for tenants through code enforcement, preserve the townwide stock of naturally occurring affordable housing (NOAH) using zoning and other innovative planning tools.

Goal 2.4 INCREASE MOBILITY THROUGH CAPACITY & ACCESS MANAGMENT

Policy 2.4.6: Promote Future Connectivity by Planning Stub Streets, Reducing Access Points on Major Roadways, and Encouraging Cross-Parcel Links During Redevelopment

Design for future connectivity between neighborhoods, such as stub streets for future connections (this somewhat contradicts with the current standards in the UDO and therefore needs careful evaluation).

Identify tools to close access points on properties with multiple access points, particularly on major roadways such as NC 105 or US 321, during redevelopment projects. Identify tools to minimize new access points and encourage cross parcel connectivity during redevelopment and new construction projects.

Goal 4.4 LONG-TERM FISCAL BALANCE

Long-term fiscal balance will be achieved through land use and growth decisions that are informed by long-term fiscal impacts of development.

Policy 4.4.1: Promote Use of Existing Resources

Promote infill, redevelopment, and adaptive use as a way to maximize use of existing services, infrastructure, and utilities.

Policy 4.4.2: Proactively Manage Growth and Development

Anticipate and guide future growth and development using the planning principles, frameworks, and maps in this Comprehensive Plan to ensure that new development can be supported by town infrastructure and services while protecting open space.

Policy 4.4.3: Promote Smart Growth

Ensure new growth and development is fiscally balanced in the long run while directing more growth to areas with existing services and infrastructure. Some types of developments and land uses are necessary to the social needs of the town and do not necessarily directly improve the town's fiscal balance, such as recreation and cultural facilities or affordable housing. Encourage compact development that can be more efficiently served, especially as indicated on the Future Land Use Map.

Policy 4.4.4: Consider Community Priorities and Long-Term Impacts

Consider community priorities and long-term impacts in decision-making, with the understanding that some community priorities may not have positive fiscal impacts and some decisions may not provide short-term benefits.

Goal 5.1 A SUSTAINABLE AND RESILIENT WATERSHED

Policy 5.1.1: Use Low Impact Development Practices

To protect water quality, use low impact development practices, like bioswales, rain gardens, and permeable pavement that use or mimic natural processes. Promote use of local plant species and limit or eliminate the planting of invasive plant species.

Conditions of Approval

1. Where there is a conflict between the original application information and the plans (received on February 10, 2026), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO. For application elements not depicted on the plans but included in the written materials provided by the applicant and considered at the public hearing held on March 23, 2026, those details shall be considered part of the approved plan except as may be specifically provided otherwise in these conditions or was represented otherwise by the applicant at the public hearing.
2. Any commitments and representations concerning the proposed development made by the applicant at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details, and specifications meeting the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Any other condition agreed upon…

Planning Commission Action Required

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

_____

_____

_____

***Note 1**: describe elements of controlling land use plans and how the plan is or is not consistent.*

Vote 2: The Planning Commission recommends ☐**approval** OR ☐**denial** of Ordinance #A26-0067 within Staff Report Exhibit B and ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

_____

_____

_____

***Note 2**: briefly explain why, factors may include the benefits and detriments to the landowners, the neighbors, and the surrounding community; why the action taken is in the public interest; and any changed conditions warranting the amendment.*

Town Council Action Required – March 23, 2026

No Council action is anticipated at this meeting. Final decisions on re-zoning of the property would occur at a future Town Council meeting (anticipated to be April 22, 2026) upon receipt of the Planning Commission's recommendations.

Staff Report Exhibit A: Ordinance A26-0067

ORDINANCE #A26-0067

AN ORDINANCE TO REZONE PROPERTY WITHIN THE TOWN OF BOONE

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission and Town Council has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to zone the property below as presented:

Address: TBD Yosef Dr

Watauga County PINs: 2911-70-9321-000; 2911-80-0228-000; 2911-80-2433-000

Property Owner: Taft-Mills Group, LLC

Zoning: Conditional District R3 Multiple-Family Residential with Corridor District Overlay with a site-specific development plan for Use 1.13 Multi-Family Dwelling (>100 bedrooms)

WHEREAS, the Boone Town Council held a duly-noticed public hearing on January 26, 2026 with respect to this rezoning request; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Boone Town Council hereby approves and adopts the modifications to the Town Zoning Map as set forth herein.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this day April 22, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk

Hemlock Ridge Trace

An Affordable Housing Development

Introduction

Hemlock Ridge Trace is a proposed affordable and workforce multifamily residential community located at 1505, 1525, and 1545 U.S. Highway 421 South in the Town of Boone, North Carolina. The proposed development represents a thoughtful infill redevelopment of underutilized property along a major commercial corridor and is intended to address Boone's well-documented and urgent need for high-quality, income-restricted rental housing for working families and individuals.

The development is being proposed by Taft-Mills Group, LLC, an experienced affordable housing developer with a strong track record of delivering well-designed, service-enriched communities throughout North Carolina and the Southeast. Hemlock Ridge Trace is envisioned as a long-term community asset that aligns closely with the Town's adopted Boone Next Comprehensive Plan, particularly its emphasis on equity, affordable housing, compact development, and redevelopment within existing growth areas.

Owner / Developer Overview

Taft-Mills Group ("TMG") was formed in 2014 with a singular mission: to develop, own, and operate high-quality affordable and workforce housing communities. Since its founding, TMG has developed more than 2,212 affordable apartment homes using the Low-Income Housing Tax Credit (LIHTC) program and other public-private financing tools, with projects located throughout North Carolina, South Carolina, and the broader Southeast.

TMG's principals bring more than 49 years of combined experience and have collectively overseen the development of over 5,500 affordable apartment units representing more than $850 million in total development costs. The firm is an affiliate of Taft Family Ventures, a vertically integrated real estate company with substantial financial capacity and a long-standing history of residential and commercial development.

TMG is regularly ranked among the Top 50 affordable housing developers in the nation by *Affordable Housing Finance Magazine*, reflecting the firm's consistent ability to deliver high-quality, well-managed affordable housing. The North Carolina Housing Finance Agency (NCHFA) has recognized Taft-Mills Group with the Housing North Carolina Award, the state's top housing honor, for the development of Parkside Commons, acknowledging excellence in design, community impact, and the successful delivery of much-needed affordable housing.

TMG communities are designed to blend seamlessly into their surroundings, incorporate durable and context-appropriate materials, and provide residents with amenities and services that support long-term housing stability and quality of life.

Site Location and Existing Conditions

The Hemlock Ridge Trace site encompasses approximately 4.18 acres along U.S. Highway 421 South, a primary transportation corridor serving the southern gateway into Boone. The site is currently zoned B-3 General Business with the Corridor District Overlay and is surrounded by a mix of existing commercial uses and multifamily residential development.

The property is already served by public infrastructure, including water, sewer, and roadway access, making it well-suited for infill residential redevelopment. Its location provides convenient access to employment centers, healthcare, retail services, and public transportation, while minimizing impacts on established single-family neighborhoods.

The surrounding land use context—characterized by commercial development and existing apartments—supports the appropriateness of a residential Conditional District zoning request at this location.

Proposed Zoning Request

The applicant is requesting a Conditional District rezoning to R-3 Multiple-Family Residential with the Corridor District Overlay. The Conditional District approach allows the Town to evaluate the proposal based on a site-specific development plan and enforceable conditions that address compatibility, design, and community impacts.

This rezoning request does not seek to amend the Town's Unified Development Ordinance. Rather, it applies existing R-3 standards in a manner tailored to the site, ensuring that the proposed development aligns with Boone's long-range planning goals while providing certainty regarding the scale, layout, and design of the project.

Development Overview

Hemlock Ridge Trace is proposed as a 93-unit multifamily residential community consisting of three three-story apartment buildings. The development will offer a mix of one, two, and three-bedroom units to serve a range of household sizes and housing needs.

The community is designed to provide safe, attractive, and functional living spaces while maintaining a scale and architectural character compatible with surrounding development. Buildings are arranged to create internal pedestrian connectivity, define open spaces, and clear vehicular circulation.

Key development characteristics include:

- 152 parking spaces, exceeding minimum zoning requirements
- 3-story buildings with a mix of 1-, 2-, and 3-bedroom units
- Covered picnic area, playground and tot lot, and outdoor sitting area for residents
- Community room, Business center, and indoor exercise facility
- Internal sidewalks connecting buildings, amenities, and common areas
- On-site AppalCART stop

Affordable Housing Commitment

Hemlock Ridge Trace will be developed using the Low-Income Housing Tax Credit (LIHTC) program administered by the North Carolina Housing Finance Agency. All units will be income-restricted and reserved for households earning below 60% of the Area Median Income for at least 30 years, ensuring long-term affordability.

By providing affordable housing along a major employment and services corridor, the development directly supports Boone's workforce, including service employees, healthcare workers, educators, and others who are increasingly priced out of the local housing market.

Amenities and Community Features

Residents of Hemlock Ridge Trace will have access to a range of on-site amenities designed to enhance livability, promote community interaction, and support resident well-being. These amenities include:

- A central multipurpose community room
- Computer and technology center

- Fitness and exercise room
- Outdoor covered picnic and seating areas
- Playground and Tot lot
- Landscaped open spaces and pedestrian pathways

A portion of the units will be designed to meet accessibility standards, ensuring that the community is inclusive and accommodates residents with mobility needs.

Consistence with the Boone Next Comprehensive Plan

The proposed Hemlock Ridge Trace development has been intentionally designed to advance the vision, guiding principles, and policy direction established in the Town of Boone's adopted Boone Next Comprehensive Plan. Boone Next emphasizes the importance of aligning land use decisions with community values related to affordability, equity, environmental stewardship, and compact growth. Hemlock Ridge Trace directly responds to these priorities and represents the type of development the Plan anticipates in appropriate growth areas.

Growth Management, Infill, and Redevelopment
Boone Next calls for directing growth to areas already served by public infrastructure and discouraging outward expansion that places pressure on rural lands and environmentally sensitive areas. The subject site is located along U.S. Highway 421 South, a designated growth corridor characterized by existing commercial development and multifamily housing. Redeveloping this underutilized property for residential use supports Boone Next's emphasis on infill and redevelopment, efficient use of land, and reinforcement of existing development patterns rather than extending growth into undeveloped areas.

Housing Affordability and Housing Choice
A core theme of Boone Next is the recognition that housing affordability is one of the Town's most pressing challenges. The Plan identifies a need to expand housing opportunities for a range of household types and income levels, particularly for workforce households that support Boone's economy but are increasingly unable to find housing within the community. Hemlock Ridge Trace directly advances this goal by providing long-term, income-restricted multifamily housing that increases the supply of affordable rental units within the Town. The proposed mix of one-, two-, and three-bedroom units supports Boone Next's call for greater housing choice and flexibility to meet the needs of diverse households.

Equity, Inclusion, and Community Stability
Boone Next places a strong emphasis on equity and the creation of inclusive neighborhoods that allow residents to live near employment, services, and community resources. By locating affordable housing within an established corridor close to jobs, healthcare, retail, and public transportation, Hemlock Ridge Trace supports Boone Next's goal of reducing displacement,

strengthening community stability, and ensuring that residents of varying incomes can remain part of the Boone community.

Neighborhood Compatibility and Community Character
The Comprehensive Plan stresses that new development should respect existing context and reinforce Boone's character as a High Country town with a strong sense of place. The proposed development incorporates building scale, setbacks, buffers, and architectural articulation that are consistent with surrounding commercial and multifamily uses. The Conditional District rezoning framework allows the Town to apply site-specific standards and conditions to ensure compatibility, providing confidence that the development will be integrated thoughtfully into its surroundings in a manner consistent with Boone Next's design and placemaking principles.

Transportation, Connectivity, and Access to Daily Needs
Boone Next encourages land use patterns that support shorter trips, multimodal transportation, and access to daily needs. Hemlock Ridge Trace's location along a major corridor and within proximity to employment and services aligns with this objective. Importantly, the site includes an existing transit stop located directly on the property, which will serve as a significant amenity for future residents by providing convenient access to Boone's transit system without the need for additional vehicle trips. This on-site transit access directly supports Boone Next's goals related to mobility, equity, and reduced transportation costs for households.

In addition to transit access, the project benefits from continuous sidewalk connections extending from the site to nearby destinations, including Brookshire Park and other key community amenities. Internal pedestrian circulation and sidewalk connections within the development further promote safe, walkable movement between buildings, amenities, and the surrounding area. Together, these features reinforce Boone Next's emphasis on walkability, connectivity, and providing residents with multiple transportation options that reduce reliance on personal vehicles while improving access to parks, services, and daily needs.

Environmental Stewardship and Resilience
Environmental quality and responsible site design are central components of Boone Next. The site plan for Hemlock Ridge Trace reflects careful consideration of topography, stormwater management, and buffering to minimize environmental impacts while accommodating development. Landscaping, open space, and stormwater features are integrated to manage runoff responsibly and enhance site aesthetics, supporting Boone Next's emphasis on protecting natural resources and promoting long-term community resilience.

Public Benefit and Implementation of Boone Next
Boone Next emphasizes that land use decisions should advance the public interest and help implement the Plan's long-term vision. Hemlock Ridge Trace delivers clear public benefits by addressing a documented housing need, efficiently utilizing existing infrastructure, supporting Boone's workforce, and doing so through a Conditional District framework that provides enforceable commitments and transparency. Taken together, the proposed rezoning and

development represent a reasonable and appropriate implementation of the Boone Next Comprehensive Plan.

Community Engagement

In accordance with the Town's requirements, the development team conducted a neighborhood meeting prior to submitting this rezoning request. Nearby property owners were notified, and the meeting provided an opportunity to present the proposal, answer questions, and receive feedback.

The applicant remains committed to ongoing communication with Town staff, elected officials, and community members throughout the rezoning and development process.

Conclusion

Hemlock Ridge Trace represents a carefully planned, context-sensitive affordable housing community that meets a critical local need while aligning with Boone's long-term vision for growth, equity, and sustainability. Through the Conditional District rezoning process, the Town can ensure that this infill development proceeds with clear standards and enforceable commitments that benefit both future residents and the broader Boone community.

The applicant respectfully requests approval of the Conditional District rezoning to allow this much-needed housing opportunity to move forward.

Applicant Exhibit 2



HEMLOCK RIDGE TRACE EXISTING SITE

1" = 30'-0"

PROJECT DATA

TOWN OF BOONE
ZONING - B3

SETBACK
STREET - 20'
INTERIOR - 17'
MAX HEIGHT - 45'

PARKING
.7 / BEDROOM
1.7 / UNIT PER NCHFA

SITE AREA
4.18 ACRES
(182,080 SF)
.30 LIVABILITY RATIO

TOTAL

UNITS
93 TOTAL

1 BD - 17 (18%)
2 BD - 57 (61%)
3 BD - 19 (21%)

188 BEDROOMS

PARKING
188 x .7 = 132 parking spaces required
152 PROVIDED

NCHFA REQUIRED AMENITIES
- Community Room
- Covered picnic area
- Playground

NCHFA ADDITIONAL AMENITIES
- Computer center
- Exercise room
- Outdoor sitting area with benches
- Tot lot



SITE MAP

NTS

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

TMG TAFT MILLS GROUP

THREE NOTCH GROUP

TAFT-MILLS GROUP, LLC

TOWN OF BOONE CONDITIONAL ZONING

HEMLOCK RIDGE TRACE - 1505, 1525, 1545 US HWY 421 S. BOONE, NC

ISSUE DATE: 02/06/2026
PHASE: 00 NOT SET

SHEET ISSUE:
NO. DATE DESCRIPTION

NOT FOR CONSTRUCTION

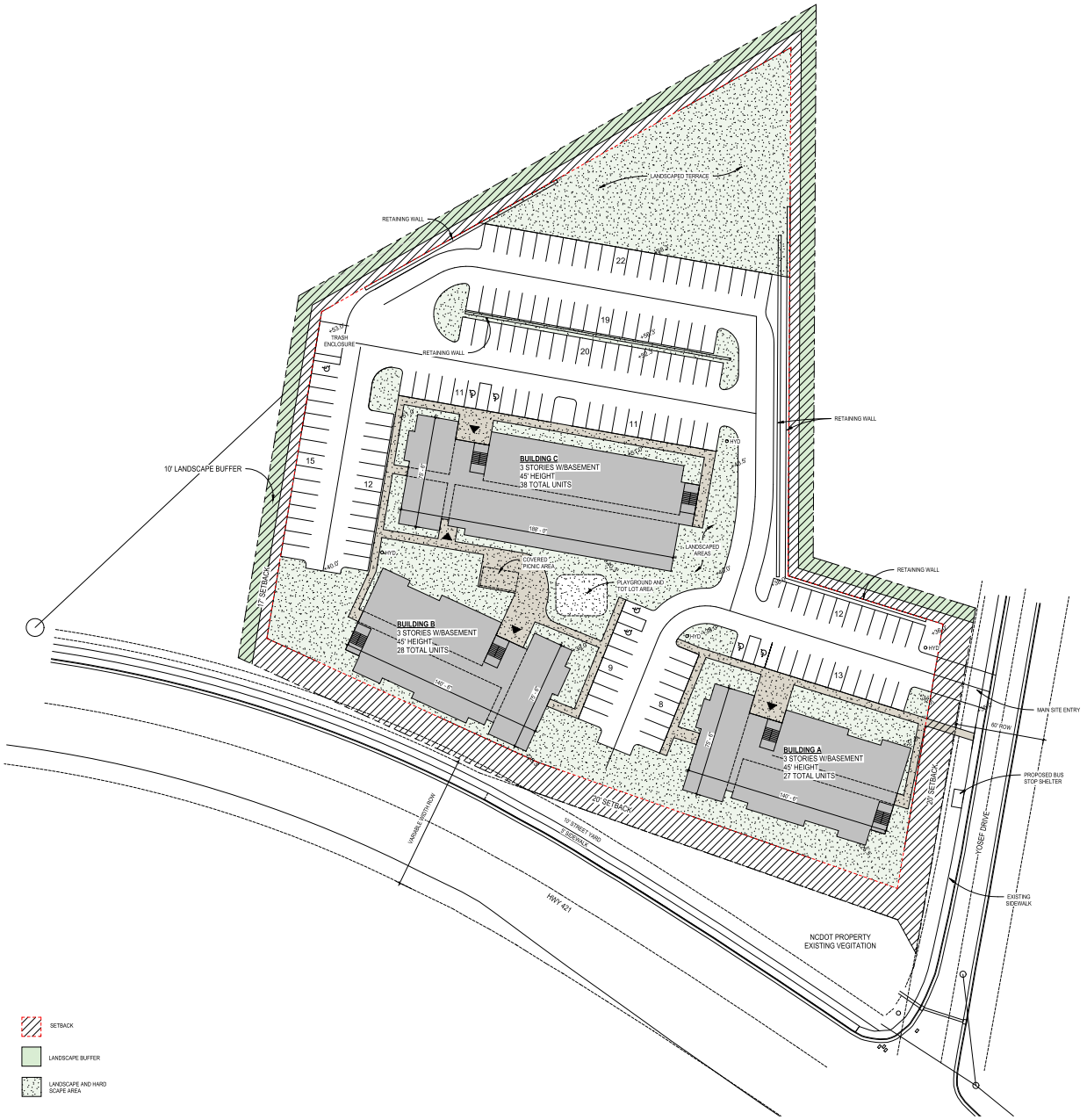
PRINCIPAL IN CHARGE: NOT SET
PROJECT ARCHITECT: NOT SET
DRAWN BY: Author

SHEET TITLE:
EXISTING SITE CONDITIONS

SHEET NO. A01

PROJ. NO. 025065.00

101



HEMLOCK RIDGE TRACE SITE PLAN

1" = 30'-0"

PROJECT DATA

TOWN OF BOONE
ZONING - B3

SETBACK
STREET - 20'
INTERIOR - 17'
MAX HEIGHT - 45'

PARKING
.7 / BEDROOM
1.7 / UNIT PER NCHFA

SITE AREA
4.18 ACRES
(182,080 SF)
.30 LIVABILITY RATIO

TOTAL

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NCHFA ADDITIONAL AMENITIES
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- Exercise room
- Outdoor sitting area with benches
- Tot lot



SITE MAP

NTS

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CONSULTANT LOGO

TMG TAFT MILLS GROUP

THREE NOTCH GROUP

TAFT-MILLS GROUP, LLC

TOWN OF BOONE CONDITIONAL ZONING

HEMLOCK RIDGE TRACE - 1505, 1525, 1540 US HWY 421 S. BOONE, NC

102

ISSUE DATE: 02/06/2026
PHASE: 00 NOT SET

SHEET ISSUE:

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

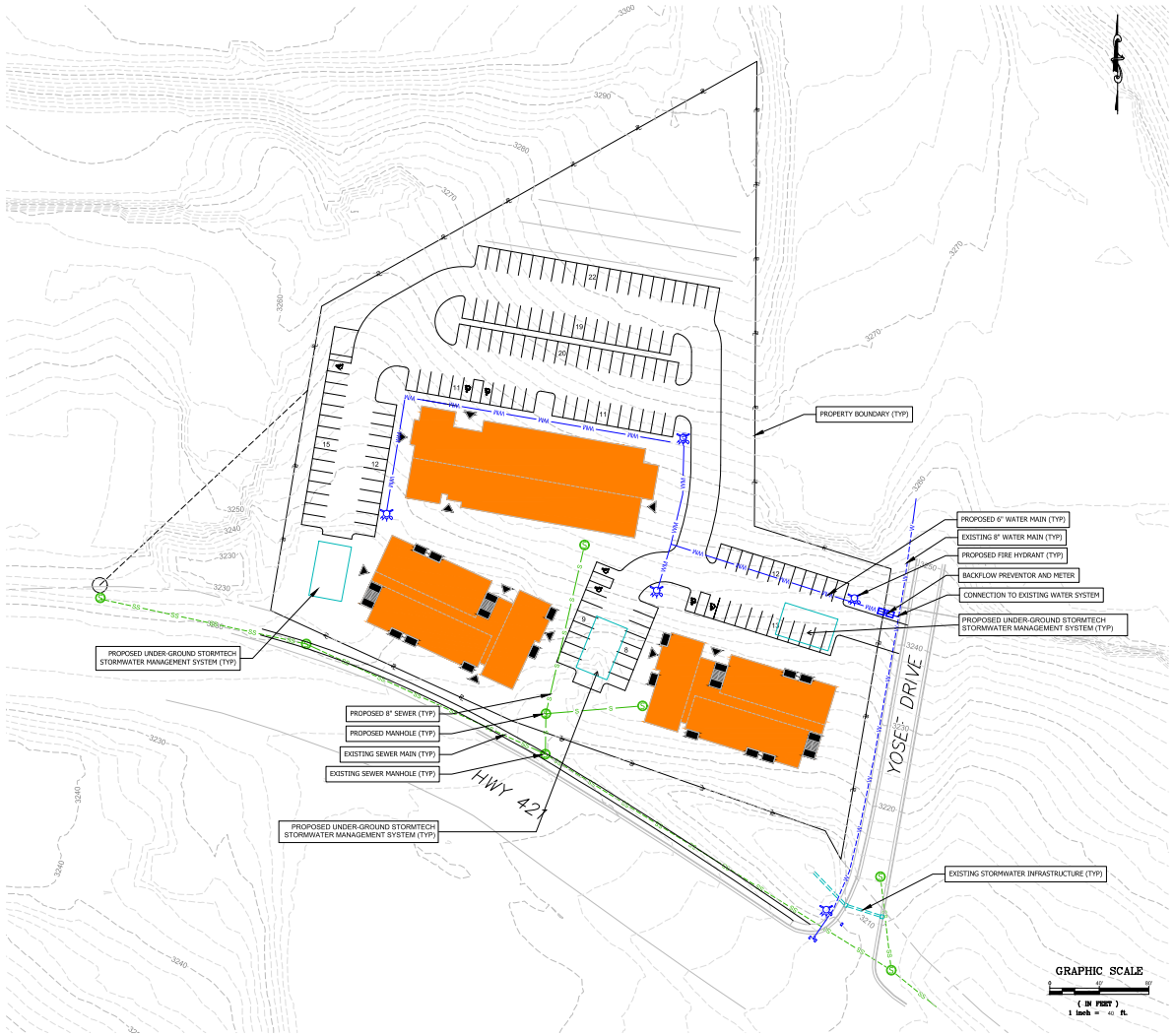
PRINCIPAL IN CHARGE: NOT SET
PROJECT ARCHITECT: NOT SET
DRAWN BY: Author

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NO. A02

PROJ. NO. 025900.00



mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

TMG TAFT MILLS GROUP

THREE NOTCH GROUP

TAFT-MILLS GROUP, LLC

TOWN OF BOONE CONDITIONAL ZONING

HEMLOCK RIDGE TRACE - 1505, 1525, 1545 US HWY 421 S. BOONE, NC

ISSUE DATE: 02/06/2026
PHASE: 00 NOT SET

SHEET ISSUE:
NO. DATE DESCRIPTION

NOT FOR CONSTRUCTION

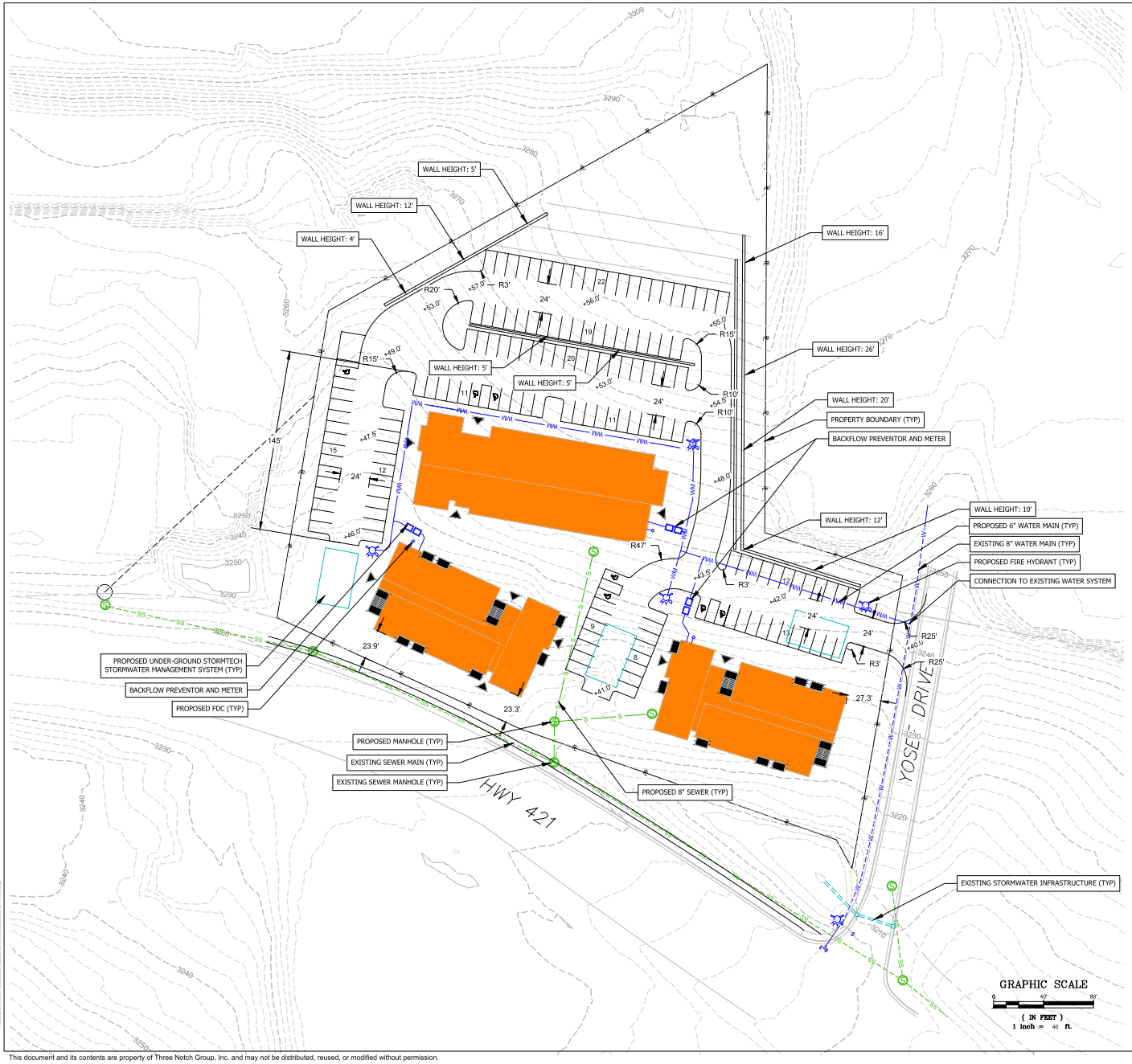
PRINCIPAL IN CHARGE: NOT SET
PROJECT ARCHITECT: NOT SET
DRAWN BY: Author

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NO. A03

PROJ. NO. 025065.00

Applicant Exhibit 3



SITE DATA TABLE

PIN: 2911-80-2433-000
PROPERTY ADDRESS: 1545 U.S. HWY 421 S, BOONE, NC 28607
COUNTY: WATAUGA COUNTY
TOTAL SITE AREA: 3.196 AC

ZONING: B3
CLASS: COMMERCIAL
LAND USE: C01 RESIDENTIAL ON COMMERCIAL LAND

OWNER NAME: SHIRLEY A RAY REVOCABLE TRUST
OWNER ADDRESS: 609 NELLIE JOHN DR, CLYDE, NC 28721

NO. | REVISION/SUBMISSION | DATE:

PROFESSIONAL SEAL:

COA: ECA105

ADDRESS:
122 LYMAN STREET
SUITE 10
ASHVILLE, NC 28801
(828) 232-4700

THREE NOTCH GROUP

PRELIMINARY - NOT FOR CONSTRUCTION

HEMLOCK TRACE
1545 U.S. HWY 421 S
BOONE, NC 28607

PROJECT NO: 22-PROJECT-01
DATE: 2/28/2023
SCALE: AS SHOWN
SHEET NO: C-200
DRAWING TITLE: MASTER PLAN

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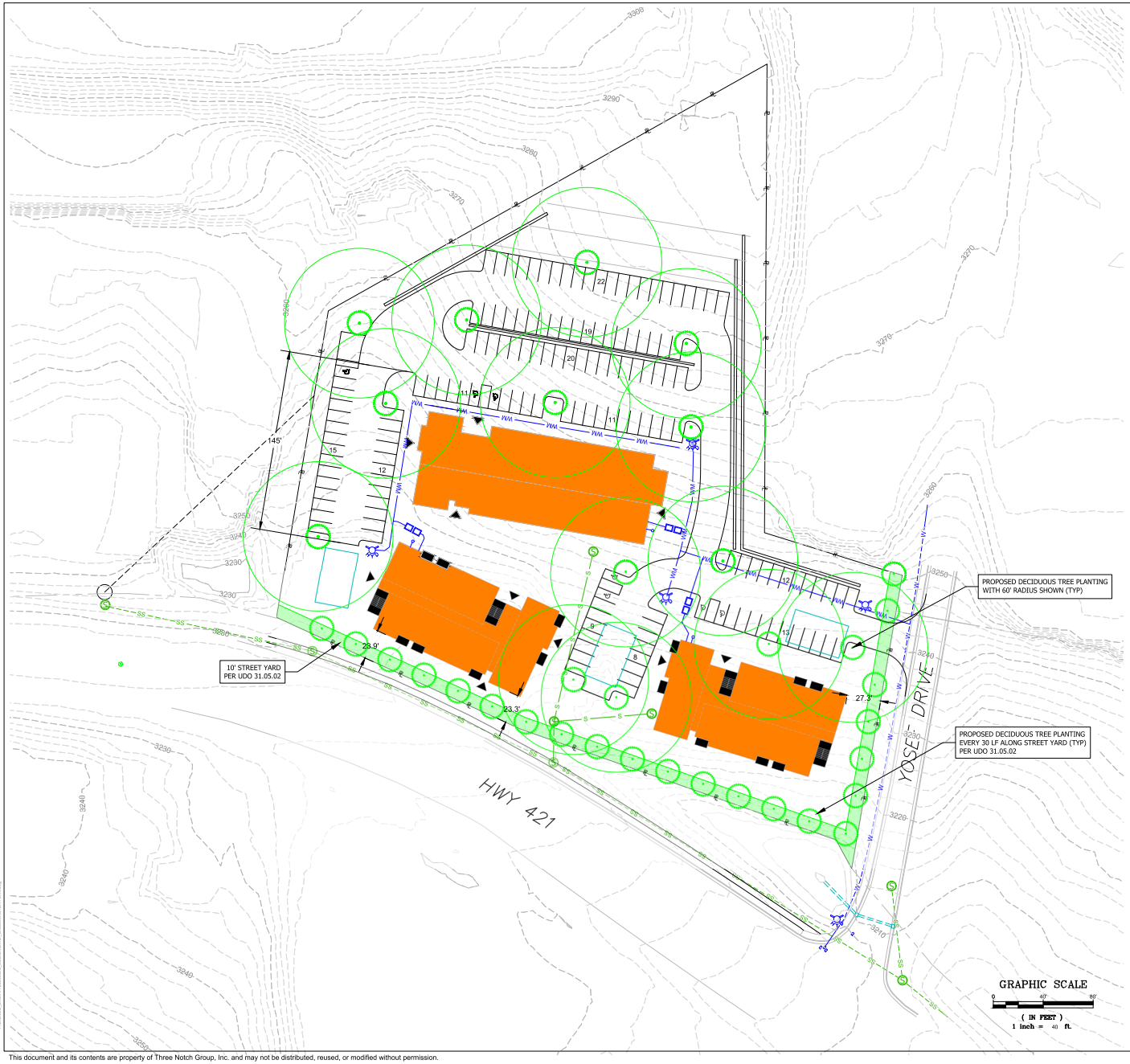

SITE DATA TABLE

PIN: 2911-80-2433-000
PROPERTY ADDRESS: 1545 U.S. HWY 421 S, BOONE, NC 28607
COUNTY: WATAUGA COUNTY
TOTAL SITE AREA: 3.196 AC

ZONING: B3
CLASS: COMMERCIAL
LAND USE: C01 RESIDENTIAL ON COMMERCIAL LAND

OWNER NAME: SHIRLEY A RAY REVOCABLE TRUST
OWNER ADDRESS: 609 NELLIE JOHN DR, CLYDE, NC 28721

NO. | REVISION/SUBMISSION | DATE:

PROFESSIONAL SEAL:

CDA: ECA105
ADDRESS:
122 LYMAN STREET
SUITE 10
ASHVILLE, NC 28801
(828) 232-4700

THREE NOTCH GROUP

PRELIMINARY - NOT FOR CONSTRUCTION

HEMLOCK TRACE
1545 U.S. HWY 421 S
BOONE, NC 28607

PROJECT NO: 22PC0004
DATE: 2/28/0223
SCALE: AS SHOWN
SHEET NO: C-201
DRAWING TITLE: PRELIMINARY PLANTING PLAN

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Deviation from Ordinance Standards

ARTICLE 15 LIMITED USE REQUIREMENTS

15.03 1 .07 Duplex; 1.08-1.10 Townhouse; 1.11-1.13 Multi-Family Dwelling; 1.14-1.16 Multi-Family Dwelling in Mixed Use (unless specifically excluded)

15.03.03 B. Parking shall be limited to a maximum of two (2) spaces per unit and a clearly designated parking area for visitors. 1. The square footage of the parking designated for visitors may not exceed ten percent (10%) of the total parking area. A minimum of twenty-five percent (25%) of units shall have a garage or carport. 2. If freestanding, garages and carports shall be architecturally integrated within the development. To the greatest extent practicable, parking shall be located behind or underneath proposed building(s).

15.03.03 C. A livability space ratio of .50 must be met for the development. Fifty percent (50%) of the required livability space shall be designated to a defined area exclusively for the use of ground floor units. This space must consist of a common yard with accompanying private outdoor space for each ground level unit, or individual yards contiguous with the unit served. Either configuration must provide direct access from all ground floor units. The remaining livability space shall be designated for the use of the development as a whole as recreation space and shall be located so as to provide for direct auditory, visual, and physical access from the dwelling units served.

Deviation from Ordinance Standards

Due to the nature of NCHFA requirements for parking, it will be necessary to reduce the livability ratio. Currently the preliminary livability ratio is in accordance with B3 zoning requirements. Garage / carports as well as the required parking will reduce the livability ratio if included. Therefore, we request not to be held to the garage/carport requirement nor to the livability space ratio of .50.

15.03.03.A. No one type of dwelling unit, as defined by the number of bedrooms, shall comprise more than 50% of the total units.

Deviation from Ordinance Standards

The current proposal contains 61% of 2-bedroom units which is over the required maximum of 50% for the total amount of dwelling units. We respectfully request consideration in granting approval of the requested bedroom mix. The primary reason for structuring the proposed unit count was based on market feedback pertaining to a high demand for affordable units that serve households who earn at or below 60% of Watauga County's Area Median Income ("AMI"). The proposed two-bedroom count is reflective of market need and historical data compiled across several thousand units that are owned by our firm. The requested unit will serve low-income families and are not meant to serve the student population.

ARTICLE 25 COMMUNITY APPEARANCE STANDARDS

25.04 Retaining Walls

25.04.02 No retaining wall may be more than eight feet (8') in height. This height does not include decorative caps that are less than eight inches (8") in height. Screen walls shall not be taller than necessary to conceal the item screened (such as a dumpster, HVAC equipment, etc.)

25.04.07 Retaining walls in series which collectively exceed sixteen feet (16') in height shall have a minimum of one (1), ten foot (10') wide Type "A" buffer (see Section 31.05), between two of the walls. Retaining walls which are separated by a building, a road, or a parking area shall be exempt from this requirement. See Figure 2 below.

Deviation from Ordinance Standards

Due to site grading and parking requirements for NCHFA, as well as keeping most parking to the rear of the site, it might be necessary to exceed allowable retaining wall heights in non - street facing portions of the site. All efforts will be made to follow retaining wall guidelines set forth in section 25.04 and maintain human scale and buffer type standards along pedestrian paths.

ARTICLE 31 LANDSCAPE STANDARDS

31.03- Preservation of Existing Vegetation

31.03.04 Every development shall retain all existing healthy Historic trees with drip lines outside the building footprint except new subdivisions. An applicant will be required to modify their design in order to preserve healthy Historic trees, provided the redesign can be accommodated without reducing the intensity of development on the site or increasing the area of land disturbance.

A. Every subdivision shall retain all existing healthy Historic trees with drip lines outside the land disturbing limits associated with proposed streets, drainage, utilities and stormwater management areas.

31.03.05 Every development shall retain all existing healthy significant trees with drip lines outside the building and paving area footprint to the greatest extent possible. An applicant may be required to modify their design in order to preserve healthy Significant trees, provided the redesign can be accommodated without reducing the intensity of development on the site.

A. Every subdivision shall retain all existing healthy Significant trees with drip lines outside the land disturbing limits associated with proposed streets, drainage, utilities and stormwater management areas.

Deviation from Ordinance Standards

Due to site grading and parking requirements for NCHFA, as well as keeping most parking to the rear of the site, it might be necessary to remove existing trees. A tree survey will be performed, and all efforts will be made to preserve as many trees as possible that meet the requirements set forth in 31.03.

Article 4.01 Development Approvals

4.13 Vested Rights for Certain Approvals

4.13.01 A vested right shall be deemed established upon proper and lawful approval of a site-specific vesting plan for a special use permit, major subdivision, or conditional district zoning map amendment.

4.13.02 Duration: Except as provided for in Subsection 4.13.02, a right that has been vested as provided for in this Ordinance shall remain vested for a period of two years. A. This vesting shall not be extended by any amendments or modifications to a site- specific development plan unless expressly provided by the approval authority at the time the amendment or modification is approved. B. A site-specific vesting plan shall be deemed approved upon the effective date of the approval of the authority's action or Ordinance relating thereto. C. The permit-issuing authority may provide that rights vest for a period of time exceeding two (2) years but not exceeding five (5) years, inclusive of all amendments, modifications and phasing, where warranted in light of all relevant circumstances, including but not limited to, the size and phasing of the development, the level of investment, the need for the development, economic cycles, and market conditions. These determinations shall be in the sound discretion of the approval authority at the time the site-specific development plan is approved or modified.

Deviation from Ordinance Standards

Due to the NCHFA application timeline and competitive process, it might be necessary to have a longer vesting period than provided for in the ordinance. While the goal of the development team is to not need to exercise this deviation, the applicant requests a vesting period of 4 years to allow flexibility to continue to pursue the competitive Low-Income Housing Tax Credits required to finance this development.

Summary of Public Benefit and Mitigation

The requested deviations from certain Unified Development Ordinance standards are limited, site-specific, and directly related to the requirements and constraints of delivering long-term affordable housing through the Low-Income Housing Tax Credit (LIHTC) program. These deviations are necessary to accommodate financing requirements, site topography, and parking configurations while maintaining a residential character appropriate to the surrounding context. Where ordinance standards related to mixed-use frontage, unit mix, retaining wall height, and tree preservation

cannot be fully met, the development incorporates design strategies that minimize visual impacts, preserve pedestrian-oriented street frontages, and maintain compatibility with adjacent uses.

The proposed development provides substantial public benefit that offsets the requested deviations, including the delivery of deed-restricted affordable housing in an area already served by infrastructure, transit, and services. The project supports Boone Next's core goals by advancing housing affordability, promoting infill development, enhancing walkability and transit access, and strengthening community stability. The requested extended vesting period reflects the realities of the competitive LIHTC financing process and ensures that the Town's approval can be implemented as intended.

Taken together, the applicant believes the deviations are reasonable and in the public's interest, and the Conditional District framework provides enforceable commitments that secure these benefits for the Town of Boone.

To: Property Owners surrounding 1505/1525/1545 U.S. Hwy 421 South, Boone, N.C. 28607

Date Mailed: January 8, 2025

Subject: Petition for a Zoning Change for the proposed development:
Hemlock Ridge Trace Apartments, 1505/1525/1545 U.S. Hwy 421 South, Boone, N.C

Dear Neighbor(s),

This letter is a notification provided to you as a property owner within 300 feet of the proposed development requesting a zoning change. As the developer of this proposed request, I wanted to share important information with you about this petitioned item. The zoning presently is B3, and we are pursuing to request the zoning change to R3, to accommodate for multi-family dwellings.

Address(es):	1505/1525/1545 U.S. Hwy 421 South, Boone, N.C. 28607
Tax Parcel PIN Numbers:	2911709321000; 2911800228000; 2911802433000
Zoning District:	B3 General Business with Corridor District Overlay
Requested Zoning District:	Conditional District R3 Multiple-Family Residential with Corridor District Overlay

We are proposing a multi-family community and a stand-alone clubhouse for Hemlock Ridge Trace Apartments, which represents an investment in the community and allows occupancy for working families. The proposed development will be privately owned by Taft-Mills Group, LLC, which will have on-site management and offer a variety of amenities located in the stand-alone clubhouse to be utilized by the potential tenants. Those amenities include an outdoor playground, fitness facility, computer center, and a resident activity multi-purpose room.

Meeting Date:	February 4, 2026
Meeting Time:	5:30 p.m.
Meeting Location:	Town Hall Council Chambers 1500 Blowing Rock Road, Boone, N.C. 28607

If you are unable to attend the scheduled meeting but would like to learn more about the project, please feel free to contact our team.

Tristan Williams, (252)341-8150; Tristan@taftmillsgroup.com
Nate Broman-Fulks, (336)870-0721; Nate@taftmillsgroup.com


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112

Boone Neighborhood Meeting Minutes: Town Hall, Town Chambers

1500 Blowing Road, Boone, N.C.

February 4, 2026, 5:30-6:30 p.m.

PRESENTER: NATE BROMAN-FULKS, VICE-PRESIDENT OF DEVELOPMENT, TAFT-MILLS GROUP, LLC

RECORDER: TRISTAN WILLIAMS, SENIOR VICE-PRESIDENT OF DEVELOPMENT, TAFT-MILLS GROUP, LLC

ATTENDEES: Signed listing of attendees including name, address, phone number and email address attached as Exhibit A.

- ***Sofia da Camara, 289 Ambling Way, Boone, NC; 919-879-4633; sofiadacamara82@gmail.com***
- ***Sierra Lawing, 1065 NC194, Boone, NC; 704-240-2767; sierralawingg@gmail.com***
- ***Kellie Ashcraft, 582 Market Hills DR, Boone, NC; 828-406-3471; kellie@wataugahousing.org***
- ***Deborah Phillips, 3154 Soo Hounds Rd, Boone, NC; 828-773-0061; phillipsdl@appstate.edu***

PRESENTER (NATE): Thank you all for coming. We are here this evening to share with you an affordable housing development we are proposing that is going to require a conditional zoning amendment to be requested with the Town of Boone. First, let me give you a quick overview of who we are so you know a little bit more about us and then we'll talk about the site, where it's at and what we are proposing to build on it. We can talk about the process around that as well. We are calling this development Hemlock Ridge Trace. Tristan and I work for Taft-Mills Group. We are a real estate development company that specializes in affordable housing development using Low-income Housing Tax Credits. The company's been around for over a decade. The principals in our company have been doing this for 50+ years collectively have built over 100 affordable communities, over 5,000 units. We are based out of Greenville, North Carolina, and have developed all over North Carolina. This will be our first development in Boone, and we are excited to be in Boone.

In addition to North Carolina, we also develop in South Carolina, Virginia and Maryland. We have been productive and fortunate enough to be consistently ranked in the top 50 Affordable Housing Developers in the country and have been awarded the state's highest housing honor for an affordable housing development we did in Greenville, North Carolina, Parkside Commons.

Here's just a quick snapshot of some of the developments we've completed recently. In North Carolina, you can see we cover a good bit of real estate. This will be our first development in Watauga County. We are working on a few developments in Asheville and

two in Ashe County as well. To get a sense of what is pictured here, this is what we consider our standard garden style apartments, typically three-story garden walk-ups. Our developments are as low as 48 units, but then as high as 180, 200 units. In addition to the garden style walk-up, we do tailor our developments and architecture to the community and its surroundings.

We have a few slides of complete developments that are a little bit different than what you saw in the last slide. This is a senior development in Wake Forest, North Carolina, and is an interior loaded corridor and does have elevators. This is a more urban style development that we recently completed in Maryland. This is in a downtown area and has more of an urban feel to it with parking underneath.

This is the site that we have under contract right now to develop affordable housing on and is located on the corner of Highway 421 and Yosef Drive. The location is next door to the Toyota dealership. Across the street is a retail center with a subway in it.

ATTENDEE (KELLIE): Is this the oil blue garage place?

PRESENTER (NATE): Yes, there's a little auto shop here and two single family homes on the property right now. But currently its zoning is B3 and we will be seeking a conditional zoning to R3 to allow for multifamily development. It's a little over four acres and we think it's in a great location surrounded by multifamily and commercial. It fits well with the area. It also has a public transit stop on the site, on the corner of the property, which will be a great amenity for the residents. It has continuous sidewalks all the way down to Brookshire Park and we'll be putting in additional sidewalks.

ATTENDEE (DEBORAH): Do you mean located on Yosef?

PRESENTER (NATE): Yes, on Yosef. It has a ton of amenities such as grocery stores, parks, shopping, doctors, everything that residents are going to need all within a mile of the site. And as you can see in this one, this is downtown here, and it's less than a two-mile drive to downtown. We think it's a great location for this type of development.

ATTENDEE (KELLIE): With the doctor's office's groceries, pharmacy, are those all good criteria for LIHTC consideration?

PRESENTER (NATE): Exactly. Yes. We submitted a preliminary LIHTC application on this site a couple weeks ago. We are waiting for official scores, but our scores on this development reflect a perfect score. It scores as high as you can because all the amenities are right here.

ATTENDEE (DEBORAH): Is it for young couples, families, or who is it geared towards? Would it be a family development?

PRESENTER (NATE): Yes, it would be a family development and we're proposing 93 affordable housing units for it. That will all be affordable for households making 60% of the area median income and below. So, you know, for a one-person household that's about

$40,000, you have for three people, I believe that's a low over $50,000. It'll be a mix of one-, two-, and three-bedroom units. We can serve a variety of household sizes. It is very much proposed to meet the housing needs of the community and the present workforce that's here.

ATTENDEE (DEBORAH): The only thing that concerns me a little bit, and I'm sure you thought of this, is the highway. As far as children. I mean, I'm sure you can construct it in a way that there are barriers where it's not easy for them to get to the highway.

PRESENTER (NATE): Yes. That's a good point. We will address that concern. We're taking notes tonight for any concerns and things you want us to investigate.

This is our current site plan. We will be submitting the conditional zoning application on Friday. Our civil engineer and architect are working hard right now finalizing this plan for submission. It is subject to change a little bit from what is being shared this evening. We're looking at maybe doing a three four split. The one building along highway 421 may look on one side like a four story and on the other side of the three story

Our architects are McMillan Pazdan and Smith; they have done several developments here in town and many of which are with the university.

ATTENDEE (DEBORAH): Will there be a playground?

PRESENTER (NATE): Yes. The site plan is slightly zoomed in so we can see a little bit better, but the amenities for the site will have a clubhouse with a multipurpose room located in this building. It will have a business center, an indoor exercise facility and there will be a playground and a tot lot, covered picnic area and seating areas as a gathering space for the residents.

We do have on-site property management for all our developments as well as maintenance staff to address any property issues that come up and work with residents. They'll be on-site daily. We are proposing underground stormwater detention. It will be underneath one of the parking areas.

ATTENDEE (KELLIE): Is that a lead into the ground or what happens to it? Does it just collect and then slowly disperses?

PRESENTER (NATE): Yes. Most developments you can see stormwater detention ponds. This is kind of a similar version, but it's underground and enclosed. And that just allows more development areas.

We've looked at Boone's NEXT comprehensive plan, and it aligns very well with it.

ATTENDEE (SOPHIA): Can I ask about parking? How many people are going to be in that range and how much parking is allowed?

PRESENTER (NATE): Yes, the Town of Boone's parking requirement is, I believe, 0.75 spaces per bedroom. We will be meeting that as our intent. We're considering if that's something we're going to ask for deviation to in our submission.

We are showing an entrance on 421 here right now as well as on Yosef Drive. We are looking at right now whether we want to eliminate that entrance. Based on feedback from DOT and the town, we are looking at eliminating the entrance off 421, so this site plan is subject to change to remove that second entrance.

ATTENDEE (KELLIE): I remember when I went to the community meeting for Wynnefield Properties, and the second entrance was brought up at that meeting as being required for fire safety. They had to have two, one as a soft exit, for emergencies, in addition to the regular entrance. If that one is eliminated, did the Town of Boone talk about where else you could put one in?

PRESENTER (NATE): We have based this on fire code, where we won't need a second entrance. I believe that is because these buildings will be sprinklered. With these having sprinklers and under 200 units, we believe this is not required. We have been working with fire to make sure that this plan aligns with code and their requirements. I remember that there was a big discussion, but we can review that again to ensure we are meeting requirements.

ATTENDEE (KELLIE): Yes, because the one entrance was going to have to be on the resident side of that neighborhood and neighbors were worried about people coming in and going through. Then fire said it was going to be a soft entrance. I can't remember the language that they used, but it was something that would just allow for emergency vehicles.

PRESENTER (NATE): No, it's good. The codes change from year to year sometimes. Different municipalities have different codes too. Yeah, we're going to make sure it meets fire code. And that's something I just wanted to highlight, a main change between this regiment and what we submit.

We're really excited about being in Boone. This would provide 93 long-term income restricted units that are affordable for at least 30 years. It's going to provide a lot of community benefits. We feel it offers more community benefits than what's on the site right now. We think in this growth corridor, it's somewhat underutilized. This is four acres that could be used for something great. A few notes to mention, addressing equity and access here, these are all categories of the Boone next plan, which we are meeting. This proposed housing is near job services, parks, and transit. It's really a fantastic location.

ATTENDEE (DEBORAH): What about the two homes located on the site. What would happen to them? I believe one is owner occupied right now. I thought they were all Webber Hodges.

PRESENTER (NATE): That's correct. Yes, that's it. One single-family home is occupied, and the other single-family home is vacant. Both would be purchased if we obtain the tax credits and the structures would then be demolished and removed from the present location.

That's a quick overview. And we're happy to continue to answer any questions that you have.

ATTENDEE (KELLIE): One question I got is looking at how close it is to 421. I'm guessing that you probably would have some landscaping to try to do some sound blocking from the highway.

PRESENTER (NATE): Yes. On the site plan there is a buffer here. This will be a landscape buffer, a setback. We have surveys and this will all be pushed back more. There will be a 10-foot multi-use path that we will build. It's part of the larger greenway system that the town has planned. And then there will be some trees and landscaping that will be required and we will ensure we address those details on having the landscaping in place.

ATTENDEE (DEBORAH): I think you said 60% of median income. Is that self-sustaining or does that require financial backing from somewhere to keep it as a sustainable measure? Do you see what I'm saying?

PRESENTER (NATE): I think so. How it works is we apply for the tax credits, the low-income housing tax credits from North Carolina Housing Finance Agency. If we are awarded those tax credits, we then sell those to investors. And that gives us the main equity in the deal. If you're buying a home, you normally put down 20% and then finance 80% but with the tax credits, you are doing the reverse. This then allows us to get a lower permanent mortgage. So that then we can charge lower rents because we have less mortgage to pay off than a typical market rate development. So, it allows us to have a financially viable, sustainable model to keep this affordable for at least 30 years. Is that answered?

ATTENDEE (DEBORAH): Yes. And then in 30 years does will have to be renewed? Is that a town thing or part of the tax credit program? Do you first give first right of refusal to the tenants? What do you do to keep it affordable after 30 years? Is that when you reapply for the tax credits to do a rehab on it?

PRESENTER (NATE): It can be renewed. Part of the tax credit program is acknowledging the affordability of the 30 years.

RECORDER (TRISTAN): If I can add an extra layer, when we get the tax credits and it's for 30 years, there are land use restrictive covenants that are recorded on record at your register of deeds. The land is tied to tax credits and has the affordability on record for 30 years. You can extend it longer than 30 years and, in some cases, we may be obligated longer than that, but we do start at a minimum of 30 years.

PRESENTER (NATE): They are federal tax credits, but those credits are filtered to run through the North Carolina Housing Finance Agency. We get tax credits and then we sell those to

investors such as big banks, big companies that want to write off their tax liability. Some of them have requirements for investing in the communities that they're working in. It is private businesses buying federal tax credits.

ATTENDEE (DEBORAH): What if they sold them, can they sell those?

PRESENTER (NATE): Investors buy them from us. It reduces their tax liability. So, there's no reason for them to want to reduce their liability and sell them

RECORDER (TRISTAN): To add, investors are looking for the tax liability break, and they are ultimately our partners. They're provided annually with tax form. It's a K1 tax form that they get annually to be able to justify that tax liability right off. So, each year when we have our audits and our tax returns, the investor will get the property tax information that, they will in return issue that to their CPA. And that's what allows them to justify the 30 years of the tax credit purchase for their tax liability right off.

ATTENDEE (DEBORAH): So, hearing that you can potentially go beyond those 30 years is exciting. That's really encouraging. So, here's another question. Who's the owner?

PRESENTER (NATE): We are, we're long-term owners and managers. We've been doing this for over a decade now and I've never sold a property. We are in it for the long-term investment.

ATTENDEE (KELLIE): I know that you had that larger meeting with the planning department. Did they talk to you about their conditional district?

PRESENTER (NATE): Yes. We talked about the conditional district with planning, and we are here tonight meeting in advance of applying this Friday for the conditional rezoning.

ATTENDEE (DEBORAH): I think it's fantastic that you solely focus on affordable housing as a company. I would not think there are many people and companies that want to do that.

ATTENDEE (KELLIE): Actually, you must come with me to the NC affordable housing conference. It's so cool that there's a whole world.

PRESENTER (NATE): Yes, there is. To share how competitive this process is annually; we just submitted this in the preliminary tax credit application round. There were 139 tax credit applications submitted for 9% and 58% application submitted for the 4% Bond deals.

RECORDER (TRISTAN): You mention for the agency conference, this past year was the largest they have had. When I started nine years ago, it was maybe 500 people. This past year surpassed 2500 attendees.

ATTENDEE (KELLIE): I certainly didn't recognize several that were there. But then you're in this space with people who all speak the same language and care about affordable housing. It's wonderful.

PRESENTER (NATE): In this industry there are quite a few tax credit developers out there that are working on similar things like us. I will share we are only tax credit application in Watauga County. As you know Wade County, Mecklenburg County to name a couple, they're going to get a lot of applications. And so Western North Carolina historically has not gotten as many applications. There's more this year. There are some hurricane disaster related funding that can help developments work financially. The Western part of the state has not benefited from tax credit development nearly as much as other areas of the state.

ATTENDEE (KELLIE): But is there now an extra point for our area for disasters?

PRESENTER (NATE): Yes, this year there is a bonus point for Helene affected counties. That is going to help this development for sure. We feel good about its chances at this point in getting tax credits. You can never guarantee anything. But we're excited about the opportunity with this submission. As far as the next steps, we'll submit on Friday the conditional rezoning application. And that will put us on a course, assuming planning and development review staff say we have met all the criteria to go to the Planning Commission. There will be a joint Planning Commission and Council meeting in March. That date is March 23, 2026.

ATTENDEE (KELLIE): I think that's where we can offer public comment.

PRESENTER (NATE): Yes. And then there will be another Council meeting in April. That date is April 22, 2026; where they then do the vote.

ATTENDEE (KELLIE): Are you expecting much pushback from anybody near this? Even though it's never something you can know for sure.

PRESENTER (NATE): Based on the turnout tonight, there may not be. These neighborhood meetings are normally the first indicator of how much concern there will be and since none of the neighbors that received the notices are here, that may be an indication there aren't concerned neighbors.

ATTENDEE (KELLIE): One of the members of the Housing Council, on a steering committee, was our superintendent of Watauga County schools. She has questions when we were looking at a potential development on County owned land because we were talking about multifamily housing. She mentioned the overcapacity elementary school in our area. Just to be aware that may be a concern that's going to be mentioned. I say that as a mentioned concern but that we absolutely need affordable housing too. We just need to be mindful of capacities.

RECORDER (TRISTAN): Typically, with new developments in small towns, especially from a rural area myself, you don't have a lot coming in from outside counties. They are already potential tenants that live in your area. They already live here, whether they're staying in other rentals or with family, etc. We understand the school concern as we hear that from time to time. We can look at that and evaluate the numbers.

ATTENDEE (KELLIE): Leslie Alexander is just wonderful, the superintendent, and she knows about the needs. Not sure if this is Hardin Park area or Parkway school district. They are constantly looking for redistricting to try to make sure that the schools are not over-capacity while the other is limited.

ATTENDEE (SOFIA): I do have one more question. So now Mountaineer village already has an Applacart stop. Would you all be wanting to just use the first one? Would you all want another stop for this complex? The only concern I have with this is I often ride the bus that comes through here. It's the green route. The bus that goes up to Mountaineer village by the time it gets done at Mountaineer village, it's at full capacity at the time. I just wanted to know if y'all had any Applacart plans, because I assume that this place would probably be big with Applacart users having a lower income and apple cart is just a great amenity up here.

PRESENTER (NATE): There is an Applacart stop on this site right now. It's at the corner here. I know Mountaineer village has a stop up the hill. Yeah. We had a meeting with Craig Hughes, the Director of Applacart last week to talk about this. Yeah. He's always looking at projections of how many users are going to be in the years to come. This is already on his radar and he felt good about it at this point in time, but we're talking through the timeline of development and when this would come online so that he can start planning if there does need to be increased service, they can be ready for that. We will find out in August whether we get the tax credits. And then we would start construction within a year, and we expect to look at 18 to 24 months build time. We have already started those conversations with Applacart and then put on the radar, but we'll be looking at that schedule and trying to make sure that there's capacity and, do they have enough buses going through? Projected to be completed December 28' timeframe.

ATTENDEE (DEBORAH): I mean, is it first come first, sir?

PRESENTER (NATE): Yeah, there's rules we must follow. No, not first come first serve.

RECORDER (TRISTAN): We have a third-party property management group out of Raleigh, Excel property management. They have strict guidelines where they must follow and have potential tenants provide income verification with tax returns, pay stubs and verification from their employer. Tenants must also provide a background check and credit check. They send all those to compliance. If compliance approves them, then they start going down the line. There are very strict guidelines that they must meet to be able to qualify for those units.

ATTENDEE (DEBORAH): And are they all Section 8?

PRESENTER (NATE): We will accept vouchers, just about any type of voucher. This isn't a project-based voucher development. Any tenant who comes with a voucher the property will accept if the tenant qualifies and meets the remaining guidelines.

Thank you for your time and all your comments. We appreciate it.

Neighborhood Meeting- Town Hall, Boone February 4, 2026

1500 Blowing Road Road, Boone, N.C.

Attendee Name	Address	Phone Number	Email
Sofia da Camara	289 Ambling Way, Boone, NC	919-879-4633	sofiadacamara82@gmail.com
Sierra Lawing	1065 NC194, Boone, NC	704-240-2767	sierralawingg@gmail.com
Kellie Ashcraft	582 Market Hills Dr. Boone NC	828/406-3471	Kellie@wataugahousing.org
Deborah Phillips	3154 Soc Hough Rd Boone NC	828-773-0061	phillipsdl@appstate.edu

Applicant Exhibit 6

Hemlock Ridge Trace

Boone, NC

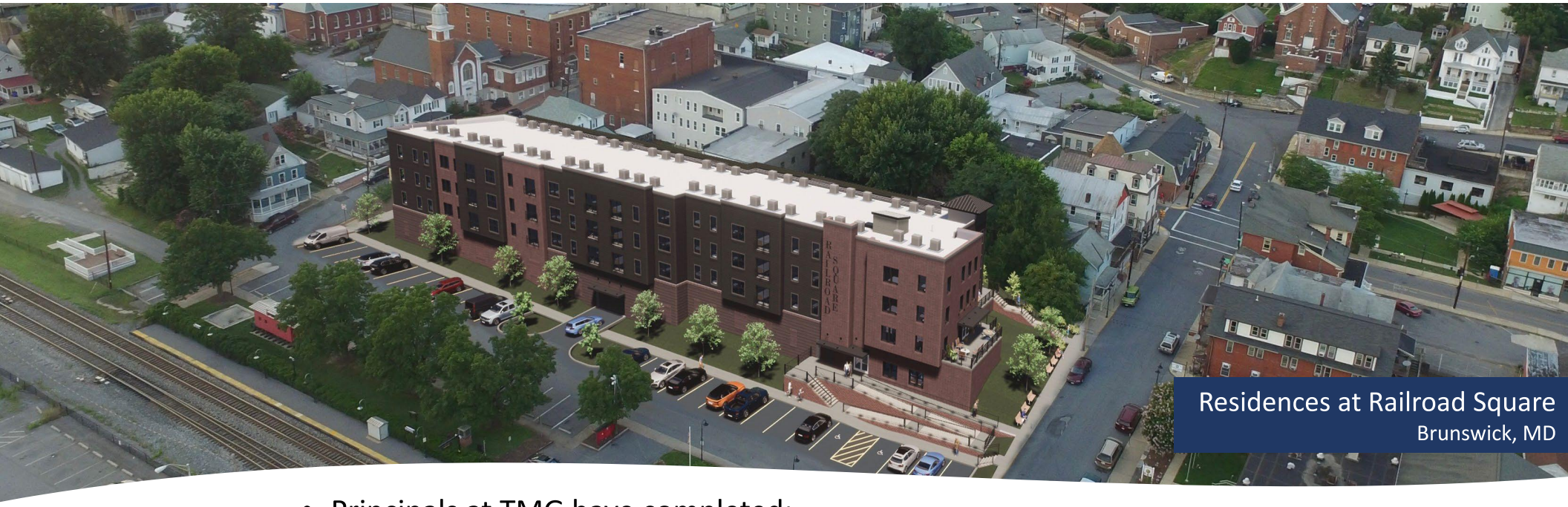


A PROPOSED AFFORDABLE HOUSING COMMUNITY BY:

TMG

TAFT MILLS GROUP

2/4/26



Residences at Railroad Square
Brunswick, MD

TMG
TAFT MILLS GROUP

Overview

- Principals at TMG have completed:
  - 100+ affordable communities
  - 5,000+ units
  - $850+ million in total development costs
- Active in North Carolina, South Carolina, Virginia & Maryland
- Ranked top 50 affordable housing developer nationwide by Affordable Housing Finance
- Awarded the State's Housing Honor in Affordable Housing by NC Housing Finance Agency

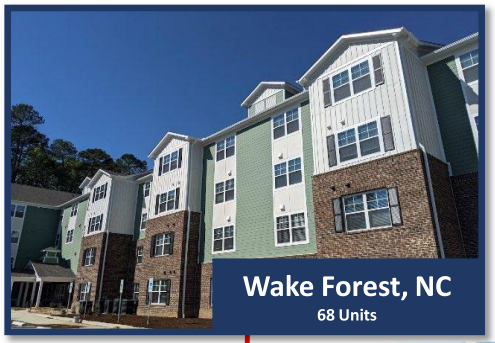
Recent TMG NC Affordable Activity



Winston-Salem, NC
88 Units



Durham, NC
180 Units



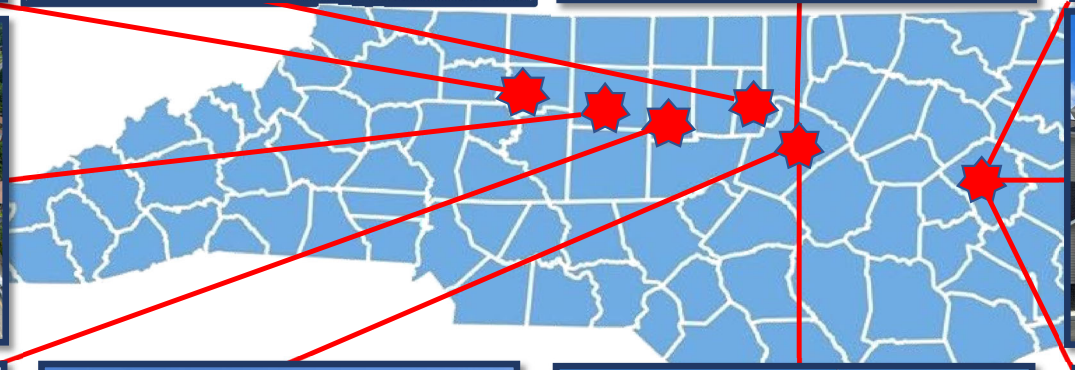
Wake Forest, NC
68 Units



Greenville, NC
80 Units



Greensboro, NC
180 Unit





Greenville, NC
180 Units



Burlington, NC
80 Units



Raleigh, NC
96 Units



Raleigh, NC
180 Units



Greenville
72 Units



CRENSHAW TRACE

WAKE FOREST, NC (68 Units – Senior Housing)

TMG – Under Construction Visual



Residences at Railroad Square

Brunswick, MD (45 family Units)



The Junction

Frederick, MD (179 family units)

Site Overview

HWY 421 and Yosef Dr.

4.18 Acres

Current Zoning: B-3

Next to Mountaineer Village and Toyota

Direct access to public transit stops

Sidewalks to Brookshire Park

Nearby Amenities:

- Grocery stores
- Parks
- Shopping
- Doctor offices
- Restaurants
- Commercial options



Site Overview

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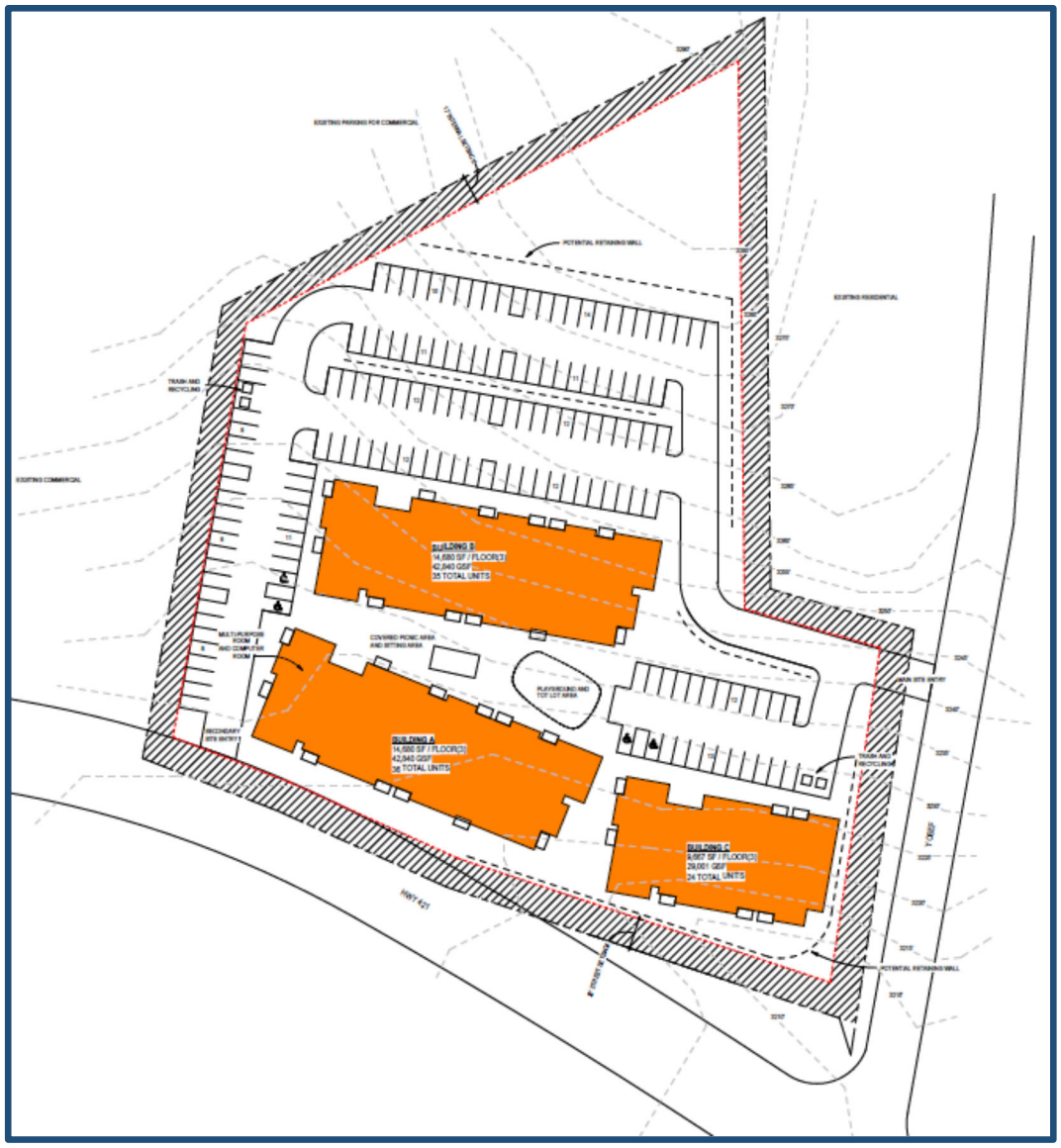


Site Plan As Submitted

- 93 proposed affordable housing units
- All units will serve households at/below 60% of Watauga County's area median income (AMI)
- Proposed to meet the housing needs of working families supporting the Boone community
- Three residential buildings
- 1, 2, and 3-bedroom units
- 3-story residential buildings

mcmillan pazdan smith ARCHITECTURE

TMG TAFT MILLS GROUP



Site Plan As Submitted

- Site Amenities
  - Clubhouse with community room
  - Indoor exercise facility
  - Business center
  - Outdoor recreation areas
- On-site property property management and maintenance staff
- Underground stormwater detention
- Development proposal meets goals of Boone Next – Comprehensive Plan

mcmillan pazdan smith ARCHITECTURE

TMG TAFT MILL GROUP

Opportunity

- The opportunity with this proposal:
  - **Delivers Desperately Needed Affordable Housing**
    - Long-term, income-restricted homes for Boone's community and workforce
  - **Smart Infill**
    - Redevelops an underutilized site in an established growth corridor
  - **Equity + Access**
    - Housing near jobs, services, parks, and daily needs
  - **Transit-Oriented & Walkable**
    - On-site transit stop and sidewalk connections to Brookshire Park





QUESTIONS?



TMG
TAFT MILLS
GROUP

ZONING COMPLIANCE AFFIDAVIT

PROPERTY ADDRESS: 1505, 1525, 1545 Hwy 421, Boone, NC
PARCEL/PIN NUMBER: 2911709321000, 2911800228000, 2911802433000

I, Dustin T. Mills, Managing Member, Taft-Mills Group, LLC, being duly sworn, do hereby depose and state as follows:

1. I am the Authorized Agent of the property described above and have the legal authority to submit this affidavit.

2. All zoning conditions are voluntarily proposed based solely on the applicant's independent judgment; and

3. The applicant is not relying on any statements from Town staff, Council, or Planning Commission members regarding zoning conditions; and

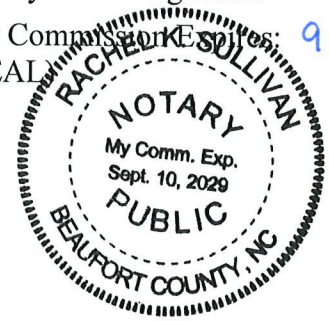
4. Other interested parties in the rezoning process may rely on the validity of the proposed development proposal including any agreed upon conditions; and

5. All future property owners will be bound by the proposed development approval, including any agreed upon conditions and any commitments or representations made by the applicant.

Affidavit Signature: _____ **Date:** February 4, 2026
Printed Name: Dustin T. Mills
Title: Taft-Mills Group, LLC, Managing Member

NOTARY ACKNOWLEDGMENT
Subscribed and sworn to before me this 4th day of February, 2026.

Rachel K Sullivan
Notary Public Signature Pitt County, NC
My Commission Expires: 9-10-2029
(SEAL)



Staff Report
March 23, 2026
Public Hearing
Case A26-0073 Town of Boone (PW Facility)
Satellite Annexation/Conditional District Zoning Map Amendment

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Staff Report Exhibit A: Town Council January 14, 2026 Meeting Minutes Excerpt 17
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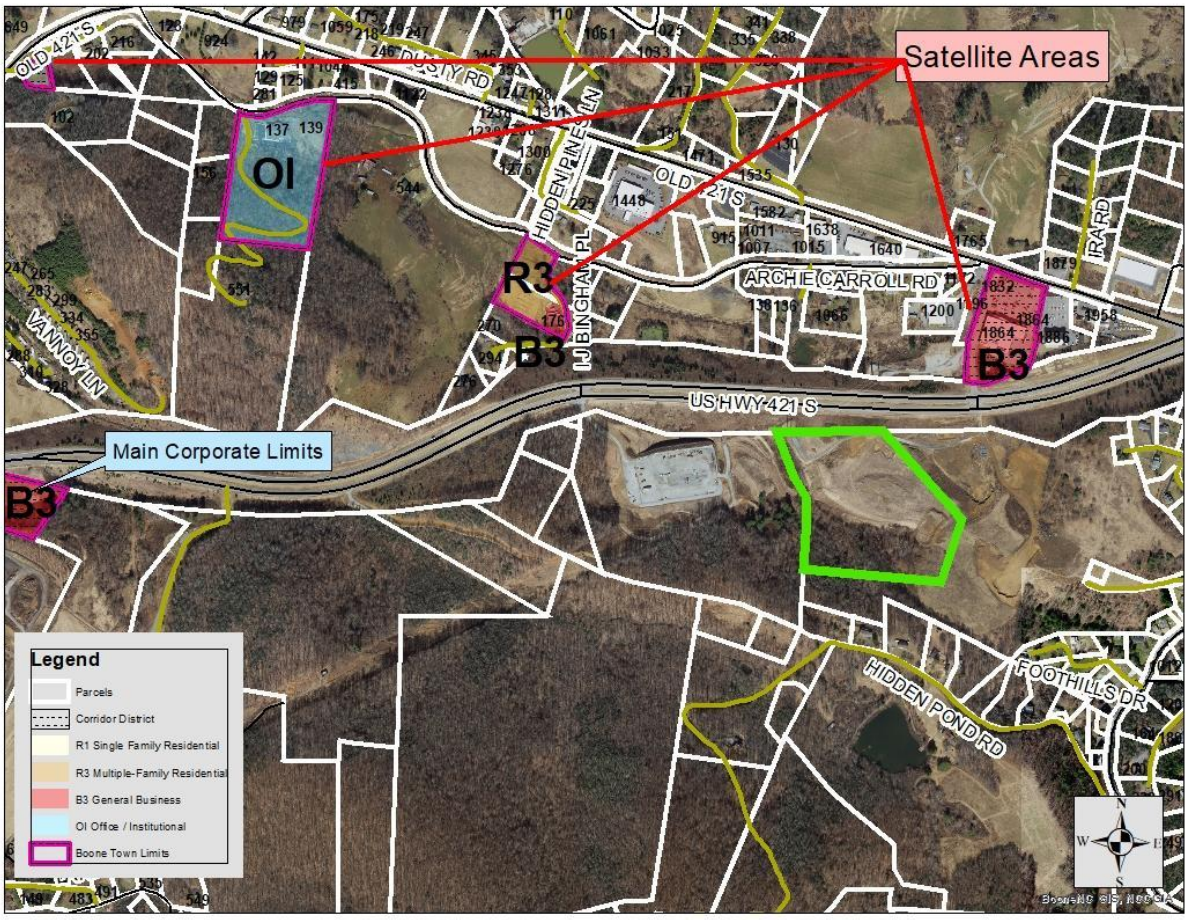


Request

In conjunction with a voluntary satellite annexation request, the Town of Boone has submitted a Conditional District Zoning Map Amendment application to zone property located on US Hwy 421 S (Watauga County PIN: 2921-90-1402-000) to Conditional District B3 General Business with a site-specific development plan for Use 5.16 Government Facility and Use 5.13 Town Utility Facility for the new Town of Boone Public Works Facility.

Case Exhibits

Applicant Exhibits 1-7 were submitted by the applicant. Staff generated materials are labeled Staff Report Exhibits A-C.

Exhibit #	Items
Applicant Exhibit 1	Applicant's Project Narrative
Applicant Exhibit 2	Site Plans
Applicant Exhibit 3	Elevations
Applicant Exhibit 4	Traffic Assessment
Applicant Exhibit 5	Neighborhood Meeting Notice and Mailing Labels
Applicant Exhibit 6	Neighborhood Meeting Presentation Information
Applicant Exhibit 7	Signed Affidavit

Staff Report Exhibit A	January 14, 2026 Town Council Meeting Minutes Excerpt
Staff Report Exhibit B	February 25, 2026 Town Council Meeting Minutes Excerpt
Staff Report Exhibit C	Ordinance A26-0074

History

January 14, 2026 Applicant participated in a Town Council Requested Appearance for an informal discussion of the proposed new Public Works Facility. See Staff Report Exhibit A for an excerpt of the Town Council meeting minutes.

February 25, 2026 Town Council approved the first step in the annexation of municipal property. See Staff Report Exhibit B for an excerpt of the Town Council meeting minutes.

Parcel Information

Parcel Specifics

Property Owner	Town of Boone
Address	TBD
Watauga County PIN(s)	2921-90-1402-000
Use	Vacant
Use Definition	Currently undeveloped land.
Size	15.523 acres
Access	US Highway 421 South
Steep or Very Steep Slope	Yes

Existing Zoning/Extraterritorial Jurisdiction (ETJ)History

This parcel is currently located in Watauga County's jurisdiction and is not zoned. Additionally, this parcel is located outside of the former Town of Boone ETJ so there are no additional zoning history or districts to report on.

Requested Zoning

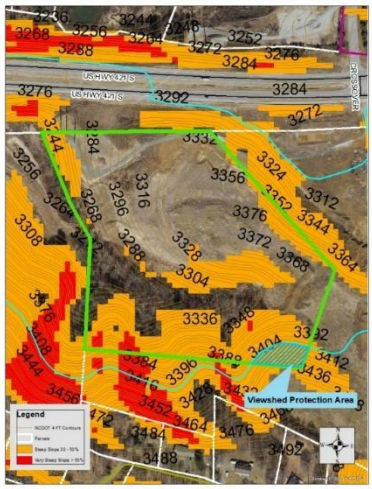
District Descriptions	**Conditional District B3 General Business** The B3 General Business District is primarily intended to accommodate a wide range of office, restaurant, retail, service, and multi-family residential uses in a mixed-use environment. The regulations for this district are intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses. **Corridor District Overlay** The corridor districts are established overlay district intended to protect access to the main thoroughfares though Town.

	Viewshed Protection Overlay The Viewshed Protection District is established as an overlay district intended to protect the scenic beauty and natural environment of Boone's hillside areas vital to preservation of a high quality of life and continued economic development by minimizing the visual impact of building construction and land disturbing activities.

Existing Site Characteristics

The 15.523-acre site an undeveloped parcel. Land disturbance and grading occurred on the property prior to the Town's purchase in 2024. The site fronts US Highway 421 South to the north and contains steep slope (30-50%) around the perimeter of the property. There are some small areas that may contain very steep slopes (>50%) along the southern property line.

The elevation at US Highway 421 South is approximately is 3292'. From that point, the site rises roughly 120' in elevation with the highest point being in the southeast portion of the property. The Viewshed Protection overlay will begin at approximately at 3392' and impacts approximately 13,000 square feet at the southeast corner of the property. Supporting mapping and photos are provided below.



Map 1

Map of area showing:
Steep & very steep slope
4' Contours
Approximate area of viewshed protection

Photo 1



View of site from US Hwy 421 South looking west.

Photo 2



View of site from US Hwy 421 South looking east.

Zoning and Use of Adjacent Properties

	District	Use
North	Not Zoned – Watauga County's Jurisdiction	Vacant and Residential*
East	Not Zoned – Watauga County's Jurisdiction	BREMCO Utility Facility
South	Not Zoned – Watauga County's Jurisdiction	Vacant**
West	Not Zoned – Watauga County's Jurisdiction	Vacant**
	*Across US Hwy 421 S **Construction has begun on a multi-family development	

North:



East:



South:



West:



Zoning Analysis

Use Analysis

The applicant has requested for Conditional District B3 General Business with portions of the property located within the Corridor District and Viewshed Protection overlays. This CD request includes a site-specific development plan for a new Town of Boone Public Works facility (Use 5.16 Government Facility), including associated lay-down and equipment yards and accessory structures (Use 5.13 Town Utility Facility).

1. **Use 5.13 Town Utility Facility** (lay-down and equipment yards and accessory buildings)

   Definition: Pursuant to UDO Article 34, a Town Utility Facility is defined as any use of land by the Town in connection with the town's public enterprise and/or public works operations, including water supply, sewer, stormwater, and street/sidewalk maintenance. This includes but is not limited to: above-ground communication towers, equipment/material storage areas/buildings, pump stations, salt barns, or other similar facilities that are not typically open to the public. Excepted from this definition are water and sewer lines along with any of their above-ground support structures. Any uses that come within the purview of another use in 5.0 Government Use (i.e. government facility, police substation, government facility, etc.) shall be governed by the terms of that use and not as a town utility facility.

   Exemption: Pursuant to UDO Subsection 14.02.03(a) and (b), Use 5.13 Town Utility Facility is exempt from zoning regulation subject to compliance with UDO Section 15.16. If the proposed Town utility facility would materially exceed or contravene an otherwise applicable development standard relating to setback or height, the Administrator shall notify the Town Council, which may direct that a hearing be held.

   The additional requirements of Section 15.16 state that utility facilities in or adjoining residential zoning districts must maintain district setbacks, be fenced (unless totally enclosed within a structure), and either be screened from view or designed to have a residential appearance. Additionally, equipment producing noise or sound may not exceed 60 decibels at any adjoining property line.

   Staff Note: Per the Project Narrative (Applicant's Exhibit 1) and Site Plans (Applicant's Exhibit 2), the proposed Town Utility Facility areas are located behind the main facility, meet all setback and height requirements and are not located within or adjacent to any residential zoning district. Additionally, equipment used at the Town Utility Facility is not expected to generate noise more than 60 decibels at the adjoining property lines.

2. **Use 5.16 Government Facility**

   Definition: Pursuant to UDO Article 34, a Government Facility is defined as a building, structure, or use of land, excluding the other uses specifically listed in Government Uses 5.0, operated by a governmental entity that is used to provide government services such as administration of a political subdivision of the State, or centralized operations of cultural resources, fire protection, law enforcement, planning and zoning, public utilities, or public works.

   Staff Note: Use 5.16 is permissible by right in the B3 General Business zoning district.

Conditional District Site-Specific Vesting Plan Analysis

To streamline staff reports and avoid restating UDO standards, this analysis focuses only on items that require attention by the Planning Commission and Town Council. Below staff have outlined the deviations requested by the applicant.

- Requested Deviations (Applicant Exhibit 1):
  1. UDO Section 23.08: The applicant is requesting a deviation to delay sidewalk installation along US Highway 421 until such time that NCDOT approval is secured and the work can be incorporated into a future corridor improvement project.
  2. UDO Subsection 25.05.02(A): The applicant is requesting that the primary façade and main building entry not be required to face the primary public way.

3. UDO Subsection 25.05.02(C)(1): The applicant is requesting a deviation to not install sidewalks from the building entrance to the primary public way which is a required when the building does not face the primary public way.
4. UDO Subsection 25.05.02(C)(3): The applicant is requesting a deviation so that they are not required to provide ground floor windows or window displaces along at least 10% of the ground floor street facing elevation. This is a requirement when the building does not face the primary public way.
5. UDO Subsection 25.06.03(C): The applicant is requesting a deviation to allow an average roof slope of 2:12. The required minimum roof slope for a pitched roof is 4:12 per this subsection.

Comments from other Town Departments: In addition to the Planning review, the submitted plans were evaluated by other Town departments for compliance with applicable codes. Their comments are provided below.

Fire: The application has been reviewed and approved subject to the following:

1. Approved with the slight modification to soften the turn radius leading to the FDC.

Public Works

Public Works – Services: Approved

Public Works – Utilities: The application has been reviewed and approved subject to the following:

1. Add 6" valve at MJ Cross on water main that goes around building.
2. Add Valve on yard hydrant.

Staff Note: If the identified noncompliant items are addressed and the requested deviations approved, the submitted plans and specifications appear to be able to meet all applicable requirements of the UDO. Any items not clearly shown, and any standards not requested for deviations, are expected to meet all applicable requirements. If approved the applicant will be required to submit full plans and specifications demonstrating complete compliance.

Town Service Analysis (Annexation)

Department	Annexation
Fire	Approved service review request.
Police	Approved service review request.
Public Works – Services	Approved service review request.
Public Works - Utilities	Approved service review request. See below for more detail.

Which utilities are being requested? Water ☐ Sewer ☐ Both ☒ Neither ☐
Services Available: Water ☐ Sewer ☐ Both ☒
Per Town Code §50.290, Is this request part of a hardship connection? Yes ☐ No ☒
If yes, please provide details: N/A

Are any utilities already provided to the requested annexation? Yes ☐ No ☒
If yes which utilities? Water ☐ Sewer ☐

Is this a connection or an extension? Connection ☐ Extension ☒

Procedural Analysis

This request involves two legally distinct but procedurally coordinated actions: annexation and zoning. The process ensures that both actions are considered holistically in light of Boone Next. The process will proceed as follows barring any delays:

Date	Step	Guidance
February 25, 2026	Initial Council Consideration	• Council reviews the annexation petition and zoning request together • Staff presents initial report • Council is asked to indicate willingness to entertain the annexation request before proceeding with full process
March 23, 2026	Annexation & Zoning Public Hearings	• A public hearing before the Council and the Planning Commission is held on both annexation and zoning. • The Planning Commission provides a required zoning recommendation and an optional annexation recommendation.
April 22, 2026	Final Council Decisions	• A public hearing before the Council is held on the annexation. • Council votes on zoning first. • If zoning is approved, and the applicant wishes to proceed, Council votes on the annexation.

Annexation

Petition Requirements

Pursuant to N.C.G.S. § 160A-58.7, the Town of Boone, the Town Council may initiate annexation of property not contiguous to the primary corporate limits and owned by the town by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The property must satisfy the requirements of N.C.G.S. 160A-58.1. The resolution shall contain an adequate description of the property and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published once at least 10 days before the date of the hearing. At the hearing, any resident of the town may appear and be heard on the question of the desirability of the annexation. If the council finds that annexation is in the public interest, it may adopt an ordinance annexing the property. The ordinance may be made effective immediately or on any specified date within six months from the date of passage.

Pursuant to N.C.G.S. 160A-58.1(b): A noncontiguous area proposed for annexation must meet all of the following standards:

Statute	Compliance
N.C.G.S. 160A-58.1(b)(1): nearest point on the proposed satellite corporate limits must be not more than 3 miles from primary corporate limits.	Yes
N.C.G.S. 160A-58.1(b)(2): No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city.	Yes
N.C.G.S. 160A-58.1(b)(3): The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.	Yes, see Town Service Analysis Section herein.
N.C.G.S. 160A-58.1(b)(4): If the area proposed for annexation, or any portion thereof, is subject to subdivision regulation as described in G.S. 160D-802, all of the subdivision must be included.	Yes
N.C.G.S. 160A-58.1(b)(5): The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city.	Yes, all satellite corporate limits including this property equal 2% of corporate limits.

Conditional District

Pursuant to UDO Subsection 9.09.01 (A), the CD process is established to provide tailored regulations to address specific circumstances or development goals. This process permits the application of additional conditions to proposed developments to ensure compatibility with neighboring uses and alignment with adopted plans or other development goals of the town, while also allowing deviations from existing standards where such serves the town's development goals. By incorporating tailored standards, the CD process offers a degree of flexibility not always achievable through a general use zoning map amendment. Specific procedural steps are mandated and applications must include more detailed information than might otherwise be required.

Procedural Requirements (UDO Subsection 9.09.02)

Standard	Comments	Compliance
9.09.02(A) Pre-Application Meeting	January 12, 2026	Yes
9.09.02(B) Neighborhood Meeting		
Notice	January 15, 2026: Mailed and posted on Town website, Applicant's Exhibit 5	Yes
Location	Council Chambers, 1500 Blowing Rock Road	Yes
Presentation Info	Applicant's Exhibit 6	Yes
Minutes	Pursuant to the Applicant's Project Narrative, Applicant's Exhibit 1, no members of the public attended the neighborhood meeting so no minutes were generated.	Yes
Time Limitation	The application was submitted within 6 months of the neighborhood meeting.	Yes

9.09.02(C) Application Submittal		
Allowable Uses	Applicant's Exhibit 1	Yes
Deviations		
Mitigation		
Conditions		
Affidavit	Applicant's Exhibit 7	Yes

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

Community Vision

We will be a prosperous, livable, people-oriented mountain community modeling resilient growth that promotes and protects our natural resources with diverse housing options and dynamic economic opportunities. We will celebrate and build upon our community's historic foundation to leave a sustainable and equitable town for future generations.

Land Use and Development

Grounded in its historic character, Boone will be a distinct pedestrian-oriented town that is affordable, livable, human-scale, and connected through a network of walkable, mixed-use corridors and activity centers.

Government and Public Services

The Town is committed to engage inclusive processes that build upon existing commitments to expediency, innovation, and public engagement ensuring the provision of excellent services and facilities. The Town will foster a collaborative environment where community input is valued and integrated in town decisions.

Planning Principles: The Boone Next Planning Principles are intended, as a collective, to provide a core vision to guide planning, zoning, and development decisions. These principles should be carefully considered with respect to all zoning map amendments, ordinance text amendments, and other development decisions as well as other town planning and policy initiatives.

Planning Principle 1

Prioritize thoughtfully designed development of underutilized land within the town's existing built-upon areas over development of undeveloped land on the town's outer limits.

It is preferable to accommodate growth in locations within the existing town limits that are appropriate for, can support, and would be enhanced by, new development. Infill and redevelopment will occur in a strategic manner that considers community needs like provision of and access to goods, services, transit, and quality public space.

Planning Principle 2

Emphasize quality design to create an attractive, inspiring public and private realm-architecture, streetscape, corridors, gateways, and edges-that is uniquely Boone.

Public areas (streetscapes, sidewalks, parks, plazas, etc.) and private areas (building facades, landscaping, parking facilities, etc.) will be planned, arranged, and designed with quality materials to celebrate a sense of place and

character by balancing function, appearance, and affordability, while fostering creativity, innovation, and human-scale design that is true to Boone.

Planning Principle 3

Encourage compact, human-scale development that integrates a vertical mix of uses (residential, commercial, office, institutional, civic, etc.) and connects with existing developed areas.
Places will be created with multiple uses in proximity to each other, perhaps on the same site and/or in the same structure. Close attention will be given to the compatibility of those uses and their surroundings. Uses will be arranged in a manner that maximizes pedestrian activity and create "communities within our community."

Growth Management Tiers Map: The Growth Management Tiers Map is a policy tool intended to help Boone manage the growth of its corporate limits. The map identifies areas inside and outside the corporate limits that are likely to face development pressures, and it identifies those areas that are most appropriate for the town to consider serving by means of annexation within the next 10 to 15 years. The Growth Management Tiers Map is supplemented by and should be applied in concert with the Future Land Use Map, where applicable. The overall purposes of the map are to:

- Promote better interjurisdictional and long-range planning between and among the town, Watauga County, and utility providers.
- Encourage long-term fiscally and environmentally sustainable growth by carefully managing the extension of taxpayer-funded town services
- Encourage infill development
- Inform developers, landowners, farmers, and residents with respect to the town's priorities and approach to the growth of its corporate limits
- Provide policy guidance to town decision-makers regarding annexations, town service provision, fees and incentives, and locations for capital improvements

This property is located within the Primary Growth Area: Land where provision of services is preferred and encouraged over the 10- 15 years following adoption of this plan. This area includes existing incorporated areas and unincorporated areas surrounded by incorporated land within the outer boundaries of the town's municipal limits

Utility Service and Annexation Criteria

Criteria 1: Does the requested annexation align with the Comprehensive Plan?
Is the annexation consistent with the Comprehensive Plan, specifically the Town of Boone Growth Management Tiers Map and Future Land Use Map?

Criteria 2: Is the requested annexation consistent with logical town boundaries?
Would annexation contribute to logical town boundaries and service areas and/or elimination of unincorporated islands within the town's corporate limits?

Criteria 3: Are other public services and utilities available?
If annexed, can the property be adequately supported by current or future town services, including but not limited to public safety and public utilities. Can the property be serviced by other utility providers (electric, phone, internet, etc.)?

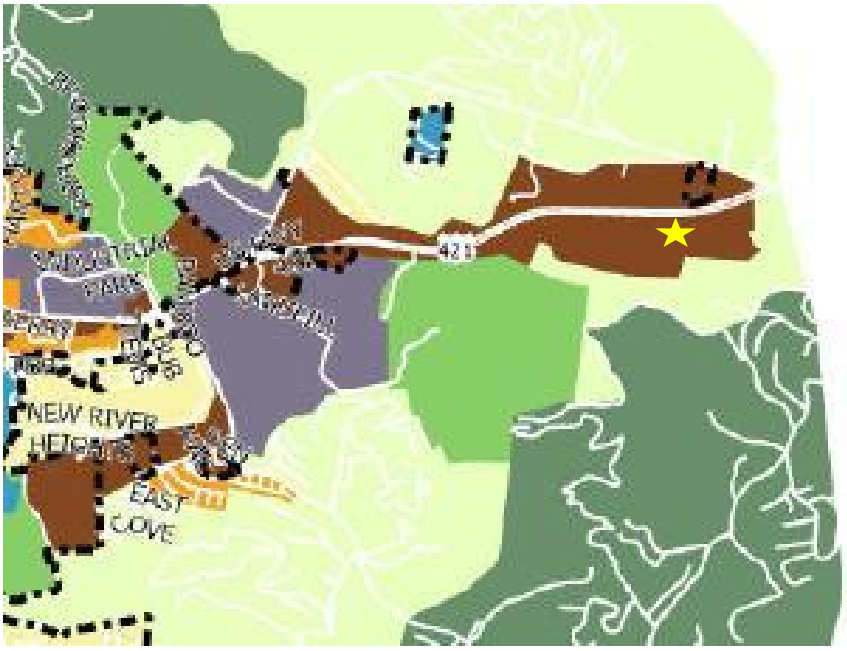
Criteria 4: Does the request demonstrate community benefits?
Does the requested annexation result in fiscal and/or other community benefits that outweigh costs?
Criteria 5: Is the request consistent with interjurisdictional agreements?
Is the requested annexation consistent with any applicable interjurisdictional agreements?

Future Land Use Map

The Future Land Use Map is a critical tool intended to give shape to and help implement Boone's vision for the next 15-20 years. The map and associated land use types provide a framework for development and other land use-related decisions, including decisions on public infrastructure and transportation.

In legislative decision-making cases, Council and the Planning Commission will review Boone Next and the Future Land Use Map to ensure that the request:

- is consistent with the goals and policies set forth in this plan; and
- is consistent with the land use type as shown on the Future Land Use Map;
- and if not ensure that the requested change of zoning will not negatively impact the intent of the mapped land use type; and
- is supported by existing or planned infrastructure.



The property, approximate location represented by the yellow star above, included in the request is mapped in the Walkable Mixed-Use land use type. Please see below for more details on this land use type.

Description	Walkable Mixed-Use areas are envisioned as places that should evolve from existing auto-oriented patterns into green, walkable, mixed-use corridors and destinations. New street and alley grids may be established, fostering a more urban environment while maintaining a commitment to well-designed, green, and visually-engaging building patterns. Buildings in these areas are oriented toward the street and generally up to four stories in height; in some cases, on appropriately sized and located lots, they may reach up to six stories. Parking and drive aisles in the front are minimized and the majority of parking placed to the sides and rear. Ground floors should feature ample transparent windows and doors. Ground floors should create an inviting atmosphere for pedestrians by, for example, incorporating features like generous transparent windows and inviting entryways. Where appropriate, wider sidewalks and street trees enhance the pedestrian experience and promote a sense of place. The overall vision behind the Walkable Mixed-Use Land Use Type is to foster vibrant, self-sufficient communities where everything is just a short stroll away – a true realization of the "15-minute city" or "city within a city" concept. Here, residents enjoy access to local businesses, services, and amenities that cater to their daily lives, while commercial spaces thrive on the support of a connected residential environment.
Objectives	• Eliminate curb cuts on arterials through rear access parking and new alley construction and dedication • Evaluate opportunities for neighborhood scale- businesses that enhance neighborhoods with accessible resources such as cafes, small grocers/bodegas, and childcare facilities • Mixed-use buildings provide a variation in layout and size for ground floor non-residential uses • - Encourage and facilitate public spaces like plazas, playgrounds, and other public amenities
Primary Uses	• Vertical mixed-use with ground floor commercial and upper story residential and/or appropriate commercial uses; or a mix of single-use commercial and/or residential buildings within a single development • Multi-family • Limited light industrial/manufacturing uses with minimal external impacts.

Goals & Policies

Goal 1.1 A SUSTAINABLE BUILT PATTERN

Boone's interwoven natural and built environments will promote social, environmental, and fiscal sustainability while aiming to reduce auto- dependence and the roots of traffic congestion. The town will be a leader of green building design and climate responsibility.

Policy 1.1.1: Use the Future Land Use Map

Use the Future Land Use Map to guide development, growth, and conservation decisions. Additionally, use the Focus Area Plans for more detailed policy direction within each of those areas.

Policy 1.1.2 Use Best Design Practices in New Development

All new growth should move Boone toward creating a network of "communities within a community" - a polycentric pattern of walkable, human-scale activity centers located within short distances of residents across the town. This pattern is key to supporting sustainability by aiming to reduce vehicle trips and their associated emissions, improving human health by supporting active utilitarian modes of transportation, and guiding growth away from natural areas. Where feasible, new growth should establish short blocks and connected rights-of-way, prominent civic spaces, stream daylighting and protected natural resources, front-facing buildings with transparent and welcoming first floors and public spaces, a diversity of housing types, income-restricted housing units, neighborhood-serving and context-sensitive nonresidential uses, rear parking and alleys, front porches1 (residential), and safe multimodal transportation infrastructure design.

Goal 1.2 DEVELOPMENT TRUE TO BOONE'S VISION

Boone's development and redevelopment will enhance the best of the town's existing built environment and reinforce the vision set forth in this plan.

Policy 1.2.1: Build the Town for People

To the extent possible, the built environment should be human-scale and pedestrian-oriented rather than large-scale and auto-oriented. There are urban design characteristics that transcend eras, styles, and typologies that help to explain why Boone's beloved downtown makes human beings comfortable. Human-scale development is not defined by density, but instead by urban design that makes human beings comfortable and happy navigating streets, activity centers, and neighborhoods on foot. Human-scale built environments might consider terminating vistas at the end of streets or the width and frontage of new buildings.

Policy 1.2.4: Create and Enhance Gateways

Gateways can serve as visual cues that travelers are passing between and arriving in new places. New development, public infrastructure projects, and preservation efforts should consider gateways into Boone and between distinct areas within the town.

Policy 1.2.5: Use Appropriate Transitions Between Different Scales and Intensities

Use appropriate transitions between different building uses and intensities by stepping down building heights and scale from areas allowing taller buildings to primarily residential neighborhoods.

Goal 1.5 INTENTIONAL GROWTH MANAGEMENT

Boone will manage growth thoughtfully and intentionally within its borders and at its edges to enhance the town's livability and meet the needs of a growing community.

Policy 1.5.1: Manage Growth to Balance Protection of Community Character and Natural Areas While Directing Desired Growth to Identified Centers

The town will manage growth in a manner that balances the protection of community character and natural lands while accommodating future population. Change in the community will be carefully managed to protect critical natural lands, provide a variety of housing options for a diversity of households, support economic development, support fiscal balance, ensure adequate public safety services, and utilize growth patterns that support regional and local transit services. Lands within the town's current corporate limits are priorities for infill and redevelopment. New development areas contiguous with the town and in identified activity centers should be secondary priorities for development and ahead of areas outside centers.

Policy 1.5.2: Guide Utility Service Extensions and Annexations Using the Utility Service and Annexation Criteria

Use the Utility Service and Annexation Criteria of this chapter to evaluate applications for annexation of lands into the town and extension of public utilities to new areas. These criteria serve as the primary guide for making annexation and utility extension decisions. The criteria provide a framework for ensuring decisions are made consistently and in accordance with the Comprehensive Plan. They are complemented by the Growth Management Tiers Map.

Policy 1.5.3: Guide Growth Using the Growth Management Tiers Map

The Growth Management Tiers Map serves as a guide for development and investment decisions. The map's purpose is to ensure Boone accommodates growth consistent with the Boone Next Planning Principles, intentionally directs growth to desired areas, manages the pace of development, and aims for fiscal balance. This map is intended to be used when considering zoning and development approvals, utility service extensions, annexations, incentives, and capital investments. This map should be used in coordination with the Utility Service and Annexation Criteria. The Growth Management Tiers Map will be updated from time to time to reflect changing planning conditions.

Goal 4.2 HIGH QUALITY PUBLIC SERVICES AND FACILITIES

Boone will provide high quality public services and facilities that meet the needs of all Boone residents.

Policy 4.2.1: Maintain and Improve Levels of Service

As the population grows, ensure high quality services and infrastructure are maintained or improved. Support improvements especially within areas of need through strategic planning, community benefits agreements, bonds, and the capital improvements program.

Policy 4.2.4: Geographically Accessible Services

Through a combination of land use planning, capital planning, and collaboration with the private sector, seek to distribute key public and private services and resources geographically to make them accessible across Boone, including parks, child care, food, medical and dental services, and playgrounds.

Conditions of Approval

1. Where there is a conflict between the original application information and the plans (received on February 10, 2026), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO. For application elements not depicted on the plans but included in the written materials provided by the applicant and considered at the public hearing held on March 23, 2026, those details shall be considered part of the approved plan except as may be specifically

provided otherwise in these conditions or was represented otherwise by the applicant at the public hearing.

2. Any commitments and representations concerning the proposed development made by the applicant at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details, and specifications meeting the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Any other condition agreed upon…

Planning Commission Action Required

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

***Note 1**: describe elements of controlling land use plans and how the plan is or is not consistent.*

Vote 2: The Planning Commission recommends ☐**approval** OR ☐**denial** of Ordinance #A26-0074 within Staff Report Exhibit C and ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

***Note 2**: briefly explain why, factors may include the benefits and detriments to the landowners, the neighbors, and the surrounding community; why the action taken is in the public interest; and any changed conditions warranting the amendment.*

Town Council Action Required – March 23, 2026

No Council action is anticipated at this meeting. Final decisions on annexation and zoning of the property would occur at a future Town Council meeting (anticipated to be April 22, 2026) upon receipt of the Planning Commission's recommendations.

Staff Report Exhibit A: Town Council January 14, 2026 Meeting Minutes Excerpt

MINUTES-REGULAR
MEETING BOONE TOWN COUNCIL
January 14, 2026

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 9:00 a.m. on Wednesday, January 14, 2026 in the Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Dalton George presided. Council members present included Mayor Pro-Tem Todd Carter, Councilmember Virginia Roseman, Councilmember Eric Plaag, and Councilmember Adrian Tait. Staff present included Interim Town Manager Dale Presnell, Grants Coordinator Laney Wise, Public Works Director Todd Moody, Planning Director Jane Shook, Deputy Planning Director Brandon Wise, Cultural Resources Director Mark Freed, Finance Director Guy Miller, Police Chief Daniel Duckworth, Police Major Shane Robbins, Fire Chief Jimmy Isaacs, Sustainability and Special Projects Manager George Santucci, Downtown Boone Development Coordinator Lane Moody (Virtual), and HR Assistant Tina Gragg (Virtual). Town Attorney Allison Meade was also in attendance.

…

Informal Discussion Regarding New Public Works Facility

Mayor George introduced Mr. Bill Dixon. Mr. Dixon thanked Council for their time and provided a brief history of his involvement with the new Public Works Facility project. He noted that he, Mr. Moody, and other Town staff toured the AppalCART building, the Foscoe Fire Department 48 building, and the Kernersville Public Works Facility as part of the design process. Mr. Dixon explained that, through collaboration with Town staff, the preferred building design was estimated at approximately $30 million, while the preferred budget range was between $15 million and $20 million. After presenting the proposed design, Mr. Dixon requested Council direction regarding the proposed site plan.

Councilmember Plaag thanked Mr. Dixon for his work on the project and asked whether the proposed building could be equipped with solar panels in the future, noting that Boone Town Council has prioritized carbon-neutral buildings. He also asked whether Mr. Dixon had consulted with Mr. Santucci regarding this possibility. Mr. Dixon responded that a portion of the building would be suitable for rooftop solar panels but stated that he had not yet discussed this option with Mr. Santucci. Councilmember Plaag briefly discussed the pressing need for a new Public Works Facility.

Mayor George agreed with Councilmember Plaag, acknowledged the budget constraints, and asked whether the proposed site plan would meet the Public Works Department's current and future needs. He then asked about the differences between a $30 million facility and a $20 million facility. Mr. Dixon explained that the $30 million option would have a larger footprint and a greater presence. Mayor Pro-

Tem Carter asked how the scaled-down plan differed from the $30 million option. Mr. Dixon explained that the original plan included a second floor, whereas the presented plan consisted only of a first floor, resulting in a reduction in overall square footage. He stated that any new facility would be an improvement over the current conditions but expressed concern that the department could outgrow the space within 10 years. Councilmember Roseman asked about the possibility of locating Public Works staff on a second floor with the fleet housed beneath the building. Mr. Moody explained that fleet operations were housed separately due to space requirements and noise impacts.

Mayor George then asked Mr. Presnell, who deferred to Mr. Miller, about the potential for introducing a bond referendum. Mayor George stated that the current climate would likely be favorable for a bond to fund the new facility. Mr. Miller and Mr. Presnell discussed the possibility of utilizing USDA funding, noting that Boone's population is currently below the 20,000-person threshold. Attorney Meade asked whether the Town had the capacity to take on an additional USDA loan, and Mr. Miller responded that it did. Mayor George stated that he wanted to evaluate the implications of a $20 million project versus a $30 million project and asked Mr. Dixon whether such an evaluation would delay the project timeline. Mr. Dixon stated that guidance on a target budget would be helpful at this stage. Mr. Moody noted that incorporating sustainability goals would increase costs, and Mayor George requested to see the cost differential, stating that he was generally supportive of sustainability upgrades.

Councilmember Tait asked about the feasibility of combining Fire Station #4 and the Public Works Facility on the same campus. Chief Isaacs explained that Fire Station #4 was strategically located to improve response times and that the proposed station was fully funded. Councilmember Tait asked whether costs could be reduced by scaling back aesthetic elements. Mr. Dixon responded that the design had already been reduced to minimal aesthetic features. A discussion followed regarding the potential use of a design-build delivery method. Mayor Pro-Tem Carter asked Mr. Moody whether a $25 million budget would allow for future building expansion. Mr. Moody stated that a $25 million budget would support sustainability upgrades and allow the department to expand within the facility.

Councilmember Plaag asked whether a $25 million budget would meet the department's needs. Mr. Dixon responded that the $20 million figure presented was an estimate and that actual costs could vary. Councilmember Tait asked why a design-build option was not initially pursued. Attorney Meade stated that she would need to consult with Mr. Moody regarding whether a design-build approach was feasible under the Town's current processes. Council discussed potential conflicts of interest. Councilmember Tait clarified that his comments were intended to expedite construction, and Mr. Dixon stated that he was not opposed to a design-build approach if Council determined it to be the best option.

Mayor George directed staff to further explore these options while also evaluating financing mechanisms for a $25 million facility. Councilmember Roseman asked about pedestrian access to the facility and expressed concern regarding the building's location and accessibility. Mayor George responded that the site had been specifically purchased by the Town for the Public Works Facility. Councilmember Plaag asked whether sufficient space would be available on the site for a potential park-and-ride system. Mayor George emphasized that funding the Public Works Facility should be prioritized as a critical need. Councilmember Plaag asked whether the proposed plan could proceed to a neighborhood meeting to satisfy conditional district requirements or whether that step should occur later. Mr. Dixon explained that

a more complete design would be required prior to holding a neighborhood meeting. A discussion followed regarding notification and invitations for the neighborhood meeting.

Council Member Plaag made a motion, which was seconded by Mayor Pro Tem Carter, to authorize staff to begin preparations for a neighborhood meeting in February using the proposal as presented, with the understanding that the proposed facility may be modified or expanded within the established $25 million budget, with the intent for the proposed development to be presented at the March Planning Commission/Public Hearing and subsequently to the Boone Town Council at its April meeting.

VOTE:

Aye: Todd Carter, Virginia Roseman, Eric Plaag, Adrian Tait
Nay: None
Absent: None

…

Staff Report Exhibit B: Town Council February 25, 2026 Meeting Minutes Excerpt

MINUTES-REGULAR
MEETING BOONE TOWN COUNCIL
FEBRUARY 25, 2026

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 5:08 p.m. on Wednesday, February 25, 2026, at the Boone Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Dalton George presided. Town Council members present included Mayor Pro-Tem Todd Carter (remote), Virginia Roseman, Eric Plaag, Adrian Tait (entered the meeting at 5:17 p.m.), and Anne Pruitt. Town Staff present included Interim Town Manager/Human Resources Director Dale Presnell, Town Clerk Nicole Harmon, Grants Coordinator/Communications Laney Wise, Planning Director Jane Shook, Deputy Planning Director Brandon Wise, Public Works Director Todd Moody, Finance Director Guy Miller, Cultural Resources Director Mark Freed, Sustainability and Special Projects Manager George Santucci, Human Resources Specialist Linda Councill, Police Chief Daniel Duckworth, and Town Attorney Allison Meade.

…

Consideration of Case A26-0073 Satellite Annexation Petition – Town of Boone

Ms. Shook presented the Town of Boone's request for satellite annexation of 15.523 acres on Highway 421 for the new Public Works facility. Council Member Plaag inquired about any existing nonconformities to which Ms. Shook responded that the property is currently vacant. Council Member Roseman made a motion to move forward with approval of the Resolution of Intent as presented and to annex property as a B3 zoning district. Council Member Plaag seconded the motion, which carried unanimously.

Staff Report Exhibit C: Ordinance A26-0074

ORDINANCE #26-0074

AN ORDINANCE TO ZONE PROPERTY WITHIN THE TOWN OF BOONE

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission and Town Council has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to zone the property below as presented:

Address:	TBD Old 421 S
Watauga County PIN:	2921-90-1402-000
Property Owner:	Town of Boone
Zoning:	Conditional District B3 General Business with a site-specific development plan for Use 5.16 Government Facility and Use 5.13 Town Utility Facility

WHEREAS, the Boone Town Council held a duly-noticed public hearing on March 23, 2026 with respect to this zoning request; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Boone Town Council hereby approves and adopts the modifications to the Town Zoning Map as set forth herein.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the 22nd day of April, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk

Town of Boone New Public Works Facility
TBD US Highway 421 South
Watauga County PIN: 2921-90-1402-000

Project Narrative

The Town of Boone is submitting a Conditional District (CD) Zoning Map Amendment application in conjunction with the annexation of Town-owned property located on US Highway 421 South. The request is for Conditional District B3 General Business with portions of the property located within the Corridor District and Viewshed Protection overlays.

This CD request includes a site-specific development plan for a new Town of Boone Public Works facility (Use 5.16 Government Facility), including associated lay-down and equipment yards and accessory structures (Use 5.13 Town Utility Facility). Site plans, elevations, and additional supporting materials are included with the application.

Pre-Application Meeting

Pursuant to UDO Subsection 9.09.02(A), the required pre-application meeting was held on January 12, 2026 with Jane Shook, Director, and Brandon Wise, Deputy Director of Planning and Inspections.

Neighborhood Meeting

Please see below for information on the neighborhood meeting required pursuant to UDO Subsection 9.09.02(B).

Meeting Information:	
Date & Time:	Monday, February 9, 2026 at 5:30 p.m.
Location:	Council Chambers, 1500 Blowing Rock Road
Mailed Notice:	
Date Mailed:	Thursday, January 15, 2026 (25 days prior to meeting)
Notice Info:	Notice and address list attached
Meeting Details:	
Applicant Representatives:	• Bill Dixon and Leigh Blevins with Appalachian Architecture • Mike Trew with Municipal Engineering • Todd Moody, Town of Boone Public Works Director
Minutes:	No members of the public attended the meeting; therefore, no comments or minutes were generated.

Proposed Uses

1. **Use 5.13 Town Utility Facility** (lay-down and equipment yards and accessory buildings)

   Pursuant to UDO Subsection 14.02.03(a) and (b), this use is exempt from zoning regulation subject to compliance with UDO Section 15.16 (if applicable). If the proposed Town utility facility would materially exceed or contravene an otherwise applicable

development standard relating to setback or height, the Administrator shall notify the Town Council, which may direct that a hearing be held.

The additional requirements of Section 15.16 state that utility facilities in or adjoining residential zoning districts must maintain district setbacks, be fenced (unless totally enclosed within a structure), and either be screened from view or designed to have a residential appearance. Additionally, equipment producing noise or sound may not exceed 60 decibels at any adjoining property line.

The proposed Town Utility Facility areas are located behind the main facility, meet all setback and height requirements and are not located within or adjacent to any residential zoning district. Additionally, equipment used at the Town Utility Facility is not expected to generate noise more than 60 decibels at the adjoining property lines.

2. **Use 5.16 Government Facility**

   Use 5.16 is permissible by right in the B3 General Business zoning district.

Requested Deviations

1. **UDO Section 23.08 Pedestrian Circulation and Sidewalk Requirements**

   The Town is requesting to a deviation from the sidewalk installation standard until such time that NCDOT approval is secured and the work can be incorporated into a future, coordinated, and comprehensive corridor improvement project.

   Explanation: The portion of US Highway 421 South that runs in front of the site is located within a NCDOT partial controlled access, and the Town is currently awaiting confirmation from NCDOT regarding whether sidewalks will be permitted within this segment of right-of-way. UDO Section 23.08 requires that sidewalks be installed along the entire length of the public street (US Highway 421 South). Until NCDOT provides direction, the Town cannot guarantee that sidewalk construction is allowable. Pursuant to UDO Subsection 23.08.05(C), should the Town be unable to secure permission from NCDOT, the Town would then be eligible for a fee-in-lieu. Note: sidewalk funding is provided through the Town's capital improvement programming rather through an actual fee-in-lieu payment.

   Unlike private developers, the Town of Boone is the entity responsible for building and maintaining the community's sidewalk network, and the Public Works Department is the department that performs this work.

2. **UDO Section 25.05 Building Orientation**

   a. **UDO Subsection 25.05.02(A) Primary façade and main building entry shall face the primary public way.**

      The Town is requesting a deviation from this standard. The primary public way is a four-lane divided US Highway. Because of existing site layout and topography, the proposed building will be located over 150' from the highway and at an elevation approximately 35' above the road.

Because of the size and programmatic layout of the one-story facility, it would be practically impossible for the main public entry to face (and be perpendicular) to the highway. Because of topography, the façade facing the public way will have limited visibility from the highway.

With the proposed location of the building at a diagonal angle relative to the highway, the main public entry will face east bound traffic on US Hwy 421. More importantly, the main public entry will face the facility's access driveway with plenty of easily accessible public parking near the entry.

b. **UDO Subsection 25.05.02(C)(1) The Administrator may approve a redesign in which the main primary entrance does not face the primary public way if the applicant provides a safe and convenient access for pedestrians from the main building entrance to the primary public way. The pedestrian way must provide additional landscape amenities.**

   The Town is requesting a deviation to defer sidewalk installation until such time that sidewalks are installed along US Hwy 421 South as part of a future, coordinated, comprehensive corridor improvement project.

c. **UDO Subsection 25.05.02(C)(3) The Administrator may approve a redesign in which the main primary entrance does not face the primary public way if ground floor windows or window displays are provided along at least ten percent (10%) of the building's (ground floor) street-facing elevation(s).**

   The Town is requesting a deviation of this standard as the street-facing elevation of the building contains multiple garage bays and operational components essential to the function of the Public Works facility. These elements limit the ability to incorporate traditional ground-floor windows. The building's operational needs make a full 10% window requirement impractical for this type of municipal facility. Additionally, as mentioned before, the building sits approximately 35' above the road.

3. **25.06.03(C) Minimum roof slope for pitched roofs is 4:12.**

Applicant proposes average roof slope of 2:12. Because of the football field size of the proposed facility, the type of building (industrial metal building), and the use (open garage areas), the reduction of the roof slope to a 2:12 pitch will reduce the overall height of the facility and the large building's potentially imposing size. Additionally, this reduction in height will:

- Help preserve the viewshed
- Reduce initial construction costs
- Reduce long term heating/cooling costs by reducing the ceiling height and volume of conditioned space in the open garage areas.

Mitigation

No mitigation measures are proposed because there are not residentially zoned properties within 300’ of the site.

Conditions

No voluntary conditions are being proposed with this application

Affidavit

Attached

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

AFFIDAVIT OF ACCEPTANCE OF CONDITIONS

TOWN OF BOONE CONDITIONAL DISTRICT ZONING MAP AMENDMENT #A26-0074

The Affiants, having been first duly sworn now depose and say:

1. My name is Dale Presnell. I am over eighteen years of age. I am competent to make this Affidavit and I have personal knowledge of the facts stated herein, and such facts are true and correct.

2. I am duly authorized to execute and deliver this affidavit and otherwise act on behalf of the Town of Boone in connection with its above-referenced rezoning application (the Application") to the Town of Boone (the "Town") for the property located on US Hwy 421, Boone, Watauga County PIN: 2921-90-1402-000 (the Property").

3. This affidavit is submitted pursuant to Town of Boone Unified Development Ordinance Subsection 9.09.02(C), for the purpose of the Applicant acknowledging the following:

    a. All zoning conditions are voluntarily proposed based solely on the applicant's independent judgment; and

    b. The applicant is not relying on any statements from Town staff, Council, or Planning Commission members regarding zoning conditions; and

    c. Other interested parties in the rezoning process may rely on the validity of the proposed development proposal including any agreed upon conditions; and

    d. All future property owners will be bound by the proposed development approval, including any agreed upon conditions and any commitments or representations made by the applicant.

Further Affiant sayeth not, this the 16th day of February, 2026.

_____
Dale Presnell, Interim Town Manager

[NOTARY ON FOLLOWING PAGE]

STATE OF NORTH CAROLINA

WATAUGA COUNTY

I certify that Dale Presnell personally came before me this day and acknowledged that s/he is the Interim Town Manager of the Town of Boone, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 16th day of February, 2026.

(Official Stamp or Seal)

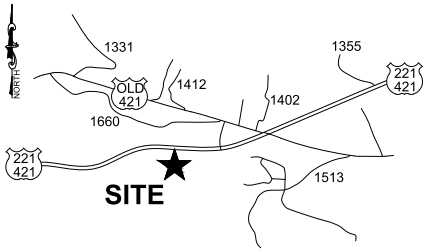
_____

Notary Public

_____

Printed Name of Notary Public

My Commission Expires: _____



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	DWG. 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 AND STORMWATER DRAINAGE PLAN	4 OF 5
C-5	PRELIMINARY UTILITY PLAN	5 OF 5

Applicant Exhibit 2

OWNER/APPLICANT:
TOWN OF BOONE
567 WEST KING STREET
BOONE, NC 28607
(828) 268-6200

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

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

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

PUBLIC WORKS FACILITY
TOWN OF BOONE
US HIGHWAY 221/421
BOONE, NORTH CAROLINA
PROJECT NO. B24030

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

PRELIMINARY
FOR REGULATORY REVIEW ONLY

By: _____
Professional Engineer

LEGEND

- EX. SS MANHOLE
- EX. SS CLEANOUT
- EX. GATE VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. BACKFLOW VAULT
- EX. CATCH BASIN
- EX. DROP INLET
- EX. POWER POLE
- EX. LIGHT POLE
- EX. GUY WIRE
- EX. UTILITY BOX (SEE DESCRIPTION)
- EX. TREE (SEE DESCRIPTION)
- EX. PROPERTY CORNER (SEE DESCRIPTION)
- EX. CORNER POINT
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. FIBER OPTIC MARKER
- PROPOSED SS MANHOLE
- PROPOSED SS CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED BACKFLOW VAULT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POWER POLE
- PROPOSED LIGHT POLE
- PROPOSED STORMWATER ROOF DRAIN CLEANOUT
- PROPOSED STORMWATER INLINE SIDEWALK DRAIN
- PROPOSED STORMWATER CATCH BASIN
- PROPOSED STORMWATER DROP INLET
- PROPOSED STORMWATER JUNCTION BOX / AREA INLET
- PROPOSED DETENTION POND OUTLET CONTROL STRUCTURE
- PROPOSED STORMWATER PIPE HEADWALL
- PROPOSED STORMWATER RIPRAP APRON

LINETYPES

- EXISTING CONTOURS (3320)
- PROPOSED CONTOURS (20)
- STREAM OR CREEK
- DITCH OR SWALE
- STREAM OR CREEK TOP OF BANK (T/B)
- STREAM BUFFER (SB)
- EXISTING FLOODWAY LIMIT (FW)
- EXISTING FLOODPLAIN LIMIT (FP)
- EXISTING STORM DRAINAGE
- PROPOSED DRAINAGE PIPE
- EXISTING SAN. SEWER
- PROPOSED GRAVITY SAN. SEWER
- PROPOSED SAN. SEWER FORCE MAIN
- EXISTING WATERLINE
- PROPOSED WATERMAIN
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GUARDRAIL
- PROPOSED GUARDRAIL
- RIGHT-OF-WAY LINE (R/W)
- EASEMENTS (EA)
- EXISTING WETLANDS (WTL)
- PERMANENT CLEAR WATER DITCH (CW)
- PERMANENT DRAINAGE SWALE
- TEMPORARY BERM DITCH (TD)
- SILT FENCE (SF)
- EXISTING WOODS LINE
- EXISTING OVERHEAD POWERLINE
- UNDERGROUND GAS LINE (G)
- UNDERGROUND POWERLINE (P)
- UNDERGROUND TELEPHONE LINE (T)
- UNDERGROUND CABLE LINE (C)

LAND USE INTENSITY RATIOS

WATAUGA COUNTY PIN:	2921-90-1402-000
WATAUGA COUNTY BOOK / PAGE:	2396 / 046
ZONING:	CDB3 - CONDITIONAL DISTRICT B3 GENERAL BUSINESS / CORRIDOR DISTRICT OVERLAY
PROPERTY AREA:	676,200 SF (15.523 AC)
APPROXIMATE DISTURBED AREA:	10.5 AC
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	5.13 TOWN UTILITY FACILITY 5.16 GOVERNMENT FACILITY
EXISTING GROSS FLOOR AREA:	0 SF
PROPOSED GROSS FLOOR AREA: (ADMINISTRATION)	15,474 SF
PROPOSED GROSS FLOOR AREA: (SHOP AREAS)	34,178 SF
TOTAL PROPOSED GROSS FLOOR AREA:	49,652 SF
EXISTING BUILDING FOOTPRINT:	0 SF
PROPOSED BUILDING FOOTPRINT:	49,652 SF
NUMBER OF STORIES:	1
BUILDING HEIGHT:	45 FEET = 3 STORIES/45 FEET MAX. (PRIMARY)
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA: (INCLUDING GRAVEL STORAGE AREAS)	245,359 SF
LIVABILITY SPACE:	430,841 SF
LIVABILITY SPACE RATIO:	64 % > 27% MIN.
BROWNFIELDS:	N/A
FLOOD HAZARD AREA:	NO

PARKING REQUIREMENTS

AUTOMOBILE PARKING REQUIREMENTS

PROPOSED BUILDING GROSS FLOOR AREA: 49,652 SF

REGULAR AUTOMOBILE PARKING SPACES PROVIDED:	124 SPACES
ACCESSIBLE AUTOMOBILE PARKING SPACES PROVIDED:	6 SPACES
TOTAL AUTOMOBILE PARKING SPACES PROVIDED:	**130 SPACES**

MOTORCYCLE PARKING REQUIREMENTS

MOTORCYCLE PARKING SPACE REQUIREMENT:
1 SPACE / 40 AUTOMOBILE PARKING SPACES

TOTAL MOTORCYCLE PARKING SPACES PROVIDED: (130/40):	**4 SPACES**

BICYCLE PARKING REQUIREMENTS

SHORT TERM BICYCLE SPACES

PROVIDED SHORT-TERM BICYCLE SPACES:	**2 SPACES**

LONG TERM BICYCLE SPACES

PROVIDED LONG-TERM BICYCLE SPACES:	**2 SPACES**

CD SET

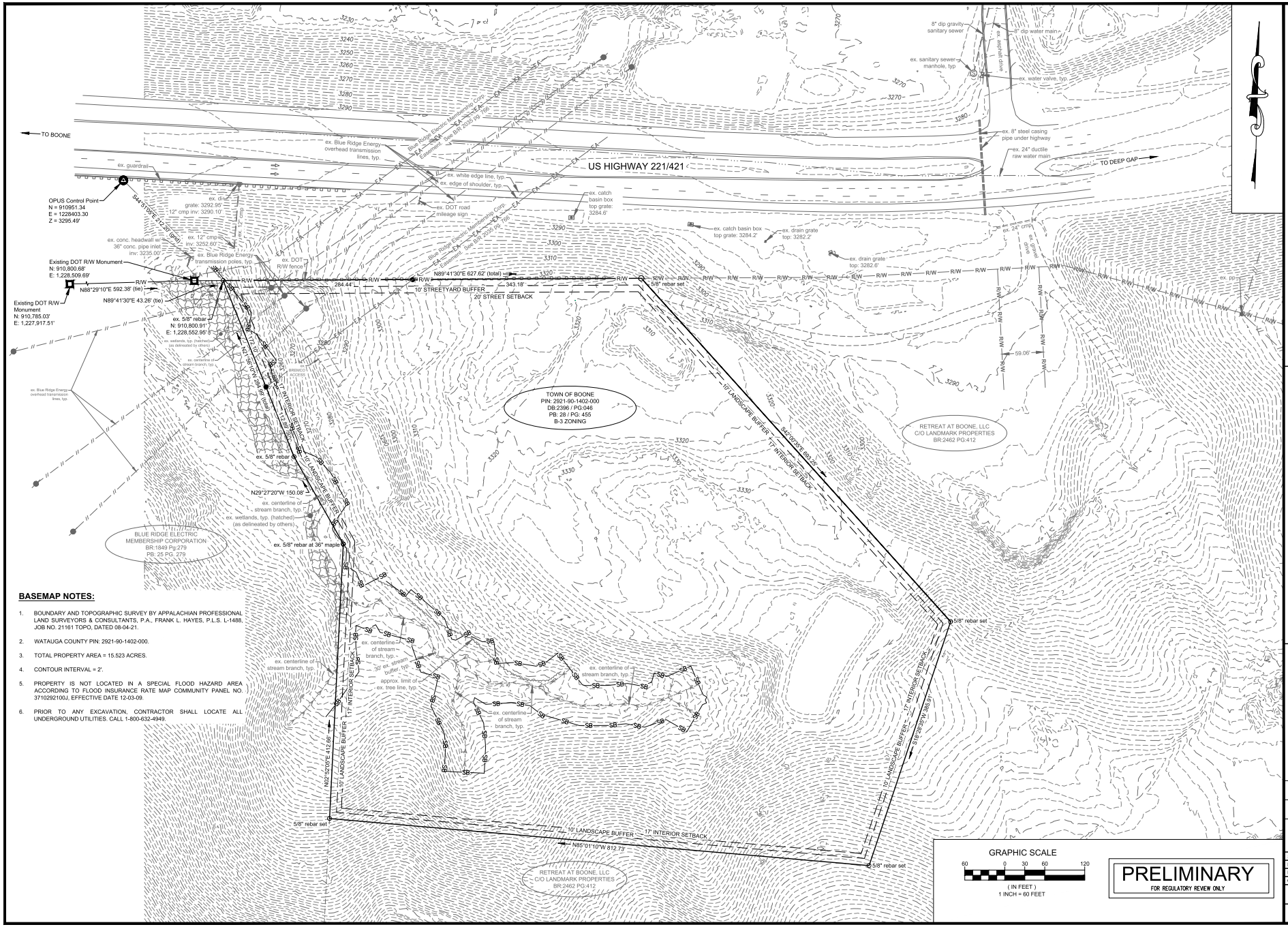
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812

PUBLIC WORKS FACILITY
TOWN OF BOONE
US HIGHWAY 221/421
WATAUGA COUNTY, NORTH CAROLINA

COVER SHEET

DATE	BY	REV.	DESCRIPTION

SCALE: AS SHOWN
DATE: 2-13-26
DRWN. BY: SGJ
CHKD. BY: MPT
PROJECT NUMBER: B24030
DRAWING NO.: C-1
SHEET NO.: 1 OF 5



BASEMAP NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTANTS, P.A., FRANK L. HAYES, P.L.S. L-1488. JOB NO. 21161 TOPO, DATED 08-04-21.
2. WATAUGA COUNTY PIN: 2921-90-1402-000.
3. TOTAL PROPERTY AREA = 15.523 ACRES.
4. CONTOUR INTERVAL = 2'.
5. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710292100J, EFFECTIVE DATE 12-03-09.
6. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 1-800-632-4949.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FEET

PRELIMINARY
FOR REGULATORY REVIEW ONLY

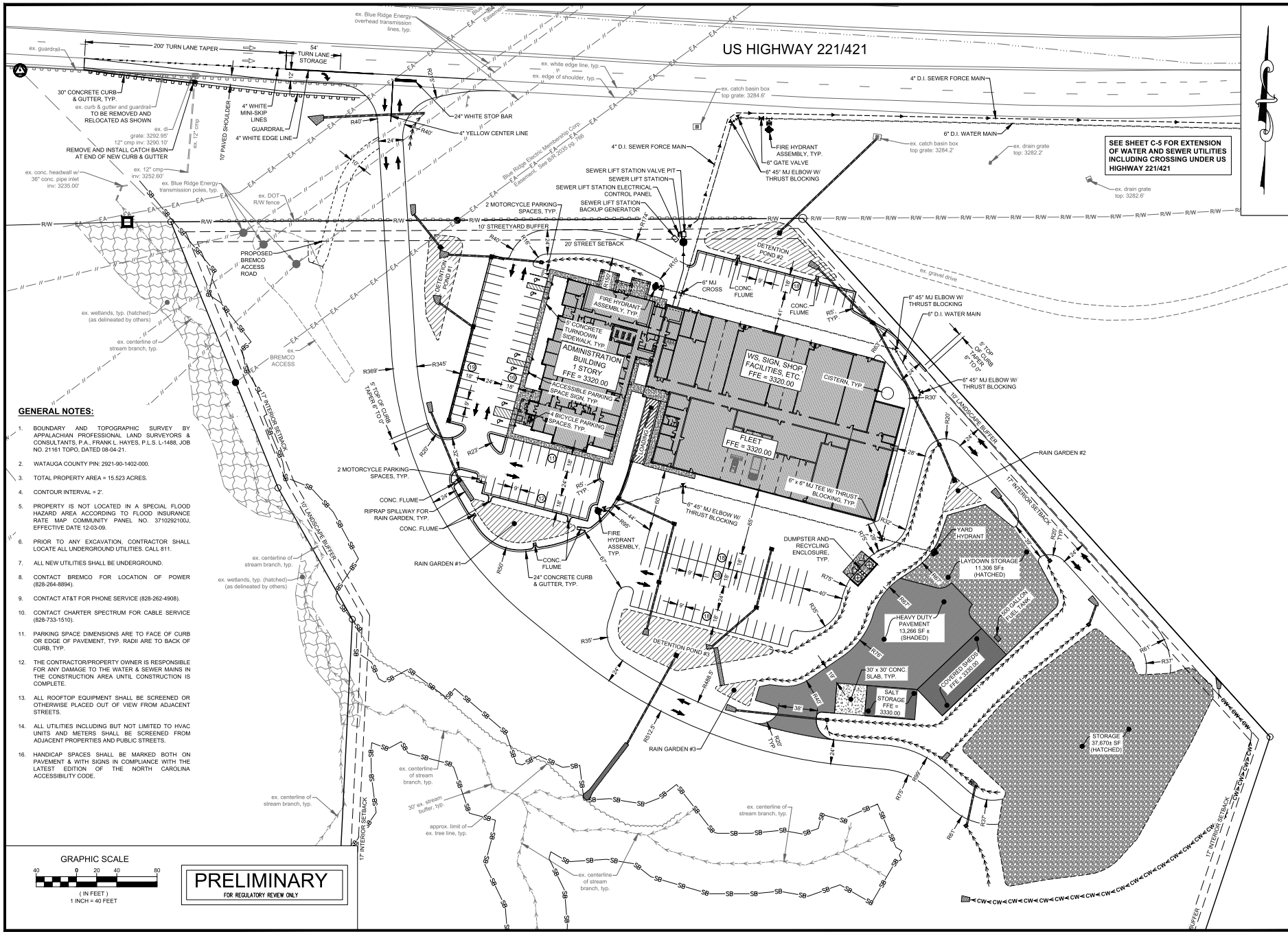
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812

PUBLIC WORKS FACILITY
TOWN OF BOONE
US HIGHWAY 221/421
WATAUGA COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DATE	BY	REV.	DESCRIPTION

SCALE: AS SHOWN
DATE: 2-13-26
DRWN. BY: SGJ
CHKD. BY: MPT
PROJECT NUMBER: B24030
DRAWING NO.: C-2
SHEET NO.: 2 OF 5



GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTANTS, P.A., FRANK L. HAYES, P.L.S. L-1488, JOB NO. 21161 TOPO, DATED 08-04-21.
2. WATAUGA COUNTY PIN: 2921-90-1402-000.
3. TOTAL PROPERTY AREA = 15.523 ACRES.
4. CONTOUR INTERVAL = 2'.
5. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710292100J, EFFECTIVE DATE 12-03-09.
6. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.
7. ALL NEW UTILITIES SHALL BE UNDERGROUND.
8. CONTACT BREMCO FOR LOCATION OF POWER (828-264-8894).
9. CONTACT AT&T FOR PHONE SERVICE (828-262-4908).
10. CONTACT CHARTER SPECTRUM FOR CABLE SERVICE (828-733-1510).
11. PARKING SPACE DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, TYP. RADII ARE TO BACK OF CURB, TYP.
12. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER & SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.
13. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED OR OTHERWISE PLACED OUT OF VIEW FROM ADJACENT STREETS.
14. ALL UTILITIES INCLUDING BUT NOT LIMITED TO HVAC UNITS AND METERS SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS.
16. HANDICAP SPACES SHALL BE MARKED BOTH ON PAVEMENT & WITH SIGNS IN COMPLIANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA ACCESSIBILITY CODE.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FEET

PRELIMINARY
FOR REGULATORY REVIEW ONLY

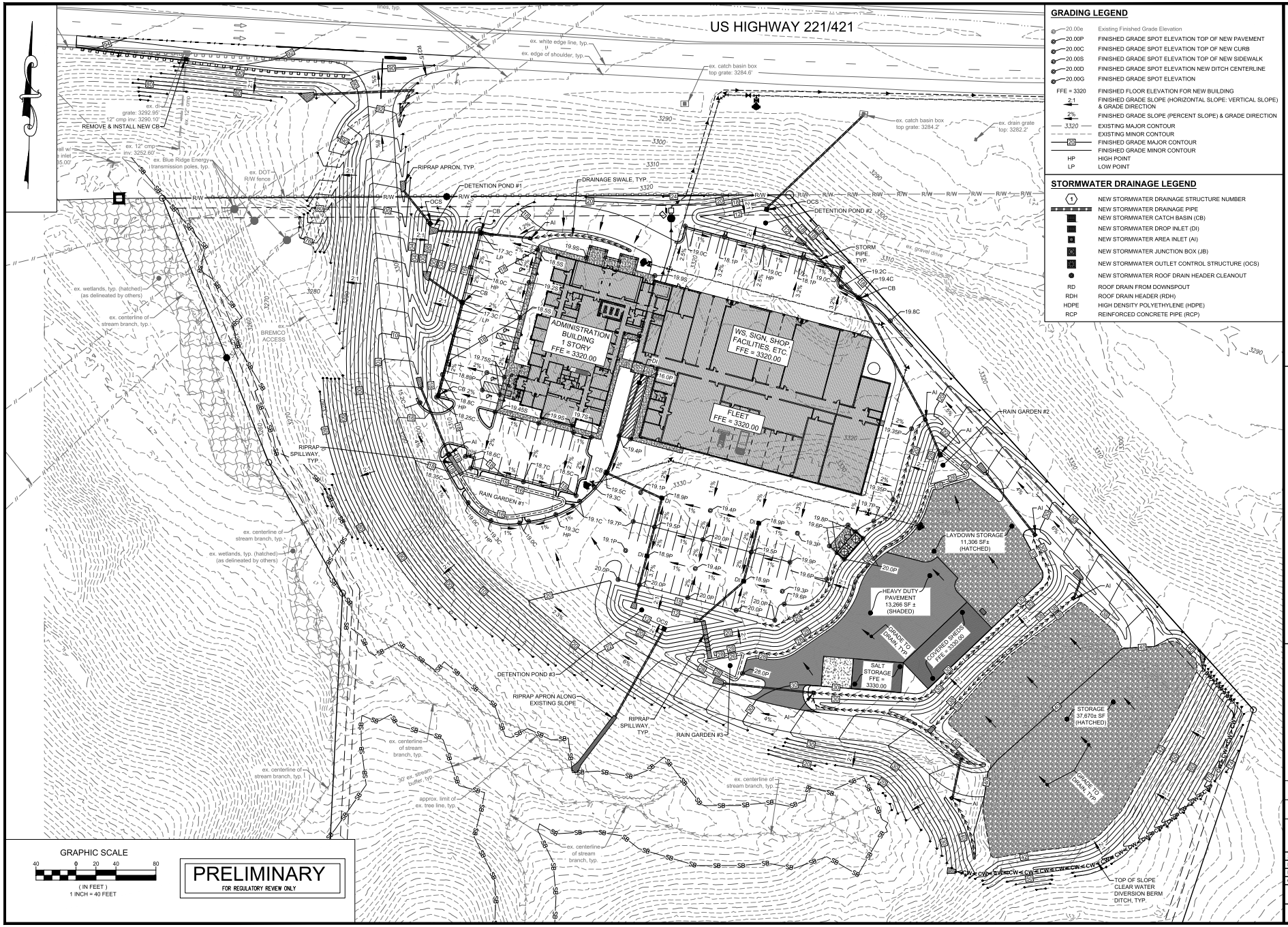
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812

PUBLIC WORKS FACILITY
TOWN OF BOONE
US HIGHWAY 221/421
WATAUGA COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLAN

DATE	BY	REV.	DESCRIPTION

SCALE:	AS SHOWN
DATE:	2-13-26
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B24030
DRAWING NO.	C-3
SHEET NO.	3 OF 5



GRADING LEGEND

20.00e	Existing Finished Grade Elevation
20.00P	FINISHED GRADE SPOT ELEVATION TOP OF NEW PAVEMENT
20.00C	FINISHED GRADE SPOT ELEVATION TOP OF NEW CURB
20.00S	FINISHED GRADE SPOT ELEVATION TOP OF NEW SIDEWALK
20.00D	FINISHED GRADE SPOT ELEVATION NEW DITCH CENTERLINE
20.00G	FINISHED GRADE SPOT ELEVATION
FFE = 3320	FINISHED FLOOR ELEVATION FOR NEW BUILDING
2:1	FINISHED GRADE SLOPE (HORIZONTAL SLOPE: VERTICAL SLOPE) & GRADE DIRECTION
2%	FINISHED GRADE SLOPE (PERCENT SLOPE) & GRADE DIRECTION
3320	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
20	FINISHED GRADE MAJOR CONTOUR
	FINISHED GRADE MINOR CONTOUR
HP	HIGH POINT
LP	LOW POINT

STORMWATER DRAINAGE LEGEND

1	NEW STORMWATER DRAINAGE STRUCTURE NUMBER
	NEW STORMWATER DRAINAGE PIPE
CB	NEW STORMWATER CATCH BASIN (CB)
DI	NEW STORMWATER DROP INLET (DI)
AI	NEW STORMWATER AREA INLET (AI)
JB	NEW STORMWATER JUNCTION BOX (JB)
OCS	NEW STORMWATER OUTLET CONTROL STRUCTURE (OCS)
	NEW STORMWATER ROOF DRAIN HEADER CLEANOUT
RD	ROOF DRAIN FROM DOWNSPOUT
RDH	ROOF DRAIN HEADER (RDH)
HDPE	HIGH DENSITY POLYETHYLENE (HDPE)
RCP	REINFORCED CONCRETE PIPE (RCP)

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

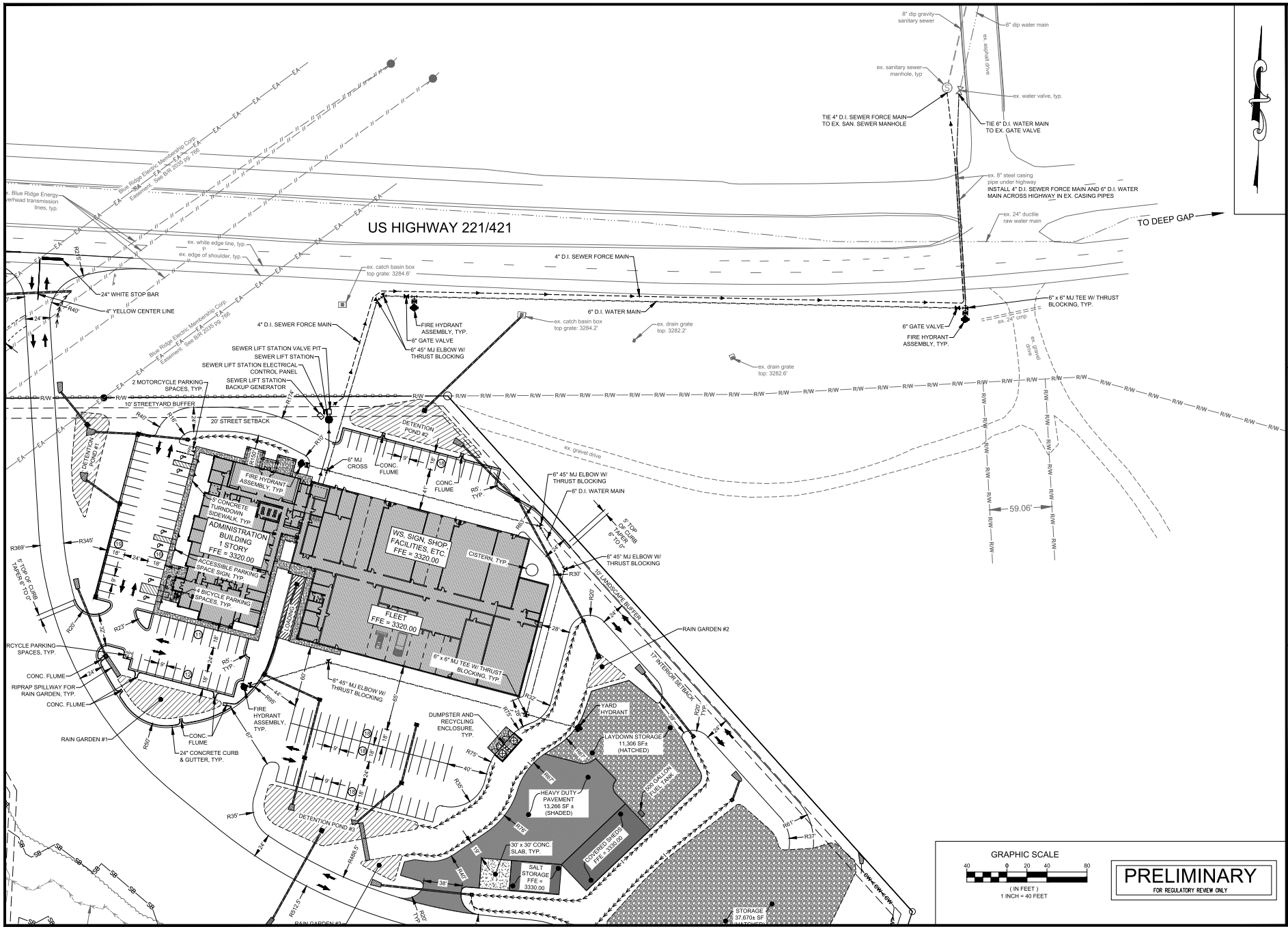
PUBLIC WORKS FACILITY
TOWN OF BOONE
US HIGHWAY 221/421
WATAUGA COUNTY, NORTH CAROLINA

PRELIMINARY GRADING AND STORMWATER DRAINAGE PLAN

DATE	BY	REV.	DESCRIPTION

SCALE:	AS SHOWN
DATE:	2-13-26
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B24030
DRAWING NO.	C-4
SHEET NO.	4 OF 5

164



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FEET

PRELIMINARY
FOR REGULATORY REVIEW ONLY

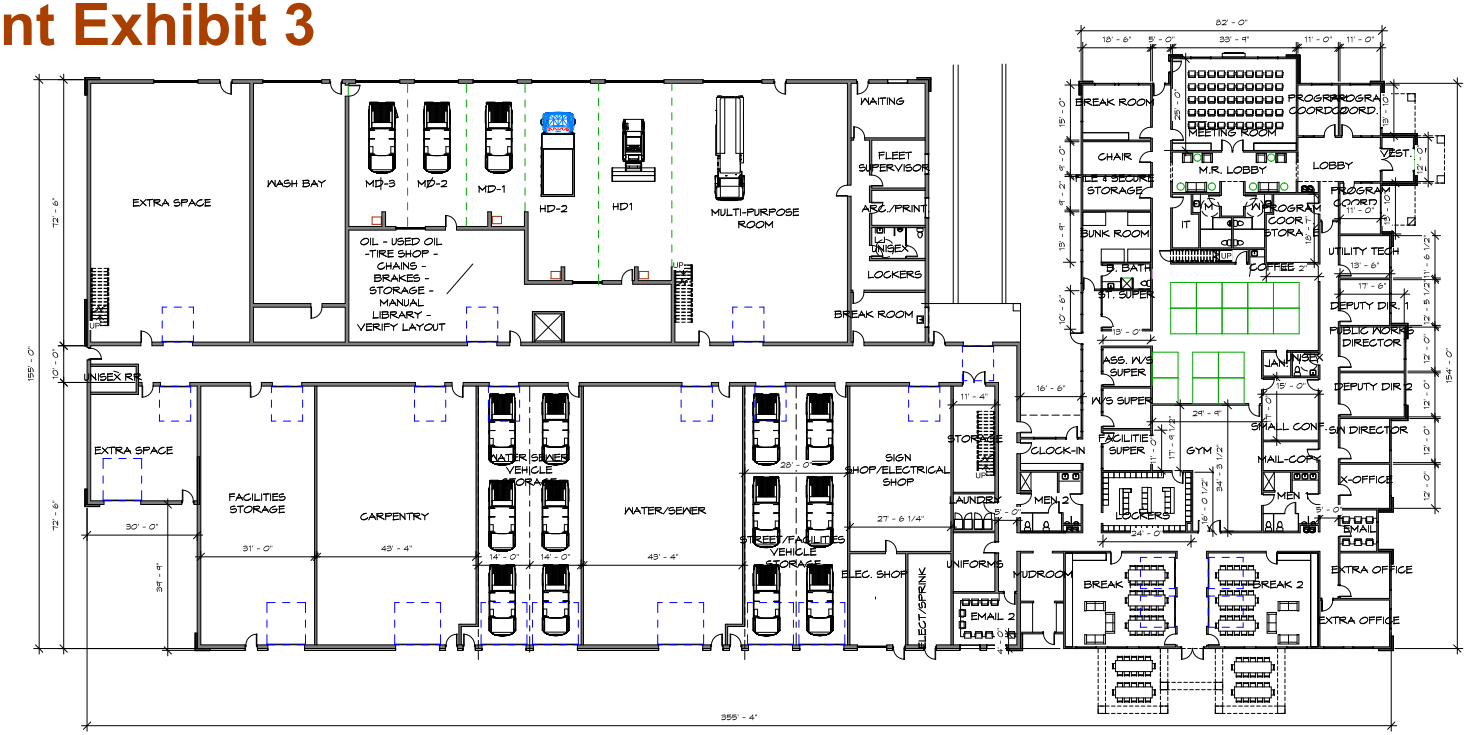
MUNICIPAL ENGINEERING, INC.
68 Shipwash Drive, Garner, NC 27529 - Phone: 919-772-5393
820-B State Farm Road, Boone, NC 28607 - Phone: 828-262-1767
License Number: F-0812

PUBLIC WORKS FACILITY
TOWN OF BOONE
US HIGHWAY 221/421
WATAUGA COUNTY, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION
			PRELIMINARY UTILITY PLAN

SCALE:	AS SHOWN
DATE:	2-13-26
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B24030
DRAWING NO.	C-5
SHEET NO.	5 OF 5

Applicant Exhibit 3



SHOP AREAS = 34,178 S.F.
ADMIN./SUPPORT = 15,474 S.F.
TOTAL = 49,652 S.F.

1 / A-1 FLOOR PLAN
1/16" = 1'-0"



OVERALL SITE RENDERING FROM 421



FRONT ENTRY RENDERING



REAR SIDE RENDERING



FRONT SIDE RENDERING - 421

APPALACHIAN
ARCHITECTURE, P.A.
BILL DIXON, NCARB
703 W. KING ST.
BOONE, NC 28605
828-265-2405
WWW.APPALARCH.COM

DATE: 2/10/26

REVISIONS:

FLOOR PLAN
PUBLIC WORKS FACILITY
TOWN OF BOONE
BOONE, NC

DRAWN BY:
CHECKED BY:

SHEET TITLE
A-1



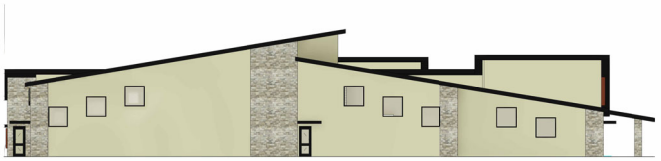
1 A-2 FRONT - 421
1/16" = 1'-0"



4 A-2 REAR ELEVATION - FLEET SIDE
1/16" = 1'-0"



3 A-2 RIGHT - ENTRY SIDE
1/16" = 1'-0"



2 A-2 LEFT SIDE
1/16" = 1'-0"

FEATURE SCHEDULE	MIN. # TYPES REQ./PROVIDED	MIN. # OF TOTAL/PROVIDED	# OF ROOF FEATURES/PROVIDED
FRONT - 421 SIDE -	5/5 ROCK COLUMNS/WINDOWS/DOORS CANOPIES/ CHANGE OF MATERIALS	16/44	4/4
REAR ELEVATION -	NOT REQUIRED - VERIFY WITH TOB NOT PUBLICLY VISIBLE		
LEFT SIDE -	5/5 ROCK COLUMNS,WINDOWS/DOORS CANOPIES/CHANGE OF MATERIALS	16/18	3/3
RIGHT SIDE - ENTRY	5/5 ROCK COLUMNS/WINDOWS/DOORS/ ENTRY/4' OFF SET/MATERIAL CHANGE	16/28	3/3

NEED TO CONFIRM APPROVAL FOR A 2:12 PITCH ROOF INSTEAD OF 4:12 PITCH TO NOT OVERWHELM THE SITE WITH THE HGT. OF THE ROOF STRUCTURE

NEED TO MEET WITH THE METAL BUILDING SUPPLIER ABOUT CONSTRUCTIBILITY.

APPALACHIAN
ARCHITECTURE, P.A.

BILL DIXON, NCARB
703 W. KING ST.
BOONE, NC 28605
828-265-2405
WWW.APPALARCH.COM

▲DATE: 2/10/26

▲■■REVISIONS:

APPALACHIAN ARCHITECTURE, P.A. CERT. NO. 30893 REGISTERED ARCHITECTURAL CORPORATION NORTH CAROLINA BOONE, N.C.

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

EXTERIOR ELEV.

PUBLIC WORKS FACILITY
TOWN OF BOONE
BOONE, NC

● DRAWN BY:
● CHECKED BY:

● SHEET TITLE
A-2

Applicant Exhibit 4

February 10, 2026

Ms. Jane M. Shook, Director Planning and Inspections

Town of Boone NC

(Via Email)

RE: Proposed Public Works Facility - Traffic Impact Analysis

Ms. Shook,

At this time, we have not commissioned a Traffic Impact Analysis (TIA) for the referenced project. In reviewing the Town's Unified Development Ordinance (UDO) Subsection 4.04.02(C) it's apparent that it is up to the Administrator if one will be required. The UDO states: *"certain developments may by virtue of size, location or configuration of access points to the public road system be required to have a TIA performed." In those instances, the Administer may require that a TIA be performed.*

Section 4.04.02(C) further states that: *"A traffic impact analysis may be required when any of the following conditions exist".* We looked into all the conditions and our analysis for the conditions is listed below:

1. *If it is within 100' of a STOP bar of a traffic control signal.* It is not.
2. *If development is within 200' of a STOP bar of a traffic control signal and is projected to generate 80 or more exiting trips during any one-hour period.* The facility is not within 200' of a traffic bar and will not generate more than 80 exits within an hour based on the number of employees and anticipated visits from the general public.
3. *If sight distance is less than 500'.* We have measured the sight distance and found it to be 1375'+/-.

4. *The development proposes access onto a public road that does not have a paved width of at least eighteen feet (18').* Highway 421 is 38' wide at the site.
5. *The development proposes access to a public road that currently operates at a level of service of D or less and based upon ITE trip generation rates is projected to generate 1,500 weekday trips.* We contacted NCDOT and were told that US Highway 421/221 is listed at a level of service D, but the proposed development will not generate over 1500 weekday trips.
6. *The Administrator or Public Works Director determines that the proposed project will have a potential negative impact on the public road system due to the size of the project or existing transportation system; or determines that there are safety concerns with the driveway location and design.* This would be up to the Administrator or Public Works Director.



Michael P. Trew, PE

Applicant Exhibit 5

Town of Boone
Public Works Department
321 E. King Street
Boone, North Carolina 28607

Neighborhood Meeting Notice

RE: New Town of Boone Public Works Facility

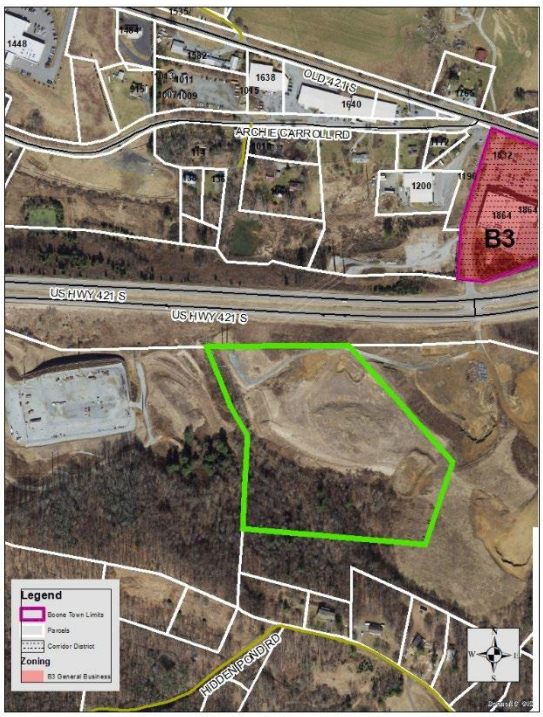
Date and Time: Monday, February 9, 2026, at 5:30 p.m.

Location: Town Council Chambers, 1510 Blowing Rock Rd.

January 15, 2026

Dear Property Owner:

You are listed in the Watauga County tax registry as the owner of property adjacent to or within 300 feet of a parcel located adjacent to US Hwy 421 (Watauga County PIN: 2921-90-1402-000) that is owned by the Town of Boone. The property is outlined in green on the map to the right.



In conjunction with a petition for annexation, the Town intends to file a Conditional District Zoning Map Amendment requesting to zone the property Conditional District B3 General Business/Corridor District Overlay with a site-specific development plan for Use 5.16 Government Facility and Use 5.13 Town Utility Facility. The Town plans to use the property for a new town Public Works facility.

As part of the development process, the Town of Boone is hosting a neighborhood meeting to share its draft development plans for the property.

The purpose of this neighborhood meeting is to give the Town an opportunity to present the proposed development to neighbors and any other attendees, gather feedback, document concerns, and if feasible, work toward reasonable mitigation of any issues.

We look forward to meeting with you. Please feel free to contact me by phone or email with any questions.

Phone: (828) 268-6230 Email: Todd.Moody@boonenc.gov.

Respectfully,
Todd Moody
Public Works Director

2921800362000
BLUE RIDGE ELECTRIC MEMBERSHIP
P O BOX 112
LENOIR, NC 28645

2920898647000
CAVINESS, MARY CAROLINE
476 HIDDEN POND RD
BOONE, NC 28607

2921815310000
CHURCH, ROBERT
136 MELROSE WAY
BOONE, NC 28607

2921815479000
CHURCH, ROGER W.,CHURCH, SHERI
136 MELROSE PL
BOONE, NC 28607

2920992544000
MCLEAN, LOU H,MCLEAN, WALTER DAVID
PO BOX 373-DTS
BOONE, NC 28607-0373

2921816177000
NORRIS, LARRY LEE
1066 ARCHIE CARROLL RD
BOONE, NC 28607

2921901402000
TOWN OF BOONE
567 WEST KING ST
BOONE, NC 28607-0192

2920907271000
CARROLL AND CARROLL A N.C. PARTNERSHIP
1640 OLD 421 S
BOONE, NC 28607

2920990691000
CAVINESS, MARY CAROLINE
476 HIDDEN POND RD
BOONE, NC 28607

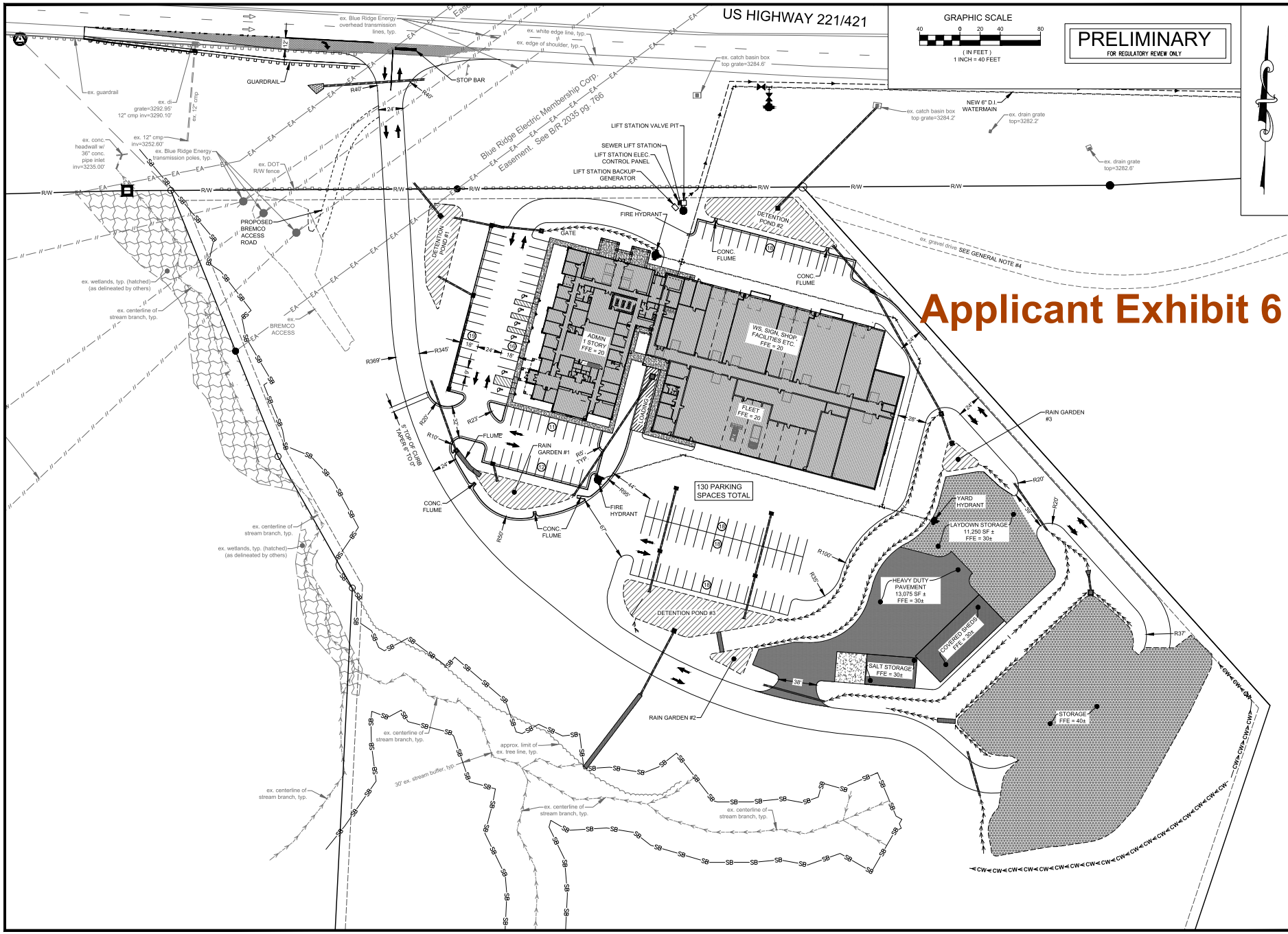
2921814581000
CHURCH, ROBERT WAYNE,CHURCH, CAROLE ANN MORRISON
138 MELROSE WAY
BOONE, NC 28607

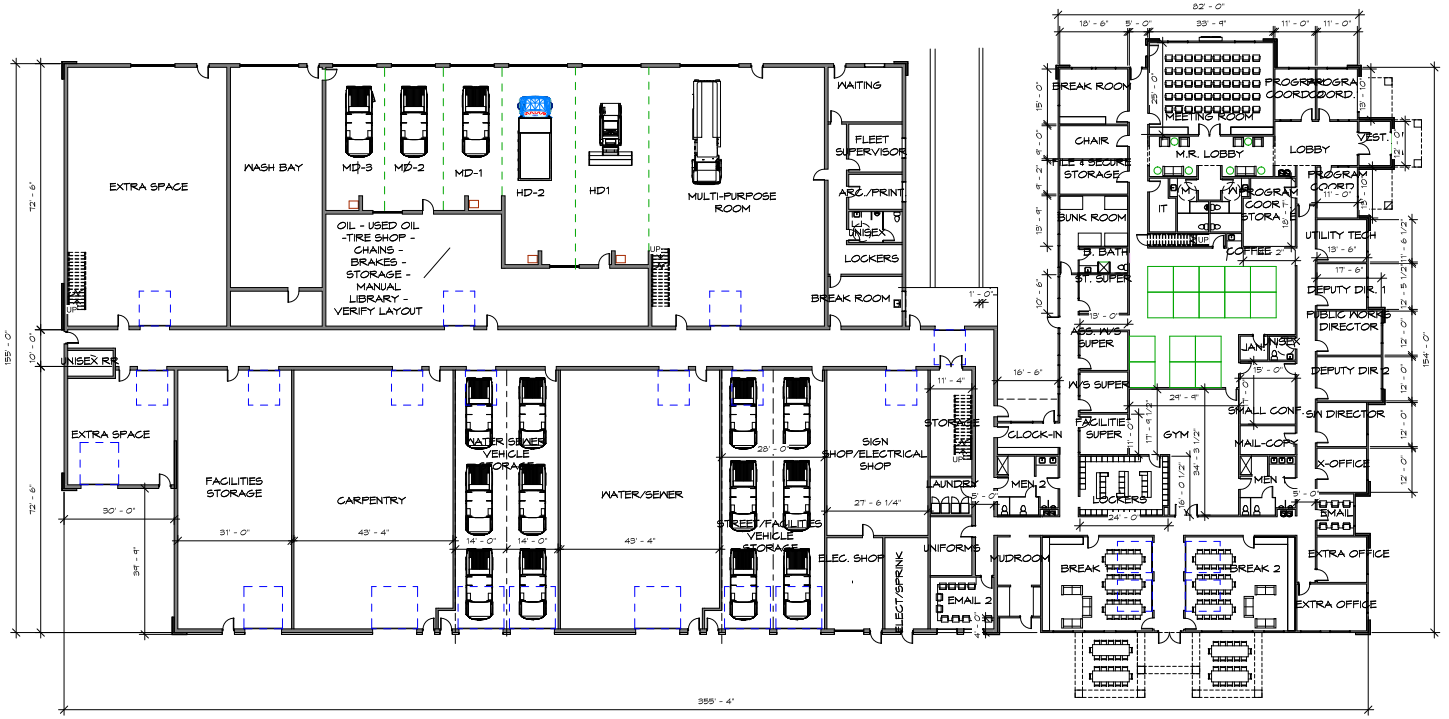
2921810467000
GREER BROTHERS LAND DEVELOPMENT, LLC
116 DOGWOOD KNL
BOONE, NC 28607

2921818440000
NORRIS, LARRY
1066 ARCHIE CARROLL RD.
BOONE, NC 28607-8506

2931213998000
NORTH CAROLINA DEPARTMENT OF TRANSPORTAT
P O BOX 250
NORTH WILKESBORO, NC 28659-0250

2920994483000
YUN, DONG
7733 HARMANS RD
HANOVER, MD 21076


US HIGHWAY 221/421
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FEET
PRELIMINARY
FOR REGULATORY REVIEW ONLY
Applicant Exhibit 6
ex. Blue Ridge Energy overhead transmission lines, typ.
ex. white edge line, typ.
ex. edge of shoulder, typ.
ex. guardrail
GUARDRAIL
STOP BAR
ex. catch basin box top grate=3284.6'
NEW 6" D.I. WATERMAIN
ex. drain grate top=3282.2'
ex. drain grate top=3282.6'
ex. di- grate=3292.95' 12" cmp inv=3290.10'
ex. 12" cmp
ex. conc. headwall w/ 36" conc. pipe inlet inv=3235.00'
ex. 12" cmp inv=3252.60'
ex. Blue Ridge Energy transmission poles, typ.
ex. DOT R/W fence
Blue Ridge Electric Membership Corp. Easement. See B/R 2035 pg. 766
LIFT STATION VALVE PIT
SEWER LIFT STATION
LIFT STATION ELEC. CONTROL PANEL
LIFT STATION BACKUP GENERATOR
PROPOSED BREMCO ACCESS ROAD
ex. BREMCO ACCESS
DETENTION POND #1
FIRE HYDRANT
GATE
DETENTION POND #2
CONC. FLUME
ex. gravel drive SEE GENERAL NOTE #4
ADMIN 1 STORY FFE = 20
WS, SIGN, SHOP, FACILITIES ETC. FFE = 20
FLEET FFE = 20
COVERED WALK
ex. wetlands, typ. (hatched) (as delineated by others)
ex. centerline of stream branch, typ.
5' TOP OF CURB TAPER TO 0'
FLUME
RAIN GARDEN #1
RAIN GARDEN #3
130 PARKING SPACES TOTAL
YARD HYDRANT
LAYDOWN STORAGE 11,250 SF ± FFE = 30±
HEAVY DUTY PAVEMENT 13,075 SF ± FFE = 30±
COVERED SHEDS FFE = 30±
SALT STORAGE FFE = 30±
STORAGE FFE = 40±
DETENTION POND #3
RAIN GARDEN #2
approx. limit of ex. tree line, typ.
30' ex. stream buffer, typ.
CW CW CW



SHOP AREAS = 34,178 S.F.
ADMIN./SUPPORT = 15,474 S.F.
TOTAL = 49,652 S.F.

1 / A-1 FLOOR PLAN
1/16" = 1'-0"



OVERALL SITE RENDERING FROM 421



FRONT ENTRY RENDERING



REAR SIDE RENDERING



FRONT SIDE RENDERING - 421

APPALACHIAN
ARCHITECTURE, P.A.
BILL DIXON, NCARB
703 W. KING ST.
BOONE, NC 28605
828-265-2405
WWW.APPALARCH.COM

DATE: 2/5/26

REVISIONS:

FLOOR PLAN
PUBLIC WORKS FACILITY
TOWN OF BOONE
BOONE, NC

DRAWN BY:
CHECKED BY:

SHEET TITLE
A-1

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

AFFIDAVIT OF ACCEPTANCE OF CONDITIONS

TOWN OF BOONE CONDITIONAL DISTRICT ZONING MAP AMENDMENT #A26-0074

The Affiants, having been first duly sworn now depose and say:

1. My name is Dale Presnell. I am over eighteen years of age. I am competent to make this Affidavit and I have personal knowledge of the facts stated herein, and such facts are true and correct.

2. I am duly authorized to execute and deliver this affidavit and otherwise act on behalf of the Town of Boone in connection with its above-referenced rezoning application (the Application") to the Town of Boone (the "Town") for the property located on US Hwy 421, Boone, Watauga County PIN: 2921-90-1402-000 (the Property").

3. This affidavit is submitted pursuant to Town of Boone Unified Development Ordinance Subsection 9.09.02(C), for the purpose of the Applicant acknowledging the following:

   a. All zoning conditions are voluntarily proposed based solely on the applicant's independent judgment; and

   b. The applicant is not relying on any statements from Town staff, Council, or Planning Commission members regarding zoning conditions; and

   c. Other interested parties in the rezoning process may rely on the validity of the proposed development proposal including any agreed upon conditions; and

   d. All future property owners will be bound by the proposed development approval, including any agreed upon conditions and any commitments or representations made by the applicant.

Further Affiant sayeth not, this the 16th day of February, 2026.

Dale Presnell, Interim Town Manager

[NOTARY ON FOLLOWING PAGE]

STATE OF NORTH CAROLINA

WATAUGA COUNTY

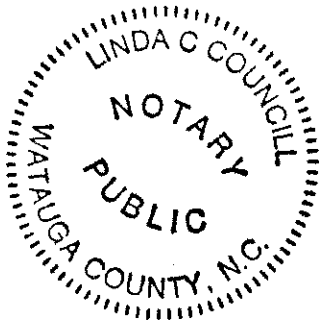
I certify that Dale Presnell personally came before me this day and acknowledged that s/he is the Interim Town Manager of the Town of Boone, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 16th day of February, 2026.

Linda C. Councill

Notary Public

(Official Stamp or Seal)



Linda C. Councill

Printed Name of Notary Public

My Commission Expires: 6-16-2030

Staff Report
Public Hearing
March 23, 2026
Case A26-0123 Signs, Phasing, Nonconformity – UDO Text Amendment

Request 1
Conformity to Adopted Plans 2
Boone Next: Our Town, Our Future 2
Planning Board Report/Recommendations 3
Town Council Action Required – March 23, 2026 4
Ordinance A26-0123 4
Exhibit A 5

Request

Consideration of a text amendment to modify UDO Articles 4, 7, and 26 to adopt standards for the phasing of development construction, create a single-family nonconformity exemption, and remove master sign plan regulations.

Phasing: In 2021, the Town modified the UDO to come into compliance with the newly adopted N.C. G.S. 160D Local Planning and Development Regulation. This modification required significant changes to UDO Article 4 Permits due to the changes to state law due to permit choice and vesting. During this modification Staff mistakenly deleted existing language related to development phasing. This was not discovered till we recently processed an application which proposed project phasing. The revised text provided in Exhibit A corrects this error.

Single-Family Nonconformity Exemption: In late 2013, the Town completed a comprehensive update of the UDO. As part of this update, UDO Article 8 Nonconforming Situations was reorganized and renumbered to Article 7 Nonconformities. During this transition, an exemption that allowed single-family residential to be enlarged or replaced with similar structures of a larger size was removed. Over the last few years, Town Council and the Planning Commission have discussed the loss of single-family homes and impact this has on area neighborhoods and the Town's long-term housing goals. Restoring this exemption would property owners to replace or enlarge single-family dwellings, helping to preserve residential housing options within established neighborhoods.

Master Sign Plans: In 2023, the Town revised and modernized UDO Article 26 Signs. During this update, we created a regulation that required all residential subdivisions, multi-family and townhouse developments, non-residential subdivisions, and all multi-building and multi-tenant commercial developments to submit a master sign plan before any permanent signs and their components could be erected. It was envisioned that this new requirement would lead to a more orderly and thoughtful development sign package submittal. However, upon assessment of this requirement, Staff has observed that the regulation has not worked as intended and has not provided significant value to the processing or implementation of sign permits. On the contrary, it seems to have become a stumbling block for any development with multiple tenants. Staff is recommending that this requirement be removed.

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

Community Vision

We will be a prosperous, livable, people-oriented mountain community modeling resilient growth that promotes and protects our natural resources with diverse housing options and dynamic economic opportunities. We will celebrate and build upon our community's historic foundation to leave a sustainable and equitable town for future generations.

Planning Principles: The Boone Next Planning Principles are intended, as a collective, to provide a core vision to guide planning, zoning, and development decisions. These principles should be carefully considered with respect to all zoning map amendments, ordinance text amendments, and other development decisions as well as other town planning and policy initiatives.

Planning Principle 7

Support the town's established neighborhoods and new residential developments through neighborhood-level engagement and planning.

Neighborhoods may include a variety of land uses (residential, commercial, civic, and recreational areas), building types, and housing types. They may have an identifiable center that offers basic services such as cafés, childcare, specialty stores, and grocery options. Neighborhoods will support a variety of travel options and be well-connected to adjacent neighborhoods and parks. They will seamlessly integrate the members of diverse, multi-generational communities living in proximity to one another.

Planning Principle 10

Encourage appropriate development to meet the town's urgent need for housing or other specific community needs by means of density bonuses or other mechanisms.

Encourage construction of affordable housing, public infrastructure, or other identified community needs by means of density bonuses or other incentives in appropriate areas of the town. For example, increased building height or additional units may be allowed in exchange for incorporating affordable housing units in a development.

Goals & Policies

Goal 1.2 DEVELOPMENT TRUE TO BOONE'S VISION

Boone's development and redevelopment will enhance the best of the town's existing built environment and reinforce the vision set forth in this plan.

Policy 1.2.2: Infill Development Enhances the Town

Infill development is important because it directs growth away from natural areas, but it must be done well. Infill development shall enhance and not detract from the building character of the town by replicating key elements of Boone's cherished historic design features (like building scale, proportion, setbacks, character) with high quality, pedestrian-oriented design and providing public goods like plazas, wide sidewalks, public art, and affordable spaces for living, artists, and small businesses. Rules for new development should avoid financially incentivizing displacement of vulnerable populations.

Goal 1.6 AN AFFORDABLE TOWN TO LIVE IN

Boone will facilitate sustainable affordable housing for low- to middle-income residents.

Policy 1.6.5: Preserve the Town's existing affordable homes
While ensuring housing is safe for tenants through code enforcement, preserve the townwide stock of naturally occurring affordable housing (NOAH) using zoning and other innovative planning tools.

Implementation Actions

A.1 UPDATE THE DEVELOPMENT REGULATIONS

- Incorporate new and revised graphics and tables to explain zoning concepts
- Improve the page layout and internal reference system
- Ensure standards and criteria are clear
- Modernize, refine, and update definitions
- Streamline the review procedures, where appropriate
- Study the current Limited Use standards section and consider updates where necessary for simplicity, best practices, and better alignment with the comprehensive plan
- Add affordable housing density bonus provisions

Planning Board Report/Recommendations

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: The proposed amendment to the Town's Unified Development Ordinance ☐**is** OR ☐**is not** consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

_____

_____

_____

***Note 1**: describe elements of controlling land use plans and how the plan is or is not consistent.*

Vote 2: The Planning Commission recommends ☐**approval** OR ☐**denial** of Ordinance A26-0123 and ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

_____

_____

_____

***Note 2**: briefly explain why, factors may include the benefits and detriments to the landowners, the neighbors, and the surrounding community; why the action taken is in the public interest; and any changed conditions warranting the amendment.*

Town Council Action Required – March 23, 2026

No Council action is anticipated at this meeting. Final consideration would occur at a future Town Council meeting (anticipated to be April 22, 2026) upon receipt of the Planning Commission's recommendations.

Ordinance A26-0123

ORDINANCE # A26-0123

AN ORDINANCE TO REVISE THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS**,** the Boone Town Council desires to revise the Town of Boone Unified Development Ordinance; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing on March 23, 2026 with respect to this ordinance; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the Town Council finds that it is in the best interest of the Town and its citizens that Town Council directly consider and, with input from the public as deemed appropriate by Council; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. The Town of Boone Unified Development Ordinance ("UDO") is hereby revised as set forth in the attached **Exhibit A** to this Ordinance, which is incorporated by reference, with deletions and additions shown in ~~red~~ and blue respectively:

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the __ day of _____, 2026.

_____

The Honorable Dalton George, Mayor

Attest:

_____

Nicole Harmon-Church, Town Clerk

Exhibit A

Article 4 Development Approvals

4.04 Applications

4.04.01 Application Submittals:

A. Preliminary review for completeness of application. An application shall not be accepted for review and shall not trigger the permit choice provision of Subsection 4.05.03(B) unless it is complete. Within 10 days of submission, the Administrator shall review an application for completeness and the application shall be found to be complete if it meets all of the following requirements:

1. An application form provided by the Administrator is fully completed with all plans and other documents and information required pursuant to Appendix A included or attached, except as otherwise directed by the Administrator pursuant to 4.05.02(A);
2. The application includes such other plans, documents, or information as the Administrator may require following a pre-application conference regarding a site-specific plan;
3. A Traffic Impact Analysis is submitted if such is required or requested pursuant to this section;
4. The application is signed by a person with lawful and documented authority to submit the application;
5. All required fees are paid; and
6. The application, supporting documentation, and fees are delivered to the Administrator in the medium (e.g., electronic and/or paper) required by the Administrator.

B. A non-refundable fee may be assessed by the Administrator for preliminary review of the completeness of an application.

C. If an application is incomplete, it shall be rejected with comments, as appropriate, by the Administrator. Any resubmittal of the application shall be reviewed and processed as a new application. Accordingly, any such application shall be considered submitted on the date of the resubmittal and considered for completeness pursuant to Subsection 4.05.01(A) above.

4.04.02 The Administrator shall require the submission of all information necessary for the permit issuing authority to decide whether the development, if completed as proposed, will comply with all of the requirements of this Ordinance and all other duly adopted requirements of the Town.

A. The presumption established by this Ordinance is that all of the information set forth in Appendix A is necessary to satisfy the requirements of this Section.

1. However, it is recognized that each development is unique, and therefore the permit issuing authority may allow less information or require more information to be submitted according to the needs of the particular case.

2. For applications submitted to the Town Council or Board of Adjustment, the applicant may rely in the first instance on the recommendations of the Administrator as to whether more or less information than that set forth in Appendix A should be submitted.

B. In this Ordinance, detailed or technical design requirements and construction specifications relating to various types of improvements (streets, sidewalks, etc.) are set forth in one or more appendices to this Ordinance. It is not always necessary that the application contain the type of detailed construction drawings that would be necessary to determine compliance with these appendices, so long as the plans provide sufficient information, in the judgment of the Administrator, to allow the permit issuing authority to evaluate the application in the light of the substantive requirements set forth in the text of this Ordinance and all other duly adopted requirements of the Town.

1. However, whenever this Ordinance requires a certain element of a development to be constructed in accordance with the detailed requirements set forth in one or more of these appendices, then no construction work on such element may be commenced until detailed construction drawings have been submitted to and approved by the Administrator. Failure to observe this requirement may result in permit revocation, denial of final subdivision plat approval, or other penalty as provided in Article 12.

C. Phased Developments: Phased development allows portions of a development (including subdivisions) to be occupied or used before full site completion while ensuring that each phase is independently operable and safe. Each phase must meet all applicable ordinance requirements as determined by the Administrator.

1. Phasing Plan: At the time of the application, the applicant shall submit to the permit issuing authority a phasing plan that includes:

   a. Phase boundaries and buildings included in each phase.

   b. Sequence and timing of each phase.

   c. An infrastructure and common elements delivery schedule (as applicable): streets and sidewalks, parking areas, water and sewer, fire protection, stormwater, landscaping, and any common required recreational facilities.

2. Common Elements: To protect neighbors and ensure orderly development, the following shall be installed with the first phase:

   a. Any landscaping buffers along the external property lines of the development.

   b. Any on or off-site improvements tied to safety or traffic.

c. All stormwater infrastructure, unless each phase has been permitted as a separate system,

~~C.~~D. **Traffic Impact Analysis**: In addition to the information included in Appendix A, certain developments may by, virtue of size, location or configuration of access points to the public road system, be required to have a traffic impact analysis performed. In those instances, where a traffic impact analysis is required by the Administrator, the study must be completed and submitted in order for the application to be considered complete. A traffic impact analysis may be required when any of the following conditions exist:

1. The development proposes to have an access to the public road system within 100' of the STOP bar of any traffic control signal; or
2. The development proposes to have an access to the public road system within 200' of the STOP bar of any traffic control signal and based upon Institute of Transportation Engineers (ITE) trip generation rates is projected to generate eighty (80) or more exiting trips during any one (1) hour period of any day; or
3. The development proposes to have access to any public road at a location where sight distance in any direction along the road is less than 500'; or
4. The development proposes access onto a public road that does not have a paved width of at least eighteen feet (18'); or
5. The development proposes access to a public road that currently operates at a level of service of D or less and based upon ITE trip generation rates is projected to generate 1,500 weekday trips; or
6. The Administrator or Public Works Director determines that the proposed project will have a potential negative impact on the public road system due to the size of the project or existing transportation system; or determines that there are safety concerns with the driveway location and design.

If a traffic impact analysis is performed and that analysis concludes that improvements are required to the transportation system; the applicant may be required to complete those improvements in connection with the project as a condition of the development approval. Unless an agreement is executed by the Town in which the time for the improvement is specified the improvement shall be completed prior to issuance of a certificate of occupancy. The fact that the obligation to construct lies with the applicant does not preclude the Town from entering into an agreement to participate if that will be in the interest of the Town.

(Ord. PL04196-090820, 07-01-2021; Ord. PL04727-050721, 07-01-2021)

4.08 Final Certifications

A. Issuance of the following certificates shall be required prior to the occupancy or use of any new construction and re-occupancy or re-use of any renovation/rehabilitation in the Town of Boone. The certificates ensure that a completed development has complied with all the applicable development approvals for that particular development.

1. **Certificate of Compliance**: A Certificate of Compliance certifies compliance with applicable building, mechanical, plumbing, electrical, fire protection or gas codes. It does not alone authorize occupancy or use of any building, structure or land.
2. **Certificate of Occupancy:** A Certificate of Occupancy may only be issued following issuance of Certificates of Compliance when necessary. A Certificate of Occupancy certifies compliance of a building with all applicable requirements of the UDO and other relevant State and local laws. No building may be occupied or used until a Certificate of Occupancy is issued. A Certificate of Occupancy is inclusive of a Certificate of Zoning Compliance and a Certificate of Compliance.
3. **Certificate of Zoning Completion**: A Certificate of Zoning Completion may only be issued following issuance of Certificates of Compliance when necessary. A Certificate of Completion certifies compliance with the development approval.

…

Article 34 Definitions

Nonconforming Lot
A lawfully established lot of record that does not conform to the current dimensional requirements of the zoning district in which it is located.

Nonconformity
An existing lot or structure or use of an existing lot or structure that does not conform to one or more of the regulations applicable to the zoning district in which the lot or structure is located or any other requirements of this Ordinance.

Nonconforming Situation
All nonconformities other than a nonconforming use, nonconforming lot or a nonconforming sign, including a lawfully established structure that does not conform to dimensional, elevation, location, or other requirements of this Ordinance.

…

Article 7 Nonconformities

…

7.04 Nonconforming Lot of Record

7.04.01 A nonconforming lot of record can generally be used as proposed as if it were conforming.

A. When a use is proposed which requires a greater lot size than the minimum established for the district the use may not be approved.

7.04.02 The site plan for a nonconforming lot of record must be consistent with all use requirements, and must minimize the impacts of any existing nonconformity to the greatest degree practicable. No new nonconformity may be created.

7.04.03 **Setbacks:** Notwithstanding Subsection 7.03.02, no required setback may be reduced without the following findings by the permit-issuing authority:

A. The lot cannot be developed for a permissible use without such deviation.

B. No significant adverse impact on surrounding properties or the public health or safety will result from the proposed development.

C. A proposed single-family dwelling (Use 1.01), conforming in all other respects except for area or width, which cannot meet the applicable minimum setbacks, may be approved with the following limitation: Absent a variance, there may be no reduction greater than fifty percent (50%) of a setback and the dwelling must be at least ten feet (10') from all other structures on an adjacent lot.

D. For all other developments which cannot meet the applicable minimum setbacks, absent a variance, there may no reduction greater than twenty percent (20%).

7.04.04 This Section applies only to undeveloped nonconforming lots. A lot is undeveloped if it has no substantial structure upon it.

(Ord. PL04727-050721, 07-01-2021)

7.05 Nonconforming Situation

7.05.01 Alteration of a Nonconforming Situation:

A. Subject to Subsection 7. ~~05.~~06, a nonconforming structure may be altered so long as no new nonconformity is created nor existing nonconformity increased.

~~A.~~ Any single-family dwelling may be enlarged or replaced, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities.

i. For single-family dwellings on nonconforming lots, setbacks may be reduced subject to the requirements set forth in Subsection 7.04.03.

…

7.06 Discontinuance of a Nonconforming Structure

A. A nonconforming building that is unused for any reason other than destruction by an act of God (which is governed by Subsection 7.05.02(B)), for a continuous period of twenty-four (24) months may no longer be used unless in compliance with all Ordinance requirements to the extent practicable.

B. A nonconforming structure, other than a building, which is the principal structure on a lot, which is unused for a continuous period of six (6) months, may no longer be used except in compliance with all Ordinance requirements to the extent practicable.

C. A nonconforming structure which is in such a state of disrepair or neglect so as to no longer function as intended may no longer be used and must be removed.

D. Discontinuance of one nonconforming structure in a development containing multiple principal nonconforming structures does not affect the right to maintain remaining nonconforming structures.

Article 26 Signs

26.07.08 Illumination

A. Where permitted, permanent signs may be internally or externally illuminated. In no case shall a temporary sign be illuminated.

B. Lighting for permanent signs shall be consistent throughout a project, unless ~~otherwise permitted within a Master Sign Plan, in which~~ there is a variety of façade design and building types.

C. All external illumination of a sign shall concentrate the illumination upon the printed area of the sign face.

D. The use of blinding, flashing, moving, rotating, intermittent, or otherwise distracting lighting is prohibited.

E. All sign illumination, both external and internal, shall be designed, located, shielded, and directed to prevent the casting of glare or direct light upon rights-of-way and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the rights-of-way.

F. Internal illumination shall be allowed for certain types of permanent signs within the following zoning districts: B1 Downtown, B2 Neighborhood Business, B3 General Business, O/I Office/Institutional, WD Wellness District, and Education districts.

1. Cabinets may be utilized, provided all electrical wiring is contained within the cabinet or support structure. Sign copy must be translucent and all background materials must be opaque.

26.08.03 ~~Master Sign Plans~~Reserved

~~**A.** A Master Sign Plan is required for all residential subdivisions, multi-family and townhouse developments, non-residential subdivisions, and all multi-building and multi-tenant commercial developments before any permanent signs and their components may be erected.~~

1. All owners, tenants, subtenants and purchasers of individual units within the development shall comply with the approved Master Sign Plan.

2. Residential developments that have only one (1) entrance sign, and have no other signs, shall not be required to submit a Master Sign Plan.

B. A Master Sign Plan Application shall include all of the following:

1. The location of each principal and accessory sign.

2. Sign type, size, height, materials, color, illumination, and landscaping (if applicable) for each principal or accessory sign.

3. Computations of the total sign areas demonstrating compliance with all sections of this Article.

4. Allocation of permitted wall sign area among tenants in proportion to the overall building frontage as set forth in Subsection 26.08.04(D).

C. All lighting and landscaping elements of signs within a Master Sign Plan shall be consistent throughout the development, unless explicitly specified within the plan.

D. Amendments to approved plans. A Master Sign Plan may be amended via application submitted by the owner of the property, or an agent, tenant, or contract purchaser specifically authorized by the owner. The application must include written authorization from all owners affected by the proposed amendment(s). If an association for the property exists, then the association shall provide written authorization for all owners within the development.

E. After approval of, or amendment to, a Master Sign Plan, no permanent sign shall be erected except in accordance with such plan.

F. Master Sign Plans shall be enforced in the same way as any other provision in this Article.

G. In the case of any conflict between a provision of an approved Master Sign Plan and one (1) or more provisions of this Article, the Master Sign Plan shall control.