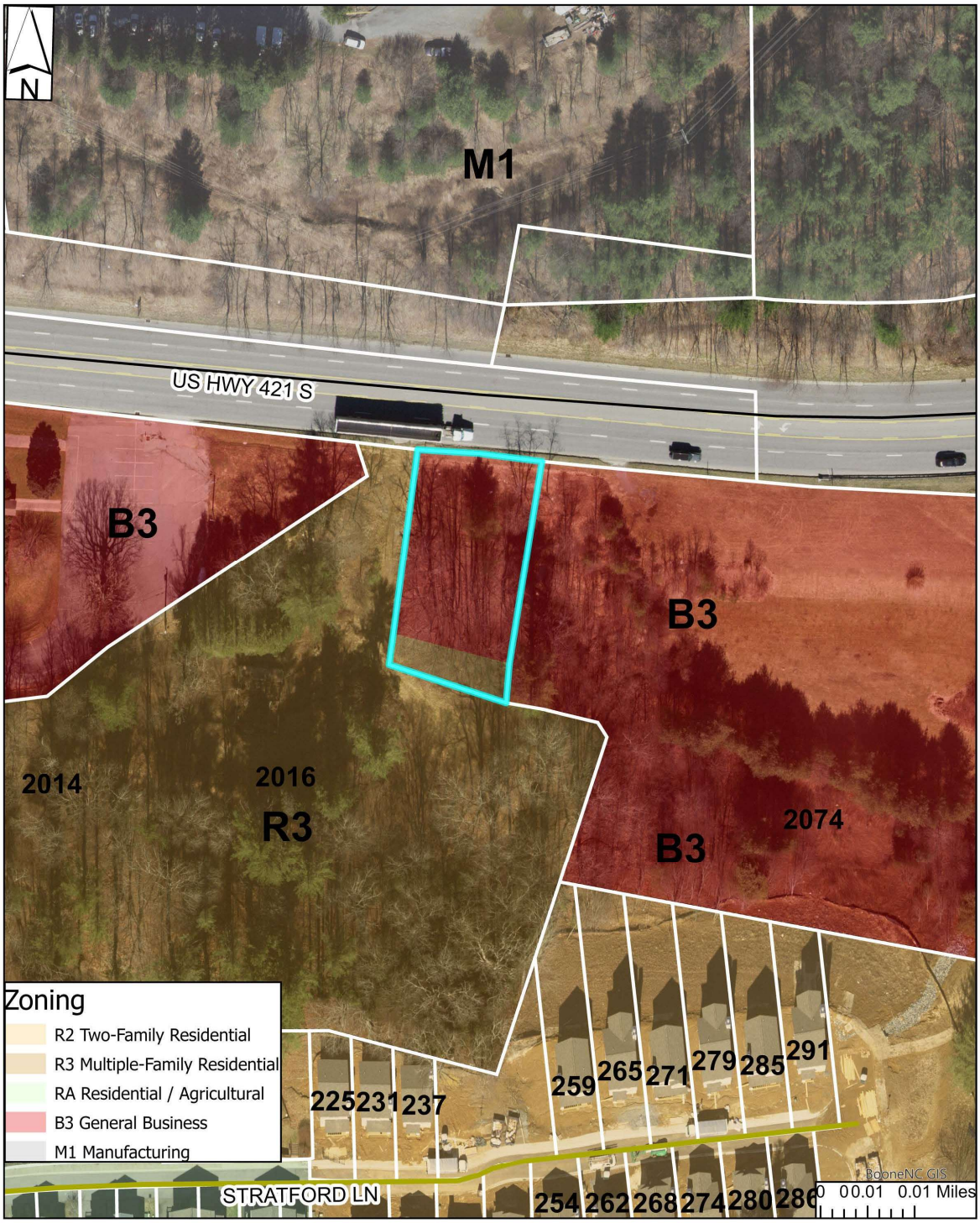
Staff Report
Town Council
October 28, 2026
Case A26-0515 Khulaqi – General Use Zoning Map Amendment

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N
M1
US HWY 421 S
B3
B3
2014
2016
R3
B3
2074
Zoning
R2 Two-Family Residential
R3 Multiple-Family Residential
RA Residential / Agricultural
B3 General Business
M1 Manufacturing
225 231 237
259 265 271 279 285 291
STRATFORD LN
254 262 268 274 280 286
BooneNC GIS
0 0.01 0.01 Miles

Request

Abdulrahman Yasser Khulaqi has submitted a General Use Zoning Map Amendment application to rezone a portion of the property located on US Hwy 421 S (Watauga County PINs: 2920-09-4335-000) from R3 Multiple-Family Residential to B3 General Business with Corridor District Overlay. The property is outlined in blue on the map above.

Case Exhibits

The applicant did not submit any exhibits for this request. Staff generated materials are the Staff Report, Staff Exhibit 1, and the ordinance included as Staff Report Exhibit A.

Exhibit #	Items
Staff Report Exhibit A	Ordinance #A26-0515

Parcel Information

Parcel Specifics

Property Owner	Abdulrahman Yasser Khulaqi
Address	TBD US Hwy 421 South
Watauga County PIN(s)	2920-09-4335-000
Use	Vacant, undeveloped
Size	0.311 ac
Access	US Hwy 421 South
Steep or Very Steep Slope	No

Existing Zoning/Extraterritorial Jurisdiction (ETJ)History

Watauga County PIN(s)	2920-09-4335-000
Existing Zoning	(Split-zoned) B3 General Business/R3 Multiple-Family Residential with Corridor District Overlay

Requested Zoning

District Descriptions	**B3 General Business with Corridor District Overlay** 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 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 parcel is an approximate 0.311-acre site. The site's access would be from US Hwy 421 S. It is a vacant lot on the west side of a hotel under construction and on the east side of a multi-family apartment development.

The elevation along the northern portion of the property at US Hwy 421 S is approximately 3104'. From that point, the site has little rise, roughly 12' in elevation overall. Supporting photos are provided below.

Photo 1



Photo 2



Photo 3



Photo 4



Zoning and Use of Adjacent Properties

	District	Use
North	M1 Manufacturing with Corridor District Overlay	Manufacturing, Retail
East	B3 General Business with Corridor District Overlay	Hotel

South	R3 Multiple-Family Residential with Corridor District Overlay	Multi-Family apartments
West	B3 General Business/R3 Multiple-Family Residential with Corridor District Overlay	Religious Assembly

North:



East:



South:



West:



Zoning Comparison Analysis

Standards Comparison

R3 Development Standards	B3 Development Standards
Minimum Gross Land Area: 20,000 square feet (0.46 ac)	Minimum Gross Land Area: 5,000 square feet (0.11 ac)
Minimum Lot Width: 80 feet	Minimum Lot Width: 50 feet
Minimum Street Frontage: 64 feet	Minimum Street Frontage: 40 feet

Minimum Livability Space: .40	Minimum Livability Space: .27
Minimum Setbacks 1. Street: 20 feet 2. Interior: 13 feet	Minimum Setbacks 1. Street: 20 feet 2. Interior: 17 feet
Maximum Building Height: 3 stories	Maximum Building Height: 3 stories/45 feet (primary) – 4 stories/56 feet (secondary)
Occupancy: One (1) family or up to four (4) unrelated persons (see Section 14.04) per dwelling unit. A dwelling occupied by a family (but not by unrelated persons) may also have two (2) roomers.	Occupancy: One (1) family or up to four (4) unrelated persons (see Section 14.04) per dwelling unit. A dwelling occupied by a family (but not by unrelated persons) may also have two (2) roomers.

Staff Note: With the parcel being approximately 0.311 ac, it would be under the minimum gross land area of 20,000 ft2 for a R3 zoning classification but would meet the B3 standard of 5,000ft^2. The lot meets other intensity standards as listed for both the R3 and the B3 zones.

Use Comparison

The applicant has requested for a B3 General Business District with Corridor District Overlay.

Use #	Use	R3	B3	Reference
1.0 Household Living				
1.06	Duplex (one duplex building per lot)	P		
1.07	Duplex (more than one duplex building per lot)	L		15.03
1.08	Townhouse (up to 30 bedrooms)	L		15.03
1.09	Townhouse (31-100 bedrooms)	L		15.03
1.10	Townhouse (> 100 bedrooms)	CD		15.03
1.11	Multi-Family Dwelling (up to 30 bedrooms)	CD		15.03
1.12	Multi-Family Dwelling (31-100 bedrooms)	CD		15.03
1.13	Multi-Family Dwelling (> 100 bedrooms)	CD		15.03
1.14	Multi-Family Dwelling in Mixed Use (up to 30 bedrooms)	CD	L	15.04
1.15	Multi-Family Dwelling in Mixed Use (31-100 bedrooms)		CD	15.04
1.16	Multi-Family Dwelling in Mixed Use (> 100 bedrooms)		CD	15.04
1.17	Adult Living Community	CD		
2.0 Group Living				
2.01	Family Care Home	L		15.06
2.03	Residential Reentry, Category 1	CD		15.07
2.04	Residential Reentry, Category 2	CD		15.07
2.05	Residential Care Facility		P	
2.07	Boarding House	L	C	15.10
3.0 Transient Living				
3.02	Shelter for Homeless, Category 1	L	L	15.12
3.03	Shelter for Homeless, Category 2	CD	L	15.12
3.04	Bed and Breakfast, Category 1	L		15.13
3.05	Bed and Breakfast, Category 2	CD	L	15.13
3.06	Vacation Rental		L	15.14
3.07	Homestay Rental	L	L	15.05

Use #	Use	R3	B3	Reference
3.08	Motel		CD	
3.09	Hotel, Small		P	
3.10	Hotel, Large		CD	
3.11	Hotel, extended stay		CD	
4.0 Institutional				
4.03	Funeral Home Establishment		P	
4.04	Crematorium		CD	
4.05	Cemetery	P	P	
4.06	Post Office		P	
5.0 Government Uses				
5.01	Government Cultural Facility	CD	P	
5.02	Government Neighborhood Cultural Facility, Indoor Activity Only		P	
5.03	Government Neighborhood Cultural Facility, Includes Outdoor Activity	CD	P	
5.04	Recreation Facility, Category 1	P	P	
5.05	Recreation Facility, Category 2	P	P	
5.06	Recreation Facility, Category 3	CD	CD	
5.07	Event Venue, Category 1	P	P	
5.08	Event Venue, Category 2	CD	P	
5.09	Event Venue, Category 3		CD	
5.12	Police Substation	P	P	
5.13	Utility Facility, Town	L	L	15.16
5.14	Utility Facility, Government, Neighborhood	L	L	15.16
5.15	Utility Facility, Government, Regional	L	L	15.16
5.16	Government Facility	CD		
6.0 Non-Government Utility Facility				
6.01	Utility Facility, Neighborhood	L	L	15.16
6.02	Utility Facility, Regional		CD	15.16
7.0 Wireless Communication				
7.01	Small Wireless Collocation	L	L	15.18
7.02	Wireless Facility Collocation on Existing Wireless Support Structure or Utility Pole	L	L	15.17
7.03	Stealth Wireless Facility Attached to Existing Building or Structure	L	L	15.17
7.05	Non-stealth Wireless Facility Collocation on Electrical Transmission Towers	L	L	15.17
7.06	Stealth Wireless Support Structure	L	L	15.17
7.07	Non-stealth Wireless Support Structure	L	L	15.17
7.08	Emergency Response Communication Antenna	P	P	
8.0 Assembly				
8.01	Religious Assembly, Category 1	P	P	
8.02	Religious Assembly, Category 2	CD	P	
8.03	Religious Assembly, Category 3		CD	
8.04	Club/Lodge		CD	
10.0 Daycare				
10.01	Child Daycare, Large	L	L	15.19
10.02	Child Daycare Center		L	15.19
10.03	Adult Daycare, Large	L	L	15.19
10.04	Adult Daycare Center		L	15.19
10.05	All Other Daycare		CD	
11.0 General Sales and Service				
11.01	Kennel		CD	15.20
11.02	Veterinary Office/Hospital with Outdoor Kennels		CD	15.20
11.03	Veterinary Office/Hospital without Outdoor Kennels		P	
11.04	Financial Institution ≤ 5,000 ft^2		P	
11.05	Financial Institution > 5,000 ft^2		P	
11.06	Restaurants ≤ 3,500 ft^2		P	

Use #	Use	R3	B3	Reference
11.07	Restaurant > 3,500 ft² open to the public during 10 pm – 6 am		P	
11.08	Other Restaurants > 3,500 ft²		P	
11.09	ABC Store		P	15.66
11.10	Personal Service Establishments		P	
11.11	Retail Store up to 5,000 ft²		P	
11.12	Retail Store more than 5,000 but less than 25,000 ft²		P	
11.13	Retail Store 25,000 ft² and greater		L	15.21
11.14	Business or Professional Office		P	
11.15	Medical Office, Category 1		P	
11.16	Medical Office, Category 2		P	
11.17	Medical Office, Category 3		P	
11.18	Medical Office, Category 4		P	
11.20	Medical Emergency Response		P	
11.21	Open Air Market, Recurring		L	15.22
11.22	Vehicle Sales and Service		L	15.23
11.23	Equipment Sales and Service		L	15.24
11.24	Moped Sales and Service		P	
11.25	Boat or Marine Craft Sales and Service		L	15.25
11.26	Impound Lot/Towing Service		L	15.26
11.27	Gas Station		CD	
11.28	Car Wash		CD	
11.29	Seasonal Retail Activities and Amusements		P	
11.30	Electric-Vehicle Charging Station		CD	15.65
12.0 Recreation & Entertainment Uses				
12.01	Indoor Shooting Range		S	15.27
12.03	Indoor Theater		P	
12.04	Outdoor Theater		CD	
12.05	Event Venue, Category 1		P	
12.06	Event Venue, Category 2		P	
12.07	Event Venue, Category 3		P	
12.08	Campground and Recreational Vehicle Park		L	15.28
12.09	Coliseum		CD	
12.10	Recreation Facility, Category 1		P	
12.11	Recreation Facility, Category 2		P	
12.12	Recreation Facility, Category 3		CD	
13.0 Agriculture				
13.01	Garden, Community	L	L	15.29
13.02	Garden, Residential	L	L	15.30
13.09	Forestry	L	L	15.31
14.0 Manufacturing				
14.01	Microbrewery/Microdistillery		L	15.32
14.02	Brewpub		L	15.32
14.03	Brewery/Distillery		L	15.33
14.06	Winery		L	15.35
14.09	Machine/Welding Shop		L	15.37
15.0 Parking				
15.01	Parking Lot		L	15.39
15.02	Parking Structure	CD	L	15.40
15.03	Park and Ride Lots		L	15.39
16.0 Storage				
16.01	Self-Storage Facilities		CD	15.41
16.04	Fuel Storage Facility		L	15.67
17.0 Transportation				
17.01	Passenger Terminals	CD	CD	
17.02	Trucking or Freight Terminal ≤ 10,000 ft²		CD	

Use #	Use	R3	B3	Reference
19.0 Particular Activities Which Pose Particular Concern About Public Health				
19.01	Electronic and Internet Gaming		S	15.43
19.02	Adult Establishments		S	15.44
Allowable Accessory Uses				
A-1	Secondary suite	L	L	15.45
A-2	Home occupation	L	L	15.46
A-3	Accessory dwelling unit	L	L	15.47
A-4	Drive-through		CD	15.48
A-5	Outdoor display		L	15.49
A-6	Outdoor storage		L	15.50
A-7	Outdoor dining		L	15.51
A-8	Automated teller machine (ATM)	P	P	
A-9	Automated teller machine (ATM), freestanding	L	L	15.52
A-11	Poultry	L	L	15.54
A-12	Livestock, small	L	L	15.55
A-14	Bees	L	L	15.57
A-15	Garden, residential	L	L	15.58
A-16	Satellite receiving antennas less than 1 meter in diameter	P	P	
A-17	Satellite receiving antennas less than 2 meters in diameter		P	
A-18	Satellite receiving antennas 2 meters and greater in diameter		S	
A-19	Helistop		S	
A-20	Swimming pools, spas, and hot tubs	L	L	15.59
A-21	Caretaker's residence		L	15.60
A-22	Vehicular gate	L	L	15.61
A-24	Chemical storage facility		CD	
A-25	Open air market, accessory	L	L	15.22
A-26	Daycare, small	P	P	
A-27	Limited structure to enable recreational use of open rooftops	CD	CD	14.03.07(F) 14.19.06(H)(8)(d)
A-28	Solar Energy System	L	L	15.64
A-29	Electric-Vehicle Charging Station	L	L	15.65
Allowable Temporary Uses				
T-1	Temporary family care structure	L	L	15.62
T-2	Temporary construction or repair dwelling	L	L	15.62
T-3	Temporary construction trailer	L	L	15.62
T-4	Temporary mobile medical unit		L	15.62
T-5	Temporary classroom		L	15.62
T-6	Temporary portable storage containers	L	L	15.62
T-7	Temporary staging		L	15.62
T-8	Temporary non-fixed site event venue		L	15.62
T-9	Carrier on wheels (cow)	L	L	15.62

Use #	Use	R3	B3	Reference
T-10	Yard sales	L	L	15.62
T-11	Itinerant merchant/peddler	L	L	15.62
T-12	Open air market, temporary		L	15.62
T-13	Temporary Use 9.01 Public Colleges and Universities		L	15.62
T-14	Temporary Disaster Relief	L		15.62

Staff Note: The blank boxes are the uses not permitted in the zoning district listed.

Intensity Comparison

Zoning District	Minimum Gross Land Area	Minimum Lot Width	Minimum Street Frontage	Minimum Livability Space Ratio* (LSR)	Minimum Setbacks	
					Street	Interior
R3	20,000 sq. ft.	80 ft.	64 ft.	.47	20 ft.	13 ft.
B3	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.

Building Height Comparison

Zone	Height Limitation
R3	3 stories
B3	3 stories/45’ (primary)-4 stories/56’ (secondary)

Occupancy Comparison

Occupancy Regulation (persons per dwelling unit)	Zoning District
One family or up to 4 unrelated Note: a dwelling occupied by a family (but not unrelated persons) may also have one (1) roomer.	R3 Multiple-Family B3 General Business

Staff Note: The occupancy regulation is the same for the R3 and the B3 zoning districts.

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 with the following comments:

- No comment.

Police: The application has been reviewed with the following comments:

- No comment.

Public Works

Public Works: Services - The application has been reviewed with the following comments:

- No comment.

Public Works: Utilities - The application has been reviewed with the following comments:

- No comment.

Staff Note: If approved, the applicant will be required to submit full plans demonstrating complete compliance with the current ordinance for any zoning permit issued.

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
September 28, 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.
October 28, 2026	Final Council Decisions	• Council votes on zoning consideration.

General Use Zoning Map Guidance

Pursuant to UDO Subsection 9.02.01 (A)(2), any person may petition for a map amendment by submitting the required fee and a petition in such form and including such information as may be required by the Administrator.

Pursuant to UDO Subsection 9.07, in deciding whether to adopt a proposed amendment to this Ordinance, the central issue before the Council is whether the proposed amendment advances the public health,

safety, or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the Mayor and be excluded. In particular, when considering proposed general use map amendments:

A. The Council shall not consider any representations made by the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Council shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

B. The Council shall only consider the impact of the proposed change on the public at large.

Procedural Requirements (UDO Subsection 9.02)

Standard	Comments	Compliance
9.02.01(A)(3) Minimum Requirements(s)	• The name, address, and phone number of the applicant • A description of the land affected by the proposed amendment • A description of the proposed map change; and • In the case of a Conditional District map amendment, those items described at Section 9.09.	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 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."

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.

- A connected street pattern will be the preferred network for future development and redevelopment unless prevented by streams, steep slopes, or other barriers.
- Well-connected streets will be designed with short blocks and alleys and include sidewalks and street trees to facilitate walking.
- Streets and trails will have high connectivity within and between neighborhoods and commercial districts.
- Bicycle and pedestrian trails with supporting amenities will be integrated into new development and areas undergoing redevelopment.
- Enhance connectivity to community amenities; add sidewalks, bike facilities, transit, and other pedestrian safety facilities where feasible.

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**.

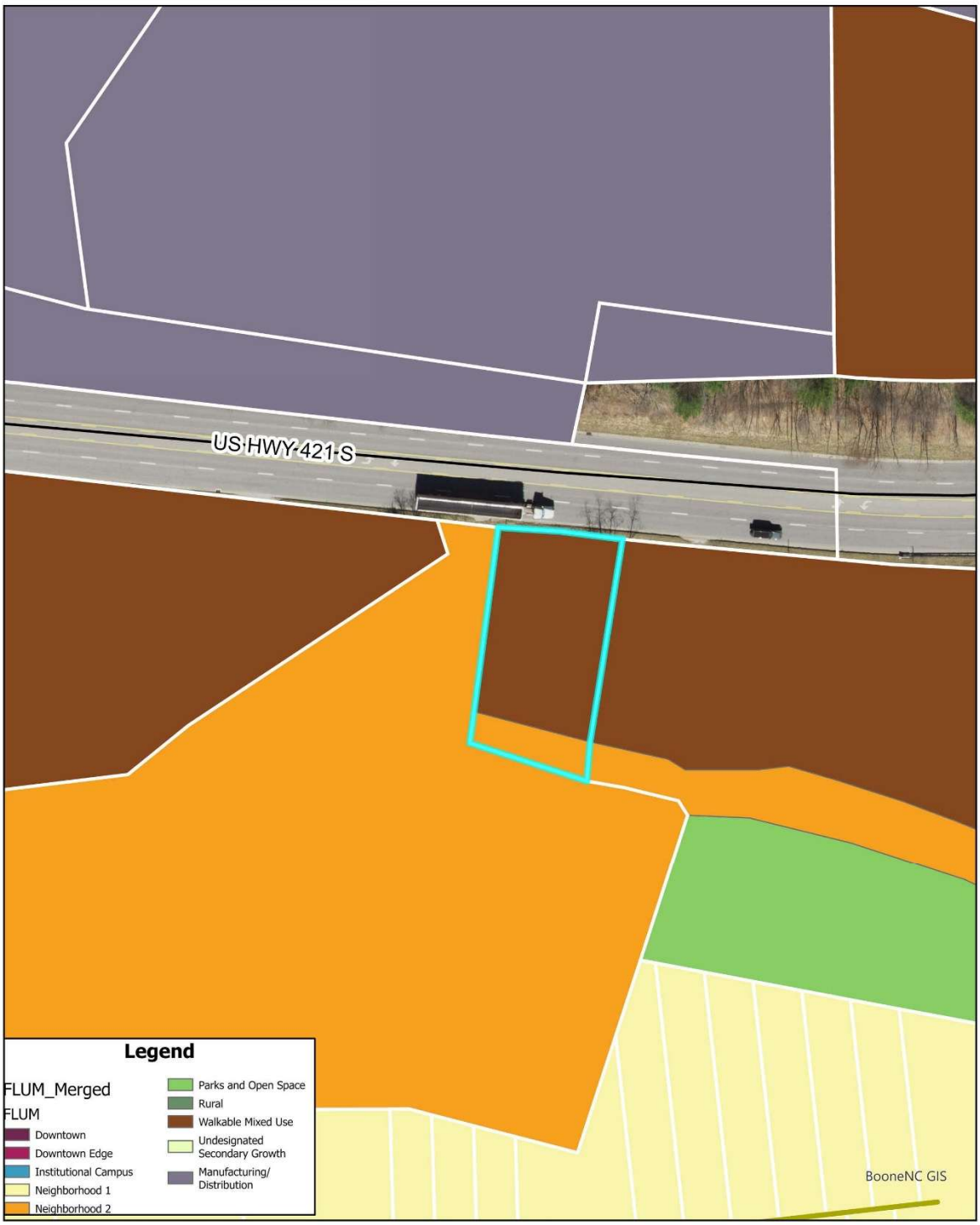
Priority Growth Area is land where growth is most encouraged; designated as Downtown, Downtown Edge, and Walkable Mixed Use on the Future Land Use Map.

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 included in the request is mapped in the Walkable Mixed Use and Neighborhood 2 land use types. Please see below for more details on these land use types.

Description	Objectives	Primary Uses
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-	- 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	- 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

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.		
Neighborhood 2 describes neighborhoods composed primarily of higher density multifamily housing in various forms and includes some buildings with ground floor nonresidential uses. Neighborhood 2 may include a variety of housing types in larger developments which could result in a mix of low- to high-density housing. These neighborhoods are suited for low- to mid-rise construction. In some cases, on appropriately sized and located lots, height may reach up to four stories, with an overall building form (height, setbacks, and density) appropriate to each neighborhood's existing character. Decisions on density and form are based on location and infrastructure availability.	- Protect, maintain, and promote affordable housing - Enhance connectivity to community amenities; add sidewalks, bike facilities, transit, and other pedestrian safety facilities where feasible - Supportive nonresidential uses where appropriate - Evaluate opportunities for neighborhood scale- businesses that enhance neighborhoods with accessible resources such as cafes, grocery stores, and childcare facilities	- Multi-family - Other lower density residential uses - Vertical mixed-use with limited ground floor commercial and upper story residential uses

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.

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.

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 1.4: 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 1.4.1: Protect Ecologically Valuable Areas and Corridors

Through regulations and development decisions, protect, restore, and connect ecologically valuable areas such as critical watersheds, stream buffers, wetlands, wildlife habitat, and hardwood forests. Prioritize conservation of lands adjacent and connected to existing protected 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 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.

Policy 1.4.5: Protect Valued Mountain Viewsheds

Boone is a beautiful mountain town and must protect those viewsheds deemed most important by the Boone community.

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 1.6.4: 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 3.1 A STRONG AND DIVERSE LOCAL ECONOMY

Boone will have a strong and diverse local economy that builds on existing economic sectors and fosters the growth of new green economic sectors.

Policy 3.1.1: Build on Boone's Existing Economic Assets

Leverage existing economic assets by promoting businesses that are actively investing in Boone and providing living wage jobs.

Policy 3.1.4: Support Boone's Small Businesses

Support Boone's independent businesses and ensure existing resources are adequately advertised to existing and prospective small business. Foster a spirit of entrepreneurship and information-sharing. Create opportunity for creating new locally-owned small businesses, including protecting and expanding the supply of small, affordable spaces in existing and new buildings.

Policy 3.1.5: Stimulate Equity in Economic Development

Support the development and growth of worker-owned businesses as a means of promoting higher wages, upward mobility, and a diversity of locally-owned services. Support growth of and collaboration with unions and unionized businesses.

Goal 3.3 A RENOWNED TOURISM DESTINATION

Boone will continue to be a tourism destination with its access to the Appalachian Mountains, the beauty of its natural surroundings, and its outstanding shopping, food, entertainment, and cultural offerings. Tourism infrastructure will have the added effect of contributing directly to the quality of life of local residents.

Policy 3.3.3: Plan for Parking

Collaborate with partners to expand access to high quality, affordable internet services.

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 5.2 SUSTAINABLE BUILDINGS, OPERATIONS, AND INFRASTRUCTURE

Boone will seek sustainable practices in buildings, operations, and infrastructure of town government and across the community.

Policy 5.2.2: Manage Growth on Boone's Edges

Intentionally manage outward growth to balance protecting community character and natural areas while directing desired growth to identified centers. Use the Utility Service and Annexation Criteria and the Growth Management Tiers Map to manage growth.

Policy 5.2.5: Sustainable and Accessible Foods

Eliminate food deserts and aim to expand the proportion of residents living within a half mile travel distance of a grocery store. Support and promote farmers markets as ways of offering fresh foods and supporting food and farmers, produced within the region. Support and promote community gardens. Support residential gardens, including in front yards, and ensure there are not unnecessary regulatory barriers.

Planning Commission Recommendation

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.

First Motion and Vote: Commission Chair Veno made a motion that the proposed amendment to the Town's zoning map is not consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because of the following from Boone Next:

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.
- **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.

- **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.
- **Goal 2.4**: Increase mobility through capacity & access management: Ensure Boone's street network supports safe, reliable transportation for all modes by addressing growth-related challenges with strategic roadway improvements beyond traditional widening.

The motion was seconded by Commission Member King.

Vote: Aye – 6
Nay – 0
The motion passed.

Second Motion and Vote: Commission Chair Veno made a motion, seconded by Commission Member King, that the Planning Commission recommends denial of Ordinance #A26-0357 within Staff Report Exhibit A, and denial is reasonable and in the public interest because there is a lack of commitment on the part of the developer and the application is not in keeping with the spirit of neighborhood conservation. There are too many unresolved issues and there is a lack of both community support and commitment to mixed-use housing.

Vote: Aye – 6
Nay – 0
The motion passed.

Town Council – Adoption of Zoning Ordinance

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning administrator shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently.

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

_____

_____

_____

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

Vote 2: The Town Council ☐**approves** OR ☐**denies** Ordinance A26-0515 within Exhibit A and believes ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

_____

_____

_____

Note 2: *briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.*

Staff Report Exhibit A: Ordinance #A26-0515

ORDINANCE # A26-0515

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 US Hwy 421 South

Watauga County PINs: 2920-09-4335-000

Property Owner: Khulaqi, Abdulrahman Yasser

Zoning: B3 General Business District with Corridor District Overlay

WHEREAS, the Boone Town Council held a duly-noticed public hearing on September 28, 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 October 28, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk