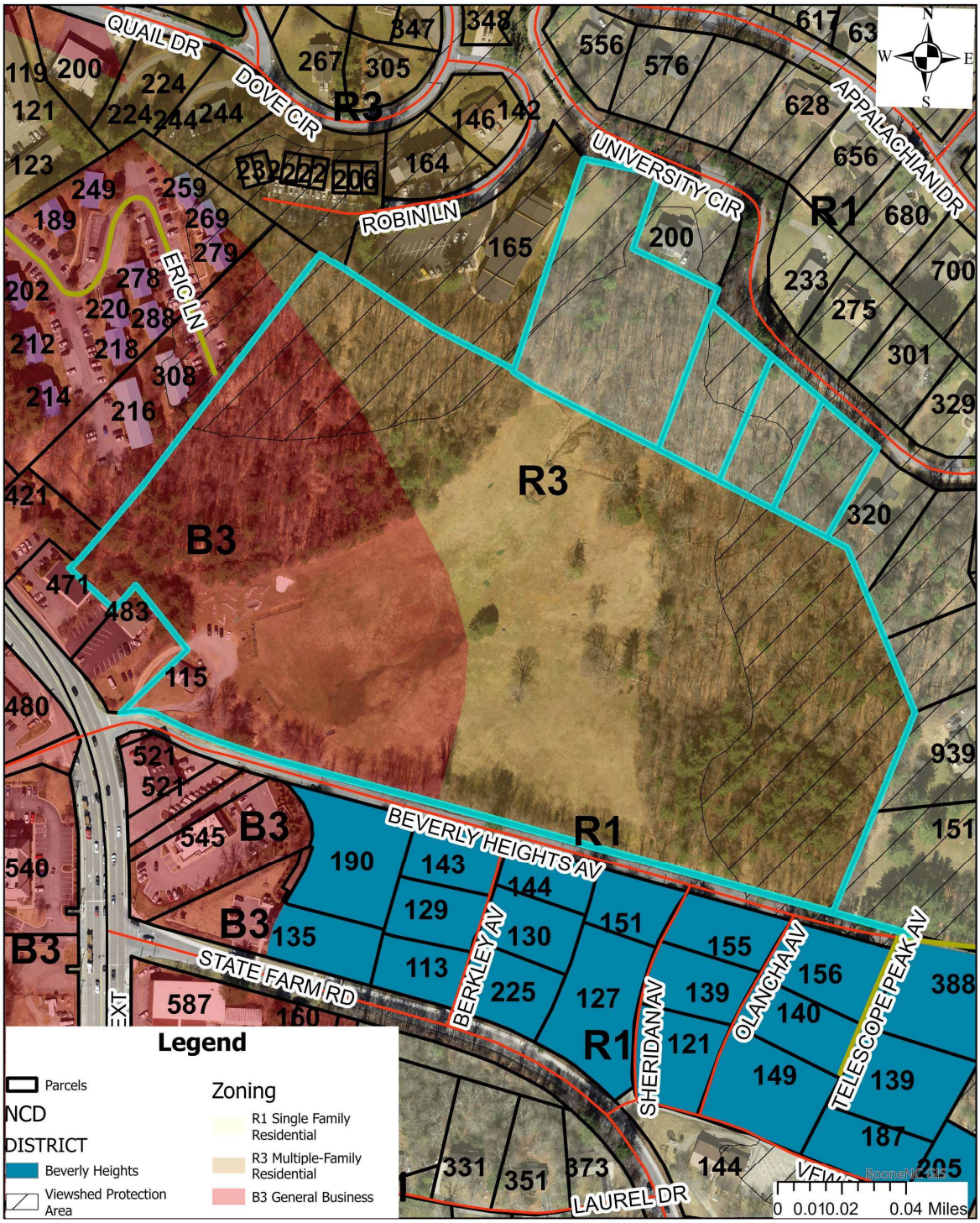
This Staff Report has been revised to contain comments regarding the revised plan submission from the applicant and to include the Planning Commission's recommendations from the July 27, 2026 public hearing. Changes have been highlighted.

Revised Staff Report
Town Council
September 23, 2026
Case A26-0357 Walk at Boone – Conditional District Zoning Map Amendment

Request 3
Case Exhibits 3
History 3
Parcel Information 4
Parcel Specifics 4
Existing Zoning/Extraterritorial Jurisdiction (ETJ)History 5
Requested Zoning 6
Existing Site Characteristics 7
Zoning and Use of Adjacent Properties 9
Zoning Analysis 10
Procedural Analysis 15
Conditional District 15
Conformity to Adopted Plans 16
Boone Next: Our Town, Our Future 16
Conditions of Approval 27
Planning Commission Recommendation 27
Town Council – Adoption of Zoning Ordinance 29
Staff Report Exhibit A: Ordinance #A26-0357 30


QUAIL DR
DOVE CIR
ROBIN LN
ERIC LN
UNIVERSITY CIR
APPALACHIAN DR
BEVERLY HEIGHTS AV
STATE FARM RD
BERKLEY AV
SHERIDAN AV
OLANCHA AV
TELESCOPE PEAK AV
LAUREL DR
R1
R3
B3
N
S
E
W
Legend
Parcels
NCD DISTRICT
Beverly Heights
Viewshed Protection Area
Zoning
R1 Single Family Residential
R3 Multiple-Family Residential
B3 General Business
0 0.010.02 0.04 Miles

Request

LCD Acquisitions, LLC has submitted a Conditional District Zoning Map Amendment application to rezone property located on the corner of NC Hwy 105 Ext and Beverly Heights Ave (Watauga County PINs: 2910-36-7347-000, 2910-36-8089-000, 2910-46-0833-000, 2910-46-1791-000, 2910-46-2684-000, and 2910-46-3578-000) from B3 General Business/R3 Multiple-Family Residential/R1 Single Family Residential with Corridor District and Viewshed Protection District Overlays to Conditional District R3 Multiple-Family Residential District with Corridor District and Viewshed Protection District Overlays for Use 1.13 Multi-Family Dwelling (>100 Bedrooms), Use 11.11 Retail Store up to 5,000 ft^2, and Use 15.02 Parking Structure with a site-specific development plan for a 179 unit, 618 bedroom, residential community. The property is outlined in blue on the map above.

Staff Note: Revised submission edited the number of units and bedrooms, originally submitted as 185 unit, 642 bedroom development.

Case Exhibits

Applicant Exhibits (1-9) were submitted by the applicant. Staff generated materials are the Staff Report, in pack as Staff Exhibit 1, and includes Staff Report Exhibit A.

Exhibit #	Items
Applicant Exhibit 1	Applicant's Project Narrative – includes deviations, mitigations, and proposed conditions
Applicant Exhibit 2	Site Plans
Applicant Exhibit 3	Building Details
Applicant Exhibit 4	Architectural Rendering
Applicant Exhibit 5	Conservation Easement Plan
Applicant Exhibit 6	Sidewalk Plan
Applicant Exhibit 7	Intersection Plan
Applicant Exhibit 8	Traffic Impact Analysis
Applicant Exhibit 9	Neighborhood Meeting Notice & Mailing Labels, Minutes from Presentation
Applicant Exhibit 10	Affidavit
Staff Report Exhibit A	Ordinance #A26-0357
Staff Report Exhibit B	Minutes from Town Council meeting 10/8/2025
Staff Report Exhibit C	Minutes from Town Council meeting 1/14/2026

History

October 8, 2025 Applicant participated in a Town Council Requested Appearance for an informal discussion of the proposed development. See Staff Report Exhibit B for an excerpt of the Town Council meeting minutes.

January 14, 2026 Applicant participated in a Town Council Requested Appearance for an informal discussion of the proposed development. See Staff Report Exhibit C for an excerpt of the Town Council meeting minutes.

July 27, 2026	Case presented during Public Hearing. Planning Commission recommended denial of proposed amendment.

Parcel Information

Parcel Specifics

Property Owner	GH Winkler Family LP
Address	115 Beverly Heights Ave
Watauga County PIN(s)	2910-36-7347-000
Use	12.11 Recreation Facility, Category 2
Use Definition	A facility providing outdoor space in which regularly scheduled recreation activities take place, and which does not utilize outdoor event lighting.
Size	19.601 acres
Access	Beverly Heights Ave
Steep or Very Steep Slope	Yes
Property Owner	GH Winkler Family LP
Address	Not assigned
Watauga County PIN(s)	2910-36-8089-000
Use	Vacant land
Use Definition	Zoned R1
Size	2-foot strip (0.043 acre)
Access	Beverly Heights Ave
Steep or Very Steep Slope	No
Property Owner	GH Winkler Family LP
Address	Not assigned
Watauga County PIN(s)	2910-46-0833-000
Use	Vacant
Use Definition	Zoned R1
Size	2.017 acres
Access	University Cir
Steep or Very Steep Slope	Yes

Property Owner	GH Winkler Family LP
Address	Not assigned
Watauga County PIN(s)	2910-46-1791-000
Use	Vacant
Use Definition	Zoned R1
Size	0.548 acre
Access	University Cir
Steep or Very Steep Slope	Yes, small portion on the northern border
Property Owner	GH Winkler Family LP
Address	Not assigned
Watauga County PIN(s)	2910-46-2684-000
Use	Vacant
Use Definition	Zoned R1
Size	0.494 acre
Access	University Cir
Steep or Very Steep Slope	Yes
Property Owner	GH Winkler Family LP
Address	Not assigned
Watauga County PIN(s)	2910-46-3578-000
Use	Vacant
Use Definition	Zoned R1
Size	0.453 acre
Access	University Cir
Steep or Very Steep Slope	Yes

Existing Zoning/Extraterritorial Jurisdiction (ETJ)History

Watauga County PIN(s)	2910-36-7347-000
Existing Zoning	B3 General Business/R3 Multiple-Family Residential with Corridor District and Viewshed Protection Area Overlays

Watauga County PIN(s)	2910-36-8089-000
Existing Zoning	R1 Single-Family Residential
Watauga County PIN(s)	2910-46-0833-000
Existing Zoning	R1 Single-Family Residential with Viewshed Protection Area Overlay
Watauga County PIN(s)	2910-46-1791-000
Existing Zoning	R1 Single-Family Residential with Viewshed Protection Area Overlay
Watauga County PIN(s)	2910-46-2684-000
Existing Zoning	R1 Single-Family Residential with Viewshed Protection Area Overlay
Watauga County PIN(s)	2910-46-3578-000
Existing Zoning	R1 Single-Family Residential with Viewshed Protection Area Overlay

Requested Zoning

District Descriptions	**Conditional District R3 Multiple-Family Residential District with Corridor District and Viewshed Protection District Overlays** 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. **NC Hwy 105 Extension:** Beginning at the intersection with US 321 (Blowing Rock Road) and extending north along the centerline with NC Hwy 105 Extension to the intersection of US Hwy 421. **Viewshed Protection District 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 combined parcels will be an approximate 23-acre site. The site fronts Beverly Heights Ave to the south, NC Hwy 105 Ext to the west, Robin Ln to the north, and University Cir to the east. It contains an area of steep and very steep slope (30-50%, >50%) along the northwest of the property as well as a few spots of steep slope (30-50%) among the currently wooded areas of the property on the east.

The elevation at the current entrance off Beverly Heights Ave is approximately is 3222'. From that point, the site rises roughly 152' in elevation with the highest point being in the northern portion of the property. There is a rise of roughly 116' easterly along the south side of the property up the existing Beverly Heights Ave. Supporting mapping and photos are provided below.

Photo 1



Photo 2



Photo 3



Photo 4




DOVE CIR
ROBIN LN
ERIC LN
UNIVERSITY CIR
BEVERLY HEIGHTS AV
BERKLEY AV
SHERIDAN AV
OLANCHA AV
RM RD
Legend
NCDOT 20 FT Contours
NCDOT 20 FT Contours
Parcels
Slope
Slope 30 - 50%
Slope > 50%
0 0.01 0.01 0.03 Miles

Zoning and Use of Adjacent Properties		
	District	Use
North	R3 Multi-Family Residential and R1 Single Family Residential with Viewshed Protection Area Overlay	Multi-Family apartments and Single-family homes
East	R1 Single Family Residential	Single family homes
South	B3 General Business with Corridor District Overlay, R1 Single Family Residential with Corridor District and Neighborhood Conservation District Overlay	Commercial along NC Hwy 105 Ext and Single-family homes along Beverly Heights Ave
West	B3 General Business with Corridor District Overlay	Commercial

North:



East:



South:



West:



Zoning Analysis

Use Analysis

The applicant has requested for Conditional District R3 Multiple-Family Residential District with Corridor District and Viewshed Protection District Overlays for Use 1.16 Multi-Family Dwelling in Mixed-Use (>100 Bedrooms), Use 11.11 Retail Store up to 5,000 ft^2, and Use 15.02 Parking Structure with a site-specific development plan for a 179 unit, 618 bedroom, residential community.

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 1 – Applicant is requesting 65.4% to be 4-bedroom units.
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 1 – Applicant requesting 567 spaces.
15.03.04(A): The maximum building height shall be three (3) stories of occupied space, and in no case shall the building exceed fifty feet (50') in total height including the roof or the maximum in the particular zoning district, whichever is less.	Deviation Requested, Applicant Exhibit 1 – Allow 4 stories in Buildings 100, 200, 300, 400, and 500 with a building height of 41' 2" above grade, total height 51' 9.875" with half basement.
15.03.05(A): The bedroom to bathroom ratio of each unit within the development shall be limited as follows: 1. Efficiency unit and one (1) bedroom unit: one (1) bathroom. 2. Two (2) bedroom unit: one (1) or two (2) bathrooms, with no less than one bathroom with common access. 3. Three (3) bedroom unit: Two (2) bathrooms with no less than one (1) bathroom with common access. 4. Four (4) or more bedroom unit: Three (3) bathrooms with no less than two (2) bathrooms with common access from a hall.	Deviation requested, Applicant Exhibit 1 – to allow for a bedroom to bathroom parity for the majority of the units, including 3-bedroom and 4-bedroom units. The project will include half-bathrooms in the 3 story 4-bedroom units for a total of 4.5 bathrooms per unit and the 2-bedroom units above the flats will contain a half-bathroom for a total of 2.5 bathrooms in 26 units.
15.03.05(B): In every unit with two (2) or more bedrooms, a designated master suite must be	Deviation requested, Applicant Exhibit 1 – to allow size of master bedroom in units with two or more

included and shall be at least twenty-five percent (25%) larger than every other bedroom and not less than 144 square feet excluding closet space.	bedrooms to be less than 25% larger than every other bedroom and to provide less than 144 square feet including closet space.

2. Use 11.11 Retail Store up to 5,000 ft^2

Definition**:** Pursuant to UDO Article 34 Definitions, a Retail Store is a commercial establishment that provides goods, products, or materials directly to the consumer. This includes clothing stores, appliance stores, bakeries, food stores, grocers, caterers, pharmacies, bookstores, florists, furniture stores, hardware stores, pet stores, toy stores, and variety stores. It does not include restaurants, personal service establishments, or gas stations. This use is permissible in all Commercial Districts.

3. Use 15.02 A Parking Structure

Definition Pursuant to UDO Article 34 Definitions, a Parking Structure is a structure used for motor vehicle or bicycle parking which is partially or wholly enclosed and includes any above or below-grade decks for temporary, daily or overnight parking. This use is permissible in the Office/Institutional District, The B3 General Business District, and the Wellness District when meeting Limited Use Regulations as listed in UDO 15.40. It is permissible in the B1 Downtown Districts with Conditional District Approval.

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.

Requested Deviations:

1. UDO Section 14.03.08: Deviation requested to reduce the minimum interior setback between buildings for any walls containing windows from a distance equal to the minimum interior parcel setback of 13 feet plus one foot for every foot that exceeds 35 feet of building height, instead will be a minimum of 12.5 feet.
2. UDO Section 15.03.03(A): Deviation Requested to allow a type of dwelling unit, as defined by the number of bedrooms, to exceed 50% of the total units, allowing 65.4% of the units to be 4-bedroom units.
3. UDO Section 15.03.03(B) and 24.01.05: Deviation requested to increase the allowable parking maximum to be greater than 2 spaces per unit, for a total of 567 spaces.
4. UDO 15.03.04: Deviation requested to allow 4-story buildings in Buildings 100, 200, 300, 400 and 500. The true height of the buildings will remain at 3 stores, with half of the basement level in each building containing occupiable space. Request to increase the above-grade height to a total of 51’ 9.875,” with 10’ 7.875” on the basement level and 41’ 2” inches above grade.
5. UDO 15.03.05(A): Deviation requested to allow for a bedroom to bathroom parity for the majority of the units, including 3-bedroom and 4-bedroom units. The project will include half-bathrooms

in the 3 story 4-bedroom units for a total of 4.5 bathrooms per unit and the 2-bedroom units above the flats will contain a half-bathroom for a total of 2.5 bathrooms in 26 units.

6. UDO 15.03.05(B): Deviation requested to allow size of master bedroom in units with two or more bedrooms to be less than 25% larger than every other bedroom and to provide less than 144 square feet including closet space.
7. UDO 14.42.03(A)(2): Deviation requested to increase the maximum allowable land disturbance in the viewshed for a property larger than 2 acres, allowing an increase from the 2.5 allowed to 3 acres within the viewshed.
8. UDO 24.08.01: Deviation requested to omit requirement for loading zone for proposed retail building.
9. UDO 25.04.02: Deviation requested to allow retaining walls greater than 8 feet, increasing by 25% to 10 feet.

Staff Note: Deviations requested by the applicant related to 15.04.01(D) and 15.04.04(A)(2)(b)(i) would not relate as this applies to Multi-family in Mixed Use limited use requirements (15.04) and not to the Multi-family Dwelling limited use requirements (15.03).

Article 14 Zoning District Regulations

- Should the deviation for Viewshed requirements be granted it is recommended to be granted with the condition that the large retaining walls not be stone or concrete walls. Earthen retaining walls should be recommended where possible to prevent visual impacts in the Viewshed.

Article 15 Limited Use Requirements

- Per UDO 15.03.03(C) a livability space ratio of .50 must be met for development, the site plan indicates the provided area is 1.18 ac, also noting recreation space of 1.15 ac and 7.23 acres of impervious space.

Article 19 Grading and Article 20 Soil Erosion and Sediment Control

- If approved the following will be required:
    - Geotechnical Analysis of areas of steep and very steep slope disturbed by the development.
    - Full engineering on stormwater detention systems.
    - NCG01 (Construction Stormwater Permit) issued by NCDEQ prior to groundbreaking.
    - 401/404 Permitting for the work on the stream and any impacts to the onsite wetlands.
    - A Trout Buffer Waiver from NCDEQ will be required for working in a stream that feeds a trout stream on the property.

Article 21 Stormwater Management

- Discharge from stormwater detention system near building 12 will need to be re-routed so that it does not discharge off-site (onto Beverly Heights) until the area of the existing discharge (near the creek).

Article 24 Parking

- No bicycle or motorcycle parking listed on site plan, no deviation requested, applicant would be held to ordinance standards.
- Per UDO 24.02.03 spaces set aside for parallel parking must be 23 feet by 9.5 feet, site plan indicates 23'x9', this would have to be corrected.

Article 25 Community Appearance Standards

- Per UDO 25.07.02 all above-ground parking floors and decks shall be designed using a continuous façade incorporating window-like openings, per architectural rendering the façade is solid and would require modification.

Article 31 Landscape Standards

- Proposed site plan does not meet requirements for vehicular surface area being within 60' of large deciduous tree. That will have to be modified.
- A Neighborhood Protection Street Yard will be required along Beverly Heights and University Circle.
- A Neighborhood Protection Buffer will be required along all lot lines that directly abut single family residences. (Along University Circle and Cave Canem Drive) It is noted that the plan shows enough space to meet this requirement but the required plantings are different and a fence is required as part of the buffer.
- The Town of Boone would recommend a Type 'B' buffer along the property line that abuts the office to the southwest of the property. This larger buffer would better meet the intent of the ordinance.
- If development approved, a tree survey of the site including species, location, and diameter-at-breast-height (DbH) of all trees exceeding 8" in diameter or greater on the site will be required.

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:

- The grade is not provided for the roads. The grade cannot exceed 10% per TOB UDO. Please provide a drawing showing the final grade of the all the roads in the project area.
- 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. You have shown hose pull lengths, however not able to tell where each 200-foot length ends.
- Also, for building 100, 200 and 500 you show a retaining wall against the buildings. This makes the rear of those buildings inaccessible and negates the hose reach you have shown.

- Is the 4-story parking deck enclosed? If open must meet the definition of an open parking garage as described in section 406.5.2 of the NC Building Code. If the parking garage is considered enclosed then it must have a sprinkler system.
- Aerial access must be provided for all buildings 3 stories or taller. This includes 26-foot road width. Please adjust your plan accordingly.
- Please move the fire hydrant associated with building #1 to the same side of the road as the building. Please add a fire hydrant in front of building #9. The fire hydrant for building #11 is too close to the bus stop shelter, either move the shelter or the fire hydrant. Also, currently the FDC for building #11 is farther than 100 feet from a fire hydrant.
- Please provide dimensions of all roads, including in between the parking areas.
- Please provide the distances between all buildings (including decks) and retaining walls.
- Please provide dimensions of the round-about.
- What weight can the 'stormtech systems' hold?
- What size is the fire line for each building? A 6-inch fire line may not provide sufficient water flow and pressure to meet the demand of the sprinkler and standpipe system.

Staff Note: Comments revised per new submission added Building 100 to the retaining wall issue for the hose lay and updated information regarding location of fire hydrants.

Public Works

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

- Curb and gutter and sidewalks are required for any portion of the development that abuts a public street. There is nothing shown for the portion of the development that abuts University Circle.
- I have concerns that this development will be adding much more traffic to the neighborhood than shown in the build out trip distribution. State Farm is a signalized intersection and will attract much more traffic from students trying to get to campus, as well as trips into Town for general necessities.

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

- Plan does not show valving for water main.
- Any building with less than 5 units will need it's on meter for each unit. Building with 5 or more units can have one meter. Each building with one meter will need backflow after meter.

Staff Note: 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
July 27, 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.
August 26, 2026	Final Council Decisions	• Applicant requested for the case to be tabled until the September meeting.
September 23, 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.

Procedural Requirements (UDO Subsection 9.09.02)

Standard	Comments	Compliance
9.09.02(A) Pre-Application Meeting(s)	May 15, 2026	Yes
9.09.02(B) Neighborhood Meeting		
Notice	February 25, 2026: Mailed and posted on Town website, Exhibit 9	Yes
Location	La Quinta Inn, 165 NC-105 Extension	Yes
Presentation Info	Exhibit 9	Yes
Minutes	Exhibit 9	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 - includes Deviations, Mitigations, and proposed Conditions	Yes
Deviations		
Mitigation		
Conditions		
Affidavit	Exhibit 10, 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 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 5

Employ planning policies to accommodate growth while promoting an equitable town and protecting the most vulnerable residents and small businesses against economic displacement.

Planning and zoning policies and practices seek to limit the negative and undesired effects of gentrification and displacement. Current residents and small businesses that are in Boone today and want to remain here should be able to afford to stay while people who work in Boone should be able to afford to live within the town limits. Robust engagement and communication with residents and small businesses is key to promoting equitable planning in 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 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 8

Promote a network of green infrastructure and greenways to protect and connect wildlife habitat and sensitive natural areas and provide recreational and transportation opportunities.

Land planning for future development and conservation will contribute to expanding the quantity, quality, access to, and connections between the town's parks, open space, and recreational amenities. Thoughtful planning, development, and conservation efforts will ensure Boone is a green city built within the context of the beautiful surrounding Appalachian Mountains.

Planning Principle 9

Incorporate environmentally sensitive and sustainable practices into future developments.

As the historic and civic heart of Boone, Downtown will be a focus and model for thoughtful design efforts aimed at strengthening community and placemaking.

- The town will continue efforts to protect and restore watersheds, wetlands, streams, and special flood hazard areas in development or redevelopment.
- New construction will use context-sensitive design to reduce impacts on existing site features.
- New development should use green building practices. Projects should minimize energy consumption, use renewable energy where feasible, minimize the consumption of resources, and use recycled building materials.
- Green stormwater management is important, along with protections to our waterways.
- Infill and redevelopment should maintain or enhance Boone's Urban Forest.

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 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.

Primary Growth Area is 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.

Secondary Growth Area is land where provision of services would be part of annexation decisions made by town officials. Additional care should be taken to analyze whether the requested type of proposed land uses are consistent with the town's goals and policies.

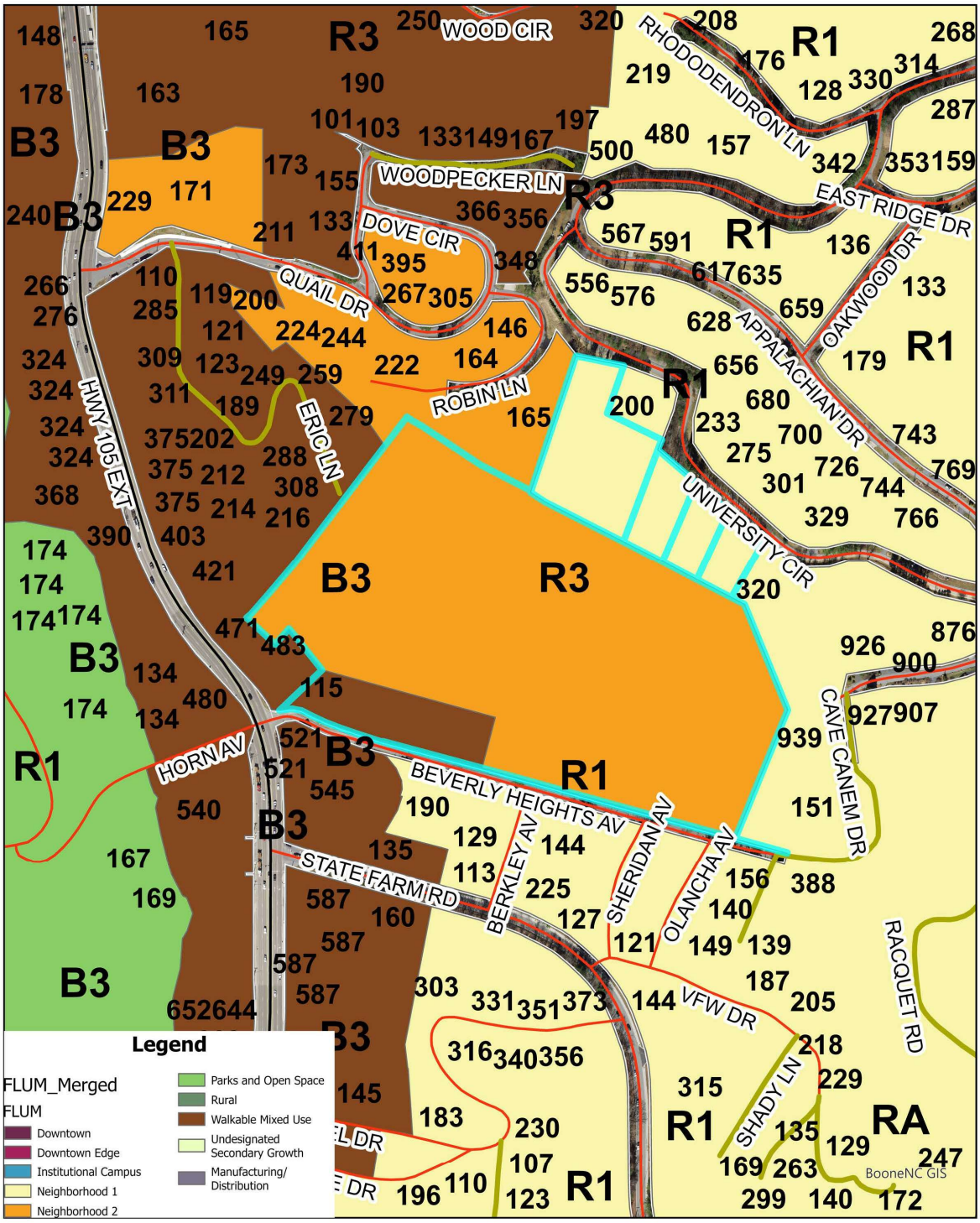
Rural and Green Space is land where provision of services and new development should be limited within 10- 15 years of the adoption of this plan (and potentially well beyond that time horizon).

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, Neighborhood 1, 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 1 describes lower-density to moderate-density residential neighborhoods. These neighborhoods are suited for low-rise construction. On appropriately sized and located lots, height may reach up to three stories. Overall building forms (height, setbacks, and density) should be appropriate to each neighborhood's existing character while ensuring that a variety of compatible housing types are provided to meet the town's housing demands. Decisions on density and form are based on location and infrastructure availability.	- Protect existing housing stock from incompatible redevelopment - Protect, maintain, and promote housing that is affordable to persons of low to middle income in a variety of compatible housing types as cafes, small grocers/bodegas, and childcare facilities - Encourage historic preservation - Evaluate opportunities for neighborhood-scale, neighborhood-enhancing businesses such as cafes, small grocers/bodegas, and childcare facilities	- Single family dwellings - Accessory dwelling units, duplexes, triplexes, and similar uses on appropriately sized lots - Quadplexes and small townhouse developments in transitional areas along higher-traffic sub-collector, collector, and arterial streets, or adjacent to higher-density residential/commercial areas and neighborhoods
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	- 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	- Multi-family - Other lower density residential uses - Vertical mixed-use with limited ground floor commercial and upper story residential uses

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.	- Evaluate opportunities for neighborhood scale- businesses that enhance neighborhoods with accessible resources such as cafes, grocery stores, and childcare facilities	

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 June 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 July 27, 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 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 A26-0357 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 #A26-0357

ORDINANCE # A26-0357

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: 115 Beverly Heights Dr

Watauga County PINs: 2910-36-7347-000, 2910-36-8089-000, 2910-46-0833-000, 2910-46-1791-000, 2910-46-2684-000, and 2910-46-3578-000

Property Owner: GH Winkler Family Limited Partnership

Zoning: Conditional District R3 Multiple-Family Residential District with Corridor District and Viewshed Protection District Overlays for Use 1.16 Multi-Family Dwelling in Mixed-Use (>100 Bedrooms), Use 11.11 Retail Store up to 5,000 ft^2, and Use 15.02 Parking Structure with a site-specific development plan for a 179 unit, 618 bedroom, residential community

WHEREAS, the Boone Town Council held a duly-noticed public hearing on July 27, 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 September 23, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk