COMMUNITY MEETING REPORT

Applicant: LCD Acquisitions, LLC

This Community Meeting Report is being filed with the Town of Boone Planning & Inspections Department pursuant to the provisions of the Town of Boone Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 25th, 2026. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, March 24, 2026 at 6:00PM at the La Quinta Inn & Suites, located at 165 NC-105 Extension, in Boone, NC.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Applicant was represented at the Community Meeting by:

- Chase Powell (Applicant)
- Chelsea Garrett (Representative), Deal Moseley di Santi Garrett & Martin, LLP

BACKGROUND/MEETING SUMMARY:

March 24, 2026, represented the third Community Meeting the Applicant hosted regarding the proposed rezoning of this site. The first two meetings were conducted on February 26, 2025 and March 11, 2025, respectively.

The Applicant began the March 24, 2026 meeting by presenting the updated site plan and noting areas in which feedback from previous Community Meetings were incorporated. Following a short presentation, the Applicant opened the meeting to questions and comments from neighbors which are summarized below.

Questions & comments from neighbors included:

- Beverly Heights Ave neighbors expressed concerns with people cutting through the neighborhood to get to and from State Farm Rd. Would residents of the potential property be blocked from driving through the neighborhood?
    - *Response: Applicant noted that they would discuss restricting access with the Town.*
- Are there plans to improve or widen the side roads between Beverly Heights and State Farm?
    - *Response: No, the Applicant does not have control over these roads.*
- Was the traffic study performed during normal traffic days/hours?
    - *Response: Yes, it was done on days both App State and public schools were in session.*
- Concerns were expressed that most residents will drive rather than walk or take the bus.
- Question was raised regarding the effectiveness of pork-chop islands which require traffic to turn right as proposed in the site plan.
- Neighbor noted that there is an underground spring on the golf range and asked how it will be handled.

    - *Response: Applicant indicated they are aware of this pipe on the property which will need to be repaired and noted it will be addressed in the site plan.*
- Neighbors requested buffer along Beverly Heights Ave for more protection of the neighborhood.
    - *Response: Applicant is willing to install berms along Beverly Heights to help create better screening.*
- Would Landmark be willing to put a conservation easement on the buffer area between the Univ. Village and property since the Applicant doesn't plan to develop it anyway?
    - *Response: Yes, Applicant indicated it is willing to do this if there is no impact on the site plan.*
- Why is a pool included as part of the plans considering Boone's climate?
    - *Response: Applicant indicated the pool is planned to be heated and a large spa is expected to be included to accommodate the climate.*
- Is there a proposed cost for the 10-single bedroom style buildings?
    - *Response: Applicant is willing to allocate these units as workforce housing.*
- How affordable will the workforce housing units be? What is the pricing Applicant is considering?
    - *Response: Workforce housing units will be priced using formulaic rates by HUD.*

The meeting adjourned at approximately 7:00PM.

Exhibit A

2910-46-6605-000
ALBINSSON, PIA ANNETTE,SHOWS, GEORGE DAVID
329 UNIVERSITY CIR
BOONE, NC, 28607

2910-37-7199-000
BLACK WALNUT LLC
PO BOX 3075
BOONE, NC, 28607

2910-46-6862-000
BUDD, WILLIAM I,HUNTER, JANET M
726 APPALACHIAN DR
BOONE, NC, 28607

2910-45-1743-000
COLE CORNETT, KATHRYN,CORNETT, KATHRYN COLE
139 OLANCHA AVE
BOONE, NC, 28607-4725

2910-35-3919-000; 2910-36-3013-000
DUNNIGAN, BARBARA WINKLER
C/O ZAXBY'S-SSR SAVANNAH HOLDINGS, LLC
PO BOX 1864
ATHENS, GA, 30603

2910-36-0074-000
FIRST CITIZENS BANK AND TRUST
P O BOX 27131
RALEIGH, NC, 27611

2910-36-8089-000
GH WINKLER FAMILY LIMITED PARTNERSHIP
156 ARROWHEAD CT
BOONE, NC, 28607

2910-46-6060-000
GRAHAM, GEOFFREY L,GRAHAM, KATHLEEN Q
151 CAVE CANEM DR
BOONE, NC, 28607

2910-46-7753-000; 2910-47-2201-000
HARRY M DAVIS REVOCABLE TRUST
744 APPALACHIAN DR
BOONE, NC, 28607

2910-37-4176-000; et al
HIGHLAND WOODS III, LLC
C/O THE SCHIRM FIRM, LLC
1622 WILLOW ROAD STE 203
NORTHFIELD, IL, 60093-3450

2910-36-2208-000
BATCHELOR, COLIN BRADLEY
483 HWY 105 EXT
BOONE, NC, 28607

2910-36-2741-000; 2910-36-0888-000
BROWN HEIGHTS MN, LLC
285 HWY 105 EXT
BOONE, NC, 28607

2910-46-5961-000
BURKE, ALYSE A,BURKE, PATRICK L
700 APPALACHIAN DR
BOONE, NC, 28607

2910-46-4551-000
COMPTON, RYAN,COMPTON, HELEN MELISSA
320 UNIVERSITY CIR
BOONE, NC, 28607

2910-46-3911-000
ELLER, JILL SUZANNE, & ELLER, CHRISTOPHER HENRY
233 UNIVERSITY CIR
BOONE, NC, 28607

2910-46-8635-000
FOGLEMAN, LAURA S,HOLDER, MARGARET F
766 APPALACHIAN DR
BOONE, NC, 28607

2910-26-8408-000; et al
GH WINKLER FAMILY LTD PTNRP
PO BOX 3528
BOONE, NC, 28607

2910-26-9569-000; 2910-36-0550-000
HARRISON 105, LLC
285 NC HIGHWAY 10 EXTENSION
BOONE, NC, 28607

2910-45-1602-000
HENDERSON, LOWELL IREDELL
121 OLANCHA AVENUE
BOONE, NC, 28607

2910-26-8195-000; 2910-26-8289-000;
2910-36-0212-000; 2910-26-8195-002
HORN INVESTMENTS LLC
PO BOX 3075
BOONE, NC, 28607

Exhibit A

2910-46-3891-000
HUBBARD, GLENDA T., TRUSTEE OF
GLENDA T HUBBARD LIVING TRUST
100 HICKORY ST APT A 101
GREENVILLE, NC, 27858

2910-45-2566-000
KADYK, MOLLY ANNEIDA
149 VFW DR
BOONE, NC, 28607

2910-36-1335-000
LESTER, PHYLLIS C, TRUSTEE OF
PHYLLIS C LESTER REVOCABLE TRUST
PO BOX 1769
BLOWING ROCK, NC, 28605

2910-46-4773-000
MCCREARY, RONALD A,MCCREARY, KATHLEEN
P.O. BOX 586
BOONE, NC, 28607-0586

2910-46-1958-000
MCIVER, DONALD WILLIAM, JR,MCIVER, AMY
200 UNIVERSITY CIR
BOONE, NC, 28607

2910-45-0827-000
NUNNERY, DANIELLE L,PLATT, JOSHUA R
151 SHERIDAN AVE
BOONE, NC, 28607

2910-36-2096-000; 2910-36-2116-000;
2910-36-2151-000
PHILLIPS GROUP PROPERTIES LTD PTNRP
PO BOX 3528
BOONE, NC, 28607-0828

2910-46-8146-000
SHAW A BROWN REVOCABLE TRUST
907 APPALACHIAN DR
BOONE, NC, 28607

2910-37-5207-000
SHOCKLEY, BREANNA BROWN
375 HWY 105 EXT
BOONE, NC, 28607

2910-46-6230-000
SMITH, SCOTT H.,PAYNE-SMITH, LUCINDA O.
939 APPALCHIAN DR
BOONE, NC, 28607

2910-47-3106-000
JOHNSTON, JARROD G,JOHNSTON, KRISTIN Z
628 APPALACHIAN DR
BOONE, NC, 28607

2910-46-5276-000; 2910-46-5422-000;
2910-46-6499-000; 2910-46-7314-000
LERCH, VENDA G
926 APPALACHIAN DRIVE
BOONE, NC, 28607-4373

2910-45-3768-000
MALISZEWSKI, SHEA B.,MALISZEWSKI, ANGELA K.
117 STEEP BANK DR
CARY, NC, 27518

2910-37-3189-000
MCGUIRE, MARCUS G.,MCGUIRE, ANNA D.
897 STATE VIEW RD
BOONE, NC, 28607-9457

2910-35-7864-000; 2910-35-7957-000;
2910-36-5051-000; 2910-36-6043-000
MILLER, BENJAMIN W,MILLER, JUDITH B
190 BEVERLY HEIGHTS AVE
BOONE, NC, 28607

2910-45-5755-000
PARKER, DAVID J.,PARKER, BARBARA R.
388 BEVERLY HEIGHTS AVE
BOONE, NC, 28607

2910-45-1883-000
PULLIAM, JAMES DARRELL,HARRIS, STACEY
155 OLANCHA AVE
BOONE, NC, 28607

2910-37-6234-000
SHOCKLEY INVESTMENTS LLC
1663 SUNSET DR
BLOWING ROCK, NC, 28605

2910-45-3607-000
SHOEMAKE, BOBBY E,SHOEMAKE, BETTY E
140 OLANCHA AVE
BOONE, NC, 28607

2910-45-4567-000
SORRELL, JOHN F,SORRELL, JUDITH M
951 SCOTLAND DR
MOUNT PLEASANT, SC, 29464

Exhibit A

2910-35-8864-000
TEMPLETON, JEN JEN CHEN
130 BERKLEY AVE
BOONE, NC, 28607

2910-35-9781-000
THOMAS, KATHRYN A,THOMAS, JANET LEA
127 SHERIDAN AVE
BOONE, NC, 28607

2910-35-8714-000
VLT INVESTMENTS, LLC
P O BOX 193
BOONE, NC, 28607

2910-36-8916-000
WATAUGA VILLAGE APARTMENTS
C/O M AND M PROPERTIES, INC
PO BOX 58
JOHNSON CITY, TN, 37605-0058

2910-47-4110-000
WELLS, CACEY,WELLS, LAUREN JEANETTE
656 APPALACHIAN DR
BOONE, NC, 28607

2910-35-8972-000
YOUNCE, REBECCA E
144 BERKLEY AVE
BOONE, NC, 28607-4718

2910-37-7010-004
SHANK, LISA M
302 HARVARD DR
ALBEMARLE, NC, 28001

2910-37-7010-002
GOSSETT, FREDDIE & GOSSETT, CATHY GREESON
1810 ROCK CREEK DAIRY RD
WHITSETT, NC, 27377

2910-26-8289-001
HORN INVESTMENTS LLC
PO BOX 3075
BOONE, NC, 28607

2910-47-0284-000
TESTER, WILLIAM H,TESTER, KATHRYN
576 APPALACHIAN DR
BOONE, NC, 28607

2910-35-7819-000
VINES, VELMA J.
129 BERKLEY AVE
BOONE, NC, 28607-4717

2910-35-5923-000
WATAUGA COUNTY FARM BUREAU
P O BOX 3200
BOONE, NC, 28607-3200

2910-37-7010-000
WELLINGTON PLACE
164 ROBIN LANE
BOONE, NC, 28607

2910-47-4090-000
WILLIAMS, C EDWARD AND REBECCA
680 APPALACHIAN DR
BOONE, NC, 28607-4348

2910-46-7122-000
YOUNGER, KENNETH & YOUNGER, KATHLEEN H
927 APPALACHIAN DR
BOONE, NC, 28607

2910-37-7010-001
GODWIN, JAMES H,GODWIN, TERESA W
151 DEER VALLEY DRIVE, #211
BOONE, NC, 28607

2910-37-7010-003
CASE, RANDY, TRUSTEE,CASE, JOANN, TRUSTEE
108 STRATFORD DR
CHAPEL HILL, NC, 27516

2910-37-7010-005; 2910-37-7010-006
HUGHES, DAVID BOWEN
164 ROBIN LN UNIT 5
BOONE, NC, 28607

Exhibit B

DEAL, MOSELEY, DI SANTI, GARRETT & MARTIN, LLP

ATTORNEYS AND COUNSELLORS AT LAW
870 West King Street, Suite B
PO Box 311
Boone, North Carolina 28607
Telephone (828) 264-4734
Fax (828) 264-2712

James M. Deal, Jr.
Allen C. Moseley
Claude D. Smith, Jr.*
Anthony S. di Santi (ret.)

Bryan P. Martin
Chelsea Bell Garrett
J. Tucker Deal
George J. Wigington

* Also Licensed in Georgia

February 25, 2026

Dear Property Owner:

This is a notice for a follow-up neighborhood meeting regarding the property located at **115 Beverly Heights Avenue** (currently a golf range) near the intersection of Beverly Heights Avenue and US Highway 221/ 105 North (a/k/a "105 Extension"). Landmark, the developer, is proposing a 185-unit, 642-bed residential community that includes low density units closer to the eastern part of the property transitioning to higher-density closer to 105 Extension. The plan integrates housing options that serve both students and the broader "missing-middle" market in an effort to promote a more balanced and inclusive neighborhood. The lower density units include one-story detached, one-bedroom homes with integrated garages along Beverly Heights. Closer to the northern side of the neighborhood, there will be two- and three-bedroom attached units which are strategically located to provide family-oriented and shared-living options while maintaining a natural buffer with the R-1 adjacent neighborhood(s). In addition, the proposed plan includes a substantial landscape buffer along portions of the property near existing homes. In lieu of the originally planned 4-story building closer to the 105 Extension corridor, the proposal includes 3-story buildings with garden-style units in keeping with the "Neighborhood 2" designation in the Boone Next plan.

The neighborhood meeting will be held on:

TUESDAY, MARCH 24, 2026

AT 6:00PM

LOCATION: LA QUINTA INN & SUITES
165 NC-105 EXTENSION, BOONE, NC 28607

For questions please contact Hunter Holliday at 706-543-1910 or, by email, to hunter.holliday@landmarkproperties.com.

Very truly yours,

DEAL, MOSELEY, DI SANTI, GARRETT & MARTIN, LLP

Chelsea Bell Garrett

Chelsea Bell Garrett, Esq.

CBG/ln
Encl.: List Provided by Town of Boone

Exhibit C

Neighborhood Meeting - La Quinta Inn - March 24, 2026 6:00 PM
Attendance List

Name	Physical Street Address	Email/ Phone
Paula Ward		WARDPY64@GMAIL.COM
Becky Younce	144 Berkley Ave Boone NC	Younce Rebecca1@gmail.com
Jeff Younce		younce@watauga.k12.nc.us
Emily Younce		
Marc Kadyk	643 State Farm Rd	marckadyk@bellsouth.net
Ben Miller	190 Beverly Heights Ave,	bjtarheels@charter.net
Judy Miller	190 Beverly Heights	bjtarheels@charter.net
Joyce Vines	129 Berkley Ave	joycepvines@gmail.
Loretta Clawson	218 VFW Drive	lorettaclawson@msn.com
Kathryn A. Thomas	127 Sheridan Ave.	Katvt58@gmail.com
Cacey Wells	656 Appalachian Dr.	caceywells@gmail.com
T. Chris Brady	129 Suncrest Way	chris.brady@ashe.k12.nc.us
Gene Howell	521 State Farm Rd	bghowell@att.net
Beulah Howell	" " " "	" " "
Bill + Kathy Tester	576 Appalachian Dr	Wiltese@yahoo.com
Chris Thaxton	353 Appalachian Dr	csthaxton@gmail.com
Jo Anne Cannon	178 East Ridge Rd	joannewcannon@gmail.com
Rachel Skinner	591 Appalachian Dr	skinnarina@gmail.com
Michelle Eggers + Kyleigh Eggers	567 Appalachian Dr.	MLH9702@gmail.com
Austin Eggers	567 Appalachian Dr.	Eggersaf@gmail.com