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

1. Call to Order of Town Council and Planning Commission
2. Moment of Silence
3. Approval of Meeting Minutes
   A. September 28, 2026, Public Hearing/Planning Commission Meeting Minutes
4. Public Hearing
   https://boonenc.gov/DocumentCenter/View/3862/Town-of-Boone-Public-Comment-Guidelines-PDF?bidId=
   A. Case A26-0772 Town of Boone - Conditional District Zoning Map Amendment
   B. Case A25-0498 Jones House - Local Historic Landmark Designation
   C. Case A26-0770 Legislative Update - UDO Text Amendment
   D. Case A26-0753 Parking Updates - UDO Text Amendment
5. Adjournment of Town Council

Planning Commission Meeting

6. Approval of Meeting Minutes
   A. October 26, 2026, Planning Commission Meeting Minutes
7. Discussion and Recommendation on Case(s) Heard at the Public Hearing
8. Other Matters
9. Adjournment

TOWN COUNCIL AND PLANNING COMMISSION
PUBLIC HEARING AND PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 28, 2026, 6:00 PM
1500 BLOWING ROCK ROAD

COUNCIL MEMBERS PRESENT: Mayor Dalton George, Mayor Pro Tem Todd Carter, Anitra Ball, Anne Pruitt, Virginia Roseman, and Adrian Tait

PLANNING COMMISSION MEMBERS PRESENT: Chair Frank Veno, Myles Harrison, Declan King, David Luther, and Frida Paz-Miranda

PLANNING COMMISSION MEMBERS ABSENT: Garrett Kight

PLANNING STAFF PRESENT: Jane Shook-Director of Planning & Inspections, Brandon Wise-Deputy Director of Planning & Inspections, Amy Snider-Zoning Administration Manager, and Brenda Henson-Board Clerk

OTHER TOWN STAFF OR REPRESENTATIVES PRESENT: Allison Meade-Town Attorney

---

Call to Order

Mayor George called the Town Council to order at 6:00 p.m. Chair Veno called the Planning Commission to order at the same time. The meeting was held in the Town Council Chambers at 1500 Blowing Rock Road, Boone.

Moment of Silence

A moment of silence was observed.

Approval of Meeting Minutes

Council Member Pruitt made a motion, seconded by Council Member Roseman, to approve the July 27, 2026, Public Hearing minutes.

VOTE: Aye – 5
Nay – 0

The motion passed.

Commission Member Paz-Miranda made a motion to approve the July 27, 2026, Public Hearing/Planning Commission meeting minutes with a correction on page 9 of the minutes that would reflect her relaying Jeff Younce's question of whether the development would require widening of the neighborhood roads and where the funding would come from to obtain right-of-way acquisitions. The motion was seconded by Commission Member Harrison.

VOTE: Aye – 5
Nay – 0
Absent – 1 (Kight)

The motion passed.

PUBLIC HEARING

Case A26-0515 Khulaqi Parcel – General Use Zoning Map Amendment

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

Amy Snider, Zoning Administration Manager, presented the request, noting that this was a .31-acre parcel located on US Hwy 421 South. The parcel is currently split-zoned, with the northern portion being B3 and

the southern portion being R3, with a corridor district overlay. Ms. Snider stated that the R3 portion was 1730 square feet. Rezoning the R3 portion would zone the entire parcel as B3, General Business, with a corridor district overlay. The parcel is adjacent to the driveway entrance of The Collection Apartments and Three Forks Baptist Church to the west, the new SpringHill Suites being constructed to the east, and the Industrial Park across Hwy 421 to the north.

Allison Meade, Town Attorney, reminded everyone that this was a general use rezoning request, so they would need to consider all of the uses allowed in a B3 zoning district. Mayor George added that car washes, hotels, gas stations, and drive-throughs were not allowed by right in the B3.

Ms. Snider referred Council and Commission members to page 20 of the staff report that contained an analysis of uses in the R3 and B3 zoning districts.

Council Member Tait asked what the setbacks were on this parcel. Ms. Snider replied that there was a 20' street setback and a 17' interior setback.

Council Member Roseman said this corridor was growing and that she favored rezoning a portion of the property from R3 to B3.

Mayor Pro Tem Carter indicated that he would like to see the parcel developed. He stated that the hotel being constructed next door would not serve food and suggested that a business to fill that void would be a good idea.

Mayor George opened the hearing for public comment.

Michael Trew with Municipal Engineering stated that the parcel contained less than 1/3 acre and that rezoning the R3 portion to B3 would allow the property to be developed because it would then meet the minimum lot size for B3 properties.

Council Member Roseman noted that the property used to be part of a trailer park years ago.

Rex Battern stated that he owned property adjacent to the hotel. He said he was still waiting for his settlement negotiation with the hotel owners because the Khulaqi property contained the water line to his house. Mr. Battern expressed concern about the minimum lot size, setback requirements, and protecting his and his family's water rights.

Mayor George closed the public comment for this case at 6:11 p.m.

Ms. Meade stated that Mr. Battern's water-rights issue was a civil matter.

With nothing further, Mayor George closed the public hearing for this case at 6:13 p.m.

Case A26-0521 Clement Street Apartments – Conditional District Zoning Map Amendment

Clement Street Apartments, LLC has submitted a Conditional District Zoning Map Amendment application to rezone property at 138 Clement Street (Watauga County PINS 2910-15-2928-000 and 2910-15-2953-000) from B3 General Business to Conditional District R3 Multiple-Family Residential District with a site-specific development plan for Use 1.11 Multi-Family Dwelling (Up to 30 bedrooms). The request is for a 12-unit, 18-bedroom multi-family dwelling.

Brandon Wise, Deputy Director of Planning & Inspections, presented the request and noted that the proposed development would consist of six one-bedroom units and six two-bedroom units. The existing structure would remain as the ground-floor units, and two additional stories would be built atop the ground floor. Mr. Wise stated that the applicant had requested six deviations as shown below:

1. UDO Section 15.03.03(B): Deviation requested to remove the requirement of 25% of the units having a garage or carport.
2. UDO Section 15.03.03(C): Deviation requested to reduce the required livability space from .50 to the proposed 0.15, including balcony areas for upper-floor units.

3. UDO Section 15.03.05(A): Deviation requested to remove the requirement of a common access bathroom in the upper-floor two-bedroom units.
4. UDO 15.03.05(B): Deviation requested to remove the requirement of the primary bedroom to be larger and the minimum size of the bedrooms.
5. UDO 31.05.01(D): Deviation requested to reduce the required buffer yards on all three internal lot lines. The reduction is as much as 75% of the required buffer on the northeastern property boundary.
6. UDO 31.05.02: Deviation requested to remove the requirement for a street yard.

Council Member Tait asked whether all runoff from the roof or parking lot would run down the hill toward Hwy 321. Mr. Wise replied that the runoff would go toward Clement Street, and some might run toward the Winkler Square Apartments.

Council Member Tait asked about the livability space deviation, which would decrease from .50 to .15. Mr. Wise explained that livability space was typically met by buffer yards, street yards, recreation space, or green space. A certain percentage of the livability space could be impervious, such as walkways. He stated that the applicant was claiming the balconies as outdoor livability space.

Council Member Roseman indicated she was in favor of some of the deviations. However, she felt that deviations #3 and #4 encouraged a rent-by-the-bedroom scenario. She noted that she did not consider the balcony walkways as personal space and urged Council members to remain consistent with the principles of Boone Next.

Ms. Meade explained that the UDO had required unit configuration for about 15 years, and it was developed to supposedly create more family housing.

Council Member Pruitt asked how many parking spaces would be lost when staircases were installed to the upper floors. Mr. Wise replied that two parking spaces would be lost, noting that the property currently exceeded maximum parking requirements. Council Member Pruitt said she would have liked the site plan to include the staircases to show a true picture of the site.

Council Member Tait asked where the HVAC units would be located. The applicant, Brooke Butler, replied that they planned an A-frame-style lower slope with side-mounted HVAC mini-split units toward the back of the building. She noted that they might add shading to the units, but that was still in the idea phase.

Council Member Tait stated that, in the past, the lot was built out basically to the property lines with pavement or roof surfaces covering the entire property. All stormwater runoff from the property was essentially the town's problem. He asked the applicant to consider installing a buried structure in the parking lot as part of the build-out to capture as much stormwater as possible on-site. He asked Mr. Wise if a buried system would be feasible on this site. Mr. Wise replied that there was space on the side between the building and Winkler Square to bury a system in the parking lot, allowing easier access to the existing stormwater lines on Clement Street.

Council Member Tait stated that the livability space for this parcel was challenging. He felt that while the buffers were what they were, they did not take away from the desire. He suggested some additional plantings on the northern part of the parcel. Ms. Butler offered to speak with neighboring property owners regarding additional landscaping and beautification at the property lines.

Mayor Pro Tem Carter applauded the four handicap-accessible units on the ground floor, stating they were desperately needed. He said he favored the deviation to eliminate the carports and garages. Mayor Pro Tem Carter thought this was a nice use of the property.

Ms. Butler stated that she wanted the development to look good. She noted that the ground floor would be brick, with the upper floors being Hardie board, and she would like to incorporate some stone. However, Ms. Butler stated that the exterior materials had not been finalized.

Ms. Meade explained that the Conditional District Zoning Map Amendment process required a clear conceptual vision of the development, typically in the form of finalized elevations, for Town Council to approve the rezoning request. She noted that Hardie board and real stone were not problems. However, cultured stone was frowned upon. Ms. Meade suggested the applicant commit to using a certain percentage of brick or stone. She also suggested further discussion of the roof form, with the applicant committing to a shed-style or low-gable style. Ms. Butler stated that the roof would be a low gable roof. Mr. Wise added that the proposed building height met the height restriction, so a lower-pitched roof would be acceptable.

Chair Veno asked whether the existing building met current UDO regulations for lot size and setbacks. Mr. Wise stated that the setback requirements would be met, but because the parking lot extended to the edge of the site, the development could not meet the landscaping requirements. Chair Veno asked if the new development would create non-conformities. Ms. Meade explained that a Conditional District required the development to meet current regulations. Because the applicant could not meet the current regulations, the applicant requested deviations.

Chair Veno expressed concern with the parking spaces along Clement Street. Mr. Wise said the applicant wanted to retain those parking spaces, but parking requirements would still be met if the spaces were removed.

Commission Member King said he was happy to see an adaptive reuse project and hoped others would follow suit. He felt deviations one, five, and six were just the nature of adaptive reuse. Commission Member King asked whether the project would include on-site bike parking. Mr. Wise replied that bicycle parking would be located underneath the balcony.

Council Member Tait noted that Hardie board siding, without quality installation, did not look really great after a couple of years. He suggested the Council consider this as it considered future changes to the UDO. He asked the applicant to consider brick for a majority of the exterior.

Commission Member Luther asked the applicant whether she would consider conditions requiring the lighting to be shielded and existing trees and landscaping at each corner of the property to be retained. Ms. Butler agreed to a condition to retain the existing trees and landscaping. Commission Member Luther asked the applicant whether she would agree to a condition to enhance the northeast buffer. Ms. Butler replied that this area was not on their property, but she could speak with the property owner.

Commission Member Luther asked whether the building's original footing could support additional stories. Mr. Wise noted that he had spoken with the Town's chief building inspector, and engineering would be required to ensure that the building would be stable and able to support the additional weight.

Commission Member Luther asked the applicant if she planned to retain the original brick. Ms. Butler responded that the original brick would be retained, with a close brick match where some of the windows and doors would be relocated if necessary. Commission Member Luther asked who would manage the building. Ms. Butler replied that her mother, Phyllis Butler, would be the manager.

Commission Member Luther referenced parking and asked the applicant if the target was to have 18 tenants. Ms. Butler said she preferred at least two parking spaces per unit, regardless of unit size. Commission Member Luther asked if the two-bedroom units had bedrooms of equal size. Ms. Butler said the bedrooms would be very close in size.

Commission Member Luther asked Ms. Butler if she would accept a condition to rent by the unit, not by the bedroom. She replied that, if it was a requirement, she could commit to that condition. Commission Member Luther asked Ms. Butler whether she would designate one of the studio apartments as an affordable housing unit. Ms. Butler said they had run the numbers and could not commit to that at this time.

Chair Veno asked who the units would be marketed to. Ms. Butler responded that they had no particular demographic in mind. She explained that the ground-floor units would be handicap-accessible and that the project was in a great location. She indicated that the units would be rented to whoever was interested.

Council Member Roseman noted that the parking requirement would be exceeded and asked Ms. Butler if she would be willing to convert the four parking spaces that currently back out onto Clement Street into a grassy area that would count toward the livability space. Ms. Butler replied that she would like to provide guest parking and have plenty for residents. Ideally, she would like to have assigned spaces for each apartment, a space for maintenance, and spaces for visitors. She noted that the proposed parking was not too far over the bare minimum required. Ms. Butler said she would like to keep those four parking spaces and suggested rotating them 90 degrees to face inward. Council Member Roseman felt that would make a huge difference in people's safety. She pointed out that Clement Street was on a steep hill and backing out into it in the winter could be dangerous. Council Member Roseman said she had grown, adult children who used to live in apartments: one with a master bedroom and a secondary bedroom with a communal bathroom; another with two bedrooms, each with its own bathroom. When guests had to pass through a bedroom to reach the bathroom, that wasn't ideal. The apartment with the communal bathroom did not pose the same level of discomfort for the person in the secondary bedroom. Council Member Roseman said she was adamant about not approving the deviation to remove the common-access bathroom. She felt Ms. Butler was trying to care for the community and revitalize what was essentially becoming a blight. However, she would like to see common-access bathrooms and an alternative to backing out into Clement Street.

Ms. Butler said that if the second- and third-floor two-bedroom units had communal access, she would have to change the layout to two-bedroom, one-bath units, given the building's existing footprint.

Mayor George invited public comment.

Roberta Bryant stated she worked at Appalachian State University and would like to see more units for families. She noted that she moved to the area 4 ½ years ago and lived in a 200-square-foot studio apartment. She felt a common-access bathroom, along with a private bathroom, would be the best configuration for families.

Rachel Yates Muller said Dr. Herbert Wey, the third president and first chancellor of App State, lived on that property in a large white house with a barn and horses long before it became a pool hall. She noted that she had lived on Oak Street for 70 years and her family had been in Watauga County since the 1770s. During those 70 years, she watched Oak Street change from one of Boone's most beautiful, family-oriented neighborhoods into a street dominated by apartments and fraternity and sorority houses, despite its R1 and R2 NCD designation, with almost no single-family homes remaining. Ms. Muller feared that, if this project was approved, the grassy area next to it would become apartments, and then the two properties behind the Appalachian Alumni Center would be developed into apartments. All of which would destroy the neighborhood. Although Boone had grown, Ms. Muller said not every residential neighborhood needed to become multi-family development. She added that you could not enter Boone from any direction without being bombarded with apartment buildings. Ms. Muller asked the Council and the Planning Commission to consider what this decision would mean for the R1 designation on Oak, Clement, and Wey Streets, for the families that live there, and for the character of Boone that future generations would inherit.

Kathie Senft stated that she lived on Oak Street, which was full of apartments and frat houses, with bars and restaurants on the street below. Constant partying, noise, and traffic were common. Ms. Senft stated she strongly opposed an apartment building at this location. She noted that some houses in her neighborhood were for sale, but no one wanted to buy or rent them because of the partying on the street.

Linda Rigell stated that she lived in the neighborhood and agreed with others' comments. She asked the Council to consider neighborhood concerns such as occupancy violations, parking on the street, parking in yards, party lights, trash and trash cans on the sidewalk and street, campfires, partying, noise, and blocked streets. Ms. Rigell said that if property managers handled trash as Mr. Winkler did, the problem wouldn't be as bad.

Bonnie Berkowitz of 584 Oak Street expressed concern about more apartments in the neighborhood. She echoed others' concerns, noting that enforcement of Town regulations needed to improve.

Zachary Wygant said he lived at Mountaineer Hall and had heard similar stories about trash and enforcement. He felt sororities cleaned up better than fraternities. Mr. Wygant wished the town could go back to a simpler time when everyone was more united, respectful, and responsible.

Mayor George closed public comment for this case.

Council Member Roseman stated that she and her husband were Greek. She felt some comments were harsh, noting that many Greek organizations did good things in the community. She noted that young people did not always make wise decisions. If parties were happening on the street, it was a public safety concern. Council Member Roseman said the community needed housing stock, particularly family housing stock.

Mayor George said he lived on Woodland Drive, walked his dog through this neighborhood every day, and saw many of these issues. He expressed concern about broken glass, blocked sidewalks, and broader enforcement issues. He agreed that Oak Street needed some love, which was a larger conversation than tonight's public hearing. Mayor George said the Council needed to work with staff to develop solutions for that area.

Mayor Pro Tem Carter said the area needed family housing. He noted that the property owners and property manager were local. Mayor Pro Tem Carter said he knew many people who needed to rent these apartments, and the town did not have enough handicap-accessible apartments. He did not want other neighborhood concerns to derail this project.

Council Member Tait said he wanted to consider how to manage the challenges on Oak Street. However, he wanted to focus on tonight's project. He noted that the parcel was adjacent to an apartment building, the App State Alumni Center, and a mixed-use building. Council Member Tait felt a smaller, multi-family project could buffer Hwy 321 from the R1 single-family homes. He expressed concern that the proposal might not be ready, noting that he would like to see a condition that involved some level of stormwater mitigation on the site. This would require design and cost considerations by the applicant, and she may not be prepared to accept a condition until further research was completed. Council Member Tait noted the roofline and other design elements that would need to be considered before Town Council could make a final determination.

Ms. Meade explained that the applicant could request that Town Council hear the case at a later date to allow time to further refine the project details.

Mayor George said he was troubled by the idea that any rental would negatively impact the neighborhood. He suggested the property owner consider management similar to the Winkler property and look for ways to build trust with the neighborhood.

Ms. Meade noted that the Planning Department had long expressed concerns about the Oak Street area. She said a focused discussion on enforcement needed to take place. Ms. Meade felt the Town had ordinances to address the issues, but it needed to consider resources and budgeting.

Council Member Pruitt did not feel that a continuance of the public hearing was necessary. She felt that the applicant could address the issues discussed at this meeting and bring those updates to the Town Council meeting for consideration. Mayor Pro Tem Carter and Council Member Roseman agreed.

Adjournment of Town Council

Mayor George adjourned the Town Council at 7:27 p.m.

_____ _____

Dalton George, Mayor **Brenda Henson, Board Clerk**

_____

Frank Veno, Planning Commission Chair

PLANNING COMMISSION MEETING

Chair Veno called a break from 7:27 p.m. to 7:38 p.m.

Chair Veno stated that when taking votes, he would like each Planning Commission member to voice their for-or-against vote individually to make it easier for everyone to understand.

Discussion and Recommendation on Case(s) Heard at the Public Hearing

Case A26-0515 Khulaqi Parcel – General Use Zoning Map Amendment

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 PIN 2920-09-4335-000) from R3 Multiple-Family Residential to B3 General Business with Corridor District Overlay.

Commission Member King stated that he saw no reason the entire parcel should not be zoned B3. Commission Member Paz-Miranda and Chair Veno agreed.

Vote 1

Commission Member Luther made a motion that the proposed amendment to the Town's zoning map is 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:

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.

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.

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.

The rezoning would match the walkable mixed-use designation on the Future Land Use Map along the corridor.

Commission Member Harrison seconded the motion.

VOTE: Aye – 5
Nay – 0
Absent – 1 (Kight)

The motion passed.

Vote 2

Commission Member Luther made a motion, seconded by Commission Member King, that the Planning Commission recommends approval of Ordinance A26-0515 within Staff Report Exhibit A and approval is reasonable and in the public interest because this amendment unifies a split-zoned parcel whose R3 portion cannot be developed on its own since the lot is below the R3 minimum of 20,000 square feet, it matches the B3 zoning on the adjoining parcels along a commercial corridor, and the full range of B3 uses is compatible with the neighboring hotel, commercial, and manufacturing uses, with required buffers addressing the apartment to the south.

VOTE: Aye – 5
Nay – 0
Absent – 1 (Kight)

The motion passed.

Case A26-0521 Clement Street Apartments – Conditional District Zoning Map Amendment

Clement Street Apartments, LLC submitted a Conditional District Zoning Map Amendment application to rezone property at 138 Clement Street (Watauga County PINS 2910-15-2928-000 and 2910-15-2953-000) from B3 General Business to Conditional District R3 Multiple-Family Residential District with a site-specific development plan for Use 1.11 Multi-Family Dwelling (Up to 30 bedrooms). The request is for a 12-unit, 18-bedroom multi-family dwelling.

Commission Member King acknowledged the need for family housing. He noted the discussion regarding bathroom access and renting by the unit. Commission Member King said students pushed people out of housing because split leasing gave them more buying power. He felt that, to give families a better chance of renting these units, conditioning by-the-unit leases would be a better option than trying to dictate the interior layout.

Commission Member Paz-Miranda agreed with Commission Member King, noting that such a condition could allow families and young professionals an opportunity to rent these units.

Commission Member Luther noted that Boone was growing. He also noted that students and fraternities were not protected classes. Commission Member Luther wanted to ensure the Commission did not limit the owner's ability to use the land as needed to maintain a commercial interest, while also not creating a way to rent individual bedrooms. He said he was less concerned that the development would significantly change the neighborhood, noting it would provide a transition from commercial uses to the residential neighborhood. Commission Member Luther said the developer and property manager were local. He felt this was a wonderful project that included ADA units and used an existing building. However, the proposal could use a little bit more work. Commission Member Luther said he would like to see conditions requiring the apartments to be rented by the unit rather than by the bedroom, stormwater mitigation addressed, landscaping installed, and parking situated so cars would not back out onto Clement Street. He asked whether the applicant would install a sidewalk along Clement Street. Mr. Wise replied that the applicant would be required to install a sidewalk.

Commission Member Paz-Miranda asked whether the approval could include conditions requiring the lease to prohibit parties and address trash and noise control.

Commission Member King felt that those items were enforcement issues.

Commission Member Luther asked Ms. Butler what other properties she or her mother managed. Ms. Butler replied that they managed The Brookes on Faculty Street and King Street Apartments on King Street.

Commission Member Luther asked whether the development would have a dumpster. Ms. Butler indicated there would be a dumpster with an enclosure. Commission Member Paz-Miranda asked where the dumpster would be located. Ms. Butler replied that the dumpster location had not been fully mapped out. She did not realize she would be required to submit a full scope of the development at this meeting. Ms. Butler proposed locating the dumpster at the back of the property, straight back from the entrance.

Commission Member Luther suggested conditions requiring shielded, downward-directed exterior lighting, buffers planted where possible, and preservation of all existing trees. Mr. Wise noted that the UDO required shielding and downward angling of the exterior lighting.

Chair Veno mentioned the bathroom configuration. He did not like the idea of not having a public-access bathroom in certain apartments, preferring one bedroom with its own private bathroom and the other bedroom sharing a common bathroom.

Commission Member Paz-Miranda felt the proposed bedroom/bathroom design was probably the best way to arrange the units without losing square footage in the living spaces. She stated that as long as the unit was rented as a whole, families and young professionals would have more chances to obtain a unit.

Commission Member Harrison noted that while the bathroom configuration might encourage renting by the bedroom, the requirement to rent the unit should alleviate that issue.

Commission Member King did not see the bathroom configuration as an issue, noting that neither Boone Next nor the public commented on that topic.

Ms. Butler said that if the second bathroom had to provide common access, they would probably have to change the units to two bedrooms and one bathroom due to design constraints.

Commission Member Luther said he wasn't particularly concerned about the awkwardness of someone having to go through another person's bedroom to use the bathroom, but was more interested in providing housing opportunities for young professionals or families.

Ms. Butler said it was fairly standard to have two bedrooms and two bathrooms of nearly equal size, whether you were near a college or renting to families. She noted that because of the development's proximity to campus, some students would likely live there, but renting by the unit should help move the town in the direction it was trying to go.

Mr. Wise reminded Commission members that the requested deviation to remove the requirement for a common-access bathroom applied only to the upper-floor two-bedroom units. He noted that the first-floor units were two-bedroom units with one common-access bathroom. Mr. Wise also reminded members that the applicant had to agree to any conditions.

Chair Veno mentioned a stormwater mitigation condition and asked the applicant whether she would accept a condition to install a system. Ms. Butler replied that they could look into it. She explained that the development would not change the existing impervious area, so she was hoping they would not have to install stormwater mitigation. Ms. Butler expressed concern that the system cost could make or break the project.

Commission Members Luther and King felt the Commission lacked enough detail at this meeting to impose a stormwater mitigation condition.

Commission Member Luther did wish to impose a condition to preserve the existing trees. Ms. Butler agreed to that condition.

Commission Member Luther suggested a condition that the four parking spaces along Clement Street be reoriented so that vehicles did not back out into the street.

Jane Shook, Director of Planning & Inspections, suggested the applicant work with Mr. Wise on parking solutions that would eliminate vehicles backing out onto Clement Street while retaining adequate parking and proper locations for solid waste and recycling.

Chair Veno felt this was a good development plan and liked that it would reuse an existing building. He acknowledged neighborhood concerns that students were loud, partied, and created trash. Chair Veno felt that landlords should be held responsible for their tenants.

Ms. Shook asked the applicant if she would accept a condition that the development would rent by the unit, not by the bedroom. Ms. Butler felt that this condition could be accommodated, if imposed.

Vote 1

Commission Member Luther made a motion that the proposed amendment to the Town's zoning map is 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:

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.

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 1.3.4: 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.

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.

The development will provide multi-family housing as a primary use in the walkable mixed-use designation.

Commission Member Paz-Miranda wished to amend the motion to add:

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 cafes, childcare, specialty stores, and grocery options. Neighborhoods will support a variety of travel options and be well-connected to adjacent neighborhoods and parks. They will seamlessly integrate the members of diverse, multi-generational communities living in proximity to one another.

Commission Member Luther accepted the amendment.

Commission Member Paz-Miranda seconded the motion.

VOTE: Aye – 5

Nay – 0

Absent – 1 (Kight)

The motion passed.

Vote 2

Commission Member Luther made a motion, seconded by Commission Member King, that the Planning Commission recommends approval of Ordinance A26-0521 within Staff Report Exhibit A and approval is reasonable and in the public interest as an adaptive reuse that adds housing within walking distance of a campus without new impervious surface, and that replaces the full range of B3 commercial uses with a residential use of lower traffic and noise impact, subject to the following conditions:

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. Units shall be leased by the unit, not by the bedroom.
5. Provide parking that does not impede traffic on Clement Street, including those spaces that back into the street.
6. The applicant must work with town staff on a solid waste collection plan that defines the container location and collection access before site plan approval.
7. Existing trees on the site must be retained.

VOTE: Aye – 5
Nay – 0
Absent – 1 (Kight)

The motion passed.

Other Matters

Planning Commission Vice-Chair

Commission Member King nominated Frank Veno as the Planning Commission Chair. Commission Member Luther seconded the nomination.

VOTE: Aye – 5
Nay – 0
Absent – 1 (Kight)

The motion passed.

Commission Members Paz-Miranda and King applied for the Vice-Chair position and provided brief statements regarding their desire to hold the office. Commission members struggled to choose between the two candidates.

Commission Member Luther nominated Frida Paz-Miranda as the Planning Commission Vice-Chair. Chair Veno asked if there were any other nominations. Commission Member King nominated himself as Vice-Chair.

VOTE FOR PAZ-MIRANDA: Aye – 4
Nay – 0
Abstain – 1 (Paz-Miranda)
Absent – 1 (Kight)

The motion passed.

VOTE FOR KING: Aye – 4
Nay – 0
Abstain – (King)

Absent – 1 (Kight)

The motion passed.

Ms. Shook explained that the nominations would be forwarded to Town Council for their final selection of Chair and Vice-Chair.

Website

Ms. Shook announced that the town's website would include a form allowing the public to email Planning Commission members. She explained that the emails would go to members' personal email addresses, which would not be shown on the website. If members chose to reply by email, their personal email address would then be visible to the recipient. Ms. Shook reminded Commission members that they could only speak for themselves in any email response and could not act on behalf of the Commission.

Mr. Wise noted that the October meeting would likely be a Planning Commission meeting without Town Council present. If Commission members felt the need to discuss the contact form further, they could do so at the October meeting.

Adjournment of Planning Commission

With nothing further, Chair Veno adjourned the meeting at 8:46 p.m.

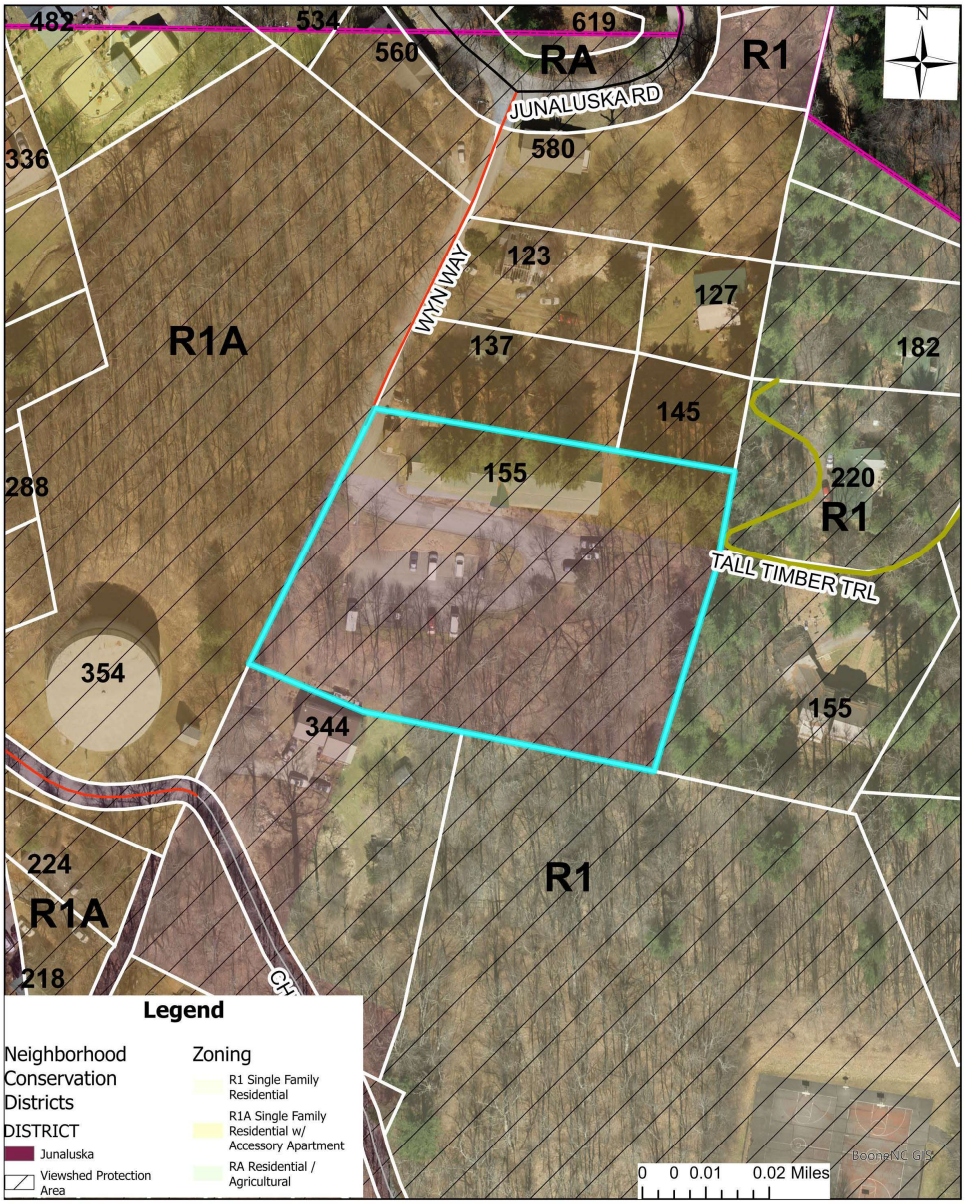
_____ _____

Frank Veno, Planning Commission Chair **Brenda Henson, Board Clerk**

DRAFT

Staff Report
Public Hearing
November 23, 2026
Case A26-0772 155 WYN Way – Conditional District Zoning Map Amendment

Request 2
Case Exhibits 3
History 3
Parcel Information 3
Parcel Specifics 3
Existing Zoning/Extraterritorial Jurisdiction (ETJ)History 3
Requested Zoning 3
Existing Site Characteristics 5
Zoning and Use of Adjacent Properties 7
Zoning Analysis 8
Procedural Analysis 9
Conditional District 9
Conformity to Adopted Plans 10
Boone Next: Our Town, Our Future 10
Conditions of Approval 21
Planning Board Report/Recommendations 22
Town Council Action Required – November 23, 2026 22
Staff Report Exhibit A: Ordinance #A26-0772 23



Request

Town of Boone has submitted a Conditional District Zoning Map Amendment application to rezone property located at 155 WYN Way (Watauga County PINs: 2901-81-6198-000) from R1A Single Family with Accessory Dwelling and R1 Single-Family Residential with Viewshed Protection Area and Neighborhood Conservation District Overlay to Conditional District R1 Single-Family Residential District with Viewshed Protection Area and Neighborhood Conservation District Overlay for Governmental Uses: 5.02 Government Neighborhood Cultural Facility-Indoor Activity Only, 5.07 Event Venue, Category 1,

5.16 Government Facility, 13.01 Community Garden, and A-29 Accessory Electric Vehicle Charging. The property is outlined in blue on the map above.

Case Exhibits

Applicant Exhibit (1-2) was 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	Neighborhood Meeting Information
Staff Report Exhibit A	Ordinance #A26-0772

History

October 28, 2026 Town Council approved submission of a Conditional District Zoning Map Amendment for the proposed development.

Parcel Information

Parcel Specifics

Property Owner	Town of Boone
Address	155 WYN Way
Watauga County PIN(s)	2901-81-6198-000
Size	1.597 ac
Access	WYN Way
Steep or Very Steep Slope	Yes

Existing Zoning/Extraterritorial Jurisdiction (ETJ)History

Watauga County PIN(s)	2901-81-6198-000
Existing Zoning	R1A Single Family Residential with Accessory Apartment/R1 Single Family Residential with Viewshed Protection Area and Neighborhood Conservation District Overlay

Requested Zoning

District Descriptions	**Conditional District R1 Single-Family Residential District with Viewshed Protection Area and Neighborhood Conservation District Overlay** The R1 Single Family Residential District is established to provide a low-density living area consisting only of single-family dwelling units and other related uses necessary for a sound neighborhood. The regulations for this district are designed

	to stabilize and encourage a comfortable, healthy, safe, aesthetically pleasing and pleasant living environment for family life that promotes peaceful quiet enjoyment sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. The Neighborhood Conservation Districts are established as overlay districts to stabilize and maintain a suitable low-density living environment for family life. 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 parcel is approximately a 1.6-acre site that with an existing structure that was a former school. There is steep slope on the southern portion of the lot below the existing paved parking area.

The elevation at the structure is approximately 3498’ and slopes down to approximately 3454’ at the southern property line.

Photo 1



Photo 2

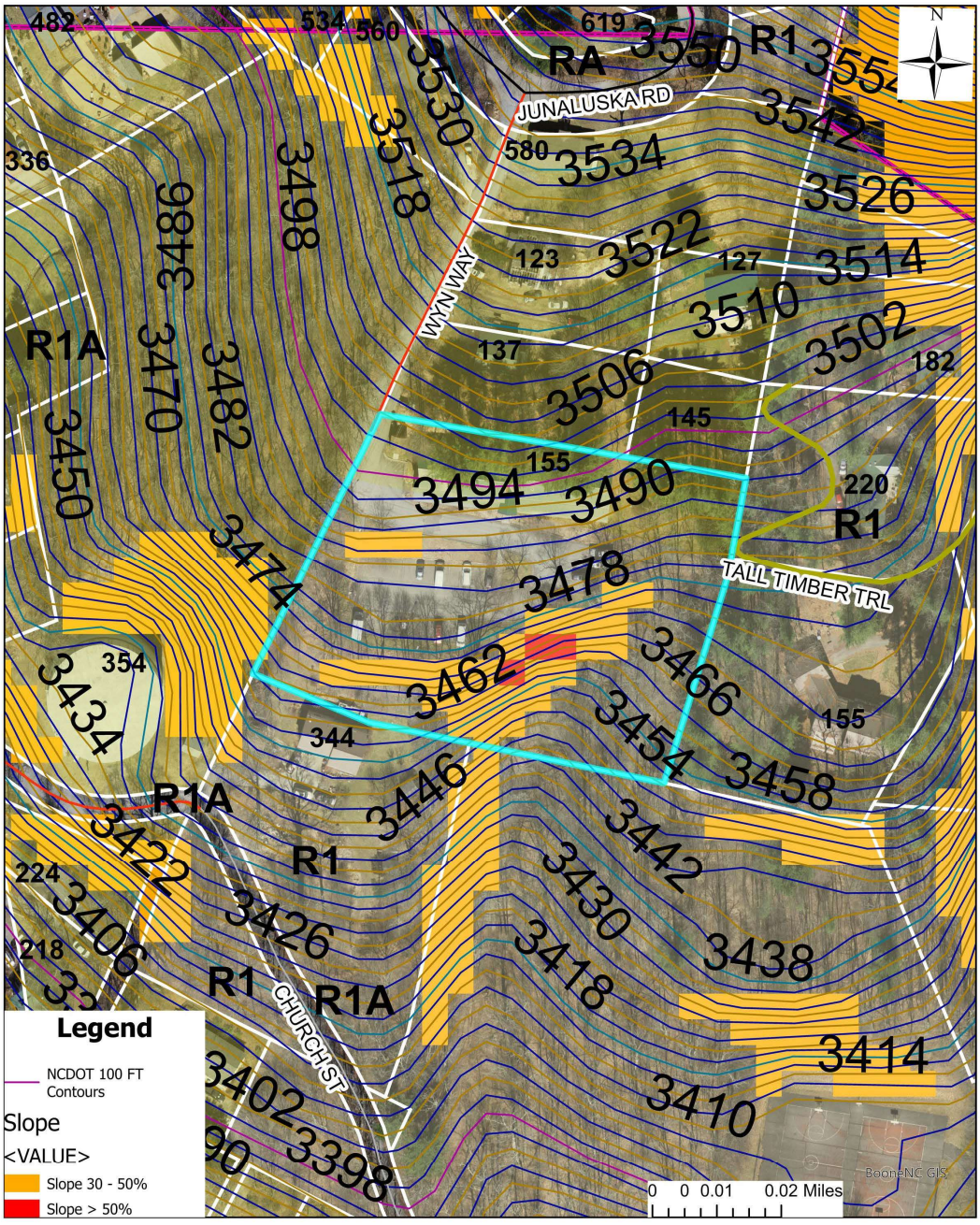


Photo 3



Photo 4




JUNALUSKA RD
WYN WAY
TALL TIMBER TRL
CHURCH ST
RA
R1
R1A
Legend
NCDOT 100 FT Contours
Slope
<VALUE>
Slope 30 - 50%
Slope > 50%
0 0 0.01 0.02 Miles
BooneNC GIS

Zoning and Use of Adjacent Properties		
	District	Use
North	R1A Single Family Residential with Accessory Apartment	Residence
East	R1 Single Family Residential	Residence
South	R1 Single Family Residential	Residence
West	R1A Single Family Residential with Accessory Apartment/R1 Single Family Residential	Town of Boone Water Tank

North:



East:



South:



West:



Zoning Analysis

Use Analysis

The applicant has requested for Conditional District R1 Single-Family Residential District with Viewshed Protection Area and Neighborhood Conservation District Overlay for Governmental Uses: 5.02 Government Neighborhood Cultural Facility-Indoor Activity Only, 5.07 Event Venue, Category 1, 5.16 Government Facility, 13.01 Community Garden, and A-29 Accessory Electric Vehicle Charging. See Applicant Exhibits 1-2.

1. Use 5.02 Government Neighborhood Cultural Facility-Indoor Activity Only

   Definition: Pursuant to UDO Article 34 Definitions, a government cultural facility which does not exceed 5,000 square feet. This use is permissible in the R1 Single-Family Residential District with Conditional District approval.

2. Use 5.07 Event Venue, Category 1

   Definition: Pursuant to UDO Article 34 Definitions, a facility for meetings and gatherings, such as reunions, weddings, conventions, anniversaries, and other similar ceremonies take place within fully enclosed buildings. This use would not be permissible in the R1 Single-Family Residential District and would require a deviation, see Applicant Exhibit 1.

3. Use 5.16 Government Facility

   Definition: Pursuant to UDO Article 34 Definitions, a building, structure, or use of land, excluding the other uses specifically listed in Government Uses 5.0, operated by a governmental entity that is used to provide government services such as administration of a political subdivision of the State, or centralized operations of cultural resources, fire protection, law enforcement, planning and zoning, public utilities, or public works. This use would not be permissible in the R1 Single-Family Residential District and would require a deviation, see Applicant Exhibit 1.

4. Use 13.01 Community Garden

   Definition: Pursuant to UDO Article 34 Definitions, areas of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food ornamental crops, such as flowers, for personal or group use, consumption or donation. This use is permissible in the R1 Single-Family Residential District pursuant to limited use regulations in 15.29.

5. Use A-29 Accessory Electric Vehicle Charging

   Definition: Pursuant to UDO Article 34 Definitions, a structure that connects an electric vehicle (EV) to a source of electricity to recharge electric vehicles, and plug-in hybrids. This use is permissible in the R1 Single-Family Residential District pursuant to limited use regulations in 15.65.

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
November 23, 2026	Zoning Public Hearing	• A public hearing before the Council and the Planning Commission is held on zoning. • The Planning Commission provides a required zoning recommendation.
December 9, 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)	September 2026	Yes
9.09.02(B) Neighborhood Meeting		
Notice	September 24, 2026: Mailed and posted on Town website, Exhibit 2	Yes
Location	On Site, 155 WYN Way	Yes
Presentation Info	Exhibit 2	Yes
Minutes	Exhibit 2	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, proposed Conditions, and Affidavit Exhibit 10, Affidavit	Yes
Deviations		
Mitigation		
Conditions		
Affidavit		

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 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.
Planning Principle 11
Continue to preserve and enhance Boone's historic buildings and places. Historic preservation is fundamental to maintaining our cherished small town character, contributing to residents' quality of life, and remembering our history. • Build upon downtown's status as Boone's social and civic center and create additional compelling public spaces to foster interaction among residents. • Preserve and encourage stewardship of historic buildings. Encourage development of vacant spaces to meet the needs and desires of a diverse community.

Growth Management Tiers Map: The Growth Management Tiers Map is a policy tool intended to help Boone manage the growth of its corporate limits. The map identifies areas inside and outside the corporate limits that are likely to face development pressures, and it identifies those areas that are most appropriate for the town to consider serving by means of annexation within the next 10 to 15 years. The

Growth Management Tiers Map is supplemented by and should be applied in concert with the Future Land Use Map, where applicable. The overall purposes of the map are to:

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

This property is located within the Primary Growth Area.

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.

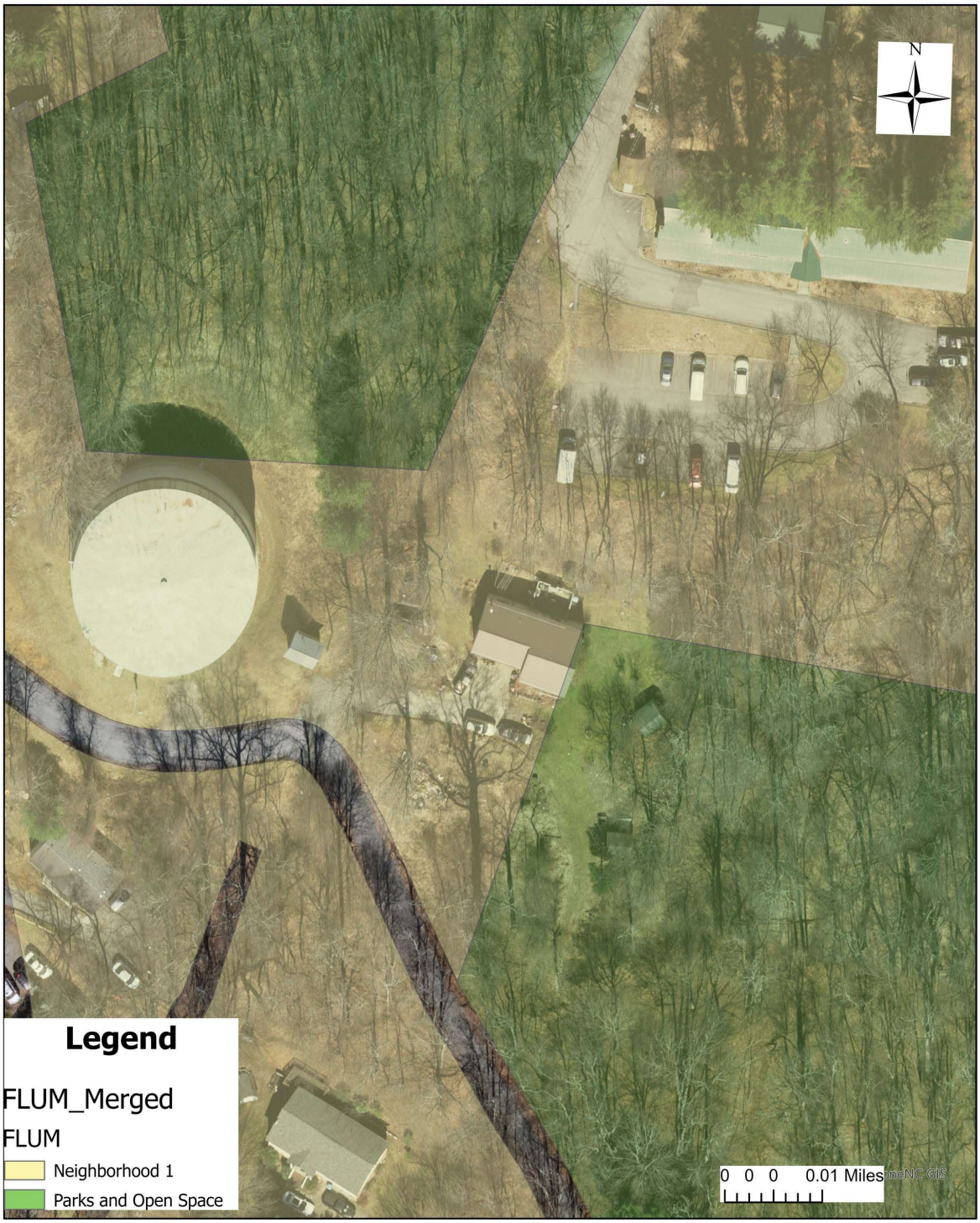
Rural and Green Space is land where provision of services and new development should be limited within 10- 15 years of the adoption of this plan (and potentially well beyond that time horizon).

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 Neighborhood 1 and Parks and Open Space land use types. Please see below for more details on these land use types.

Description	Objectives	Primary Uses
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
Parks and Open Space areas are current or desired permanently protected active and passive open space areas for recreation or other similar purposes that enhance residents' quality of life. These areas can be either natural or used primarily for recreational purposes. They can include fields, trails, benches, playgrounds, and other limited types of development that support the open space use. These areas may include land that is inappropriate for development such as stormwater facilities, stream buffer, and steep slopes. Preservation of these areas enhance community resiliency.	- Permanent open space protection, which may occur through public land acquisition or dedication and/or purchase of development rights or open space easements	- Recreation facilities - Trails and open space - Wildlife habitathoods

Buildings in this area are typically low-rise and most commonly include park structures and related community 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 1.1.5: Incorporate Low Impact Development and Green Building Practices In Public Projects

Incorporate low impact development and green design approaches in public projects including but not limited to: bioretention filters and swales and porous pavement.

Encourage designs that take advantage of multiple simultaneous benefits, such as the coupling of detention ponds with public parks or the use of landscaping and green roofs to control rain water and provide habitat.

Goal 1.2 DEVELOPMENT TRUE TO BOONE'S VISION

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

Policy 1.2.1 Build the Town for People

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

Policy 1.2.2: Infill Development Enhances the Town

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

Policy 1.2.5: Use Appropriate Transitions Between Different Scales and Intensities

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

Goal 1.3 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 1.3.1: Support Preservation of Historic Properties and Districts

Support identification, stewardship, and preservation of historic and culturally valuable properties and Boone's historic districts, including features of both the private and the public realm.

Policy 1.3.2: Minimize Impacts on Existing Historic Resources

Historic and cultural resources should be considered when planning for capital projects. Adverse impacts from capital projects on historic resources should be avoided, or minimized and mitigated.

Policy 1.3.3: Reference Historic Patterns in New Development

Design of new development should reference existing historic context and patterns while recognizing the importance of neighborhoods that feature a variety of building types.

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.

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.

Policy 1.4.6: Expand Use of Low Impact Development Techniques

Reduce the impact of built areas by using low impact development green infrastructure that uses or mimic natural processes to protect water quality and associated aquatic habitat. Examples may include, but are not limited to, rain gardens and bioswales that result in the infiltration, evapotranspiration or use of stormwater.

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.

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 3.3 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 3.3.1: Invest in Placemaking Initiatives

Invest in placemaking initiatives that create active streets, plazas, and public art. Encourage developments that are environmentally, socially, and financially sustainable, use renewable energy, green infrastructure, incorporate public art, and reduce pollution.

Policy 3.3.2: Market Boone's Identity and Values

Support marketing efforts that highlight Boone's assets and position as a key destination for visiting, such as local and regional retail, restaurant, cultural, outdoor, and leisure activities.

Policy 3.3.3: Plan for Parking

Plan for and coordinate parking for out-of-town visitors when they come to Boone. Boone should be a place where visitors can park once and access the destinations they seek to reach by foot, transit, bike, or other mode to minimize the amount of necessary automobile infrastructure including, roads and parking, that can otherwise be used for more socially and economically valuable uses.

Policy 3.3.4: Support Events

Support community events for residents across the community that also draw in people from across the region and state. Additionally, support smaller scale events such as running and biking events.

Goal 3.4 INNOVATION THROUGH ARTS, CULTURE, AND CREATIVITY

Boone is a place where art, culture, and creativity nourishes the mind and body as well as supports livelihoods.

Policy 3.4.1: Support Growth with the Existing Arts Community

Capitalize on Boone's existing arts infrastructure to strengthen the town as a center for art and culture. Support arts districts and corridors.

Policy 3.4.2: Arts Incubation

Consider an incubator space for local entrepreneurs, artists, and musicians.

Policy 3.4.3: Incorporate Art into Public and Private Projects

Support public art in public infrastructure projects. Incorporate public art into new development projects of a certain size. Promote hiring of local artists for public art in public and private projects.

Policy 3.4.4: Local and Regional Foods

Build and strengthen the local food economy through local farmers' markets and food hubs. Support, grow, and expand local food cooperatives like Blue Ridge Women in Agriculture and High Country Food Hub. Seek to eliminate food deserts and make food geographically accessible to residents across the community. Support local restaurants, food incubators, food-related events, and other initiatives.

Policy 3.4.5: Promote Community Gardens and Urban Farms

Support community gardens, like the community garden in North Street Park and the Elizabeth Young Community Garden, throughout the town to expand local food production and foster a strong sense of community.

Goal 4.1 LOCAL GOVERNANCE THAT IMPLEMENTS THE COMMUNITY'S VISION

Local government is easy to understand, navigate, and engage with. Local policies and actions advance the long-term best interests of the community.

Policy 4.1.1: Continued Excellence in Transparency

Continue to make governance and government decision-making accessible and transparent to all residents.

Policy 4.1.2: Proactive Community-Driven Planning

Promote ongoing, community-driven neighborhood and small area planning that delivers area-specific targeted zoning, capital investment, and programmatic solutions throughout Boone.

Policy 4.1.3: Engage Hard-To-Reach Populations

Actively seek to include hard-to-reach populations in engagement efforts. Where possible, track participant demographics to identify participation gaps.

Policy 4.1.4: Accessible and Understandable Documentation

Seek to make key Town documents, such as the annual budget and the capital improvements program, user-friendly and accessible to the general public.

Policy 4.1.5: Promote Strategic Planning

Where it would be beneficial, conduct strategic plans across the Town government and within specific departments.

Goal 4.2 HIGH QUALITY PUBLIC SERVICES AND FACILITIES

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

Policy 4.2.1: Maintain and Improve Levels of Service

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

Policy 4.2.2: Provide a High Quality Parks and Greenway System

Plan ahead for park needs through parks master planning. Encourage or require dedication of public spaces, such as parks, playgrounds, and squares, within new master planned developments. Promote geographic accessibility of parks and community spaces, and ensure parks are fairly distributed across the town. Aim to expand the proportion of residents living within a one quarter mile walk of a public park, playground, plaza, or greenway. Where possible, seek to create outdoor rooms by centralizing parks, squares, and plazas. Front buildings toward them and use high quality design, public art, and green building.

Policy 4.2.3: Use Evidence-Based Best Practices in Public Safety

Use data-driven approaches to law enforcement, such as using crash data to target enforcement of traffic laws at dangerous intersections. Collaborate with community leaders in shaping law enforcement practices, like community policing, by facilitating open communication between law enforcement and residents. Reduce burdens on emergency services, for example with community drug intervention and diversion efforts and emergency mental health responders.

Policy 4.2.4: Geographically Accessible Services

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

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

Boone will have a sustainable and resilient watershed that uses natural approaches to address stormwater.

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.

Policy 5.1.2: Expand Green Infrastructure Features

Expand green infrastructure features throughout the built environment, like street trees, green roofs, and green walls. Expand and enhance street tree infrastructure between sidewalks and street curbs. Line public spaces with street trees.

Policy 5.1.3: Plan for Stormwater

Support stormwater master planning, such as the Winkler Creek Stormwater and Restoration Study, and focus on the plans' long term capital investments.

Policy 5.1.4: Support Hazard Mitigation Planning

Support hazard mitigation planning, including the creation and implementation of the High Country Regional Hazard Mitigation Plan.

Policy 5.1.5: Promote Environmental Stewardship

Promote environmental stewardship through education outreach programs, classes, signage, public art, or other methods.

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.

Goal 5.3 PLENTIFUL INTERCONNECTED GREEN SPACES

Boone will proudly be a green town with passive and active green spaces throughout the community, connected by green corridors.

Policy 5.3.1: Protect Ecologically-Valuable Areas

Protect floodplains, steep hillsides, wetlands, and other ecologically valuable areas and corridors from development.

Policy 5.3.2: Use Design to Celebrate Natural Features

Celebrate streams and other natural features by orienting the frontage of buildings adjacent to and nearby to face them. Encourage public access to green space and natural features within walkable and bikeable distances to residential properties.

Policy 5.3.3: Plan for Wildlife

Plan for and manage the coexistence of nature and wildlife habitat through development standards that integrate habitat and wildlife migration throughout the town.

Policy 5.3.4: Encourage Accessibility to Green Space

Where feasible and practical, encourage public accessibility to green spaces including passive open space.

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 Board Report/Recommendations

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

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

Note 1

_____

_____

_____

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

Vote 2: The Planning Commission recommends ☐**approval** OR ☐**denial** of Ordinance #A26-0772 within Staff Report Exhibit A and ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

_____

_____

_____

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

Town Council Action Required – November 23, 2026

No Council action is anticipated at this meeting. Final consideration would occur at a future Town Council meeting (anticipated to be December 9, 2026) upon receipt of the Planning Commission's recommendations.

Staff Report Exhibit A: Ordinance #A26-0772

ORDINANCE # A26-0772

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: 155 WYN Way

Watauga County PINs: 2901-81-6198-000

Property Owner: Town of Boone

Zoning: Conditional District R1 Single-Family Residential District with Viewshed Protection Area and Neighborhood Conservation District Overlay for Governmental Uses: 5.02 Government Neighborhood Cultural Facility-Indoor Activity Only, 5.07 Event Venue, Category 1, 5.16 Government Facility, 13.01 Community Garden, and A-29 Accessory Electric Vehicle Charging

WHEREAS, the Boone Town Council held a duly-noticed public hearing on November 23, 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 December 9, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk

Project Name
155 WYN Way
Watauga County PIN: 2901-81-6198-000

Project Narrative

The Town of Boone is submitting a Conditional District (CD) Zoning Map Amendment application requesting to rezone 155 WYN Way from R1A Single Family with Accessory Dwelling and R1 Single-Family Residential to Conditional District R1 Single-Family Residential.

This Conditional District request consists of a site-specific development proposal to allow the Town of Boone to use the property for governmental and community-serving purposes. The property is currently split zoned R1 and R1A. The Town is requesting this rezoning to allow the following governmental uses: 5.02 Government Neighborhood Cultural Facility-Indoor Activity Only, 5.07 Event Venue, Category 1, 5.16 Government Facility, 13.01 Community Garden, and A-29 Accessory Electric Vehicle Charging. Rather than rezoning the property to a nonresidential zoning district, the request is to maintain the status quo of the underlying zoning of the property while, by means of a site-specific Conditional District, allowing limited government uses similar to the past uses of the property by WYN and in harmony with the surrounding residential uses.

If approved, the request would allow adaptive reuse of the existing structure on the property for uses such as Town offices, meeting and training spaces, public meeting rooms, community gathering areas, educational programming, cultural exhibits, and small-scale community events. The facility could also accommodate partnerships with community organizations, public workshops, civic engagement activities, and other functions that support the delivery of municipal services and enhance the quality of life for Boone residents.

Pre-Application Meeting

Pursuant to UDO Subsection 9.09.02(A), the required pre-application meeting was held on September 23, 2026 with Jane Shook, Director of Planning and Inspections.

Neighborhood Meeting

Please see below for information on the neighborhood meeting required pursuant to UDO Subsection 9.09.02(B).

Meeting Information:	
Date & Time:	Monday, October 19, 2026; 5 p.m.
Location:	155 WYN Way
Mailed Notice:	
Date Mailed:	September 24, 2026
Notice Info:	Notice and address list attached
Meeting Details:	
Applicant Representatives:	• Mayor Dalton George • Council Member Anitra Ball • Council Member Virginia Roseman • Council Member Adrian Tait
Minutes:	Attached

Proposed Uses

List all requested principal, accessory, and temporary uses from UDO Appendix B, Sections B1.01-B1.03.

1. 5.02 Government Neighborhood Cultural Facility, Indoor Activity Only

   A government cultural facility which does not exceed 5,000 square feet. A government cultural facility is a building owned or operated by a government entity in which objects of interest or performances in the fine arts, humanities, or sciences are displayed, preserved or presented for exhibition or education of the general public.

2. 5.07 Event Venue, Category 1

   A facility for meetings and gatherings, such as reunions, weddings, conventions, anniversaries, and other similar ceremonies take place within fully enclosed buildings.

3. 5.16 Government Facility

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

4. 13.01 Community Garden

   Areas of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food ornamental crops, such as flowers, for personal or group use, consumption or donation.

   15.29.01 A community garden must meet the parking requirements of Article 24 but must provide no fewer than two (2) off-street parking spaces.

   15.29.02 A five foot (5') undisturbed buffer shall be provided along the perimeter of the cultivated area.

   15.29.03 In low density residential districts, users are restricted to residents within a ¼ mile of the community garden.

   15.29.04 A community garden shall be placed or designed to minimize impacts to adjacent properties, including run-off of water and chemicals.

5. A-29 Accessory Vehicle Charging

   15.65 Electric Vehicle Charging Stations, Accessory (A-29)

   A. General Requirements

      1. An electric vehicle charging station shall only be installed in standard-size parking space(s).
      2. Every electric vehicle charging station and associated parking space(s) shall be installed outside of the public right-of-way.
      3. Wheel stops, bollards, or other barriers shall be placed between the electric vehicle charging space and the equipment unless the equipment is designed to be impact resistant. Alternatively, there shall be a minimum distance of two (2) feet between the curb and the electric vehicle charging equipment.

a. The installation of an electric vehicle charging station and any protective measures shall not reduce the size of the parking space.

b. Any cords shall be retractable or have a place to hang the connector and cord sufficiently out of the electric vehicle charging space.

c. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.

4. Electric vehicle charging station equipment may encroach 20% into any required landscape buffer provided the equipment shall be placed outside of the critical root zone for any tree.

5. The costs associated with the installation of an electric vehicle charging station shall not trigger compliance with or otherwise be counted in the calculations set forth at Subsection 7.05.02.

B. Electric Vehicle Charging Stations (Accessory Use, A-29) installed as accessory uses are exempt from any appearance, landscaping, or stormwater requirement.

Requested Deviations

List all requested deviations by Section/Subsection. For each requested deviation, please provide an explanation of the deviation and how the requested deviation would result in a development that is equal to or exceeds the quality and intent of the requested zoning district's established standards while remaining in alignment with adopted plans or other development goals of the town.

1. Deviation (1): Deviation to allow the following uses within the Conditional District R1 Single-Family residential zoning 5.07 Event Venue, Category 1 and Use 5.16 Government Facility.

i. UDO subsection from which deviation is requested:

UDO subsection 14.05.02 R1 Permissible Uses

ii. Applicable standard from which deviation is requested (describe):

Pursuant to Table 14.05.02, R1 Permissible Uses:

Uses 13.01 Community Garden and A-29 Accessory Electric-Vehicle Charging Station are allowed by right in the R1 zoning district, provided that the uses meet the normal requirements of the Ordinance plus the additional requirements designed to address the specific impacts of the use (see details in section above).

Use 5.01 Neighborhood Cultural Facility, Indoor Activity Only is permissible in the R1 Single-Family zoning district through the Conditional District approval.

However, Use 5.07 Event Venue, Category 1 and Use 5.16 Government Facility are not identified as permissible uses within the R1 district. The requested deviation is limited to the allowance of these uses while retaining the property's underlying R-1 zoning classification.

iii. Nature/extent of the requested deviation:

The requested deviation from the permitted use standards is limited to the allowance of these site-specific governmental uses within the existing structure and site development. No deviation is requested from the underlying R1 zoning classification. Rather than rezoning the property to a nonresidential zoning district, the request is intended to maintain the existing residential zoning of the surrounding area while allowing limited government

uses through a site-specific Conditional District. Additionally, the proposed uses would provide flexibility for the Town to adaptively reuse the existing building as a public asset while preserving opportunities for community access and engagement.

iv. Explanation of compatibility/consistency with the UDO and applicable plans:

The requested deviation is consistent with the intent of the UDO and the vision, planning principles, goals, and policies within Boone Next. The request is an adaptive reuse of an exiting building for governmental purposes that also will serve the community while maintaining the property's underlying zoning designation and preserving compatibility with the surrounding neighborhood.

The request is in alignment with Planning Principle 1 by reinvesting in existing developed site rather than new construction and Planning Principle 11 by preserving and enhancing a vacant space to meet the needs of the community.

The request is also consistent with Policy 1.3.4, Encourage Reuse and Rehabilitation Support and encourage adaptive reuse and rehabilitation of existing homes and buildings and 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.

Further the request supports Boone's Next's Government and Public Services Goal 4.2 High-Quality Public Services and Facilities that states Boone will provide high-quality public services and facilities that meet the needs of all Boone residents.

Mitigation of Impacts

For properties within 300 feet of any residentially zoned area, specify how the development is designed to effectively mitigate potential impacts. Address the following, at a minimum: noise, lighting, traffic, environmental concerns, and any other potential adverse effects based on site characteristics.

The proposed use of the property is intended to serve municipal and community related functions. These activities are generally compatible with the neighboring residential uses and are expected to operate in a manner that supports public service delivery while maintaining community character. The property has historically accommodated community-oriented activities, including the Watauga Youth Network, and the proposed uses are similar in nature. The request involves the adaptive reuse of an existing Town owned facility and is not anticipated to create significant adverse impacts related to noise, lighting, traffic, or environmental concerns.

Additionally, the property will remain under Town ownership and is subject to ongoing public oversight and accountability, which provides an additional mechanism to ensure compatibility with surrounding properties and responsiveness to community concerns.

Conditions

Describe in detail any conditions (e.g., limitations of activities or operations, extra mitigation efforts, inclusion of affordable or workforce housing units, etc.) that the applicant is voluntarily offering as part of this application.

1.

Affidavit

Attached. NOTE: The attached Affidavit is required for submission. In the event the proposal is ultimately approved, an additional and more detailed Affidavit memorializing all matters agreed by the applicant as conditions for approval will be required, and this Affidavit will be filed as an attachment to the CD Order of approval.

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

AFFIDAVIT OF ACCEPTANCE OF CONDITIONS

TOWN OF BOONE CONDITIONAL DISTRICT ZONING MAP AMENDMENT

The Affiants, having been first duly sworn now depose and say:

1. My name is William Henry Perkins. I am over eighteen years of age. I am competent to make this Affidavit and I have personal knowledge of the facts stated herein, and such facts are true and correct.

2. I am duly authorized to execute and deliver this affidavit and otherwise act in connection with its above-referenced rezoning application (the Application") to the Town of Boone (the "Town") for the property located on 155 WYN Way, Watauga County PIN: 2901-81-6198-000 (the Property").

3. This affidavit is submitted pursuant to Town of Boone Unified Development Ordinance Subsection 9.09.02(C), for the purpose of the Applicant acknowledging the following:

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

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

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

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

Further Affiant sayeth not, this the 28th day of October, 2026.

William Henry Perkins, Interim Town Manager

[NOTARY ON FOLLOWING PAGE]

STATE OF NORTH CAROLINA

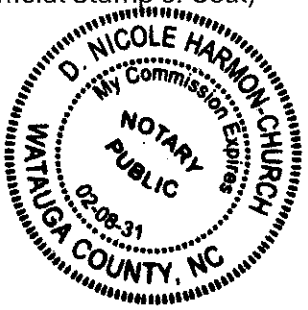
WATAUGA COUNTY

I certify that William Henry Perkins personally came before me this day and acknowledged that he is the Interim Town Manager of the Town of Boone, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 28th day of October, 2026.

Nicole Harmon-Church
Notary Public

(Official Stamp or Seal)



D. Nicole Harmon-Church
Printed Name of Notary Public

My Commission Expires: 2.8.31

Minutes – Boone Town Council

155 WYN Way, Neighborhood Meeting Minutes

October 19, 2026

Council Members Present: Mayor Dalton George, Anitra Ball, Virginia Roseman, and Adrian Tait

Town Staff Present: Jane Shook, George Santucci, Brandon Wise, and Laney Wise

Mayor George called the neighborhood meeting to order at 5:09 p.m. At that time Mayor George and Council Member Tait were the only Council Members present. Mayor George welcomed and thanked everyone for attending. He explained that the Town was hosting the neighborhood meeting to discuss the Town's use of the site as potential town offices, cultural facility, and a community event space. He noted that the Town was following their own rules by going through the Conditional District process. He asked the attendees if they had any questions and welcomed them to come up to the table where the Town had a GIS map of the area with aerial photography and an excerpt of the UDO Table of Principal Uses.

A member of the audience asked if there were any plans for housing. Mayor George replied that there currently were not any plans for housing on the property. Council Member Tait noted that the Council recognized the importance of the building and that there was a potential for the community's use of the building balanced with the need for town offices. Council Member Tait then opened up the meeting for discussion with those in attendance.

Ms. Rameseur noted that she sometimes parked in the lot when it snowed and she couldn't get to her home and asked if she would still be available to park there. Mayor George noted that the parking should still be available.

Mr. Perry asked how many vehicle trips did they expect with the change of use. Mayor Dalton George predicted that it would be less than that of the Watauga Youth Network, the prior property owner.

Mr. Bradbury and Ms. Goodman, property owners off Tall Timber Trail expressed concerns about cut through traffic and requested signage to let drivers know that there was no access through Tall Timber Trail to the town's property.

Mayor Geroge noted that the Town could get some insight from Public Works and get signage once the building was maintained.

Ms. Goodman asked whether the community would be able to participate in what the community space will be. Mayor George indicated that was the purpose of the meeting to discuss the long-

term viability of the property and noted that options for the space could be non-profit meeting spaces, a government cultural facility and event venue. He noted that Digital Watauga may use the space and provide historical neighborhood photography exhibits. He thought there would be additional opportunities for use by the community in the gym area which has access to a kitchen. He noted that Council was open to feedback.

Ms. Goodman asked if the Town had plans for the water tank property. Mayor George responded that the Town was trying to decide and any decision would involve community input. Ms. Neofotis, an adjoining neighbor to the water tank property noted she would like the property to remain green space. Ms. Goodman noted it would be to formalize the walking paths on the property into an official trail.

Council Member Roseman joined the meeting at 5:18 p.m.

Mr. Bradbury asked Council what their plans were to mitigate traffic to the new Howard's Knob Park. Council Member Tait noted that the Town should review how the route was signed in an effort to have people be more cognizant of the neighborhood. Council Member Roseman noted that the Town was not involved with the opening of the park. Mr. Bradbury voiced his concern that signage would just reinforce the traffic through the area.

Council Member Ball joined the meeting at 5:20 p.m.

Discussion turned to the maintenance of Junaluska Road, which Council Member Tait noted was a NC DOT maintained. Mayor George explained that the Town has requested to take it over in the past and was told no.

Mr. Folk noted that he was aware of the past discussion of the water tank property for housing. Council Member Tait noted that tonight's discussion is primarily about the WYN property but they want to review all options for the building.

Ms. Patterson noted that Junaluska was poorly maintained and that there were stormwater drainage issues. Mr. Perry noted that it would be nice if the Town could take over Junaluska from Church Street to WYN Way. Mayor George noted that the property owners could encourage NCDOT to turn the road over to the Town. Council Member Tait noted he would bring up the issues at the next transportation meeting he attends.

Ms. Patterson asked if there would be vote on the proposal and Mayor George indicated there would be a public hearing on the request.

Ms. Patterson and the Mr. and Mrs. Holloman asked what were the plans for the water tank property. Mayor George indicated that the Town would have to have this same type of conversation with the neighbors when that property is developed and noted that some sort of

public access to the site could be considered since the site is Town owned. Council Member Tait noted that perhaps the Town could turn the trails into something official.

Mr. Folk expressed concern regarding a fallen tree on the water tank property that New River Light and Power would not cut down. He also asked if the Town recognized the old turnpike that came by his house. Council Member Roseman noted that the Town had one time explored a trail through the area. Mayor George agreed and noted that the project was difficult due to the different property owners involved. Someone asked if it could be recognized and Mayor Geroge noted that yes the Town's HPC could evaluate it for a historical marker.

Mr. and Mrs. Holloman expressed their concerns over the potential for crime and litter if more people used the unofficial trail on the water tank property. Council Member Tait noted that generally crime goes down when there are more users because there are more eyes on the property.

Discussion ensued as to drainage issues on Junaluska Road. Neighbors were encouraged to contact NCDOT for ditch maintenance.

There being no more questions, Council Members stayed in the room and met with the property owners in a conversational capacity.

Town of Boone Neighborhood Meeting; 155 WYN Way

Attendance Sign-In (Please Print)

Name	Address
Colleen + DAVID Holloman	482 Junaluska Rd
Mark Bradbury	151 Tall Timber Tr
Chuck Perry	135 Sun Haven Ln.
Jamie Goodman	220 Tall Timber Tr.
Myra Jane RAMSEUR	182 Tall Timber Trail
Jeff Deal	220 Tall Timber Trl
Alex Neofotis	288 Junaluska Rd.
Morris + Donna Hatton	580 Junaluska Rd
Diane + Jessie Field	344 Church St.
Lynn Patterson	127 Wyn Way

1

TOWN OF BOONE
Office of the Town Manager

567 W. King Street
Boone, NC, 28607

(828) 268-6200
www.boonenc.gov

Neighborhood Meeting Notice on Potential Rezoning

Meeting Date and Time: October 19, 2026, at 5 p.m.
Location: Former WYN Property; 155 WYN Way

September 24, 2026

Dear Neighbor,

You are invited to a neighborhood meeting for a presentation of a proposed rezoning of property located at 155 WYN Way (Watauga County Parcel Identification Number: 2901-81-6198-000). This rezoning process is called a Conditional District Zoning Map Amendment (CD). A CD request is based on a site-specific development plan that, if approved, restricts the development to what is specifically proposed on the presented plan.

In this case, the Town of Boone is requesting that the 1.597-acre site be rezoned from R1A Single-Family Residential with Accessory Apartment and R1 Single-Family Residential to Conditional District R1 Single-Family Residential with a site-specific plan to allow use 5.16 Government Facility.

As part of this CD process, the Town of Boone requires that we hold a neighborhood meeting prior to submitting a formal development application. All owners of property located within 300' of the proposed development are given notice of this meeting. The neighborhood meeting is required by the Town to provide a forum where the applicant presents the proposed development to neighboring property owners and can gather feedback, document concerns, and potentially work toward mitigation of any issues prior to submission of a formal application. We will be required as part of our application to provide the Town with information regarding this meeting including accurate meeting minutes with a list of all attendees, a description of any concerns expressed by attendees, and any commitments made by us, the applicant.

After this meeting we anticipate that we will immediately file a formal application. Once we submit and are assigned a public hearing date, the Town of Boone Planning and Inspections Department will notify owners of property within 300' of the development by mail with the specifics of the scheduled public hearing. At this public hearing, any person may appear and provide public comment on our application.

Below is our contact information should you have questions of us either before or after the neighborhood meeting:

Mr. Hank Perkins, Interim Town Manager
Phone: (828) 268-6200
Email: Hank.Perkins@BooneNC.gov

Sincerely,
Hank Perkins, MPA, ICMA-CM retired
Interim Town Manager

2901-81-2485-000
WELLINGTON, GEORGE WILLIAM
314 JUNALUSKA RD
BOONE, NC 28607-3511

2901-81-3307-000
MITCHELL, TERRI DENISE
300 JUNALUSKA RD
BOONE, NC 28607

2901-81-4253-000
BOONE TOWN OF
567 W KING ST
BOONE, NC 28607

2901-81-5694-000
DALZINE, MARCUS EMMANUEL, TRUSTEE,HORTON, TANIA DANIELLE, TRUSTEE
5629 CORTEEN PL
VALLEY VILLAGE, CA 91607

2901-91-0701-000
PERRYBUILT HOMES, LLC
135 SUN HAVEN LN
BOONE, NC 28607

2901-80-3961-000
WVA INVESTMENTS, LLC
P O BOX 123
BOONE, NC 28607

2901-81-7686-000
WHITTINGTON, RONNIE DOUGLAS,WHITTINGTON, JOYCE
3322 IRONWOOD DR
NASHVILLE, TN 37214

2901-81-9154-000
BRADBURY, MARK DANIEL
155 TALL TIMBER TRL
BOONE, NC 28607-3642

2901-81-3209-000
NEOFOTIS, ALEXANDRA
288 JUNALUSKA RD
BOONE, NC 28607

2901-91-1173-000
HAY, FREDERICK J,HAY, GERTRUDE JUANITA
261 EASTVIEW DR
BOONE, NC 28607

2901-81-3288-000
RMD ELI HARTLEY LLC
1361 INDIAN MOUND TRL
VERO BEACH, FL 32963

2901-81-4253-000
BOONE TOWN OF
567 W KING ST
BOONE, NC 28607

2901-81-7455-000
PATTERSON, DIANDRA LYNN
127 WYN WAY
BOONE, NC 28607

2901-81-9279-000
GOODMAN, JAMIE LYNN
220 TALL TIMBER TRL
BOONE, NC 28607

2901-91-0411-000
RAMSEUR, RICHARD
1217 HWY 182
LINCOLNTON, NC 28092

2901-81-7338-000
GRIMES, JOSEPH HENRY SR,GRIMES, CAROLYN M
137 WYN WAY
BOONE, NC 28607

2901-81-8365-000
GRIMES, JOSEPH HENRY SR,GRIMES, CAROLYN M
137 WYN WAY
BOONE, NC 28607

2901-81-0169-000
COLES, WALTER E. AND SANDRA P.
263 JUNALUSKA RD
BOONE, NC 28607-3510

2901-81-3687-000
HOLLOMAN, DAVID D., CO-TRUSTEE,HOLLOMAN, COLLEEN F., CO-TRUSTEE
P.O. BOX 1135
BANNER ELK, NC 28604

2901-91-2663-000
DAWSON, PETER R.,DAWSON, KAREN L
5771 CHAMBERLYNE DR
FRISCO, TX 75034

2901-80-4855-000
GRIMES, LARRY JOSEPH
PO BOX 2471
BOONE, NC 28607

2901-80-4901-000
GARRISON, FLOYD H,GARRISON, CHARLOTTE E
2048 JUNALUSKA ROAD
BOONE, NC 28607

2901-80-8781-000
AMERICAN LEGION
C/O EARL MORETZ,COMMANDER
BOONE, NC 28607

2901-81-3071-000
WVA INVESTMENTS, LLC
P O BOX 123
BOONE, NC 28607

2901-81-5648-000
GOINS, SHEILA
534 JUNALUSKA RD
BOONE, NC 28607-

2901-81-6198-000
THE TOWN OF BOONE
PO DRAWER 192
BOONE, NC 28607

2901-81-8473-000
JACKSON, ROBERTA H
127 WYN WAY
BOONE, NC 28607

2901-80-5759-000
PITTMAN, JONATHAN R,TORRES, TORAH E
606 HILLSIDE DR
FAIRFIELD, IA 52556

2901-80-5759-000
PITTMAN, JONATHAN R,TORRES, TORAH E
606 HILLSIDE DR
FAIRFIELD, IA 52556

2901-81-0192-000
COLES, WALTER E. AND SANDRA P.
263 JUNALUSKA RD
BOONE, NC 28607-3510

2901-81-9601-000
WHITTINGTON, DONNA LYNN
PO BOX 2053
BOONE, NC 28607

2901-90-1986-000
GOKEE, CAMERON
255 BEAR TRL
BOONE, NC 28607

2901-81-2004-000
WVA INVESTMENTS, LLC
P O BOX 123
BOONE, NC 28607

2901-81-5038-000
FOLK, DANA L.,FOLK, JESSIE H.
344 CHURCH ST
BOONE, NC 28607

2901-91-0595-000
COUNCILL, JOHN H JR
192 CHERRY DR
BOONE, NC 28607

Notes:

1. This is a boundary and as-built survey of the lands conveyed to Watauga Youth Network, Inc. by deed recorded in Book of Records 949 at page 780 of the Watauga County Public Registry.
2. Bearings are relative to the deed recorded in Book of Records 299 at page 37 and have been rounded to the nearest five seconds.
3. All distances are horizontal measurements and the area have been calculated by the coordinate geometry method.
4. The ratio of precision of the unadjusted field traverse is not more than 1:10,000 and has been adjusted by least squares (Star*Net) method.
5. This parcel is located in a Zone X, area outside the 0.2% annual chance of flooding, flood area per the North Carolina Floodplain Mapping Program.

BK 30 PG 80 - 80 (1) DOC# 738899
This Document eRecorded: 03/04/2024 03:30:09 PM
Fee: $21.00 Tax: $0.00
Watauga County, North Carolina
Amy J. Shook, REGISTER OF DEEDS

Existing 1/2" Conduit located S02°41'35"W 42.08' from Existing 1/2" Conduit

Existing 3/4" Pipe

tie S12°17'15"W 72.37'

tie S24°28'30"W 165.73'

Existing 1/2" Conduit

tie S12°38'40"W 92.71'

Joseph H. Grimes, Sr.
Book of Records 535 at page 563

tie S12°06'25"W 31.64'

Existing 1/2" Conduit

S82°05'35"E 271.51'

14' Building Setback

Existing 1/2" Conduit

Jamie Lynn Goodman
Book of Records 1576 at page 759

WYN Way

edge of asphalt

fence

Spike Set

power pole

fence

bike rack

building

ramp

power box

HVAC

one story wood frame building

garden

wall

curb & gutter

concrete wall

garden

concrete wall

steps

asphalt drive

"X" tie wall

10" drain pipe

"X" tie wall

rip-rap rock

"X" tie wall

steps

curb & gutter

sidewalk

curb & gutter

curb & gutter

asphalt parking

catch basin

catch basin

concrete drain box

curb & gutter

power pole

power pole

power pole

N23°55'45"E 222.64'

20' Building Setback

98.28'

power pole

Existing 1" Pipe

S15°47'10"W 240.47' total

14' Building Setback

142.19'

Mark Daniel Bradbury
Book of Records 1651 at page 96

5/8" Rebar Set located N08°46'35"E 3.16' from Existing 5/8" Rebar

Old Turnpike Road (dirt)

power pole

N62°41'45"W 100.00'

14' Building Setback

5/8" Rebar Set located N70°21'20"W 4.88' from Existing 3/4" Conduit

1.597 acres

Dana L. Folk
Book of Records 299 at page 37

N82°52'55"W 90.77'

14' Building Setback

N85°45'10"W 117.19'

Existing 1/2" Conduit

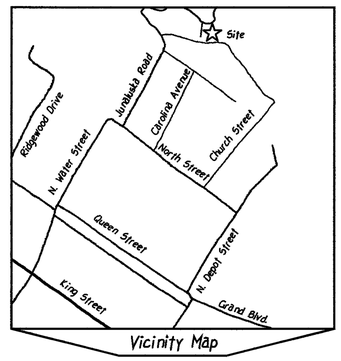
tie N80°07'20"W 187.92'

Existing 1/2" Conduit

Town of Boone
Book of Records 51 at page 661

BEGINNING
Existing 3/4" Pipe located S21°26'10"E 2,839.12' from NCGS Monument "WHITENER" with chords= N=913,758.36 E=1,207,677.38 NAD '27

Watauga Post of the American Legion
Deed Book 30 at page 495



Vicinity Map

Legend

(Corner Descriptions)

- Existing Iron Pins
- Monument Set
- Control Monument
- 5/8" Steel Rod Set
- Calculated Point
- Fire Hydrant
- Power Pole
- Gate Valve
- Sewer Man Hole
- Telephone Man Hole
- Water Meter
- Boundary Lines
- Boundary Lines (adjoining)

SURVEYOR'S CERTIFICATE

I, Donald H. McNeil, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 949, page 780, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, page ____; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended, and that this survey is of existing parcels of land and does not create a new street or change an existing street. Witness my original signature, registration number and seal this 22th day of February, A.D., 2023.

Donald H. McNeil, P.L.S. L-2809

NORTH CAROLINA PROFESSIONAL SEAL ★★ L-2809 LAND SURVEYOR DONALD H. McNEIL

Boundary & As-Built Survey Property of

Watauga Youth Network, Inc.

Town of Boone -- Boone Township
Watauga County -- North Carolina

December 11, 2023

Scale is 1"=30' (1:360)

0 30' 60' 90' 120'

© Copyright

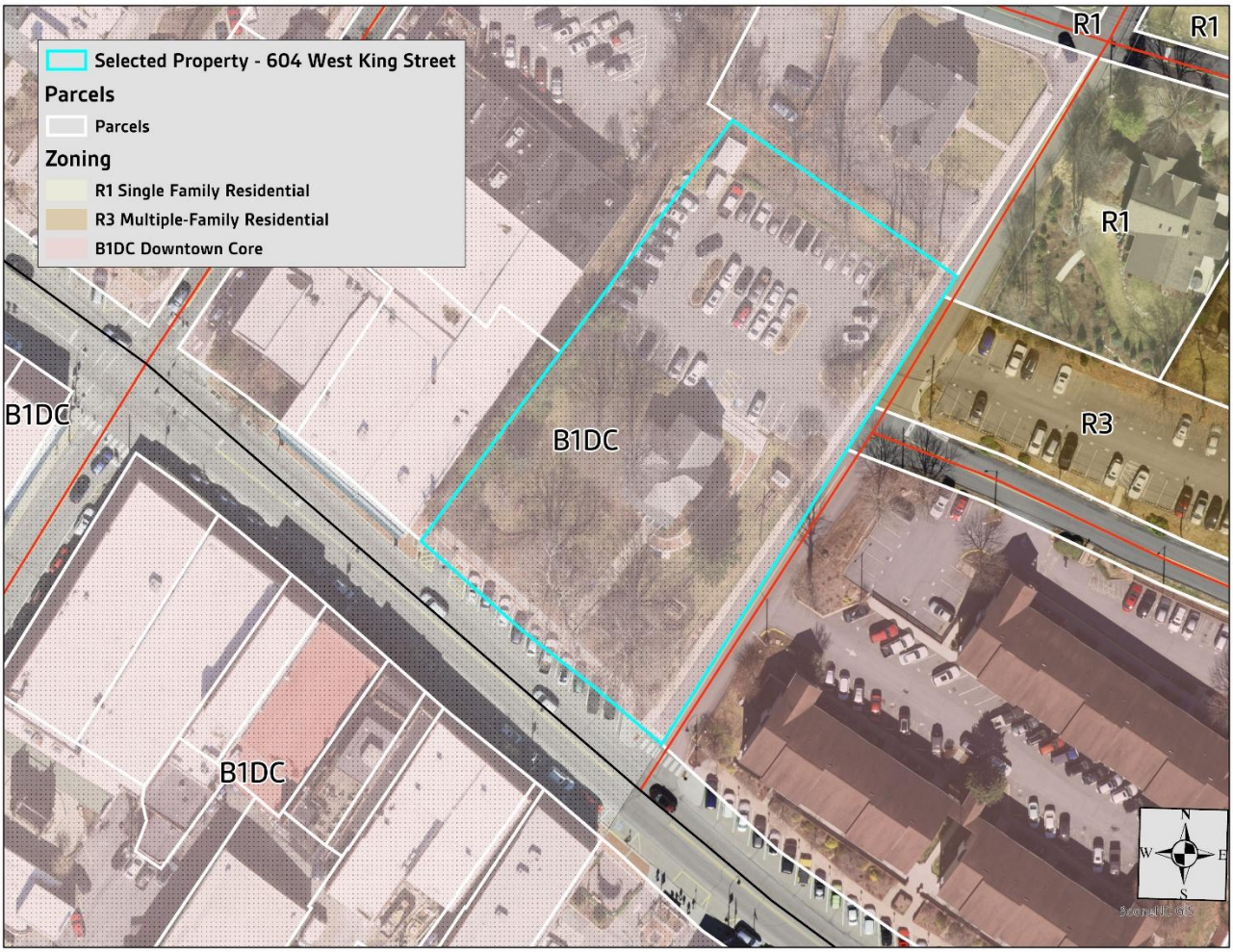
Submitted electronically by "Dustin N. Stacy PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Watauga County Register of Deeds.

Appalachian Professional Land Surveyors & Consultants, PA: C-2398
1 South / Boone, North Carolina 28607 / (828) 264-0290

Job No. 23196

Staff Report
Public Hearing
November 23, 2026
Case A25-0498 – Jones House Local Historic Landmark Designation – 604 West King Street – General Use Zoning Map Amendment

Request 2
Case Exhibits 2
History 3
Parcel Information 3
  Parcel Specifics 3
  Existing Zoning 4
  Requested Zoning 4
  Existing Site Characteristics 5
Zoning and Use of Adjacent Properties 6
Planning Staff Analysis 7
Certificate of Appropriateness 8
Conformity to Adopted Plans 9
  Boone Next: Our Town, Our Future 9
Certificate of Mailing 12
Certification of Posting 12
Planning Board Report/Recommendations 13
Town Council Action Required – November 23, 2026 13
Staff Report Exhibit A: Ordinance #A25-0498 14



Request

The Town of Boone has filed a local historic landmark application to designate the property at 604 West King Street (Watauga County PIN 2900-89-5144-000), which is processed as a general use zoning map amendment to the Town's official zoning map (local historic landmark overlay). The subject property is outlined in blue on the map above.

Case Exhibits

Staff has generated materials in addition to this Staff Report as itemized in the table below.

Exhibit #	Items
Staff Report Exhibit A	Ordinance #A25-0498 (Included in Staff Report)
Staff Report Exhibit B	Final Revised Jones House Local Historic Landmark Designation Report, dated October 6, 2026
Staff Report Exhibit C	Minutes from the August 11, 2026, HPC Advisory meeting for initial consideration of the designation report
Staff Report Exhibit D	NC State Historic Preservation Office (SHPO) Review Letter and Supporting Documents, dated September 28, 2026
Staff Report Exhibit E	Minutes from the October 6, 2026, HPC Advisory meeting for review of SHPO's comments and discussion of revisions to the designation report

History

October 21, 2021	The parcel (Watauga County PIN 2900-89-5144-000) was rezoned from B1 Central Business to B1 Downtown Core with the Unified Development Ordinance (UDO) text amendment for the B1 Downtown Expansion as part of Downtown Boone Local Historic District overlay.
August 11, 2026	The Town of Boone Historic Preservation Commission (HPC) reviewed a final draft on August 6, 2024, and recommended the local historic landmark designation report for the Jones House, pending the discussed revisions. Staff finalized the report, and on August 11, 2026, the HPC reviewed the revised report. (Staff Report Exhibit B, modified October 6, 2026) The HPC made a motion for the Town Council to recommend approval of the report for submission to the North Carolina State Historic Preservation Office (SHPO) for their review. (Staff Report Exhibit C)
August 26, 2026	Town Council approved of the HPC's request for consideration of the report and approval for Staff to send the report to SHPO.
August 28, 2026	Staff sent the designation report to the SHPO for comment pursuant to NC General Statute 160D-946.
September 28, 2026	Staff received official written comment from the SHPO on the local historic landmark designation report, including comments from the Office of State Archaeology. (Staff Report Exhibit D)
October 6, 2026	The HPC discussed the SHPO's review letter, revisions to the report, and made a motion to recommend designation of the Jones House as a local historic landmark and to begin the process for a public hearing. The HPC also discussed regulatory standards for this property, including for the standards to be the existing historic district (Downtown Boone Local Historic District) standards and, broadly, the Secretary of the Interior's Standards for Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (otherwise referred to as the Secretary of the Interior's Standards for Rehabilitation). This decision is until such time as Staff includes landmark properties within Appendix D revisions. The ordinance contains this language in regards to applicable standards to the property. (Staff Report Exhibit E).

Parcel Information

Parcel Specifics

Property Owner	Town of Boone
Address	604 West King St
Watauga County PIN(s)	2900-89-5144-000
Use	5.01 Government Cultural Facility
Use Definition	A building owned or operated by a government entity in which objects of interest or performances in the fine arts, humanities, or sciences are displayed, preserved or presented for exhibition or education of the general public.

Size	1.06 acres
Access	West King Street, Grand Boulevard
Steep or Very Steep Slope	Yes

Existing Zoning

Watauga County PIN(s)	2900-89-5144-000
Existing Zoning	B1 Downtown Core District (B1DC) B1 Downtown Core District: The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass. Downtown Boone Local Historic District (Overlay District – Defined in UDO Appendix D) Local historic district designation is a type of zoning that applies to a group of contiguous properties. As with historic landmarks, owners who wish to make certain kinds of changes to properties in historic districts must first have their plans reviewed and approved by the Commission. Historic District designation triggers an overlay district, meaning that the existing zoning laws in effect still apply to the district, but the additional regulations set forth by historic designation would also apply. Historic District (Overlay District) – UDO Article 14 UDO Subsection 14.43.01 – Historic districts are established as overlay districts intended to preserve historic landmarks and districts within the Town pursuant to Article 8 Historic Preservation.

Requested Zoning

Zoning Overlay Description	Overlay District – UDO Article 14 UDO Subsection 14.01.02 – Overlay districts are those districts that overlap one or more general use districts and contain standards in addition to the underlying general use or conditional district zoning standards. Where requirements conflict, overlay district standards supersede general use district standards. Historic Landmark – UDO Article 34 A building, structure, site, area, or object deemed to be of special significance in terms of its history, prehistory, architecture, or culture and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

Existing Site Characteristics

The property for designation is on one parcel, where the site fronts West King Street to the south and Grand Boulevard to the east. Adjoining properties face the property to the north and west. A portion of the property in the northwest corner has a few areas of steep slope (30-50%) that border adjoining properties (see corresponding elevation contour map below).

The elevation at the stair entrance off West King Street is approximately 3,246'. From that point, the property is pedestrian access only, with the parking lot at the northern portion of the property. The site rises roughly 28' in elevation from West King Street to the front yard of the property. The highest point of the property is the northeast portion near Grand Boulevard. Property photos and an elevation contour map are provided to support this information.

Photo 1



Photo 2

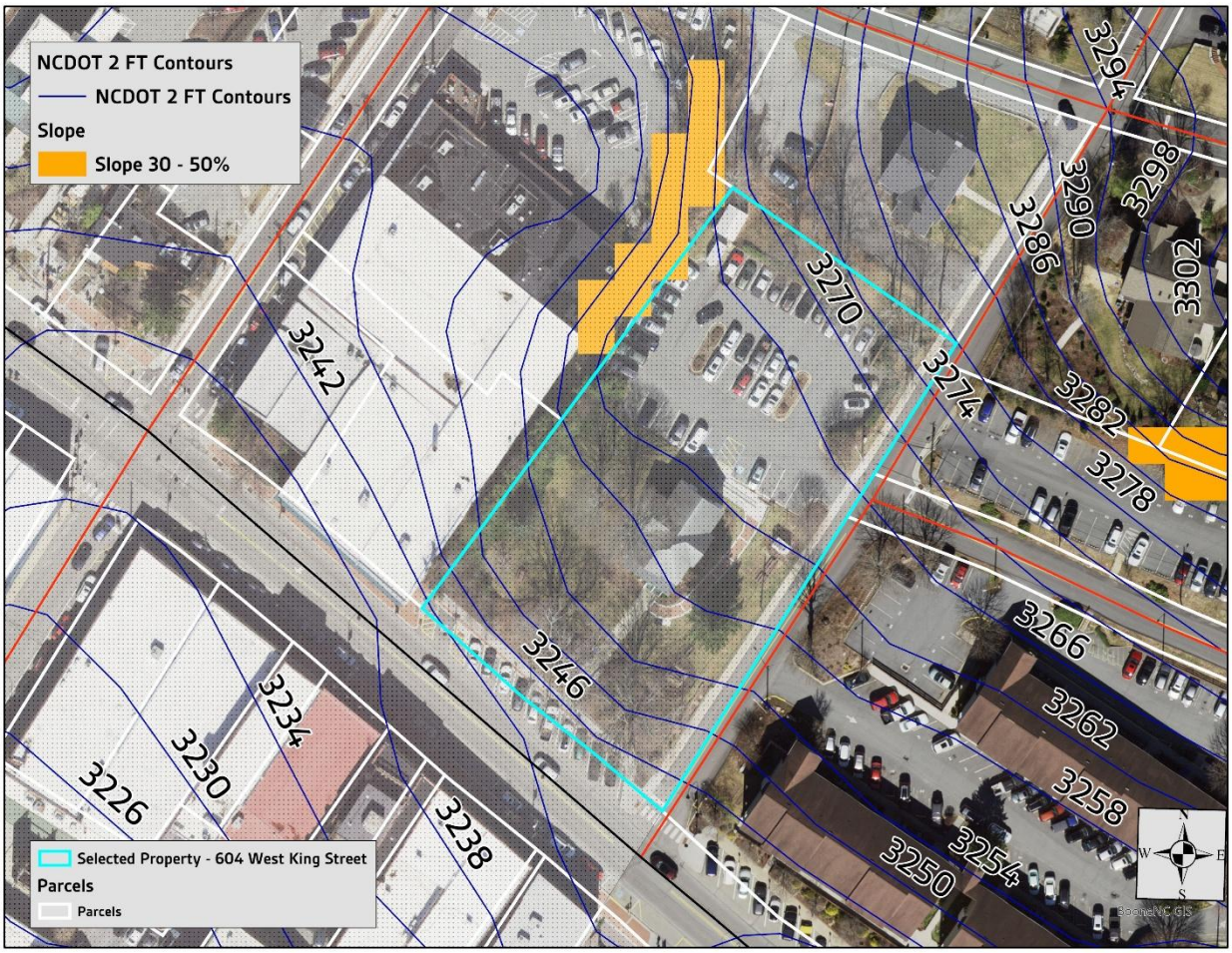


Photo 3



Photo 4





Zoning and Use of Adjacent Properties

	District	Use
North	B1DC Downtown Core	Government facility for tourism-related marketing and infrastructure development
East	B1DC Downtown Core, R3 Multiple-Family Residential, R1 Single Family Residential	Multi-family (condominiums), parking lot, single-family residential home
South	B1DC Downtown Core	Commercial businesses
West	B1DC Downtown Core	Commercial businesses

North:



South:



East:



West:



Planning Staff Analysis

The Town of Boone is requesting approval for Local Historic Landmark designation for the property. Pursuant to UDO Subsection 8.02.01 the Council may adopt, amend or repeal Ordinances designating one or more historic landmarks. No property shall be recommended for designation as a historic landmark unless it is deemed and found by the Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

Each property designated as a landmark shall be identified in the Ordinance, along with the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural, or prehistorical value, including the land area of the property so designated, and any other information the Council deems necessary. For each building, structure, site, area, or object so designated as a historic landmark, the Ordinance shall require that the waiting period set forth in this Article be observed prior to its demolition. For each designated landmark, the Council may also provide for a suitable sign on the property indicating that the property has been so designated, and if the owner consents, the sign shall be placed upon the property. Otherwise, the sign shall be placed on a nearby public right-of-way.

Designation of historic landmarks is also regulated by NC General Statutes 160D, Part 4 Historic Preservation. Specifically, 160D-946 sets forth the process for landmark designation as follows:

Requirement	Jones House Compliance
The Department of Cultural Resources, acting through the State Historic Preservation Officer, shall, upon request of the department or at the initiative of the preservation commission, be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this Part. Any comments shall be provided in writing. If the Department does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the Department of the investigation and report of the preservation commission, the commission and any governing board shall be relieved of any responsibility to consider such comments.	1. HPC reviewed and recommended approval of the request for local historic landmark designation on August 11, 2026. (See Staff Report Exhibit C) 2. Planning Staff sent the report to NC State Historic Preservation Office on August 28, 2026, for review and comment following Town Council approval on August 26, 2026. 3. Planning Staff received official comment from NC State Historic Preservation Office on September 28, 2026. (See Staff Report Exhibit D) 4. HPC reviewed comments from SHPO on October 6, 2026, and revised the report for minor clarifications. (See Staff Report Exhibit C and E)
The preservation commission and the governing board shall hold a joint legislative hearing or separate legislative hearings on the proposed regulation. Notice of the hearing shall be made as provided by G.S. 160D-601. [requirements for Public Hearing to amend Zoning Ordinance or Zoning Map].	Public Hearing with the Historic Preservation Commission, the Planning Commission, and Town Council scheduled for November 23, 2026. PC expected to make a recommendation on November 23, 2026, or a further date specified as decided at the hearing. HPC expected to make a recommendation on December 1, 2026.
Following the hearings, the governing board may adopt the regulation as proposed, adopt the regulation with any amendments it deems necessary, or reject the proposed regulation.	For Council consideration at the December 9, 2026, Town Council meeting.

Certificate of Appropriateness

From and after the designation of a landmark, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved as detailed in UDO Article 8 Historic Preservation Procedures and Appendix D Downtown Boone Local Historic District Design Standards and Handbook.

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 6

Continue supporting Downtown Boone's vibrant mix of businesses, residences, retail, restaurant, entertainment, and civic uses, while preserving its cherished distinctive human-scale character.

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.

- New development in Downtown Edge areas will be compatible with downtown's historic human-scale feel and help strengthen the town's gateways into downtown.
- New buildings should frame streets with well-designed permeable edges, develop new civic spaces, and create "outdoor rooms" where possible – places that are comfortable, interesting, and inviting to people for leisure and gathering.
- New outdoor parks and plazas can contribute to placemaking and economic development.

Planning Principle 11

Continue to preserve and enhance Boone's historic buildings and places.

Historic preservation is fundamental to maintaining our cherished small town character, contributing to residents' quality of life, and remembering our history.

- Build upon downtown's status as Boone's social and civic center and create additional compelling public spaces to foster interaction among residents.
- Preserve and encourage stewardship of historic buildings.
- Encourage development of vacant spaces to meet the needs and desires of a diverse community.

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

- Promote better interjurisdictional and long-range planning between and among the town, Watauga County, and utility providers.
- Encourage long-term fiscally and environmentally sustainable growth by carefully managing the extension of taxpayer-funded town services

- Encourage infill development
- Inform developers, landowners, farmers, and residents with respect to the town's priorities and approach to the growth of its corporate limits
- Provide policy guidance to town decision-makers regarding annexations, town service provision, fees and incentives, and locations for capital improvements

This property is located within the Priority Growth area.

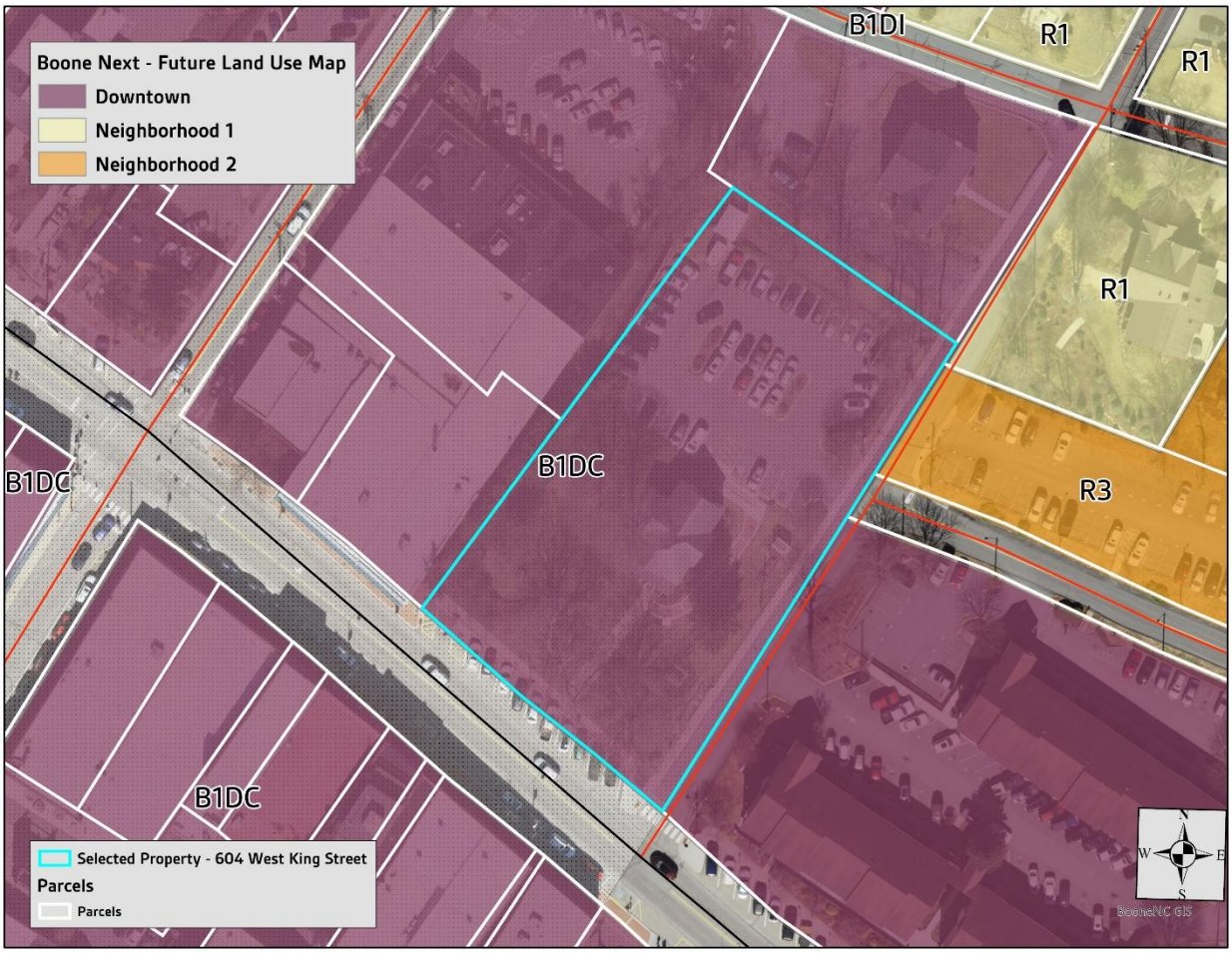
Priority Growth Area is land where growth is most encouraged; designated as Downtown, Downtown Edge, and Walkable Mixed Use on the Future Land Use Map.

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 Downtown land use type. Please see below for more details on this land use type.

Description	Objectives	Primary Uses
Downtown Boone is the historic and cultural heart of Boone. Development features a blend of historic buildings, some dating back to the early 1900's or earlier, alongside more recent construction. This area supports a mix of retail, restaurants, business and professional offices, and residential uses. Buildings are up to three stories, limited in width, located close to the sidewalk, and include ample transparent windows and doors along first floors that make them architecturally interesting while	• Retain historic character through continued preservation • Ensure new infill development is architecturally sympathetic to historic buildings and incorporates high quality architectural design and materials • Enhance streetscapes with street trees, wider sidewalks, pedestrian amenities, safer intersection crossings, and burying utilities where feasible	• Vertical mixed-use with ground floor commercial and upper story residential and/or appropriate commercial uses • Limited light industrial/manufacturing uses with minimal external impacts

activating the sidewalk by creating a safe, interesting, and inviting atmosphere. Driveways and surface parking are limited in this land use type. Where appropriate, wider sidewalks and street trees adjacent to the curb enhance the pedestrian experience and promote a sense of place.		

Goals & Policies

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 1.3.1: Support Preservation of Historic Properties and Districts
Support identification, stewardship, and preservation of historic and culturally valuable properties and Boone's historic districts, including features of both the private and the public realm.

Policy 1.3.3: Reference Historic Patterns in New Development
Design of new development should reference existing historic context and patterns while recognizing the importance of neighborhoods that feature a variety of building types.

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.

Policy 1.3.5: Promote Connectivity Between Centers
Connect existing areas of historic downtown and adjacent areas through enhanced streetscapes. Prioritize connections to downtown and other key activity centers, particularly those undergoing redevelopment into more walkable and transit-oriented types of places.

Certificate of Mailing

I, Brenda Henson, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on October 30, 2026.

/s/ Brenda Henson

Brenda Henson, Administrative Coordinator

Certification of Posting

I, Darrell Pulliam, certify that the subject property was posted as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on October 30, 2026.

/s/ Darrell Pulliam

Darrell Pulliam, Building Code Official

Planning Board Report/Recommendations

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

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

Note 1

_____

_____

_____

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

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of Ordinance #A25-0498 within Exhibit A and ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

_____

_____

_____

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

Town Council Action Required – November 23, 2026

No Council action is anticipated at this November 23, 2026, Public Hearing. Final consideration would occur at the December 9, 2026, Town Council meeting upon receipt of the Planning Commission's and Historic Preservation Commission's recommendations.

Staff Report Exhibit A: Ordinance #A25-0498

ORDINANCE # A25-0498

AN ORDINANCE TO DESIGNATE THE JONES HOUSE AS A LOCAL HISTORIC LANDMARK PROPERTY

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 has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to designate the parcel identified below as a Local Historic Landmark:

Address:	604 West King Street
Watauga County PIN:	2900-89-5144-000
Property Owner:	Town of Boone

WHEREAS, the Town of Boone has created the Boone Historic Preservation Commission ("HPC") as a historic preservation commission having the authority to exercise, within the planning jurisdiction of the Town, all powers and duties conferred by Part 4 of Chapter 160D of the North Carolina General Statutes; and

WHEREAS, the HPC duly adopted (i) rules of procedure and (ii) principles and guidelines for the alteration, restoration, relocation, or demolition of properties designated as landmarks at its regular meeting held January 12, 2016; and

WHEREAS, the HPC issued a Landmark Historic Landmark Designation Report on August 11, 2026, revised October 6, 2026, recommending designation of the Property as a historic landmark; and

WHEREAS, as set forth in detail in the Landmark Designation Report, the HPC has determined that the Property is of special significance in terms of its historical and architectural importance, and possesses integrity of design, setting, workmanship, materials, feeling and association; and

WHEREAS, the Landmark Designation Report was submitted to the State Historic Preservation Office ("SHPO") of the North Carolina Department of Cultural Resources for review and comment; and

WHEREAS, the SHPO has reviewed the Landmark Designation Report and issued a letter of comment dated September 26, 2026, in which it noted that the Property is of special local significance for its architecture that has remained largely unchanged and as one of the oldest Queen-Anne influenced properties in the Town of Boone, and the Jones House is locally significant for its association with Dr. John Walter Jones; and

WHEREAS, the Boone Historic Preservation Commission held a duly-noticed public hearing on November 23, 2026, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein, and following said hearing voted to confirm its recommendation that the Town Council designate the Property as a historic landmark; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing November 23, 2026, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing and the information contained in the HPC's Landmark Designation Report; and

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

WHEREAS, the Boone Town Council finds that the Property is of special historical, architectural, and cultural significance, and possesses integrity of design, setting, workmanship, materials, feeling and/or

association, as described by the Brief Statement of Significance in the Local Historic Landmark Designation Report as:

The exterior of the John Walter Jones House, one of the oldest surviving, residential, Queen Anne-influenced properties in Downtown Boone, has remained largely unchanged since its initial construction in 1908. It was built as a family home for Dr. John Walter Jones, one of Boone's first physicians. The house is significant at the local level under Criterion B because of its association with John Walter Jones (1908-1925). The John Walter Jones House is also significant under Criterion C as a rare and outstanding example of Queen Anne-influenced architecture within the town limits of Boone.

The Jones House retains an impressive amount of historical integrity, given its change in hands throughout the years and its loss of many acres on the original property. The house retains its original form and appearance, sans an early twenty-first century porch addition (circa 2009-2010) at the rear (north) elevation of the house. While there are also important interior elements that are reflective of the Jones House's period of significance, alterations to some of these elements has had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

The proposed designation includes the exterior of the John Walter Jones House, the house's adjoining grounds, and the two large, Civil War-era, sugar maple trees at the front (south) edge of the parcel on the bluff overlooking King Street; and

WHEREAS, the Boone Town Council finds the Property's preservation should be encouraged and ensured; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. The Boone Town Council hereby designates the property at 604 West King Street, Watauga County PIN: 2900-89-5144-000 (Case A25-0498), known as "Jones House" as a Local Historic Landmark.

SECTION 2. A sign designating the Jones House may be placed on the property or in a nearby right of way designating the properties and Local Landmark Designations.

SECTION 3. The review process provided by Article 8 and Appendix D of the Town's Unified Development Ordinance ("UDO") shall be observed prior to demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated Property. As the period of significance of the Jones House is from 1908 to 1925 for its Association with Significant Person(s) and Architectural Significance and the period of significance for the historic district is 1918 to 1964, the guiding standards for the property, at the time of adoption, will be the existing district standards, UDO Appendix D, and broadly, the Secretary of the Interior's Standards for Rehabilitation & Guidelines For Rehabilitating Historic Buildings, until such time as the Boone Historic Preservation Commission writes standards for the individual landmark and those standards are officially approved.

SECTION 4. In the event relocation, demolition or destruction of the Property is authorized as provided by law, such action may be delayed up to 365 days as provided by Article 8 and Appendix D of the UDO and NC General Statutes 160A-400.14.

SECTION 5. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the ___th day of _____, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk

BOONE HISTORIC PRESERVATION COMMISSION
LOCAL LANDMARK DESIGNATION REPORT

The John Walter Jones House
604 West King Street, Boone, NC 28607



Prepared by Riley Ziegler with assistance from Dr. Eric Plaag and
the Boone Historic Preservation Commission
Final Draft, June 6, 2025
Revised October 6, 2026

Cover Image: The front (south) exterior of the John Walter Jones House, August 2023, image courtesy of Riley Ziegler

Local Historic Landmark Designation Report: John Walter Jones House (WT0008)

I. General information

A. Common and Historical Property Names

John Walter Jones House

B. Physical Address or Location

604 W King St, Boone, NC 28607

*C. Tax Parcel Identification Number (PIN)**

2900-89-5144-000

D. Current Owner(s) Name(s)

Town of Boone

E. Current Owner(s) Mailing Address(es)

567 West King St., Boone, NC 28607

F. Appraised Value of the Land [1] (a copy of the most recent tax card will suffice)

$1,426,500

G. Appraised Value of the Building

$204,460

H. Date of Construction

The John Walter Jones House was originally built in 1908. After the death of John Walter Jones, his wife, Mattie, added an addition to the rear of the home (circa 1925-1930).

I. Historical Significance

Areas of Significance:

Criterion B: Association with John Walter Jones: 1908-1925

Criterion C: Architecture Period of Significance: 1908-1925

[1] "The term "appraised" is standard NC State Historic Preservation Commission (NC SHPO) language listed in their required formatting for local landmark designation reports, but the listed figures do not reflect any formal appraisal by a licensed appraiser. These figures are assessed values pulled from Watauga County tax cards, as required by the NC SHPO.

II. Brief Statement of Significance

The exterior of the John Walter Jones House, one of the oldest surviving, residential, Queen Anne-influenced properties in Downtown Boone, has remained largely unchanged since its initial construction in 1908. It was built as a family home for Dr. John Walter Jones, one of Boone's first physicians. The house is significant at the local level under Criterion B because of its association with John Walter Jones (1908-1925). The John Walter Jones House is also significant under Criterion C as a rare and outstanding example of Queen Anne-influenced architecture within the town limits of Boone.

The Jones House retains an impressive amount of historical integrity, given its change in hands throughout the years and its loss of many acres on the original property. The house retains its original form and appearance, sans an early twenty-first century porch addition (circa 2009-2010) at the rear (north) elevation of the house. While there are also important interior elements that are reflective of the Jones House's period of significance, alterations to some of these elements has had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

The proposed designation includes the exterior of the John Walter Jones House, the house's adjoining grounds, and the two large, Civil War-era, sugar maple trees at the front (south) edge of the parcel on the bluff overlooking King Street.

III. Architectural Description

The Jones House originally was sited on six acres of land. However, due to expansions made to King Street and sales of parcels of land, the Jones House is now seated on a one-acre lot with many features scattered across the lawn. The lawn at the front (south) of the house features decorative iron fencing extending across the property's extreme front (south) end. Two composite lumber picnic tables and one solar shelter, together provide three outdoor seating areas on the southeast and east of the house. Two large historic sugar maple trees dating to the American Civil War period occupy the bluff over King Street at the extreme front (south) end of the property. These trees were previously part of a group of three, with one cut down due to poor health. Cables have been added to the two remaining trees to support the larger branches. While the trees carry significance, there are ongoing evaluations of the trees' health and safety; over time, the trees may have to be carefully removed. A quarried stone and mortar retaining wall separates the property from the sidewalk along King Street. This retaining wall was added by the WPA in 1938 as a part of the cutting back of the property to facilitate the widening of Main Street. The lot on which the Jones House resides steeply rises about six feet above the retaining wall before leveling off.

The Jones House is positioned to the west of Grand Boulevard and overlooks King Street from the north. It is a classic example of a Queen Anne-influenced building. It is a two-story home with an attic and a small basement featuring projecting bays on three sides and an addition (circa 2009) to the rear. A pyramidal roof with gables to the sides and front covers the top of the building. Raked molding is present on these gables. The rear addition (circa 2009-2010) of the house, added in the mid-2000's for ADA accessibility, is not covered by the same pyramidal roof but by a gabled roof. The exterior of the house is clad in horizontal wood weatherboard and the roof is constructed of asphalt shingle not thought to be

original to the house.

There are two entrances to the home: a door on the front (south) first-floor elevation and a door on the rear (north) first-floor elevation. One-over-one, double-hung sash wooden windows decorate the front (south), side (east), rear (north), and side (west) first and second-floor elevations. One of the most notable alterations to this home is an addition to the rear (north) elevation that is an enclosure of a sleeping porch (circa 1925-1930). Based on photographs of the home found in Digital Watauga's Mazie Jones Levenson Collection, we can estimate this addition was built sometime between 1925 and 1930.[2] As Mrs. Jones frequently housed boarders after the death of her husband, it was most likely added to accommodate these boarders.



Earliest known image of the full Jones House. A notation on the back says "about 1910", but this is probably too early. Standing on the front porch looks to be Mattie Jones with a young Mazie Jones, so possibly 1915 or 1916. Note the open porch on the back of the house and the barn in the east yard. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project. [2]

The first-floor elevation at the front (south) of the house features a semi-circular wooden porch enclosed by wooden railings that present turned spindles for decoration. This railing has been cut at the sides to allow for its removal for live outdoor music. When not removed, it locks in place with metal latches. A double staircase constructed of wood allows access to the east end of the porch. The front steps are flanked on either side by wooden railings and host a center wooden railing, neither of which is thought to

[2] Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project. Image digitized and accessed in 2023.

be original to the house. Six wooden Doric columns serve as support for the porch roof. The porch itself sits on red brick piers that have been covered by a white lattice. This brick is not original. It was replaced in August 1985, matching the original brick both in color and dimension, likely as part of the effort to lift the house to install an HVAC system. The first-floor bay features a large, wooden one-over-one, double-hung sash window divided unevenly from top to bottom to provide a better view from the parlor. It is flanked by two single, one-over-one, double-hung sash wooden windows on either side. A paneled wooden door flanked by another single, one-over-one, double-hung sash wooden window, serves as the main entrance to the front (south) of the house. The wood door features three small vertical panels at the bottom and two horizontal panels above and below a square glass opening. The door frame features indents for the number 124 which has since been painted over but remain visible. The second-floor elevation at the front (south) features a wide dormer that houses a single, one-over-one, double hung sash window. Painted wooden shakes cover the dormer. Below it, an asphalt shingle pent roof juts out. A bay containing three single, one-over-one, double hung sash windows sits below the jut roof. To the east of the bay, two more single, one-over-one, double hung sash windows can be found sat directly next to one another.

The first floor of the side (west) elevation from north to south features four wooden one-over-one, double-hung sash windows lined in a row. These windows lie at the north end of the elevation where the porch had previously been filled in. Hooks lined above these windows once held a screen or awning that no longer exists. This suggests the area may have, at one time, been a three-season porch area. In the center of this side of the house is a three-section bay. The first-floor bay contains a one-over-one, double-hung sash wooden window, which shows water damage that has since been repaired and painted. A painted weatherboard fence and gate extend from the center of this gable to house an outdoor air conditioning unit. This fence and gate were a later addition by the Town of Boone between April and June of 2021. The gable extending over these windows is notably off-center and includes a single, one-over-one, double-hung sash wooden window, as well as painted wood shakes underneath the gable. To the south of the projecting bay, the primary elevation of the house features a single, one-over-one, double-hung sash wooden window. The secondary elevation of the side (west) elevation from north to south features a single, one-over-one, double-hung sash wooden window. A similar bay with two one-over-one, double-hung sash wooden windows sit in the center of the home. To the south of the projecting bay, the secondary elevation of the house features a single, one-over-one, double-hung sash wooden window.



The Jones House in the snow, after the cutting back of the embankment for the widening of King Street. 1939. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project. [2]

The rear (northwest corner) portion of the house is part of the circa 1925-1930 addition most likely considered by Mrs. Jones after the passing of her husband. Photographs included in this report, those circa 1915-1916 and 1939, comparatively reveal a difference in the rear of the house and roof line indicating the addition occurred after photographic evidence of 1910 and before 1940. Recent renovations to the interior of the Jones House's kitchen have revealed portions of the original open porch that once sat here. This porch would most likely have included a flat or pitched roof that, when enclosed, was built into a gabled roof, as shown by melded seams in the roofing in the attic. Upon looking at the exterior, there is a visible, thin lintel that indicates the location of the previous porch roof and the addition (circa 1925-1930) that is the enclosure of the porch. To the side (west), there's a wooden storage area not original to the house. In the center of the wall is a shed roof portico supported by columns. At the lower elevation, the rear (north) end of the house features a wooden door capped by a painted transom in the center of the first elevation. To the east of this entrance is a concrete accessibility ramp extending towards the parking lot located at the rear of the house. The porch and accessibility ramp as they exist now were most likely added in the mid-2000s (circa 2009-2010) after the Town of Boone's acquisition of the house. The alteration involved moving the rear entrance, changing the back door entrance by moving a window opening to a door opening. The secondary elevation of the side (north) elevation features a gable with a single, one-over-one, double-hung sash at the center and painted wood shakes underneath. Beneath the gable sit two single, one-over-one, double-hung sash windows. They are notably out of line with the window featured in the gable.

The primary elevation southeast corner of the side (east) elevation features a single, one-over-one, double-hung sash, wooden window. A single one-over-one, double-hung sash, wooden window serving as a stairwell window also sits to the southeast of the prominent projecting bay. A projecting bay sits in the

center of both elevations, covered by an off-centered gable that features a single, one-over-one, double-hung sash, wooden window, and painted wood shakes underneath. The bay features three wooden one-over-one, double-hung sash, wooden windows on both the first and secondary elevations. To the right of the bay on the first elevation sits a one-over-one, double-hung sash, wooden window. The secondary elevation southeast corner of the side (east) elevation features a single, one-over-one, double-hung sash, wooden window. Centered between the windows on the primary and secondary elevation and to the far side (north) of the house sits another single one-over-one, double-hung sash, wooden window that serves as a window into the stairwell at the back (north) of the house.

Alterations to the interior have modified the space to make it feasible for Town operations for the Cultural Resources Department. Such alterations include closet and kitchen spaces at the rear circa 1925-1930 addition.

IV. Historical Background

The Jones House is significant at the local level as one of Boone's few remaining examples of pre-WWI Queen Anne influenced architecture. It also retains added significance for its association with Dr. John Walter Jones, one of the first and most prominent physicians in the town of Boone. Originally a native of Allegheny County, North Carolina, Dr. Jones moved to Boone in 1902 after attending Chattanooga College of Medicine. He intended to practice medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families. It was through the Blackburn family that Dr. Jones would meet his wife, Mattie Mae Blackburn.

Dr. Jones and Mattie Blackburn were married in May 1907. At this time, the newlywed Jones couple began their search for a place to build their home. They selected six acres near Boone's commercial district, one of the oldest sites in Boone, to build their home. The site had previously been occupied by a member of the Green family.[3] It had also once been home to George N. Folk, a local lawyer.[4]

Building materials for the house were obtained through the bartering of materials for medical services. The Watauga Democrat reported that the house was quickly completed and that Dr. and Mrs. Jones intended to move into their newly constructed home in April of 1908.[5] After Thomas Blackburn's move to Hickory, Dr. Jones took over the practice they started together. This successful practice is what funded Dr. Jones's changes to the home to subscribe to new trends and needs. Some of these additions included technology such as running water, an ice house, a barn, and a stable (following the purchase of livestock).[6] Dr. Jones also invested in electricity as soon as it was available. Dr. and Mrs. Jones went on to raise two children, Mazie and John Walter Jones, Jr., in this home.[7]

Perhaps one of the most significant ways Dr. Jones was important to Boone was the part he played in the Watch Boone Grow Campaign. The Watch Boone Grow Campaign launched in 1919 following the arrival of the Linville River Railway. It intended to turn Boone into a thriving commercial district. Dr. Jones

[3] John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

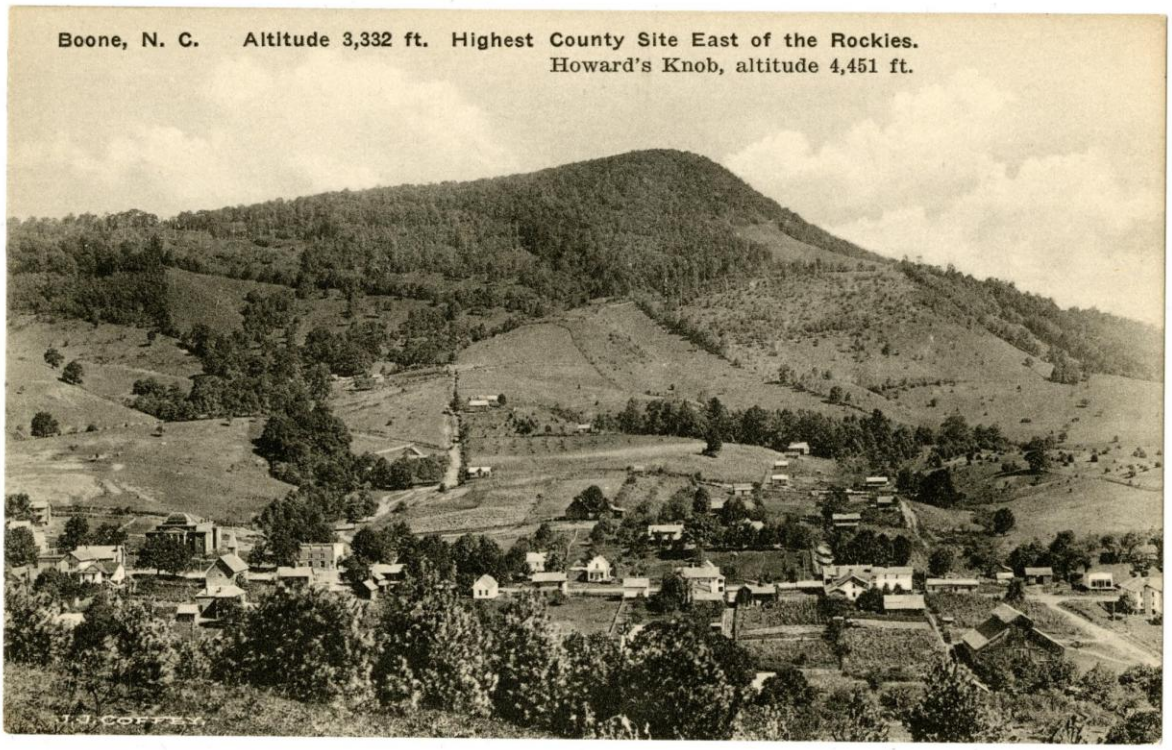
[4] Ibid.

[5] "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 23, 1908," Library of Congress, April 23, 1908, https://www.loc.gov/item/sn82007642/1908-04-23/ed-1/.

[6] Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

[7] Ibid.

contributed to this effort by electing to sell sections of his land to help create business blocks. The area he sold was called "the Jones Block" and included the area where the Mast General Store currently stands.



A black and white postcard depicting an aerial view of the town of Boone prior to the "Watch Boone Grow" Campaign. The intersection at the far right is Depot and King, with Dr. Jones's offices located near the northeast corner. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.[8]

One building included on this "Jones Block" that Dr. Jones played a role in founding was Boone Drug. Originally, Dr. Jones had donated space in his office for the pharmacy to work out of until the construction of their own building was completed.[9] However, post-completion of the Boone Drug office on King Street, Dr. George Kelly Moose - founder - quickly moved out of the space Jones had provided.

Dr. Jones was an active citizen of the town of Boone in various other ways as well. He is noted by the Watauga Democrat as being a member of one of Boone's Public Health Committees in 1920 during an outbreak of the "flu".[10] It's also suggested that Dr. Jones was an avid hunter and fisherman; many articles in the Watauga Democrat mention his escapades with other physicians and friends such as H.W. Horton to hunt both deer and boar.[10] Dr. Jones is also noted as helping to keep Boone's ecological systems in check through applications to the government for the release of protected fish, particularly the population

[8] Image Courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project. Note, this image is titled "Highest County Site East of the Rockies Postcard." When this image is enlarged, it can be inferred that where the Jones House is located, the front of the house is covered by three large trees.

[9] "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 27, 1922," Library of Congress, April 27, 1922, https://www.loc.gov/resource/sn82007642/1922-04-27/ed-1/?sp=3.; "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), August 14, 1919," Library of Congress, August 14, 1919, https://www.loc.gov/resource/sn82007642/1919-08-14/ed-1/?sp=3.

[10] "Image 2 of Watauga Democrat (Boone, Watauga County, N.C.), March 25, 1920," Library of Congress, March 25, 1920, https://www.loc.gov/resource/sn82007642/1920-03-25/ed-1/?sp=2.

of brook trout.[11] An article by J.M. Downum found in the Watauga Democrat deemed that Dr. Jones was, "...a man far above average, of superior intellect, a kind heart, and a helpful hand for many a needy one."[11] It was noted that "a vast multitude" of people came to pay their last tributes to Dr. Jones at his funeral service, as "perhaps no doctor ever had a stronger hold on the people of this country than did he."[12]

In 1924, Dr. Jones became ill with what was diagnosed as pneumonia. He was taken to Knoxville, Tennessee to receive treatment, but ultimately died on January 14, 1925.[13] Sales of portions of the six-acre lot of the Jones House began as early as 1920. This wasn't enough to keep the family afloat, however. Following the death of her husband, Mattie Jones began taking in boarders.[14] She would continue this practice well into the 1960s, when she became unable to handle the household chores involved with running a boarding house. The Jones House property would continue to decrease in size, with one of the most important sales being that of two and a half acres behind the house in 1939.

V. Additional Historical Background

In the 1930s, the Jones family began to go their separate ways. John Jones, Jr., son of Dr. and Mrs. Jones, joined the Navy and died in 1938 following a failed operation. Mazie Jean, daughter of Dr. and Mrs. Jones, completed her bachelor's degree at Appalachian State Teaching College and then pursued her graduate degree at other institutions. Eventually, she and her husband, Harold Levenson, would live in Greensboro, North Carolina. The Jones House continued to be used by Mr. and Mrs. Levenson as a summer home after Mattie Jones moved to a nursing home in Greensboro and after her death in 1978. [15]

The Town of Boone purchased the home in 1983 in hopes of slowing rapid development in Boone's commercial downtown district. Several restrictions were placed on the house by Mazie Levenson, including the requirement to use the property as a cultural or historic center or park. Since then, restoration work has been completed on the house to help maintain its historic integrity. It is likely that since the Town purchased the home that it has been lifted to help with the installation of central air conditioning/HVAC system. This is visible through changes (cite changes in footnotes) seen in the basement of the home.

VI. Historical Significance

The John Walter Jones House is significant at the local level under Criterion B for its association with John Walter Jones, one of Boone's first physicians who was a part of Boone from 1902 to 1925. A native of Alleghany, Jones moved to Boone after attending Chattanooga College of Medicine. He practiced medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families at that time, from the early 1900s until he died in 1925.[16]

Jones purchased the six acres of land on which the home resides in 1907; construction was completed

[11] "Image 1 of Watauga Democrat (Boone, Watauga County, N.C.), January 24, 1929," Library of Congress, January 24, 1929, https://www.loc.gov/resource/sn82007642/1925-01-22/ed-1/?sp=1&r=-0.604,0.045,1.801,1.119,0.
[12] J.M. Downum, "Watauga Democrat. (Boone, Watauga County, N.C.) 1888-Current, January 15, 1929, Image 1," 2023.
[13] "Image 1 of Watauga Democrat (Boone, Watauga County, N.C.), January 15, 1925," Library of Congress, January 15, 1925, https://www.loc.gov/resource/sn82007642/1925-01-15/ed-1/?sp=1&r=0.186,0.154,0.938,0.582,0.
[14] Rosalie Dorsey. "The Old Timey: Interview,".
[15] Rosalie Dorsey. "The Old Timey: Interview,".
[16] John Preston Arthur. *A History of Watauga County*.

shortly after in 1908.[17] Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store.[18] When Thomas Blackburn moved to Hickory, Jones took over the practice they'd built together which allowed him to earn enough to make improvements to the home. These improvements, such as running water and electricity, helped modernize the home. While it might be viewed that Jones's office represents these modernizations, that office no longer maintains its historic integrity. Instead, the John Walter Jones House is the most obvious and direct representation of Jones's life and influence within the Town of Boone. Thus, justifying its designation as a local historic landmark based on their association with John Walter Jones.[19]

The Jones House is also significant under Criterion C for its representation of the domestic architecture of historic Downtown Boone during the late nineteenth and early twentieth centuries and its distinction as the only true Queen Anne-style home remaining in Boone. There are a variety of homes in Boone that contain Queen Anne-style elements; one such example is the Frank A. Linney House[20], noted for its wraparound porch and belonging to Frank Linney in the late nineteenth century. However, homes such as the Linney House aren't considered "true" Queen Annes, as these features were later improvements to the pre-built original building. Other homes in the Queen Anne style are not within the downtown district of Boone. The Jones house is a true Queen Anne-style home in the heart of downtown Boone in that it was originally built with features such as spindles, front-facing gables, and bay windows and maintains these features today.[21]

A few major alterations were made to the Jones house after its initial construction, including an addition (circa 1925-1930) to the rear of the home by Mattie Jones after her husband's death. The ground floor to the rear of the home originally housed an open porch covered by a second-floor enclosed space with a roof, which would have been considered the sleeping porch. This open porch would most likely have included a flat or slightly pitched roof that, when enclosed for the addition, was built up into a gabled roof. Evidence of this change includes sawn joists and cross members in the original rear slope of the Jones House roof that are visible in the attic where it is apparent that the roof had been cut away for these changes. These major modifications were done tastefully. Each was constructed using materials original to or similar to those included in the home. As a whole, the home maintains exterior historic integrity in terms of design, architecture, materials, feeling, and association. The house appears largely as it did at the time of John Walter Jones's death and retains most of its original materials.

VII. Property Included in the Local Landmark Designation

The property to be designated includes the parcel containing the John Walter Jones House, which incorporates one acre of land divided from King Street by a retaining wall and the Queen Anne-style house residing there. The house has undergone minimal exterior alterations in the years since it was sold to the Town of Boone and overall maintains its historic integrity.

[17] "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 23, 1908." The Watauga Democrat, (Boone, NC), Library of Congress, April 23, 1908. https://www.loc.gov/item/sn82007642/1908-04-23/ed-1/.
[18] Rosalie Dorsey. "The Old Timey: Interview,".
[19] Watauga County Records: Deed Book 47-308 and 48-519
[20] Eric W. Plaag, "Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT," Town of Boone, North Carolina Downtown Boone Survey Report, Contributors Paul Fuller, Nicole Holladay, and Carson Hamilton, February 2021, Corrected Edition April 2025.
[21] Plaag, "Comprehensive Architectural Survey."

This local historic landmark designation includes the two large, Civil War-era sugar maple trees because of their longevity; currently, cables support some of the larger branches. The remaining two trees have recently been evaluated to determine whether they are healthy and safe to remain on site; these evaluations will continue. If these trees must be removed for public health and safety, current local historic district standards, that would be applied to the property as a local historic landmark, require documentation from a licensed arborist to remove a dead or dangerous tree.

Staff received comments upon review by the North Carolina State Historic Preservation Office and the North Carolina Office of State Archaeology on September 28, 2026, noting that while there are no records of archaeological discoveries on the site, the site has the potential for finding remnants. The Office of State Archaeology (OSA) recommends a statement of archaeological potential for any future work on the property and that any future work should consider the potential for discovering archaeological remains when such work involves ground-disturbing activities. With the property being used as a residence for such a long period of time, workers should anticipate that intact cultural deposits from the construction and use of the property during the formative years of Boone's early development still remain on site. Such discoveries can include, but are not limited to, distinct landscape features such as fence lines, pathways, and other decorative features.

VIII. Bibliography/Source Citations

Arthur, John Preston. *A History of Watauga County, North Carolina: With Sketches of Prominent Families.* Richmond, VA: Everett Waddey, 1915. Reprinted. Easley, SC: Southern Historical Press, 1976.

Bobby Brendell Collection. Digital Watauga Project.

Ching, Francis D K. 2012. *A Visual Dictionary of Architecture*. Hoboken, N.J.: Wiley.

Dorsey, Rosalie. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

Downum, J. M. "Watauga Democrat. (Boone, Watauga County, N.C.) 1888-Current, January 15, 1929, Image 1."

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), October 19, 1905." *The Watauga Democrat*, (Boone, NC), Library of Congress, October 19, 1905. https://www.loc.gov/resource/sn82007642/1905-10-19/ed-1/?sp=3&r=-0.919,-0.048,2.837,1.763,0.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), June 27, 1907." *The Watauga Democrat,* (Boone, NC), Library of Congress, June 27, 1907. https://www.loc.gov/resource/sn82007642/1907-06-27/ed-1/?sp=3.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 23, 1908." *The Watauga Democrat,* (Boone, NC), Library of Congress, April 23, 1908. https://www.loc.gov/item/sn82007642/1908-04-23/ed-1/.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), December 02, 1909." *The Watauga Democrat,* (Boone, NC), Library of Congress, December 2, 1909.

https://www.loc.gov/resource/sn82007642/1909-12-02/ed-1/?sp=3.

"Image 1 of Watauga Democrat (Boone, Watauga County, N.C.), January 24, 1929." *The Watauga Democrat,* (Boone, NC), Library of Congress, January 24, 1929. https://www.loc.gov/resource/sn82007642/1925-01-22/ed-1/?sp=1&r=-0.604,0.045,1.801,1.119,0.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), March 17, 1910." *The Watauga Democrat,* (Boone, NC), Library of Congress, March 17, 1910. https://www.loc.gov/resource/sn82007642/1910-03-17/ed-1/?sp=3.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), March 28, 1912." *The Watauga Democrat,* (Boone, NC), Library of Congress, March 28, 1912. https://www.loc.gov/resource/sn82007642/1912-03-28/ed-1/?sp=3.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), August 14, 1919." *The Watauga Democrat,* (Boone, NC), Library of Congress, August 14, 1919. https://www.loc.gov/resource/sn82007642/1919-08-14/ed-1/?sp=3.

"Image 2 of Watauga Democrat (Boone, Watauga County, N.C.), March 25, 1920." *The Watauga Democrat,* (Boone, NC), Library of Congress, March 25, 1920. https://www.loc.gov/resource/sn82007642/1920-03-25/ed-1/?sp=2.

"Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 27, 1922." *The Watauga Democrat,* (Boone, NC), Library of Congress, April 27, 1922. https://www.loc.gov/resource/sn82007642/1922-04-27/ed-1/?sp=3.

"Image 1 of Watauga Democrat (Boone, Watauga County, N.C.), January 15, 1925." *The Watauga Democrat,* (Boone, NC), Library of Congress, January 15, 1925. https://www.loc.gov/resource/sn82007642/1925-01-15/ed-1/?sp=1&r=0.186,0.154,0.938,0.582,0.

"Image 7 of Watauga Democrat (Boone, Watauga County, N.C.), February 12, 1925." *The Watauga Democrat,* (Boone, NC), Library of Congress, February 12, 1925. https://www.loc.gov/resource/sn82007642/1925-02-12/ed-1/?sp=7.

"Image 7 of Watauga Democrat (Boone, Watauga County, N.C.), March 5, 1925." *The Watauga Democrat,* (Boone, NC), Library of Congress. March 5, 1925. https://www.loc.gov/resource/sn82007642/1925-03-05/ed-1/?sp=7.

Mazie Jones Levenson Collection. Digital Watauga Project.

National Register of Historic Places Inventory. *Jones House Nomination Form*.

National Register of Historic Places Continuation. *Historic and Architectural Resources of Watauga County, North Carolina ca. 1763-1972*. 1986.

Pezzoni, J. Daniel, ed. *The Architectural History of Watauga County North Carolina*.

Boone, NC: Watauga County Historical Society, 2009.

Plaag, Eric W. (Carolina Historical Consulting, LLC). "Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina, Final Report." *Town of Boone, North Carolina, Boone Historic Preservation Commission,* April 2021, Corrected Edition May 2025. Town of Boone, North Carolina. https://townofboone.net/DocumentCenter/View/1300/Report-and-Recommendation-for-the-Designation-of-the-Downtown-Boone-Local-Historic-District-Boone-North-Carolina-2020-Revised-2025?bidId=.

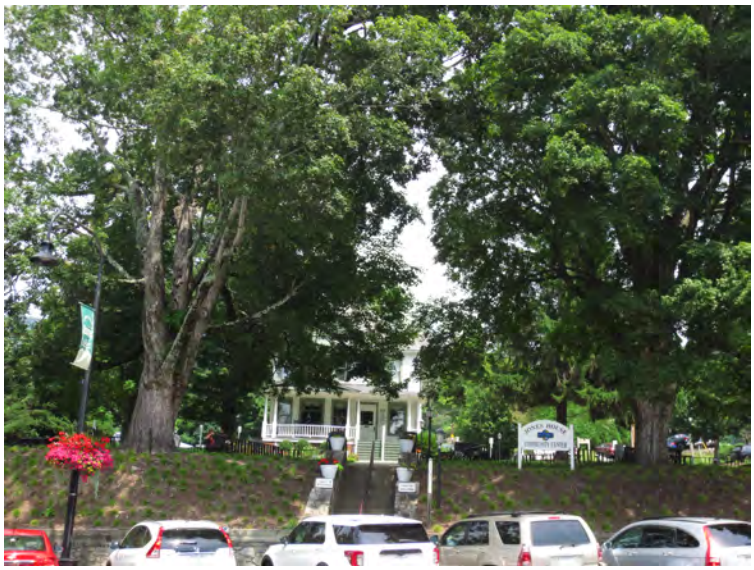
Plaag, Eric W. (Carolina Historical Consulting, LLC). "Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT." *Town of Boone, North Carolina Downtown Boone Survey Report*, Contributors Paul Fuller, Nicole Holladay, and Carson Hamilton, February 2021, Corrected Edition April 2025. Town of Boone, North Carolina. https://townofboone.net/DocumentCenter/View/1334/Comprehensive-Architectural-Survey-of-Downtown-Boone-North-Carolina-2021-Revised-2025?bidId=.

IX. Photographs

Images 1 through 118 were photographed by Riley Ziegler while surveying the property in August 2023. Images 119-121 were photographed by Dr. Eric Plaag.



1.
NC_WataugaCounty_JohnWatlerJonesHouse_0001.JPG



2.
NC_WataugaCounty_JohnWatlerJonesHouse_0002.JPG



3.
NC_WataugaCounty_JohnWatlerJonesHouse_0003.JPG



4.
NC_WataugaCounty_JohnWatlerJonesHouse_0004.JPG



5.
NC_WataugaCounty_JohnWatlerJonesHouse_0005.JPG



6.
NC_WataugaCounty_JohnWatlerJonesHouse_0006.JPG



7.
NC_WataugaCounty_JohnWatlerJonesHouse_0007.JPG



8.
NC_WataugaCounty_JohnWatlerJonesHouse_0008.JPG



9.
NC_WataugaCounty_JohnWatlerJonesHouse_0009.JPG



10.
NC_WataugaCounty_JohnWatlerJonesHouse_0010.JPG



11.
NC_WataugaCounty_JohnWatlerJonesHouse_0011.JPG



12.
NC_WataugaCounty_JohnWatlerJonesHouse_0012.JPG



13.
NC_WataugaCounty_JohnWatlerJonesHouse_0013.JPG



14.
NC_WataugaCounty_JohnWatlerJonesHouse_0014.JPG



15.
NC_WataugaCounty_JohnWatlerJonesHouse_0015.JPG



16.
NC_WataugaCounty_JohnWatlerJonesHouse_0016.JPG



17.
NC_WataugaCounty_JohnWatlerJonesHouse_0017.JPG



18.
NC_WataugaCounty_JohnWatlerJonesHouse_0018.JPG



19.
NC_WataugaCounty_JohnWatlerJonesHouse_0019.JPG



20.
NC_WataugaCounty_JohnWatlerJonesHouse_0020.JPG



21.
NC_WataugaCounty_JohnWatlerJonesHouse_0021.JPG



22.
NC_WataugaCounty_JohnWatlerJonesHouse_0022.JPG



23.
NC_WataugaCounty_JohnWatlerJonesHouse_0023.JPG



24.
NC_WataugaCounty_JohnWatlerJonesHouse_0024.JPG



25.
NC_WataugaCounty_JohnWatlerJonesHouse_0025.JPG



26.
NC_WataugaCounty_JohnWatlerJonesHouse_0026.JPG



27.
NC_WataugaCounty_JohnWatlerJonesHouse_0027.JPG



28.
NC_WataugaCounty_JohnWatlerJonesHouse_0028.JPG



29.
NC_WataugaCounty_JohnWatlerJonesHouse_0029.JPG



30.
NC_WataugaCounty_JohnWatlerJonesHouse_0030.JPG



31.
NC_WataugaCounty_JohnWatlerJonesHouse_0031.JPG



32.
NC_WataugaCounty_JohnWatlerJonesHouse_0032.JPG



33.
NC_WataugaCounty_JohnWatlerJonesHouse_0033.JPG



34.
NC_WataugaCounty_JohnWatlerJonesHouse_0034.JPG



35.
NC_WataugaCounty_JohnWatlerJonesHouse_0035.JPG



36.
NC_WataugaCounty_JohnWatlerJonesHouse_0036.JPG



37.
NC_WataugaCounty_JohnWatlerJonesHouse_0037.JPG



38.
NC_WataugaCounty_JohnWatlerJonesHouse_0038.JPG



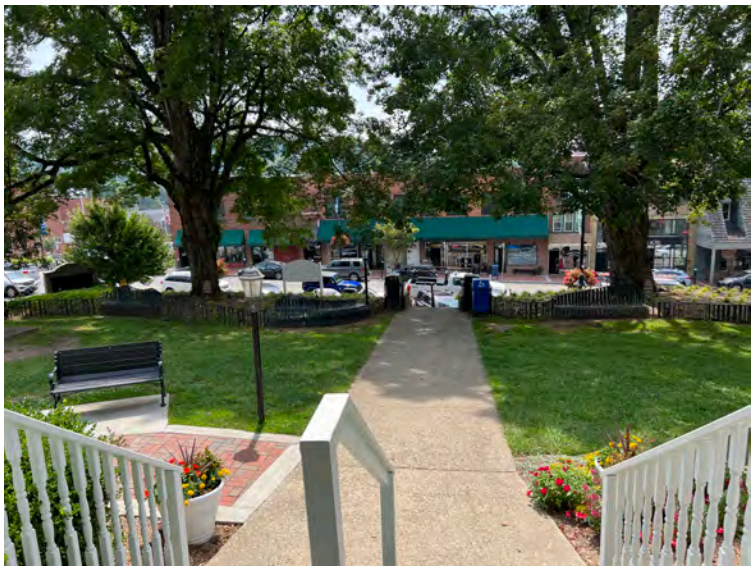
39.
NC_WataugaCounty_JohnWatlerJonesHouse_0039.JPG



40.
NC_WataugaCounty_JohnWatlerJonesHouse_0040.JPG



41.
NC_WataugaCounty_JohnWatlerJonesHouse_0041.JPG



42.
NC_WataugaCounty_JohnWatlerJonesHouse_0042.JPG



43.
NC_WataugaCounty_JohnWatlerJonesHouse_0043.JPG



44.
NC_WataugaCounty_JohnWatlerJonesHouse_0044.JPG



45.
NC_WataugaCounty_JohnWatlerJonesHouse_0045.JPG



46.
NC_WataugaCounty_JohnWatlerJonesHouse_0046.JPG



47.
NC_WataugaCounty_JohnWatlerJonesHouse_0047.JPG



48.
NC_WataugaCounty_JohnWatlerJonesHouse_0048.JPG



49.
NC_WataugaCounty_JohnWatlerJonesHouse_0049.JPG



50.
NC_WataugaCounty_JohnWatlerJonesHouse_0050.JPG



51.
NC_WataugaCounty_JohnWatlerJonesHouse_0051.JPG



52.
NC_WataugaCounty_JohnWatlerJonesHouse_0052.JPG



53.
NC_WataugaCounty_JohnWatlerJonesHouse_0053.JPG



54.
NC_WataugaCounty_JohnWatlerJonesHouse_0054.JPG



55.
NC_WataugaCounty_JohnWatlerJonesHouse_0055.JPG



56.
NC_WataugaCounty_JohnWatlerJonesHouse_0056.JPG



57.
NC_WataugaCounty_JohnWatlerJonesHouse_0057.JPG



58.
NC_WataugaCounty_JohnWatlerJonesHouse_0058.JPG



59.
NC_WataugaCounty_JohnWatlerJonesHouse_0059.JPG



60.
NC_WataugaCounty_JohnWatlerJonesHouse_0060.JPG



61.
NC_WataugaCounty_JohnWatlerJonesHouse_0061.JPG



62.
NC_WataugaCounty_JohnWatlerJonesHouse_0062.JPG



63.
NC_WataugaCounty_JohnWatlerJonesHouse_0063.JPG



64.
NC_WataugaCounty_JohnWatlerJonesHouse_0064.JPG



65.
NC_WataugaCounty_JohnWatlerJonesHouse_0065.JPG



66.
NC_WataugaCounty_JohnWatlerJonesHouse_0066.JPG



67.
NC_WataugaCounty_JohnWatlerJonesHouse_0067.JPG



68.
NC_WataugaCounty_JohnWatlerJonesHouse_0068.JPG



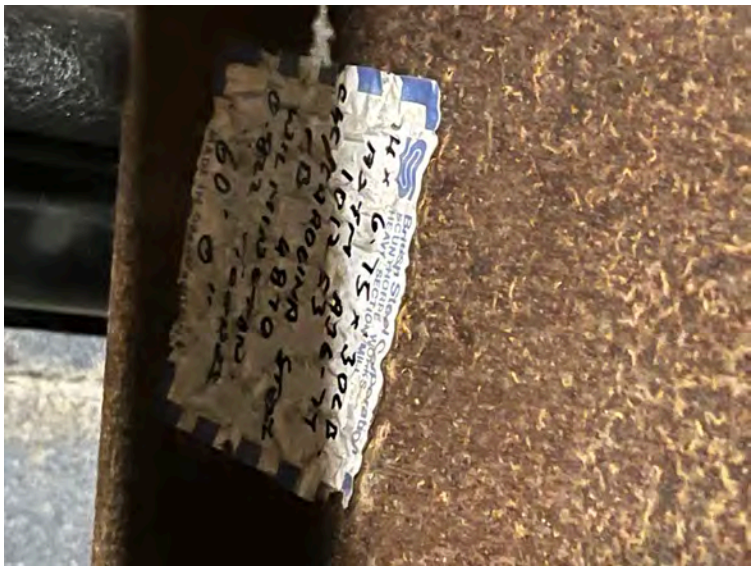
69.
NC_WataugaCounty_JohnWatlerJonesHouse_0069.JPG



70.
NC_WataugaCounty_JohnWatlerJonesHouse_0070.JPG



71.
NC_WataugaCounty_JohnWatlerJonesHouse_0071.JPG



72.
NC_WataugaCounty_JohnWatlerJonesHouse_0072.JPG



73.
NC_WataugaCounty_JohnWatlerJonesHouse_0073.JPG



74.
NC_WataugaCounty_JohnWatlerJonesHouse_0074.JPG



75.
NC_WataugaCounty_JohnWatlerJonesHouse_0075.JPG



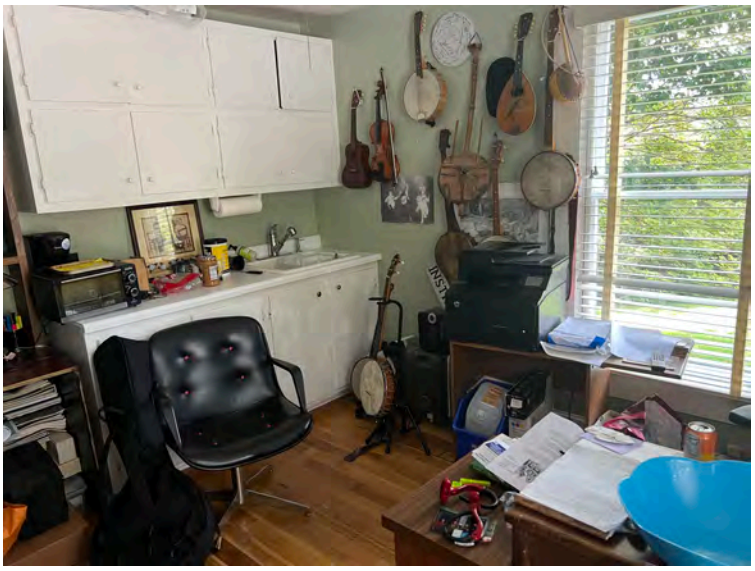
76.
NC_WataugaCounty_JohnWatlerJonesHouse_0076.JPG



77.
NC_WataugaCounty_JohnWatlerJonesHouse_0077.JPG



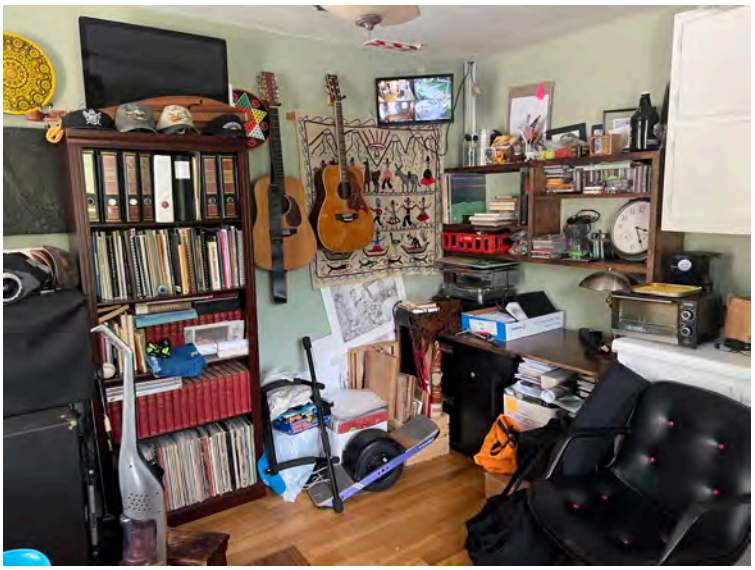
78.
NC_WataugaCounty_JohnWatlerJonesHouse_0078.JPG



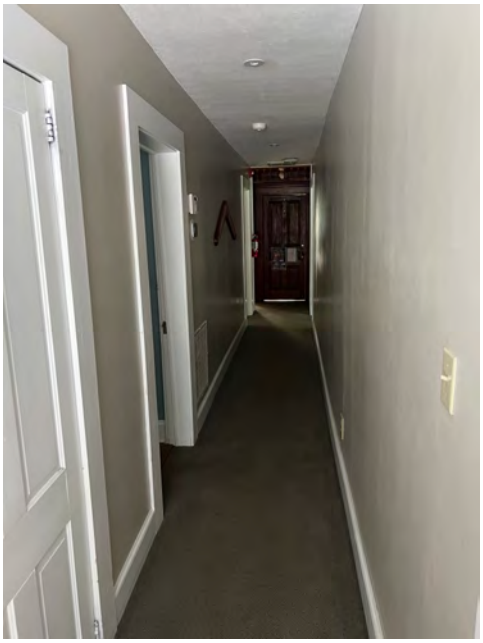
79.
NC_WataugaCounty_JohnWatlerJonesHouse_0079.JPG



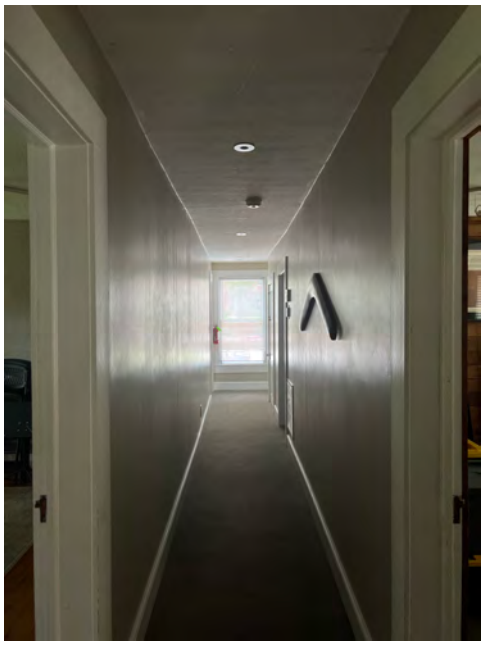
80.
NC_WataugaCounty_JohnWatlerJonesHouse_0080.JPG



81.
NC_WataugaCounty_JohnWatlerJonesHouse_0081.JPG



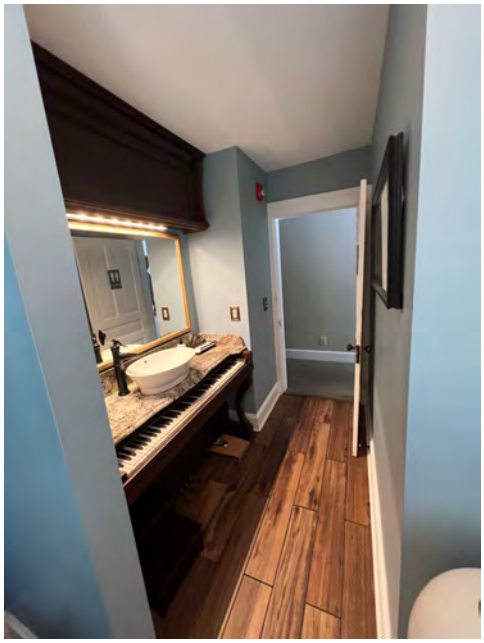
82.
NC_WataugaCounty_JohnWatlerJonesHouse_0082.JPG



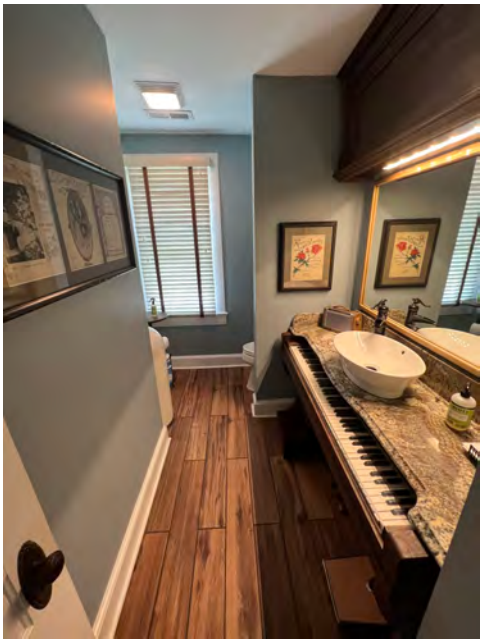
83.
NC_WataugaCounty_JohnWatlerJonesHouse_0083.JPG



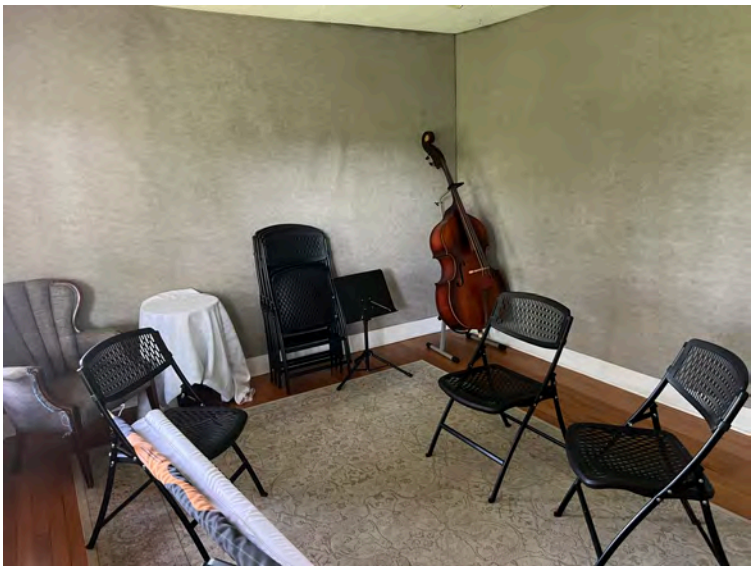
84.
NC_WataugaCounty_JohnWatlerJonesHouse_0084.JPG



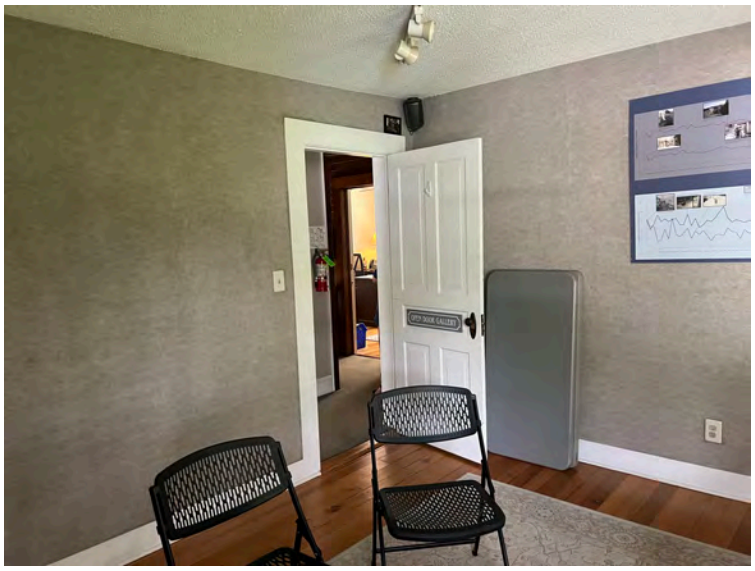
85.
NC_WataugaCounty_JohnWatlerJonesHouse_0085.JPG



86.
NC_WataugaCounty_JohnWatlerJonesHouse_0086.JPG



87.
NC_WataugaCounty_JohnWatlerJonesHouse_0087.JPG



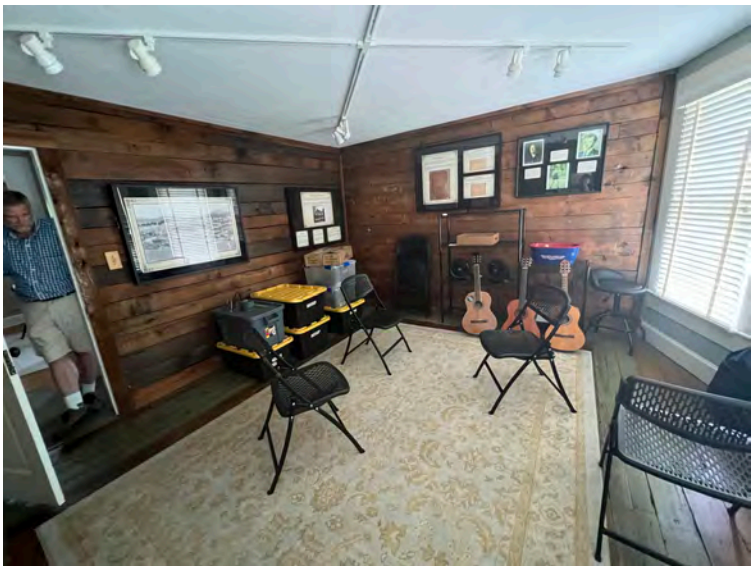
88.
NC_WataugaCounty_JohnWatlerJonesHouse_0088.JPG



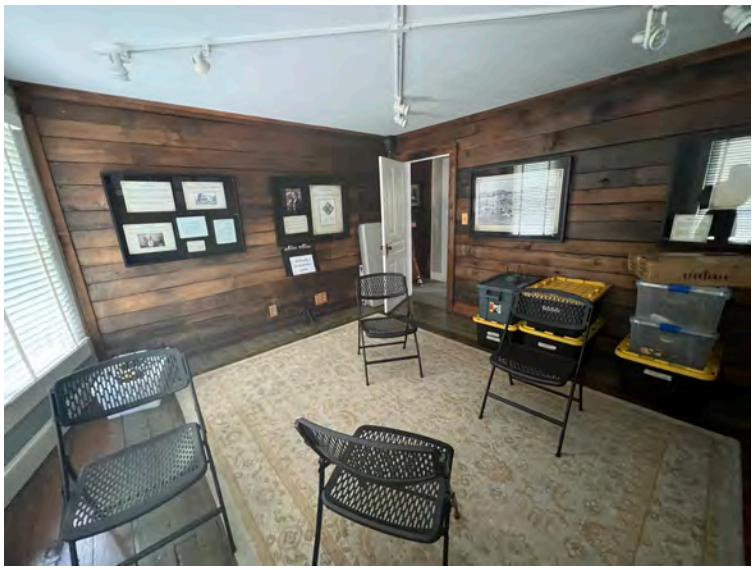
89.
NC_WataugaCounty_JohnWatlerJonesHouse_0089.JPG



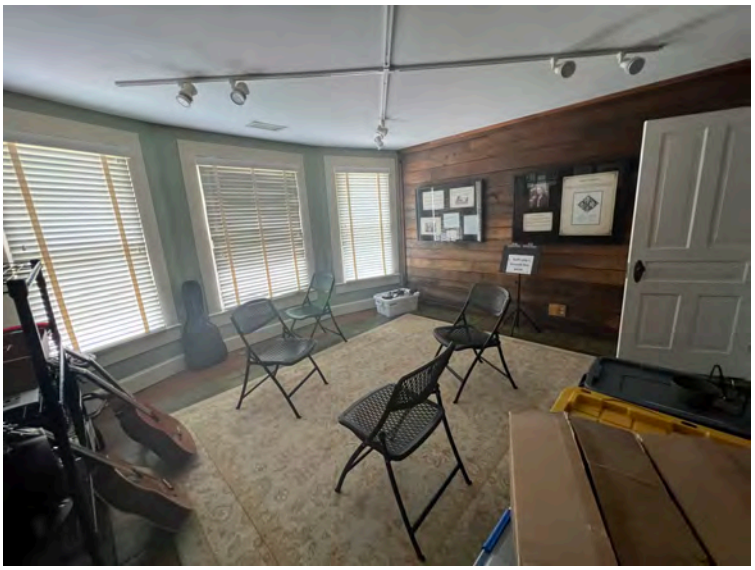
90.
NC_WataugaCounty_JohnWatlerJonesHouse_0090.JPG



91.
NC_WataugaCounty_JohnWatlerJonesHouse_0091.JPG



92.
NC_WataugaCounty_JohnWatlerJonesHouse_0092.JPG



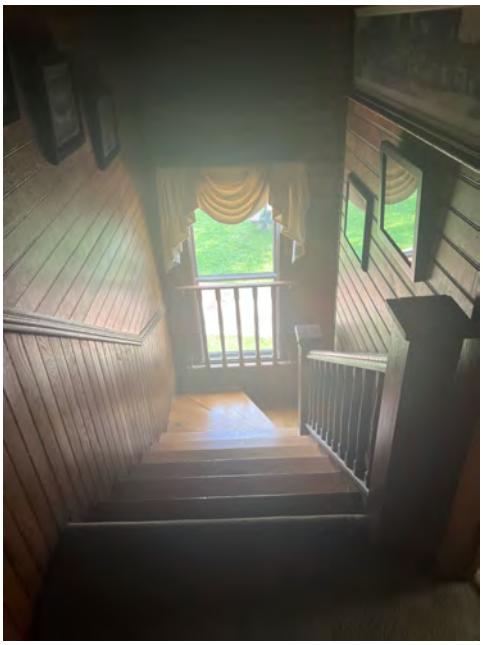
93.
NC_WataugaCounty_JohnWatlerJonesHouse_0093.JPG



94.
NC_WataugaCounty_JohnWatlerJonesHouse_0094.JPG



95.
NC_WataugaCounty_JohnWatlerJonesHouse_0095.JPG



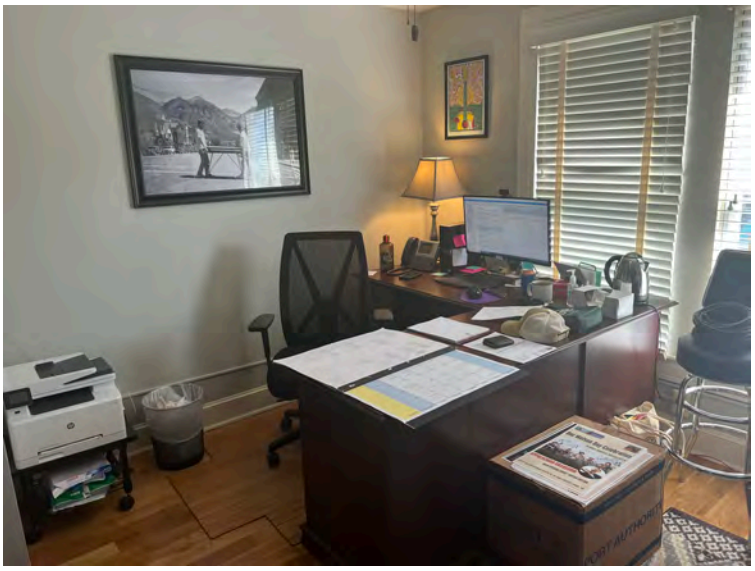
96.
NC_WataugaCounty_JohnWatlerJonesHouse_0096.JPG



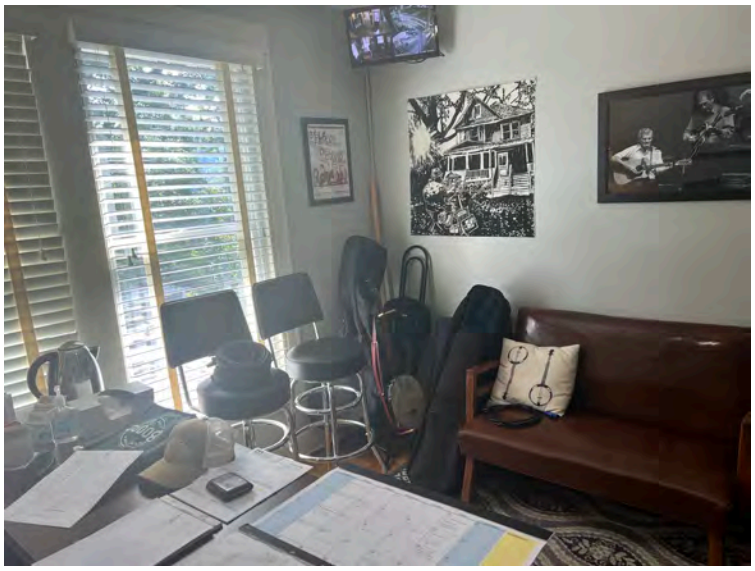
97.
NC_WataugaCounty_JohnWatlerJonesHouse_0097.JPG



98.
NC_WataugaCounty_JohnWatlerJonesHouse_0098.JPG



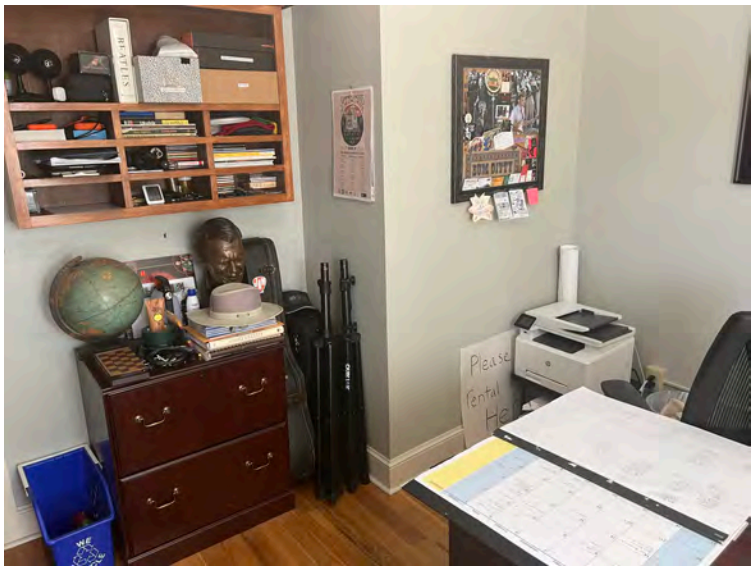
99.
NC_WataugaCounty_JohnWatlerJonesHouse_0099.JPG



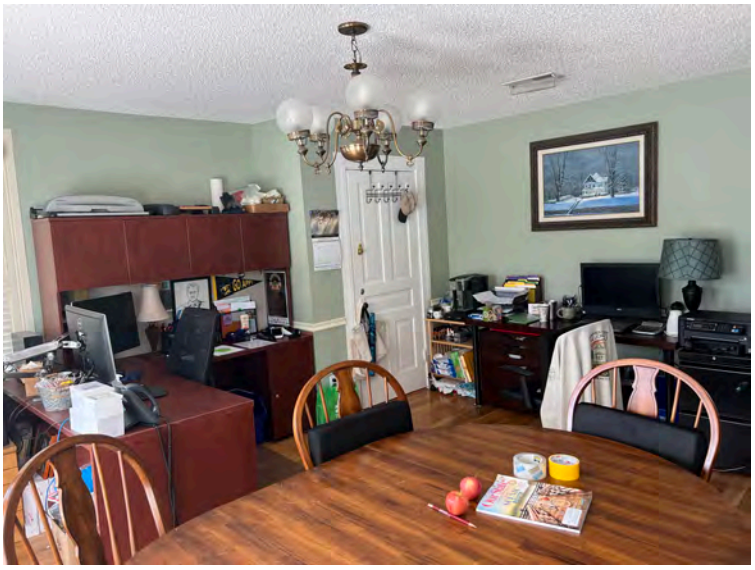
100.
NC_WataugaCounty_JohnWatlerJonesHouse_0100.JPG



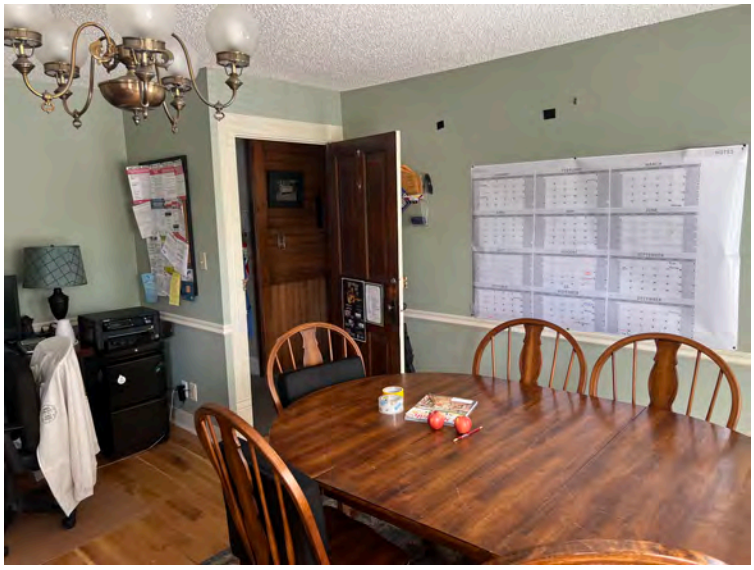
101.
NC_WataugaCounty_JohnWatlerJonesHouse_0101.JPG



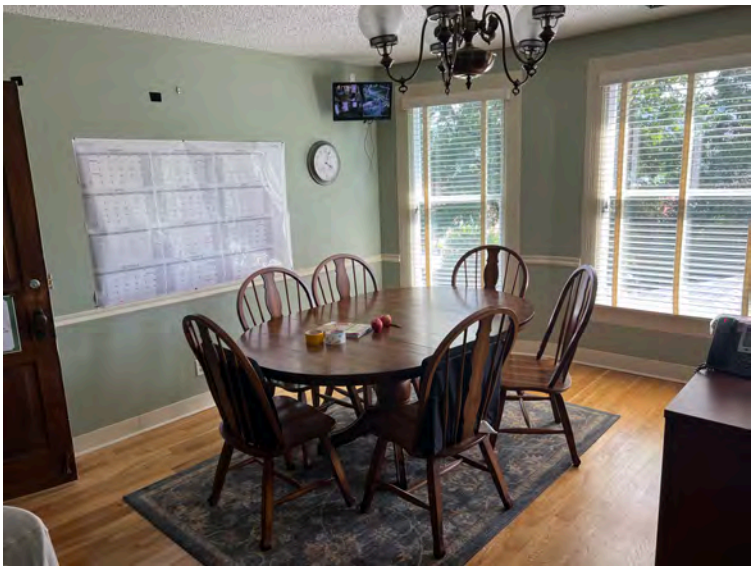
102.
NC_WataugaCounty_JohnWatlerJonesHouse_0102.JPG



103.
NC_WataugaCounty_JohnWatlerJonesHouse_0103.JPG



104.
NC_WataugaCounty_JohnWatlerJonesHouse_0104.JPG



105.
NC_WataugaCounty_JohnWatlerJonesHouse_0105.JPG



106.
NC_WataugaCounty_JohnWatlerJonesHouse_0106.JPG



107.
NC_WataugaCounty_JohnWatlerJonesHouse_0107.JPG



108.
NC_WataugaCounty_JohnWatlerJonesHouse_0108.JPG



109.
NC_WataugaCounty_JohnWatlerJonesHouse_0109.JPG



110.
NC_WataugaCounty_JohnWatlerJonesHouse_0110.JPG



111.
NC_WataugaCounty_JohnWatlerJonesHouse_0111.JPG



112.
NC_WataugaCounty_JohnWatlerJonesHouse_0112.JPG



113.
NC_WataugaCounty_JohnWatlerJonesHouse_0113.JPG



114.
NC_WataugaCounty_JohnWatlerJonesHouse_0114.JPG



115.
NC_WataugaCounty_JohnWatlerJonesHouse_0115.JPG



116.
NC_WataugaCounty_JohnWatlerJonesHouse_0116.JPG



117.
NC_WataugaCounty_JohnWatlerJonesHouse_0117.JPG



118.
NC_WataugaCounty_JohnWatlerJonesHouse_0118.JPG



119.
NC_WataugaCounty_JohnWatlerJonesHouse_0119.JPG



120.
NC_WataugaCounty_JohnWatlerJonesHouse_0120.JPG



121.
NC_WataugaCounty_JohnWatlerJonesHouse_0121.JPG

Local Historic Landmark Boundary Map & Site Plan



5/27/2024, 5:37:10 PM

Parcels

Local Historic Landmark Boundary

Approximate location of two sugar maple trees (see report for details)

WT0008 John Walter Jones House
604 West King Street
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
May 27, 2024
Revised Map by Town of Boone
Planning & Inspections Staff
September 2026

N

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | NCCGIA, NCDOT, NC Geologic Survey; USGS, NPS, US ACE (Wilmington), US DOI, NRCS | NCCGIA, NC 911 Board | NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA, Esri, HERE |

Local Historic Landmark Designation for WT0008 John Walter Jones House



7/10/2026, 11:19:05 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Local districts & boundaries

Local HD Center Point

Local individual resources & centerpoints

Local Landmark

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



BOONE TOWN OF

Parcel #:2900-89-5144-000

Physical Address:604 W KING ST

July 10, 2026

MAP IS NOT TO BE USED FOR SALES OR CONVEYANCES. THIS IS NOT A SURVEY NO FIELD SURVEY WAS PERFORMED!

0 55 110 220 330 Feet

N

Profile

Parcel:	2900895144000	**Land Use Code:**	E01
Map #:	2900-89-5144-000	**LUC Description:**	GOVERNMENT (278.1)
PIN:		**Municipality:**	290089 290089
Tax Year:	2026		
Address:	604 W KING ST	**Neighborhood:**	05C6 - DOWNTOWN BOONE BUSINESS
Owner Details:	BOONE TOWN OF		
Mailing Address:	567 W KING ST	**Jurisdiction:**	MS1 - MUNICIPAL SERVICE DIST
		Zoning:	BOB1
	BOONE NC 28607	**Land Acres:**	1.076
Description:	JONES HOUSE	**Topography:**	
		Utilities	1 - 1
			-
			-

Value Summary

Appraised Land:	1426500	**Exempt:**	1630650	**Market Land:**	1426500
Appraised Building:	204150	**Taxable:**	0	**Market Building:**	204150
Appraised Total:	1630650	**Def:**	0	**Market Total:**	1630650

Primary Residential Card

Card:		**Basement:**		**Fireplace Pref.:**	
Stories:		**Square Feet:**		**Fireplace OP:**	
Use:		**HT/AC:**	-	**Fireplace ST:**	
Type:		**Fuel:**		**Bsmt Gar.:**	
Year Built:		**System:**		**Grade:**	
Year Remod.		**Attic:**	-	**Cond (CDU):**	
Total Rooms:		**Finished Basement:**		**Percent Complete:**	
Bedrooms:		**Recreation Room:**		**Family Room:**	
Full Bath:		**Half Bath:**		**Ext. Material:**	

Primary Commercial Card

Card:	1	**Stories:**		**Structure:**	
Year Built	1908	**Gross Flr. Area**	2600	**Grade**	B
Eff. Yr. Built:		**Units**		**Cost Value:**	184550

LAND

Classification	Size(Eff. Front/Acres)	Type	Value
S1-S1	/ 1.076	S	1426500

AGRICULTURE

Classification	Acres	Value (Soil Value)
		0
	1.076	1426500

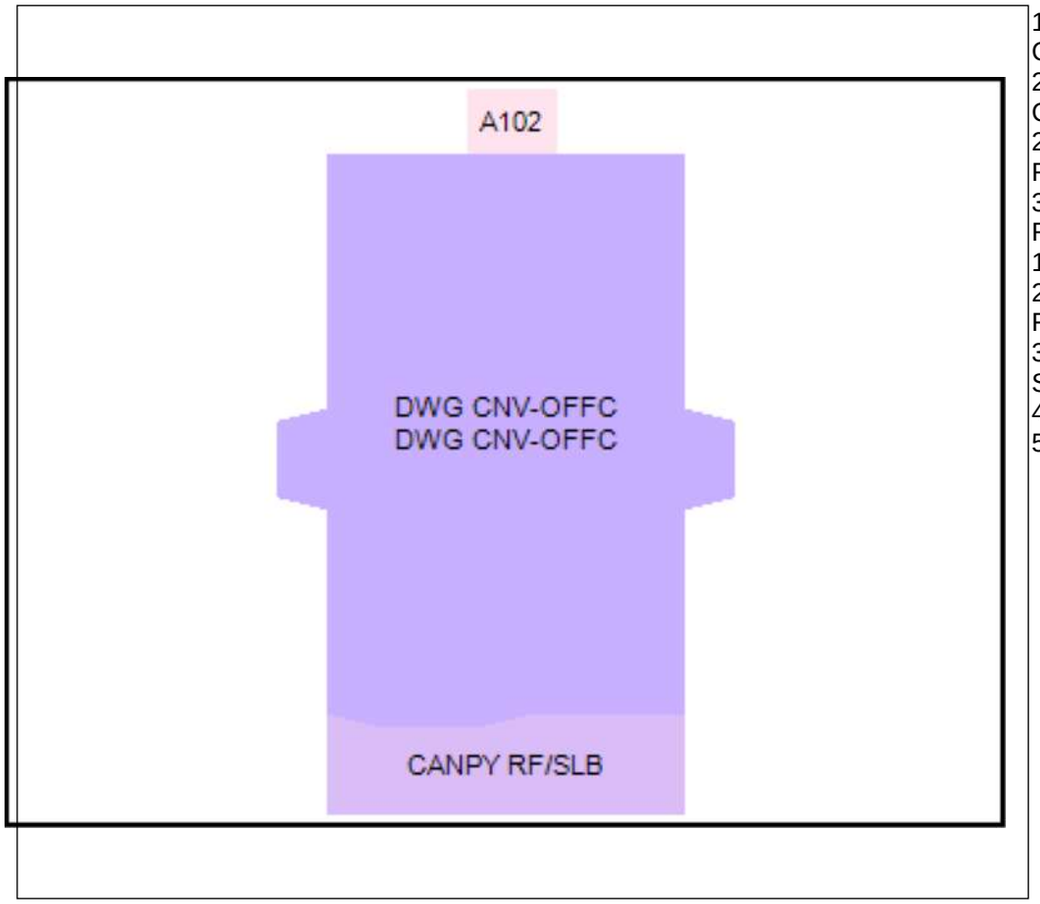
Other Items

Code	Description	Yr Blt	Sq Ft	Grade	Value
FN3 -	FNC PRIVACY	2000	.4.5	C	0
PA1 -	PAVING-	1971	8464.1.	C	13800
LT1 -	LGHT	1990	1.1.1	C	1800
SH3	SHED FINISHED	2016	4000..	C	4000

Sales History

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
01-JAN-1985	241--660					

SKETCH



Sketch

1 DWG CNV-OFFC - 025:DWG CONV-OFFICE 1300 Sq. Ft.
2 DWG CNV-OFFC - 025:DWG CONV-OFFICE 1300 Sq. Ft.
2 CANPY RF/SLB - CP6:CANOPY ROOF/SLAB 35 Sq. Ft.
3 CANPY RF/SLB - CP6:CANOPY ROOF/SLAB 212 Sq. Ft.
1 - RP1:PORCH OPEN 224 Sq. Ft.
2 - PA1:PAVING-ASPHALT PA 8464 Sq. Ft.
3 - SH3F:SHED FINISHED MET 4000 Sq. Ft.
4 - LT1:LGHT MER-WL-MTD-F 1 Sq. Ft.
5 - FN3:FNC PRIVACY

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
ADVISORY MEETING MINUTES
August 11, 2026, 3:00 pm
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair and Bennie Gaetano

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist, Amy Snider-Commercial Zoning Administrator, Lane Moody-Downtown Development Director, Virginia Roseman-Council Member Liaison (via WebEx), and David Pedersen-Board Clerk

---

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting, held in the Planning & Inspections Conference Room at 680 West King Street, Suite C, and via WebEx to order at 3:00 pm.

Adoption of Agenda

Commission Member Gaetano made a motion, seconded by Chair Smyth, to adopt the agenda as presented.

Vote: Aye – 2
Nay – 0

The motion passed.

Approval of Minutes

Commission Member Gaetano made a motion, seconded by Chair Smyth, to approve the July 7, 2026, Historic Preservation Commission advisory meeting minutes.

Vote: Aye – 2
Nay – 0

The motion passed.

Public Comment

There was no public comment.

HPC Pre-Application Workshop/Advisory Art Review for Hellbender Mural Expansion at 140 S. Depot Street

Amy Snider introduced Lane Moody and artist Josh Johnston, describing the project as an expansion of the existing hellbender mural onto the western elevation of the structure and pointing the HPC to the proposal in the packet. Lane Moody expressed excitement for the proposal and added that it could mitigate issue with graffiti on the structure. Commission Member Gaetano inquired about remediation if graffiti were to be placed on the mural. Mr. Johnston noted that the original had a clear coat over the mural which would help with the process of cleaning graffiti, which is difficult but possible.

Chair Smyth pointed out that the proposal falls within the new standards and there is no technical reason the HPC would deny the proposal. He added that there were no fenestrations that the mural would impact. The HPC agreed that they were favorable of the mural.

Commission Member Gaetano made a motion, seconded by Chair Smyth, to recommend that the proposal is taken to Town Council for review.

Vote: Aye – 2
Nay – 0

The motion passed.

Items for Discussion

The HPC and the others present briefly discussed mural standards and expressed excitement for the possibilities of future murals in the Town.

Council Member Liaison Roseman joined the meeting at 3:06 p.m. and discussed the mural's theme with Mr. Johnston, expressing excitement and interest overall.

Ms. Mitchell inquired and confirmed whether the proposal planned to utilize vapor-permeable paints as described in the recent mural standard updates. Discussion continued, noting areas where previous layers of paint showed spalling. Mr. Johnston confirmed that the acrylic paint to be utilized falls into that category, noting that it is mural-specific and designed to adhere to masonry.

Lane Moody and Josh Johnston left the meeting at 3:11 p.m.

Clawson Burnley Interpretive Panel - Project Discussion

Ms. Mitchell opened this topic by inquiring with the HPC about next steps and offering this time for discussion. Chair Smyth indicated he had not yet begun, but intended to consolidate the information from the Watauga County Historical Society to evaluate and condense the material. Commission Member Gaetano indicated that they had also started consolidating some relevant information, and inquired about an approximate word count. Ms. Mitchell reminded the HPC of word counts from previous panels and determined an approximate count of 250-275 was likely appropriate.

Commission Member Gaetano inquired as to the focus of the narrative for the panel. Ms. Mitchell responded that the goals established by Town Council were to introduce Boone's two female mayors, explain how the park was named after them, and outline their accomplishments. Council Member Liaison Roseman highlighted the importance of their roles as Mayors who are women of significance in the community. Chair Smyth and Commission Member Gaetano agreed that they would work on drafting text and sharing it with Ms. Mitchell.

Jones House Local Historic Landmark Designation Report - Final Revised Report, July 2026 (For Review by HPC - Staff has modified since last presented in August 2024)

Ms. Mitchell introduced this topic by reintroducing the HPC to the landmark designation process and where the report was last left off. She reminded the HPC that they previously recommended sending the report to Town Council, which was unable to occur due to pending edits and further research. She also mentioned some small consistency/grammatical changes Town Staff had made to the report since then, specifically noting the report's language of "additions" vs. "extensions" to the structure. Ms. Mitchell offered the HPC more time with the report if they'd like to revisit it, which the HPC declined. She then outlined a potential timeline for the project if the HPC were to make a recommendation for the report to go before Town Council on August 26, indicating that the process would see the report back in front of the HPC in the Fall after a review by the State Historic Preservation Office (SHPO) and to Town Council for a vote near the end of the year, after a Public Hearing this Fall.

Commission Member Gaetano made a motion, seconded by Chair Smyth, to recommend that the report is taken to Town Council for review on August 26, 2026, with the understanding that staff could make minor revisions if issues were identified before that time.

Vote: Aye – 2
Nay – 0

The motion passed.

Other Matters

Ms. Mitchell provided a brief update on the Watauga Kraut Factory marker, indicating that after reaching out to Sewah Studios, she was informed that they would likely provide a proof in November of 2026, with possible fabrication of the panel occurring in December of 2026. She also informed the HPC that they would likely wait until after winter for the ground to thaw, to facilitate the installation and unveiling ceremony.

Council Member Liaison Roseman inquired if there was an update from the Town Attorney on an individual interested in an HPC board position. Ms. Mitchell indicated that the Town Attorney did not feel comfortable with their application to this board, since the party in question's spouse works for the Town of Boone in the Planning & Inspections Department and has a direct involvement with the board in that role

Council Member Liaison Roseman inquired with Jae Furman, who was in attendance at the meeting and had expressed interest in the Board, whether he lived inside the Town Limits of Boone. He stated that he did not, and Council Member Liaison Roseman noted that was a requirement to be appointed to this board.

Mr. Furman discussed some preliminary ideas he had for Town projects & community engagement with the HPC, who indicated that he should take them to Town Council as the governing body for the Town of Boone that ultimately passes instruction to the HPC.

Adjournment

Commission Member Gaetano made a motion, seconded by Chair Smyth, to adjourn the meeting at 3:38 pm.

Vote: Aye – 2
Nay – 0

The motion passed.

_____ _____

Vardell Smyth-Chair **David Pedersen, Board Clerk**

Staff Report Exhibit D

North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

September 26, 2026

Jessica Mitchell, Advanced Planning Specialist
Boone Historic Preservation Commission
680 West King St., Suite C
Boone, NC 28607

Email: Jessica.Mitchell@boonenc.gov

RE: Proposed designation of the **John Walter Jones House, 604 West King St., Boone, Watauga County**.

Dear Mrs. Mitchell:

Thank you for the report you submitted on the proposed designation John Walter Jones House, 604 West King St., Boone, Watauga County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the John Walter Jones House is of special local significance for its architecture as it is one of the oldest Queen-Anne influenced properties in Boone and has remained largely unchanged. It is also of special local significance because of its association with Dr. John Walter Jones, one of Boone's earliest physicians.

Assistant State Archaeologist Michael Nelson noted that there is the potential that cultural deposits and remnants of distinct landscape features still exist. The potential for buried cultural resources should be considered in any future development of the property

We commend staff for submitting a thorough and complete report and feel this local designation report will provide the preservation commission and local governing board with sufficient information to determine whether the John Walter Jones House possesses the requisite special local significance and integrity for local historic landmark designation.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Boone Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please notify our office or email me a copy of the ordinance.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq*.).

This letter serves as our comments on the proposed designation of the John Walter Jones House, 604 West King St., Boone, Watauga County. Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,



Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Jessica Mitchell - HPO Comments - Jones House

From: "Brantley, Kristi" <kristi.brantley@dncr.nc.gov>
To: "Jessica.Mitchell@boonenc.gov" <jessica.mitchell@boonenc.gov>
Date: 9/26/2026 1:31 PM
Subject: HPO Comments - Jones House
Cc: "Thomas, Audrey" <audrey.thomas@dncr.nc.gov>, "Carleno, Mary Jo" <mj.car...
Attachments: WT0008HPO Comments_Jones House_2026.pdf

Good afternoon, Jessica,

Attached is a copy of a letter written in response to the proposed designation of the **John Walter Jones House, 604 West King St., Boone, Watauga County**. Please share a copy with your Commission Chair.

If a decision is made to designate the property, please email me a copy of the ordinance.

I've copied Restoration Specialist Audrey Thomas. Should the owners have any technical questions about the property or are interested in the tax credit program, please feel free to share Audrey's contact information with them. She can be reached at 828-250-3107 or audrey.thomas@dncr.nc.gov.

Assistant State Archaeologist Michael Nelson reviewed the report and offers the following comments:

> *Thank you for the opportunity to review the Local Landmark Designation for The John Walter Jones House, 604 West King Street, Boone, Watauga County. Based on the Office of State Archaeology's (OSA) current records, there are no previously recorded archaeological sites, surveys, or cemeteries on or immediately adjacent to the property. However, given the relatively long residential use (ca. 1908) of the core portion of the property, around the structure, there is the potential that intact cultural deposits associated with the construction and use of the property as a residential estate during Boone's early development still exist. Additionally, it is possible that remnants of distinct landscape features associated with the property such as fence lines, pathways, and decorative features still exist on the property. As a result, I recommend a statement of archaeological potential for this locally designated historic property. The potential for buried cultural resources should be considered in any future development of these properties.*

Survey and National Register Branch Supervisor Sarah Woodard reviewed the report and offers the following comments:

> *This is a very good report. I don't have any comments or improvements.*

The only thing I would add to is that notation of the two sugar maples is missing from the site plan. I recommend adding them since they are included in the proposed designation. It may be helpful for future COA reviews.

Please let me know if you have any questions.

Best,
Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
Cell: (919) 623-2412
kristi.brantley@dncr.nc.gov

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617

North Carolina
State Historic Preservation Office

A UNIT OF
DNCR
North Carolina Department of
Natural & Cultural Resources

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Jessica Mitchell - RE: [External] Re: HPO Comments - Jones House

From: "Nelson, Michael" <michael.nelson@dncr.nc.gov>
To: Jessica Mitchell <Jessica.Mitchell@boonenc.gov>, "Brantley, Kristi" <kri...
Date: 9/28/2026 11:16 AM
Subject: RE: [External] Re: HPO Comments - Jones House
Cc: Amy Snider <Amy.Snider@boonenc.gov>

Good morning, Jessica,

The statement of archaeological potential is OSA's recommendation that any future work planned at the property, that involves ground disturbing activities, should consider the potential for archaeological remains. It is based on our desktop review of the property, its history, topographical setting, proximity to other known sites, amount of visible known disturbances, etc. that assesses the likelihood that buried deposits either associated with the historic use (or in some cases predating the historic occupation) of the property may exist. It is not a recommendation that any archaeological work (i.e., survey) be completed as part of the designation, only that the property has the potential for intact cultural deposits based on OSA's review and that should be considered if there is any work planned in the future that could potentially disturb those potential deposits.

I am not very familiar with the actual designation reports but would assume there is a place to include OSA's statement, rather than it being a separate document.

Hope that helps answer your questions.

Thanks
Michael

Michael Nelson, MA, RPA
Assistant State Archaeologist
Division of Historical Resources,
North Carolina Office of State Archaeology
North Carolina Department of Natural and Cultural Resources

Office: 828-250-3123
michael.nelson@dncr.nc.gov
Western Office
176 Riceville Road
Asheville, NC 28805

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
ADVISORY MEETING MINUTES
October 6, 2026, 3:00 pm
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bennie Gaetano, Phoebe Howerton, Pierce Hall, and Adelia Daly

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist (via WebEx), Amy Snider-Zoning Administration Manager, Virginia Roseman-Council Member Liaison (via WebEx), and David Pedersen-Board Clerk

---

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting, held in the Planning & Inspections Conference Room at 680 West King Street, Suite C, and via WebEx to order at 3:00 p.m.

Adoption of Agenda

Commission Member Gaetano made a motion, seconded by Commission Member Daly, to adopt the agenda as presented.

Vote: Aye – 5
Nay – 0

The motion passed.

Approval of Minutes

Commission Member Gaetano made a motion, seconded by Commission Member Howerton, to approve both the September 1, 2026 and September 8, 2026 Historic Preservation Commission advisory meeting minutes.

Vote: Aye – 5
Nay – 0

The motion passed.

Public Comment

There was no public comment.

Items for Discussion

Jones House Local Historic Landmark Designation Update

Ms. Mitchell noted that the revised report was located in the agenda packet, along with the review letter from the State Historic Preservation Office (SHPO) on page 57, SHPO's email correspondence on page 59, and emailed comments form the North Carolina Office of State Archaeology (OSA) on page 61. She noted that associated draft documents were also provided, including a revised map which added the sugar maple trees per SHPO's comments, draft text which addresses the OSA's comments, and a process flow chart for the benefit of the newest HPC members.

Chair Smyth noted that he felt the comments were complimentary in nature and inquired about whether they needed to add text regarding the sugar maple trees. Ms. Mitchell indicated that the inclusion on the revised map addresses the sugar maple trees per SHPO's comments.

Ms. Mitchell indicated to the HPC that this is the final draft of the report, included for reference in the packet, unless they wanted to add language based on the OSA's comments, pointing to packet page 65 which contained

draft language based on those comments. Commission Member Daly agreed that this language was important to include.

Council Member Liaison Roseman noted that in the last Town Council meeting, the safety of the sugar maple trees onsite was discussed thoroughly after some large branches had dropped from them. She indicated that an arborist was going to do a report on the trees, and that she was unsure how long they might still be on site, depending on any safety concerns. She inquired on how or whether the HPC should integrate that into the report. After discussion, the HPC decided to include a statement that the trees were to be evaluated and may have to be removed in the report.

Chair Smyth noted that if the trees did have to be removed, he felt that repurposing the wood locally would be a good idea if possible. Council Member Liaison Roseman noted that the Cultural Resources Advisory Board (CRAB) had discussed the same idea, hoping to have benches or something similar made from the trees that could be placed on site. Commission Member Hall noted that the Thomas Wolfe Memorial House in Asheville, NC had done something similar with trees that were knocked down in Hurricane Helene, making wooden coins that were engraved and sold as souvenirs to help bolster the financial recovery of the property.

Ms. Mitchell reminded the HPC that being in the Historic District, the Jones House is already subject to UDO Appendix D along with being a Town-owned property, and the standards for landmark properties would also apply after its designation as a Local Historic Landmark.

Chair Smyth inquired whether the tree removal would have to come before the HPC if it was decided the appropriate course of action. Ms. Mitchell replied that removal of dead or dangerous trees per documentation from an arborist would be considered maintenance and would not come before the HPC as a Certificate of Appropriateness, but that Staff would keep them informed if that were to happen.

Ms. Mitchell recapped the discussion so far and the edits to the report to include:

- the revision to the site map per SHPO's comments,
- the revision to the report regarding the archaeological statement (presented in the meeting packet) per OSA's comments, and
- adding language to the report about the sugar maple trees possibly being removed in the future and how any tree removal would follow UDO Appendix D standards requiring documentation from a licensed arborist.

She also discussed with the Commission the standards that usually are included to apply to local historic landmark properties. She continued to explain that in the landmark ordinance UDO Article 8 and Appendix D are for the review process for any demolition, alteration, restoration, removal, or rehabilitation. Additionally, guiding standards that apply are the existing district standards as Appendix D and the broadly applied are the Secretary of the Interior's Standards for Rehabilitation. The HPC provided consensus to these standards in the ordinance.

Ms. Mitchell then informed the HPC that they could make a recommendation to bring the revised report before Town Council in a Public Hearing.

Commission Member Gaetano made a motion, seconded by Commission Member Howerton, to recommend designation of the Jones House property as a local historic landmark and to present the revised Jones House Local Historic Landmark Designation Report to Town Council for consideration at the November 23, 2026, Public Hearing.

Vote: Aye – 5
Nay – 0

The motion passed.

Ms. Mitchell noted that this case would be considered a zoning map amendment. Ms. Snider reminded the HPC that their presence would be requested at the Public Hearing on Monday, November 23.

Chair & Vice Chair Application

Chair Smyth opened this topic by announcing the that there was one application for the position of Chair, submitted by himself, and one application for the position of Vice-Chair, submitted by Commission Member Gaetano. He asked if the HPC had any questions or would like to discuss. The HPC was satisfied with the applications.

Commission Member Daly made a motion, seconded by Commission Member Hall, to recommend the applications for consideration by Town Council.

Vote: Aye – 5
Nay – 0

The motion passed.

Statement of Conformity Report as of September 29, 2026

Ms. Snider informed the HPC of the one Statement of Conformity item on the report, a now-completed gutter replacement at 681 W King St. She informed the HPC that it was almost a like-for-like replacement, aside from the specific material not being available, but met all required standards.

Chair Smyth inquired if there were any upcoming Quasi-Judicial cases to be aware of. Ms. Snider replied that there was none for October or November currently.

Clawson-Burnley Park Interpretative Panel Work Session

Chair Smyth opened the work session by describing the collaboration process and work so far to the new members of the HPC. Commission Member Howerton confirmed that the goal was a word count of 250-275.

Ms. Mitchell reminded the HPC that by now having 5 members, with the consensus of the full HPC, 2 members could be selected to work on the report collaboratively, therefore not violating open meeting laws. She added that the selected members would bring their work back to the HPC at the next meeting to further refine and collaborate with the rest of the members. Ms. Mitchell also noted that she had contacted Ms. Loretta Clawson, who expressed interest in attending an HPC meeting and was willing to answer some of their questions regarding the panel text. The HPC was favorable to this, and expressed that they felt that having her thoughts directly would be beneficial.

The HPC discussed the verbiage and content of the text, highlighting the importance of Mayor Clawson's and Mayor Burnley's collaboration, their individual roles in Town leadership, and how their impacts are seen in Boone today.

The HPC discussed having 2 members work on the text and bring a draft to the next meeting. Commission Member Howerton and Commission Member Gaetano volunteered to do so.

Chair Smyth made a motion, seconded by Commission Member Daly, to approve Commission Member Howerton and Commission Member Gaetano working on the text collaboratively outside of the HPC meeting.

Vote: Aye – 5
Nay – 0

The motion passed.

Commission Member Daly inquired whether a conflict of interest was possible since the text was also to be reviewed by the Watauga County Historical Society, of which she currently serves as the President. Chair Smyth replied that as the Historical Society is not a governmental organization, there should be no issues on the HPC's end, but recommended checking with the Historical Society directly for their thoughts.

Other Matters

Ms. Snider informed the HPC of staffing changes for the Commission and that as part of her new title of Zoning Administration Manager, she would be taking over as the Staff liaison to the HPC from Ms. Mitchell. Ms. Mitchell thanked the HPC for all their work with her and indicated that she would still be available to them, especially during the current transition period. The HPC thanked Ms. Mitchell for all of her work with them.

Adjournment

Commission Member Howerton made a motion, seconded by Commission Member Hall, to adjourn the meeting at 4:24 p.m.

Vote: Aye – 5
Nay – 0

The motion passed.

_____ _____

Vardell Smyth-Chair **David Pedersen, Board Clerk**

Staff Report
Public Hearing
November 23, 2026
Case A26-0770 – Legislative Update – UDO Text Amendment

Request 1
Statutory Revisions 1
Conformity to Adopted Plans 20
Boone Next: Our Town, Our Future 20
Planning Board Report/Recommendations 21
Town Council Action Required – November 23, 2026 21
Staff Report Exhibit A: Ordinance #A26-0770 22
Staff Report Exhibit B: UDO Text Amendment 23

Request

Staff requests that Town Council consider revisions to the Town of Boone Unified Development Ordinance (UDO) Articles 1, 4, 6, 14, 15, 21, 25, and 34 and Appendix A Application Information in order to bring standards into alignment with recent statutory changes relating to administrative interpretations, appeals, permit choice, vested rights, home occupations, stormwater regulation, and building glazing/window transparency requirements.

This Staff Report outlines the amendments proposed to the UDO in response to recent changes in North Carolina law. Each statutory change is addressed separately with an explanation of the required change and the specific text revisions proposed for alignment with the change. The Ordinance in Staff Report Exhibit B is a presentation of the cumulative changes to the UDO for all statutory changes.

Statutory Revisions

Appeals

Staff has recommended changes to Subsections 2.01.05, and 6.04.02 to clean up the items in 6.04.02 that were more appropriate in 2.01.05.

…

Article 2 Administrative Mechanisms

…

2.01 Board of Adjustment

…

2.01.05 Powers and Duties of the Board of Adjustment

A. The Board is a quasi-judicial body that shall hear and decide:

1. Appeals from any order, decision, requirement, interpretation, or determination made by the Administrator, including decisions related to building permits, erosion and sedimentation control, and stormwater control, as provided in Article 6 Quasi-Judicial Hearings.
2. Applications for special-use permits, as provided in Article 6 Quasi-Judicial Hearings.

3. Applications for variances, as provided in Article 6 Quasi-Judicial Hearings.
4. Applications for major subdivision preliminary plat approval, as provided in Article 6 Quasi-Judicial Hearings.
5. Appeals of the grant or denial of an application for a Certificate of Appropriateness by the Historic Preservation Commission.
6. Any other matter the Board is required to act upon by any other Town Ordinance or State law.

…

Article 6 Quasi-Judicial Hearings

…

6.04 Appeals of Administrative Decisions

6.04.01 Administrative decisions on ~~minor work~~ statements of conformity may be appealed to the Historic Preservation Commission.

6.04.02 ~~the Board of Adjustment shall hear and decide appeals of all other administrative decisions made by staff including decisions related to erosion and sedimentation control, and stormwater control.~~ **Reserved**

Interpretative Determinations

Session Law 2026-41 modified N.C. Gen. Stat. § 160D-403(b1) to add a new subsection requiring a local government to issue an "interpretive determination". UDO Section 2.06 Interpretation has been modified to bring to bring the current interpretation standards into alignment with the required change.

2.06 Land Use Administrator

…

2.06.03 Interpretations and Advisory Opinions~~Interpretive Determinations~~

A. Upon proper written application, the Planning Director is authorized to:

1. Interpret the zoning map. Where uncertainty exists as to the boundary of districts as shown on the Official Zoning Map, the following rules shall apply:
   a. A boundary indicated as approximately following the centerline of an alley, street, highway, stream or railroad shall be construed to follow such centerline;
   b. A boundary indicated as approximately following a lot line, corporate limit, or extraterritorial boundary line, shall be construed as following such line, limit or boundary;
   c. A boundary indicated as following the shoreline or the centerline of a stream, river, lake, or other bodies of water shall be construed to follow such shoreline

or centerline, and in the event of change in the shoreline or centerline, the boundary shall be construed as moving with the actual shoreline or centerline;

d. A boundary indicated as approximately following the designated limit of a special flood hazard area shall be construed as following such limit;

e. Where a district boundary divides a lot or where distances are not specifically indicated on the Official Zoning Map, the boundary shall be determined by measurement, using the scale of the Official Zoning Map;

f. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

2. Interpret the Unified Development Ordinance. Where uncertainty exists as to any meaning of this Ordinance, the provisions of Article 1 shall be used for guidance.

   a. See procedures set forth in Subsection 14.02.06 for evaluating unlisted uses.

3. Provide advisory opinions on regarding nonconformities. An advisory interpretation or advisory opinion given by the Administrator is not binding and does not constitute a final and binding decision subject to appeal under Article 6.

4. Issue written interpretative determinations.

   a. Upon written request by a person with standing pursuant to G.S. 160D-1403.1(b), the Planning Director shall issue a written interpretative determination regarding the applicability or interpretation of a development regulation to a given state of facts. Upon issuance, the determination shall be binding on the town and the person requesting the determination, unless the determination is altered or set aside by a decision-making board or a court of competent jurisdiction.

   b. The Planning Director shall give written notice to the owner of the property that is the subject of the determination and to the party who sought the determination, if different from the owner. The written notice shall be delivered by personal delivery, email, or first-class mail. The notice shall be delivered to the last address listed for the owner of the affected property on the county tax abstract and to the address provided in the application or request for a determination if the party seeking the determination is different from the owner.

   c. It is conclusively presumed that all persons with standing to appeal have constructive notice of the determination from the date a sign providing notice that a determination has been made is prominently posted on the property that is the subject of the determination, so long as the sign remains on the property for at least 10 days. A posted sign shall contain the words "Zoning Decision" or

"Subdivision Decision" or similar language for other determinations in letters at least six inches high and shall identify the means to contact a local government staff member for information about the determination. Posting of signs is not the only form of constructive notice. Any sign posting is the responsibility of the landowner, applicant, or person that sought the determination. Verification of the posting shall be provided to the staff member responsible for the determination.

~~Article 1 **Zoning Map Interpretations:** The Planning Director is authorized to interpret the zoning map and disputed questions of zoning district boundary lines.~~

~~1. A zoning map interpretation shall only be made upon proper written application.~~

~~Title I Where uncertainty exists as to the boundary of districts as shown on the Official Zoning Map, the following rules shall apply:~~

~~g. A boundary indicated as approximately following the centerline of an alley, street, highway, stream or railroad shall be construed to follow such centerline;~~

~~h. A boundary indicated as approximately following a lot line, corporate limit, or extraterritorial boundary line, shall be construed as following such line, limit or boundary;~~

~~i. A boundary indicated as following the shoreline or the centerline of a stream, river, lake, or other bodies of water shall be construed to follow such shoreline or centerline, and in the event of change in the shoreline or centerline, the boundary shall be construed as moving with the actual shoreline or centerline;~~

~~j. A boundary indicated as approximately following the designated limit of a special flood hazard area shall be construed as following such limit;~~

~~k. Where a district boundary divides a lot or where distances are not specifically indicated on the Official Zoning Map, the boundary shall be determined by measurement, using the scale of the Official Zoning Map;~~

~~l. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.~~

~~m. **Text Interpretation:** The Planning Director is authorized to interpret Ordinance text.~~

~~1. A text interpretation shall only be made upon proper written application.~~

~~n. Where uncertainty exists as to any meaning of this Ordinance, the provisions of Article 1 shall be used for guidance.~~

~~o. The Planning Director shall consult with the Town Attorney where there is uncertainty in the meaning of the Ordinance with respect to substantive matter.~~

~~p. **Advisory Opinions Regarding Nonconformities**: An advisory interpretation or advisory opinion given by the Administrator is not binding and does not constitute a final and binding decision subject to appeal under Article 6.~~

~~q. Procedure for Evaluating Unlisted Uses: See procedures set forth in Subsection 14.02.06.~~

Glazing

Session Law 2026-59, modified N.C. Gen. Stat. §160D-702.1 regarding window glazing and transparency. The session law has defined glazing and the maximum area to which such glazing requirements can be applied. The proposed changes to the UDO address the maximum glazing percentage and clarify where such glazing requirements are limited to on the building facade.

Glazing requirements are currently written for the Wellness District, Multi-Family in Mixed-Use, and Community Appearance Standards. Suggested changes are proposed in UDO Subsections 14.23, 15.04, 25.05, and Article 34.

Article 14 Zoning District Regulations
14.23 WD Wellness District
...
14.23.05 WD Development Standards
...
H. Appearance Standards

...

4. Building Fenestration: Fenestrations (windows and doors) should maximize the views and allowable daylight into spaces.

a. For all street level/ground floor uses located along public streets and other public spaces, a minimum of 35% ~~60-90%~~ of ~~all wall area~~ the ground-floor facade area ~~between two (2) and twelve (12) feet~~ shall consist of transparent glazing (clear windows and doors). Upper floors fronting public rights- of-way shall consist of 30-70% transparent glazing~~windows~~.

i. Exception: Commercial uses that are considered non-storefront uses shall have a minimum of 20% of the ground-floor facade area that shall be comprised of transparent glazing.

~~a.~~b. Fenestrations shall be spaced thirty (30) linear feet maximum between features.

~~b.~~c. Ground floor restaurants are encouraged to provide windows and doors that can be opened to provide direct access to the sidewalk when weather permits.

...
Article 15 Limited Use Requirements
15.04 Multi-Family in Mixed Uses

15.04.01 Multi-family residential uses (Use 1.14, 1.15 and 1.16) are allowed in the B1, B2 and B3 zoning districts when the criteria in this Section are met.

A. For purposes of this Section, "commercial" shall include the following uses: 3.08 Motel, 3.09-3.11 Hotel, 4.03 Funeral Home Establishment, 4.05 Post Office, 5.01 Government Cultural Facility, 5.02-5.03 Government Neighborhood Cultural Facility, 5.04-5.06 Recreation Facility, 5.07-5.09 Event Venue, 5.12 Police Substation, 5.16 Government Facility, 8.0 Assembly, 9.0 Education, 10.02 Child Daycare Center, 10.04 Adult Daycare Center, 10.5 All Other Daycare, 11.0 General Sales and Service, 12.0 Recreation, 14.0 Manufacturing, 16.01 Mini-Storage, 17.0 Transportation, and 19.0 Particular Activities which pose Particular Concerns about Public Health.

B. To the extent this Section conflicts with other Articles of this Ordinance, this Section shall control.

C. "Commercial use" and "street level commercial land use" as referred to in this section 15.04, means only space in a building used or to be used for commercial uses unrelated to the residential use of the building or development. By way of clarification and not as a limitation, the following uses may not be counted as "commercial use": amenities operated entirely or in the main for residents (including but not limited to swimming pools, gyms, etc.); required recreation space; space used to operate and maintain the residential portion of the development, including leasing, management, and/or maintenance-related office space; and/or common areas of the residential units.

1. Notwithstanding the foregoing, only parking spaces located in a single-use parking structure (not containing residential units below or above) may be counted as "street level commercial land use."

D. A minimum of 35% ~~minimum of 60%~~ of the ground-floor facade area ~~street facing street level building facade~~ shall be comprised of transparent~~, non-reflective windows~~ glazing (clear windows and doors).

1. Exception: Commercial uses as listed in UDO Subsection 15.04.01 (A) that are considered non-storefront uses as defined herein Article 34 shall have a minimum of 20% of the ground-floor facade area that shall be comprised of transparent glazing.

...

15.04.02 Multi-family residential uses, either as the result of new construction or conversion, are allowed in the Central Business District (B1) only if the projects in which they are included meet all the following criteria:

A. Each project shall provide primary street level commercial land uses (i.e. retail, office, restaurant) of at least fifty percent (50%) of the square footage of the footprint of each building on the primary street level. For developments located on lots which abut more than one public street in the Central Business District, each additional street level floor shall provide commercial uses of at least 30% of that level's square footage. For purposes of this Subsection, the "primary street" shall be determined according to the following order: King Street, Howard Street, Depot Street, all other streets. For example, if a project is located on a lot that abuts both King Street and Howard Street, King Street shall be

considered the "primary street" while for a project which abuts Howard Street and Depot Street, Howard Street shall be considered the "primary street" and so on.

B. The entire frontage of the primary street level of the building abutting the street shall provide commercial uses. Required entrances for ingress and egress to secondary uses are permitted along said frontage so long as they are no larger than necessary to meet building code and safety requirements for ingress and egress. Commercial uses on the non-primary street level(s) shall front on the non-primary street.

C. The entire primary street level floor of the building shall be constructed to commercial standards in accordance with North Carolina Building Code Group A, B, E or M.

D. New projects on property which was vacant as of February 1, 2018 shall be at least two floors above the primary street level.

E. Buildings facades shall be oriented to each public street and shall have a primary entrance door facing each abutting public sidewalk.

F. A minimum of 30% of non-primary ~~street level~~ facing ground-floor facade areas ~~building facades~~ shall be comprised of transparent~~, non-reflective windows~~ glazing.

...

Article 25 Community Appearance Standards

...

25.05 Building Orientation

25.0~~4~~5.01 With the exception of townhouse uses, structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings are exempt from this section.

25.0~~4~~5.02 The intent of this Section is to provide a design of buildings that support a safe and attractive pedestrian environment.

A. Primary façade and main building entry shall face the primary public way.

B. If site constraints are present, the applicant's intent to use a "stock plan" is not a basis for appeal.

C. The Administrator may approve a redesign in which the main primary entrance does not face the primary public way provided the following:

1. The main building entrance, when not facing the primary public way, shall provide a safe and convenient access for pedestrians from the main building entrance to the primary public way. The pedestrian way must provide additional landscape amenities.

2. Entrances which are oriented on a diagonal are permitted, provided that they are integrated with the overall architectural design, and not merely angled appendages or alcoves.

3. Ground floor windows or window displays shall be provided along at least ten percent (10%) of the building's ground-floor facade area ~~(ground floor) street-facing elevation(s)~~; windows and display boxes shall be integral to the building design and not mounted to an exterior wall. Parapets above the first floor are excluded from the calculations when the building is over eighty feet (80') in length.

...

Article 34 Definitions

...

...

Ground-floor facade area (only in relation to glazing/fenestration requirements)
The exterior wall area of a building measured from grade to 10 feet above grade, excluding loading docks, service bays, mechanical areas, emergency exits, vehicular doors, and other functional areas that are not reasonably treated as storefront facade.

...

Non-Storefront Uses (only in relation to glazing/fenestration requirements)
For commercial or mixed-use buildings, glazing requirements have an exception for non-storefront uses as listed herein. Non-storefront uses include all of the following:

A. Religious assembly or sanctuary spaces.

B. Medical or dental examination, treatment, or healthcare services.

C. Educational instruction or counseling.

D. Civic or nonprofit services.

E. Funeral services.

F. Lodge or meeting hall use.

G. Storage or back-of-house operations.

H. Other institutional, assembly, or service uses not primarily operated as walk-in retail, restaurant, bar, entertainment, or commercial storefront uses.

Manufactured Homes

Session Law 2026-59 modified. N.C. Gen. Stat. § 160D-910 and §143.145(7) to conform the definition of manufactured home to the federal definition. Suggested changes are proposed in UDO Subsection 1.28, 15.01, and Article 34. Staff also cleaned up the section by not having the definition repeated in Section 15.01 and by removing regulatory standards from the definition.

Article 1 General Provisions

...

1.28 Building Design Elements

1.28.02 Any regulation relating to building design elements adopted under this Ordinance may not be applied to any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings except under one or more of the following circumstances:

A. The structures are located in an area designated as a local historic district pursuant to Part 4 of Article 9 of N.C.G.S. 160D.

B. The structures are located in an area designated as a historic district on the National Register of Historic Places.

C. The structures are individually designated as local, State, or national historic landmarks.

D. The regulations are directly and substantially related to the requirements of applicable safety codes adopted under G.S. 143-138.

E. Where the regulations are applied to manufactured housing in a manner consistent with G.S. 160D-910~~908~~ and federal law.

F. Where the regulations are adopted as a condition of participation in the National Flood Insurance Program.

...

Article 15 Limited Use Requirements

15.01 Manufactured Home (Class A and Class B)

15.01.01 Manufactured Home "Class A" is ~~a~~subject to the following:

~~Manufactured Home "Class A" is a structure, constructed after June 15, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet (40') or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein and satisfies the following criteria:~~

~~A.~~

~~c.~~A. The pitch of the home's roof is a minimum vertical rise of one foot (1') for each five feet (5') of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;

~~d.~~B. The exterior siding consists of wood, hardboard, aluminum, or vinyl covering, with reflectivity in no case exceeding the reflectivity of gloss white paint, comparable in composition, appearance, and durability to the exterior siding compatible with standard residential construction; and

C. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

15.01.02 Manufactured Home "Class B" requires skirting. ~~is a structure, constructed after June 15, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet or more (40'±) in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein, but that does not satisfy the criteria necessary to qualify as "Class A" (10.01.02 A). Skirting is required for "Class B" manufactured homes.~~

...

Article 34 Definitions

...

Manufactured Home
For manufactured homes built on or after June 15, 1976, as defined in 42 U.S.C. § 5402(6), "manufactured home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built with or without a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter; and except that such term shall not include any self-propelled recreational vehicle.

For manufactured homes built before June 15, 1976, "manufactured home" means (i) a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semipermanent foundation having a measurement of over thirty-two (32) feet in length and over eight (8) feet in width; or (ii) a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semipermanent foundation having a measurement of over thirty-two (32) feet in length and over eight (8) feet in width."

Manufactured Home "Class A"
A structure that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet (40') or more in length, or, when erected on site, is 320 or more square feet; ~~and which is built on~~with or without a permanent chassis and designed to be used as a dwelling, with a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein. ~~and satisfies the following criteria:~~

~~The pitch of the home's roof is a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;~~

~~The exterior siding consists of wood, hardboard, aluminum, or vinyl covering, with reflectivity in no case exceeding the reflectivity of gloss white paint, comparable in composition, appearance, and durability to the exterior siding compatible with standard residential construction; and~~

~~The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.~~

Manufactured Home "Class B"
A structure that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet (40') or more in length, or, when erected on site, is 320 or more square feet; ~~and which is built on a~~with or without a permanent chassis and designed to be used as a dwelling, with or without a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required

utilities for systems contained therein, but that does not satisfy the criteria necessary to qualify as "Class A". ~~Skirting is required for "Class B" manufactured homes.~~

Manufactured Home "Class C"
Any ~~mobile or~~ manufactured home that does not meet the criteria of a Class A or Class B manufactured home.
…

No-Impact Home-Based Business

Session Law 2026-51 added N.C. Gen. Stat. § 160A-205.8 No-impact home-based businesses, an act to provide that cities shall not prohibit certain home-based businesses within their jurisdictions. This addition required Staff to evaluate the "home occupation" use and bring it into compliance with the new standards. Changes were made to Section 15.46 and the definition in Article 34.

15.46 ~~Home Occupation~~No-Impact Home-Based Business (Accessory)

15.46.01 A no-impact home-based business may be conducted as an accessory use of a dwelling unit without a permit. A no-impact home-based business is a business that:

A. Is limited to the sale of lawful goods and services. Goods are defined as any merchandise, equipment, products, supplies, or materials.

B. Does not generate on-street parking or a substantial increase in traffic through the residential area.

C. Occurs inside or in the yard of the residential dwelling.

D. Is not visible from the street.

15.46.02 The use of the dwelling unit for the no-impact home-based business shall be clearly subordinate to its use for residential purposes.

15.16.03 The total number of on-site employees and clients do not exceed the occupancy limit for the property.

15.16.04 No equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses. For detached dwelling units this is measured at the lot line. For attached dwelling units this is measured just outside of the dwelling.

~~**15.46.01** A Home Occupation may be conducted as an accessory use of a dwelling unit, provided that:~~

~~**A.** No person other than members of the resident family shall be engaged in such occupation, and~~

~~**B.** The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation, and~~

~~**A.** No external evidence of the conduct of the home occupation shall be visible, other than a sign as permitted in Article 26, and~~

~~**C.** The home occupation shall not generate traffic volumes or parking area needs greater than would normally be expected in a residential neighborhood, and~~

~~**D.** No equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses off the lot; in the case of detached dwelling units, or outside the dwelling unit, in the case of attached dwelling units, and~~

~~**E.** The on-premise sale and delivery of goods which are not the products of the home occupation are prohibited.~~

~~**Home Occupation**~~**No-Impact Home-Based Business**

~~An accessory use conducted entirely within a dwelling and carried on by the occupants thereof, which use is incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof.~~ Any business owned and operated by the owner or occupant of the residential dwelling that manufactures, provides, or sells goods or services.

~~**Home Occupation**~~**No-Impact Home-Based Business Sign**

A sign permitted in association with a legitimate ~~home occupation~~no-impact home-based business conducted on the premises of the dwelling unit occupied by the operator of the establishment.

Note: Staff will update all use of "home occupation" within the UDO to "no-impact home-based business".

Permit Choice

Session Law 2026-41 modified NC Gen. Stat. § 143-755 regarding permit choice, where the permit choice has been expanded to be applicable to rezoning applications and stormwater plans. Suggested changes are proposed in UDO Subsection 4.05.

...

Article 4 Development Approvals

...

4.05 Processing of Applications

4.05.01 Upon submission of a complete application, the Administrator shall review the application for compliance with this Ordinance and any other requirements of the Town.

4.05.02 Permit Choice:

A. Following submission of a complete application for a development permit, if this unified development ordinance is amended between the time a complete application was submitted and the time a development permit decision is made, the applicant may choose which adopted version of the ordinance will apply to the permit and use of the building, structure, or land indicated on the permit application.

B. Where multiple development permits are required to complete a development project, the development permit applicant may choose the version of this ordinance applicable to the project upon submittal of the application for the initial development permit. This provision is applicable only for those subsequent development permit applications filed within 18 months of the date following the approval of an initial permit. For purposes of the vesting protections of this subsection (B), an erosion and sedimentation control permit or a sign permit is not an initial development permit.

C. For purposes of this section 4.05.02, except as provided at subsection (B) or otherwise provided by law, "development permit" means an administrative, legislative, or quasi-judicial approval that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal, including any of the following:

1. Zoning permits.
2. Site plan approvals.
3. Special use permits.
4. Variances.
5. Certificates of appropriateness.
6. Plat approvals.
7. Development agreements.
8. Building permits.
9. Subdivision of land.
10. State agency permits for development.
11. Driveway permits.
12. Erosion and sedimentation control permits.
13. Sign permit.
14. Conditional or general use rezoning approvals.
~~13.~~15. Stormwater permits.

...

Stormwater

Session Law 2026-39 modified NC General Statutes § 143.214.7 to utilize the "built-upon area" terminology instead of the previously used "development" and "impervious" terminology. Suggested changes are proposed in UDO Article 21, Article 34, and Appendix A.

...

Article 21 Stormwater Management

21.01 Plan Approval Required

21.01.01 Subject to the requirements of Article 4, a drainage plan with supplemental stormwater calculations is required to be submitted with all applications.

A. Single-Family Dwellings (Use 1.01), Manufactured Homes (Use 1.02-1.04), other uses lawfully operated out of a single-family dwelling or Use 1.06 Duplex (one duplex building per lot) with less than 40% of impervious area, not discharging to steep or very steep slope, shall submit a drainage plan and supporting calculations in compliance with:

1. UDO Appendix C, Section C.2 Stormwater Control Measures (SCMs) Guidelines for Certain Residential Development; or

2. UDO Article 21 and Appendix A, Section A3.05.

B. All other development, including subdivision infrastructure, shall submit a drainage plan and supporting calculations in compliance with this Article and the drainage plan requirements set forth in UDO Appendix A, Section A3.05.

C. Exemptions. The following are exempt from the requirements of Subsections A or B above, as applicable:

1. ~~Impervious~~ Built-upon area improvements of 500 square feet or less where the applicant takes measures to ensure that neighboring properties are not burdened with any stormwater runoff.

2. Lots ~~within subdivisions or developments~~ that have an approved drainage plan where any new impervious area was considered in the previously approved plan and subsequently constructed in accordance with such plan.

...

21.03 Drainage & Stormwater Management Performance Standards

21.03.01 All drainage structures and stormwater management measures shall be designed, constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of development activities. Specifically:

A. Offsite areas which drain to or across a site proposed for development must be accommodated in the stormwater plans for the development.

1. The stormwater management system must be capable of conveying the existing offsite flows through or around the development such that the volume and rate of flow from the adjacent property is not altered.

2. If offsite flows are carried in the site system, any detention ponds shall be sized to accommodate this flow.

B. Stormwater drainage facilities shall be designed to limit the discharge from the site to the rate that existed prior to any ~~development~~ addition of built-upon area of the site.

1. For projects that are redeveloping a developed site, the discharge ~~will be limited to that which occurs before any new development.~~ shall be limited to that which occurred from the previous built-upon area.

C. The type and location of the discharge will be as occurred before the current development unless the discharge is to a manmade conveyance system.

1. If the discharge is in a manmade conveyance the Town of Boone will be furnished an easement to the point that the pre-development flows are duplicated.

21.03.02 All ~~site improvements~~ increased built-upon area shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the ~~development~~ site. Surface water shall not be regarded as unduly retained if:

A. The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or stormwater runoff control plan, or

B. The retention is not substantially different in location or degree than that experienced on the ~~development~~ site prior to ~~site improvements~~the increase in built-upon area, unless such retention presents a danger to health or safety.

21.03.03 These competing goals for retention and discharge can be accomplished by designing, constructing and maintaining all stormwater management installations to the extent practicable to:

A. Avoid increases in surface runoff volume and velocity by including measures which promote the infiltration of stormwater,

B. Maximize the time of concentration of stormwater runoff, and

C. Promote the filtration and precipitation of pollutants from stormwater runoff in order to protect the water quality of the receiving watercourse.

21.03.04 The drainage system ~~of a development site~~ shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets where they exist.

21.03.05 All site improvements shall conform to the natural contours of the land, and without disturbance, utilize the preexisting natural and preexisting man-made drainage ways.

21.03.06 Lot boundaries within subdivisions shall be made to coincide with natural and preexisting man-made drainage ways to avoid creation of lots that can only be built upon by altering such drainage ways.

21.03.07 Stormwater shall not be diverted from one natural drainage basin into another.

21.03.08 Stormwater shall not be channeled or directed into sanitary sewers.

21.03.09 Design Storm:

A. The minimum design capacity for all storm drainage facilities and cross drainage facilities in public streets shall be the twenty-five (25) year discharge.

B. The design of drainage facilities in flood hazard areas shall be consistent with the requirements of Article 30.

C. The computation of stormwater runoff shall follow established engineering best practices. Acceptable methods of computation include, but are not limited to, those outlined in the Soil Conservation Service National Engineering Field Manual, the Rational Method, and published U.S. Geological Survey techniques for estimating stream flow. Runoff coefficients shall be based on full development of the watershed to the extent of the current zoning.

D. Stormwater detention shall be provided to ensure that the rate of discharge does not exceed the ~~pre-development~~ rate of discharge on the site prior to the increase in built-upon area. In order to demonstrate this, pre and post development hydrographs will be submitted that demonstrate no increase in flow leaving the site during the twenty-five (25) year twenty-four (24) hour storm. In this situation pre development shall reference the site, with all built-upon area, prior to the increase in built-upon area. Inflow-outflow calculations shall also be submitted for any stormwater detention ponds.

...

Article 34 Definitions

...

Built-Upon Area

Built-upon area means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. None of the following surfaces shall be considered built-upon area:

A. A slatted deck with pervious surface beneath

B. The water area of a swimming pool

C. A surface of number 57 stone, as designated by the American Society for Testing and Materials laid at least four inches (4") think over a geotextile fabric.

D. A trail as defined in North Carolina G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour).

E. Landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive only pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle.

F. Artificial turf manufactured to allow water to drain through the backing of the turf and installed according to the manufacturer's specifications over a pervious surface.

~~Built-upon areas shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities, etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious).~~

Development

Unless the context clearly indicates otherwise, and without altering the scope of any regulatory authority granted by statute or local act, the term means any of the following:

a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.

b. The excavation, grading, filling, clearing, or alteration of land.

c. The subdivision of land as defined in G.S. 160D-802.

d. The initiation of or substantial change in the use of land or the intensity of use of land.

~~d.~~e. In addition, for the purposes of determining stormwater runoff the term development also includes any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil.

…

Appendix A Application Information

…

A3.05 Drainage Plan

A3.05.01 When required, an applicant shall submit a drainage plan.

A3.05.02 The drainage plan shall be prepared by and shall bear the seal and signature of a North Carolina licensed professional engineer or landscape architect, competent to perform all aspects of design.

A3.05.03 The drainage plan shall refer to the drawings and technical documentation for planned site improvements necessary to fulfill both the drainage and stormwater requirements of this Ordinance and shall include:

A. Location and topographic maps with the total drainage area delineated including both on-site and off-site areas and sufficient information to define all ridges, existing streams, drainage ways, wetland areas, existing springs, and water elevation of any proposed discharge point, and any additional information required to evaluate the existing and proposed drainage system.

B. Architectural and engineering drawings showing plan, profile and details of; piping, drainage structures, swales, and channels tying into a network of pre-existing man made or natural channels.

C. Written project specifications governing work performance and materials.

~~C.~~D. Site plans shall include the location of existing built-upon area and shall show the area of new built-upon area.

~~D.~~E. Computations and assumptions sufficient to support the design of; piping, drainage structures, retention/detention ponds, and permanent erosion control measures.

~~E.~~F. Whatever other narrative statements necessary to adequately describe the proposed site improvements and the measures planned to comply with the requirements of this Appendix.

~~F.~~G. The Drainage Plan shall be prepared to meet the basic objectives and design standards for drainage and stormwater management as described in Article 21.

~~G.~~H. The Drainage Plan shall show the existing site topography and proposed site drainage improvements in sufficient detail to facilitate plan review and construction. The Drainage Plan drawings shall be presented at a scale not smaller than 1 inch = 50 feet.

Vested Rights

Session Law 2026-59 modified N.C. Gen. Stat. § 160D-108.1 by increasing the duration of vested rights for site-specific vesting plans. The other changes also modified how vesting rights now prevent applying overlay zoning, when applicable. The same session law has also modified language regarding vesting expiration and the 24-month discontinuance period. The text presented below has been modified to include the General Statute language for when the 24-month discontinuance period is tolled, or not counted against that 24-month period. Suggested changes are proposed in UDO Subsection 4.13.

Article 4 Development Approvals

...

4.13 Vested Rights for Certain Approvals

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

4.13.02 Duration: Except as provided for in Subsection 4.13.02(C), a right that has been vested as provided for in this Ordinance shall remain vested for a period of five (5) ~~two~~ years.

A. This vesting shall not be extended by any amendments or modifications to a site- specific development plan unless expressly provided by the approval authority at the time the amendment or modification is approved.

B. A site-specific vesting plan shall be deemed approved upon the effective date of the approval authority's action or Ordinance relating thereto.

C. The permit-issuing authority may provide that rights vest for a period of time exceeding five (5) ~~two (2)~~ years but not exceeding eight (8) ~~five (5)~~ years, inclusive of all amendments, modifications and phasing, where warranted in light of all relevant circumstances, including but not limited to, the size and phasing of the development, the level of investment, the need for the development, economic cycles, and market conditions. These determinations shall be in the sound discretion of the approval authority at the time the site-specific development plan is approved or modified.

D. Approval shall vest for seven years for a multi-phased development of at least 25 acres' subject to a master development plan with committed elements showing the type and intensity of use of each phase.

4.13.03 The establishment of a vested right shall ~~not preclude~~ preclude the application of overlay zoning that imposes additional requirements but does not affect the allowable type and intensity of use, or Ordinances or regulations that are general in nature and are applicable to all property subject to regulation by the Town, including, but not limited to building, fire, plumbing, electrical and mechanical codes.

A. Applicable new or amended development regulations shall only become effective with respect to property that is subject to a site-specific development plan upon the expiration or termination of the vested right in accordance with this Ordinance.

4.13.04 A vested right is not a personal right, but shall be attached to and run with the applicable property. After approval of a site-specific development plan, all successors to the original landowner shall be entitled to exercise such rights while applicable.

4.13.05 Termination/Expiration: A right that has been vested as provided for in this Ordinance shall terminate and automatically expire:

A. At the end of the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed, or

B. With written consent of the affected landowner, or

C. ~~With respect to development with vesting periods of 2 years or more, if development work is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months, or~~

D. Upon findings by the permit-issuing authority, by Ordinance after notice and public hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the site-specific development plan, or

E. Upon payment to the affected landowner of compensation for all costs, expenses, and other losses incurred by the landowner including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consultant's fees incurred after approval by the Town, together with interest thereon at the legal rate until paid. Compensation shall not include any diminution in the value of the property which is caused by such action, or

F. Upon findings after notice and an evidentiary hearing that the landowner or the landowner's representative intentionally supplied inaccurate information or made material misrepresentations which made a difference in the approval by the approval authority of the vested right, or

G. ~~Upon enactment or promulgation of a~~As required by State or federal law or regulation that precludes the development subject to the vested right, in which case the approval authority shall modify the affected provisions, upon finding that the change in state or federal law has a fundamental and retroactive effect on the development, after notice and a public hearing, or~~.~~

H. Upon a failure by the permit holder to abide such terms and conditions as have been attached to the approval or otherwise required by this Ordinance, or~~.~~

I. With respect to development(s) with vesting periods, if development work is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months, or the 24-month discontinuance period can be tolled, or not counted, for any of the following:

1. The pendency, or length of time pending, for any Board of Adjustment proceeding or civil action in State or federal trial or appellate court regarding the validity of a development permit, the use of property, or the existence of the statutory vesting period granted by NC General Statute § 160D-108.

2. The pendency of any litigation involving the development itself or the property that is the subject of the vesting.

3. The duration of any emergency declaration issued under NC General Statute § 166A-19.20 or § 166A-19.22 for which the defined emergency area includes the property in whole or in part.

4.13.06 Nothing in this Section is intended or shall be deemed to create any vested right other than those established pursuant to N.C. Gen. Stat. § 160D-108.

4.13.07 Any petition for voluntary annexation filed with the Town under G.S. 160A-31 or G.S. 160A-58.1 shall contain a signed statement declaring whether or not any vested right with respect to the property subject to the petition has been established under G.S.160D-108. A statement that declares that no vested right has been established, or the failure to sign a statement declaring whether or not a vested right has been established, shall be binding on the landowner and any such vested right shall be terminated.

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

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

Goals & Policies

Goal 4.1 LOCAL GOVERNANCE THAT IMPLEMENTS THE COMMUNITY'S VISION
Local government is easy to understand, navigate, and engage with. Local policies and actions advance the long-term best interests of the community.

Policy 4.1.1: Continued Excellence in Transparency
Continue to make governance and government decision-making accessible and transparent to all residents.

Policy 4.1.4: Accessible and Understandable Documentation

Seek to make key Town documents, such as the annual budget and the capital improvements program, user-friendly and accessible to the general public.

Planning Board Report/Recommendations

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

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

Note 1

_____

_____

_____

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

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of Ordinance #A26-0770 within Exhibit A and ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

_____

_____

_____

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

Town Council Action Required – November 23, 2026

No Council action is anticipated at this meeting. Final consideration would occur at a future Town Council meeting (anticipated to be December 9, 2026) upon receipt of the Planning Commission's recommendations.

Staff Report Exhibit A: Ordinance #A26-0770

ORDINANCE # A26-0770

AN ORDINANCE TO REVISE THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Boone Town Council desires to modify the Unified Development Ordinance to modify UDO standards to reflect recent statutory changes, and

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

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

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

WHEREAS, the Town Council finds that it is in the best interest of the Town and its citizens that Town Council directly consider and, with input from the public as deemed appropriate by Council; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. The Town of Boone Unified Development Ordinance ("UDO") is hereby revised as set forth in the attached Exhibit A to this Ordinance, which is incorporated by reference, with deletions and additions shown in ~~red~~ and blue respectively:

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

SECTION 3. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the 9th day of December, 2026.

_____
The Honorable Dalton George, Mayor

Attest:

_____
Nicole Harmon-Church, Town Clerk

Staff Report Exhibit B: UDO Text Amendment

Article 1 Administrative Mechanisms

…

1.28 Building Design Elements

1.28.02 Any regulation relating to building design elements adopted under this Ordinance may not be applied to any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings except under one or more of the following circumstances:

A. The structures are located in an area designated as a local historic district pursuant to Part 4 of Article 9 of N.C.G.S. 160D.

B. The structures are located in an area designated as a historic district on the National Register of Historic Places.

C. The structures are individually designated as local, State, or national historic landmarks.

D. The regulations are directly and substantially related to the requirements of applicable safety codes adopted under G.S. 143-138.

E. Where the regulations are applied to manufactured housing in a manner consistent with G.S. 160D-910~~908~~ and federal law.

F. Where the regulations are adopted as a condition of participation in the National Flood Insurance Program.

…

Article 2 Administrative Mechanisms

…

2.01 Board of Adjustment

…

2.01.05 Powers and Duties of the Board of Adjustment

B. The Board is a quasi-judicial body that shall hear and decide:

1. Appeals from any order, decision, requirement, interpretation, or determination made by the Administrator, including decisions related to building permits, erosion and sedimentation control, and stormwater control, as provided in Article 6 Quasi-Judicial Hearings.

2. Applications for special-use permits, as provided in Article 6 Quasi-Judicial Hearings.

3. Applications for variances, as provided in Article 6 Quasi-Judicial Hearings.

4. Applications for major subdivision preliminary plat approval, as provided in Article 6 Quasi-Judicial Hearings.

5. Appeals of the grant or denial of an application for a Certificate of Appropriateness by the Historic Preservation Commission.

6. Any other matter the Board is required to act upon by any other Town Ordinance or State law.

…

2.06 Land Use Administrator

…

2.06.03 Interpretations and Advisory Opinions~~Interpretive Determinations~~

B. Upon proper written application, the Planning Director is authorized to:

~~3.~~1. Interpret the zoning map. Where uncertainty exists as to the boundary of districts as shown on the Official Zoning Map, the following rules shall apply:

a. A boundary indicated as approximately following the centerline of an alley, street, highway, stream or railroad shall be construed to follow such centerline;

b. A boundary indicated as approximately following a lot line, corporate limit, or extraterritorial boundary line, shall be construed as following such line, limit or boundary;

c. A boundary indicated as following the shoreline or the centerline of a stream, river, lake, or other bodies of water shall be construed to follow such shoreline or centerline, and in the event of change in the shoreline or centerline, the boundary shall be construed as moving with the actual shoreline or centerline;

d. A boundary indicated as approximately following the designated limit of a special flood hazard area shall be construed as following such limit;

e. Where a district boundary divides a lot or where distances are not specifically indicated on the Official Zoning Map, the boundary shall be determined by measurement, using the scale of the Official Zoning Map;

f. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

~~4.~~2. Interpret the Unified Development Ordinance. Where uncertainty exists as to any meaning of this Ordinance, the provisions of Article 1 shall be used for guidance.

a. See procedures set forth in Subsection 14.02.06 for evaluating unlisted uses.

3. Provide advisory opinions on regarding nonconformities. An advisory interpretation or advisory opinion given by the Administrator is not binding and does not constitute a final and binding decision subject to appeal under Article 6.

4. Issue written interpretative determinations.

   a. Upon written request by a person with standing pursuant to G.S. 160D-1403.1(b), the Planning Director shall issue a written interpretative determination regarding the applicability or interpretation of a development regulation to a given state of facts. Upon issuance, the determination shall be binding on the town and the person requesting the determination, unless the determination is altered or set aside by a decision-making board or a court of competent jurisdiction.

   b. The Planning Director shall give written notice to the owner of the property that is the subject of the determination and to the party who sought the determination, if different from the owner. The written notice shall be delivered by personal delivery, email, or first-class mail. The notice shall be delivered to the last address listed for the owner of the affected property on the county tax abstract and to the address provided in the application or request for a determination if the party seeking the determination is different from the owner.

   c. It is conclusively presumed that all persons with standing to appeal have constructive notice of the determination from the date a sign providing notice that a determination has been made is prominently posted on the property that is the subject of the determination, so long as the sign remains on the property for at least 10 days. A posted sign shall contain the words "Zoning Decision" or "Subdivision Decision" or similar language for other determinations in letters at least six inches high and shall identify the means to contact a local government staff member for information about the determination. Posting of signs is not the only form of constructive notice. Any sign posting is the responsibility of the landowner, applicant, or person that sought the determination. Verification of the posting shall be provided to the staff member responsible for the determination.

~~Article 2 **Zoning Map Interpretations:** The Planning Director is authorized to interpret the zoning map and disputed questions of zoning district boundary lines.~~

~~2. A zoning map interpretation shall only be made upon proper written application.~~

~~Title II Where uncertainty exists as to the boundary of districts as shown on the Official Zoning Map, the following rules shall apply:~~

~~g. A boundary indicated as approximately following the centerline of an alley, street, highway, stream or railroad shall be construed to follow such centerline;~~

~~h. A boundary indicated as approximately following a lot line, corporate limit, or extraterritorial boundary line, shall be construed as following such line, limit or boundary;~~

~~i. A boundary indicated as following the shoreline or the centerline of a stream, river, lake, or other bodies of water shall be construed to follow such shoreline or centerline, and in the event of change in the shoreline or centerline, the boundary shall be construed as moving with the actual shoreline or centerline;~~

~~j. A boundary indicated as approximately following the designated limit of a special flood hazard area shall be construed as following such limit;~~

~~k. Where a district boundary divides a lot or where distances are not specifically indicated on the Official Zoning Map, the boundary shall be determined by measurement, using the scale of the Official Zoning Map;~~

~~l. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.~~

~~m. **Text Interpretation:** The Planning Director is authorized to interpret Ordinance text.~~

~~2. A text interpretation shall only be made upon proper written application.~~

~~n. Where uncertainty exists as to any meaning of this Ordinance, the provisions of Article 1 shall be used for guidance.~~

~~o. The Planning Director shall consult with the Town Attorney where there is uncertainty in the meaning of the Ordinance with respect to substantive matter.~~

~~p. **Advisory Opinions Regarding Nonconformities**: An advisory interpretation or advisory opinion given by the Administrator is not binding and does not constitute a final and binding decision subject to appeal under Article 6.~~

~~q. Procedure for Evaluating Unlisted Uses: See procedures set forth in Subsection 14.02.06.~~

…

Article 4 Development Approvals

…

4.05 Processing of Applications

4.05.01 Upon submission of a complete application, the Administrator shall review the application for compliance with this Ordinance and any other requirements of the Town.

4.05.02 Permit Choice:

A. Following submission of a complete application for a development permit, if this unified development ordinance is amended between the time a complete application was submitted and the time a development permit decision is made, the applicant may choose which adopted version of the ordinance will apply to the permit and use of the building, structure, or land indicated on the permit application.

B. Where multiple development permits are required to complete a development project, the development permit applicant may choose the version of this ordinance applicable to the project upon submittal of the application for the initial development permit. This provision is applicable only for those subsequent development permit applications filed within 18 months of the date following the approval of an initial permit. For purposes of the vesting protections of this subsection (B), an erosion and sedimentation control permit or a sign permit is not an initial development permit.

C. For purposes of this section 4.05.02, except as provided at subsection (B) or otherwise provided by law, "development permit" means an administrative, legislative, or quasi-judicial approval that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal, including any of the following:

1. Zoning permits.
2. Site plan approvals.
3. Special use permits.
4. Variances.
5. Certificates of appropriateness.
6. Plat approvals.
7. Development agreements.
8. Building permits.
9. Subdivision of land.
10. State agency permits for development.
11. Driveway permits.
12. Erosion and sedimentation control permits.
13. Sign permit.
~~13.~~14. Conditional or general use rezoning approvals.
~~14.~~15. Stormwater permits.

...

4.13 Vested Rights for Certain Approvals

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

4.13.02 Duration: Except as provided for in Subsection 4.13.02(C), a right that has been vested as provided for in this Ordinance shall remain vested for a period of five (5) ~~two~~ years.

E. This vesting shall not be extended by any amendments or modifications to a site- specific development plan unless expressly provided by the approval authority at the time the amendment or modification is approved.

F. A site-specific vesting plan shall be deemed approved upon the effective date of the approval authority's action or Ordinance relating thereto.

G. The permit-issuing authority may provide that rights vest for a period of time exceeding five (5) ~~two (2)~~ years but not exceeding eight (8) ~~five (5)~~ years, inclusive of all amendments, modifications and phasing, where warranted in light of all relevant circumstances, including but not limited to, the size and phasing of the development, the level of investment, the need for the development, economic cycles, and market conditions. These determinations shall be in the sound discretion of the approval authority at the time the site-specific development plan is approved or modified.

H. Approval shall vest for seven years for a multi-phased development of at least 25 acres' subject to a master development plan with committed elements showing the type and intensity of use of each phase.

4.13.03 The establishment of a vested right shall ~~not preclude~~ preclude the application of overlay zoning that imposes additional requirements but does not affect the allowable type and intensity of use, or Ordinances or regulations that are general in nature and are applicable to all property subject to regulation by the Town, including, but not limited to building, fire, plumbing, electrical and mechanical codes.

B. Applicable new or amended development regulations shall only become effective with respect to property that is subject to a site-specific development plan upon the expiration or termination of the vested right in accordance with this Ordinance.

4.13.04 A vested right is not a personal right, but shall be attached to and run with the applicable property. After approval of a site-specific development plan, all successors to the original landowner shall be entitled to exercise such rights while applicable.

4.13.05 Termination/Expiration: A right that has been vested as provided for in this Ordinance shall terminate and automatically expire:

A. At the end of the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed, or

B. With written consent of the affected landowner, or

~~With respect to development with vesting periods of 2 years or more, if development work is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months, or~~

C. Upon findings by the permit-issuing authority, by Ordinance after notice and public hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the site-specific development plan, or

D. Upon payment to the affected landowner of compensation for all costs, expenses, and other losses incurred by the landowner including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consultant's fees incurred after approval by the Town, together with interest thereon at the legal rate until paid. Compensation shall not include any diminution in the value of the property which is caused by such action, or

E. Upon findings after notice and an evidentiary hearing that the landowner or the landowner's representative intentionally supplied inaccurate information or made material misrepresentations which made a difference in the approval by the approval authority of the vested right, or

F. ~~Upon enactment or promulgation of a~~As required by State or federal law or regulation that precludes the development subject to the vested right, in which case the approval authority shall modify the affected provisions, upon finding that the change in state or federal law has a fundamental and retroactive effect on the development, after notice and a public hearing, or~~.~~

G. Upon a failure by the permit holder to abide such terms and conditions as have been attached to the approval or otherwise required by this Ordinance, or~~.~~

H. With respect to development(s) with vesting periods, if development work is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months, or the 24-month discontinuance period can be tolled, or not counted, for any of the following:

1. The pendency, or length of time pending, for any Board of Adjustment proceeding or civil action in State or federal trial or appellate court regarding the validity of a development permit, the use of property, or the existence of the statutory vesting period granted by NC General Statute § 160D-108.

2. The pendency of any litigation involving the development itself or the property that is the subject of the vesting.

3. The duration of any emergency declaration issued under NC General Statute § 166A-19.20 or § 166A-19.22 for which the defined emergency area includes the property in whole or in part.

4.13.06 Nothing in this Section is intended or shall be deemed to create any vested right other than those established pursuant to N.C. Gen. Stat. § 160D-108.

4.13.07 Any petition for voluntary annexation filed with the Town under G.S. 160A-31 or G.S. 160A-58.1 shall contain a signed statement declaring whether or not any vested right with respect to the property subject to the petition has been established under G.S.160D-108. A statement that declares that no vested right has been established, or the failure to sign a statement declaring whether or not a vested right has been established, shall be binding on the landowner and any such vested right shall be terminated.

…

Article 6 Quasi-Judicial Hearings

…

6.04 Appeals of Administrative Decisions

6.04.01 Administrative decisions on ~~minor work~~ statements of conformity may be appealed to the Historic Preservation Commission.

6.04.02 ~~the Board of Adjustment shall hear and decide appeals of all other administrative decisions made by staff including decisions related to erosion and sedimentation control, and stormwater control.~~ **Reserved**

…

Article 14 Zoning District Regulations

…

14.23 WD Wellness District

…

14.23.05 WD Development Standards

…

H. Appearance Standards

…

i. Building Fenestration: Fenestrations (windows and doors) should maximize the views and allowable daylight into spaces.

a. For all street level/ground floor uses located along public streets and other public spaces, a minimum of 35% ~~60-90%~~ of ~~all wall area~~ the ground-floor facade area ~~between two (2) and twelve (12) feet~~ shall consist of transparent glazing (clear windows and doors). Upper floors fronting public rights- of-way shall consist of 30-70% transparent glazing~~windows~~.

i. Exception: Commercial uses that are considered non-storefront uses shall have a minimum of 20% of the ground-floor façade area that shall be comprised of transparent glazing.

b. Fenestrations shall be spaced thirty (30) linear feet maximum between features.

c. Ground floor restaurants are encouraged to provide windows and doors that can be opened to provide direct access to the sidewalk when weather permits.

…

Article 15 Limited Use Requirements

…

15.01 Manufactured Home (Class A and Class B)

15.01.01 Manufactured Home "Class A" is ~~a~~subject to the following:

~~Manufactured Home "Class A" is a structure, constructed after June 15, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet (40') or~~

~~more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein and satisfies the following criteria:~~

A. The pitch of the home's roof is a minimum vertical rise of one foot (1') for each five feet (5') of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;

B. The exterior siding consists of wood, hardboard, aluminum, or vinyl covering, with reflectivity in no case exceeding the reflectivity of gloss white paint, comparable in composition, appearance, and durability to the exterior siding compatible with standard residential construction; and

C. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

15.01.02 Manufactured Home "Class B" requires skirting. ~~is a structure, constructed after June 15, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet or more (40'±) in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein, but that does not satisfy the criteria necessary to qualify as "Class A" (10.01.02-A). Skirting is required for "Class B" manufactured homes.~~

...

15.04 Multi-Family in Mixed Uses

15.04.01 Multi-family residential uses (Use 1.14, 1.15 and 1.16) are allowed in the B1, B2 and B3 zoning districts when the criteria in this Section are met.

A. For purposes of this Section, "commercial" shall include the following uses: 3.08 Motel, 3.09-3.11 Hotel, 4.03 Funeral Home Establishment, 4.05 Post Office, 5.01 Government Cultural Facility, 5.02-5.03 Government Neighborhood Cultural Facility, 5.04-5.06 Recreation Facility, 5.07-5.09 Event Venue, 5.12 Police Substation, 5.16 Government Facility, 8.0 Assembly, 9.0 Education, 10.02 Child Daycare Center, 10.04 Adult Daycare Center, 10.5 All Other Daycare, 11.0 General Sales and Service, 12.0 Recreation, 14.0 Manufacturing, 16.01 Mini-Storage, 17.0 Transportation, and 19.0 Particular Activities which pose Particular Concerns about Public Health.

B. To the extent this Section conflicts with other Articles of this Ordinance, this Section shall control.

C. "Commercial use" and "street level commercial land use" as referred to in this section 15.04, means only space in a building used or to be used for commercial uses unrelated to the residential use of the building or development. By way of clarification and not as a

limitation, the following uses may not be counted as "commercial use": amenities operated entirely or in the main for residents (including but not limited to swimming pools, gyms, etc.); required recreation space; space used to operate and maintain the residential portion of the development, including leasing, management, and/or maintenance-related office space; and/or common areas of the residential units.

1. Notwithstanding the foregoing, only parking spaces located in a single-use parking structure (not containing residential units below or above) may be counted as "street level commercial land use."

D. A minimum of 35% ~~minimum of 60%~~ of the ground-floor facade area ~~street facing street level building facade~~ shall be comprised of transparent~~, non-reflective windows~~ glazing (clear windows and doors).

1. Exception: Commercial uses as listed in UDO Subsection 15.04.01 (A) that are considered non-storefront uses as defined herein Article 34 shall have a minimum of 20% of the ground-floor facade area that shall be comprised of transparent glazing.

...

15.04.02 Multi-family residential uses, either as the result of new construction or conversion, are allowed in the Central Business District (B1) only if the projects in which they are included meet all the following criteria:

A. Each project shall provide primary street level commercial land uses (i.e. retail, office, restaurant) of at least fifty percent (50%) of the square footage of the footprint of each building on the primary street level. For developments located on lots which abut more than one public street in the Central Business District, each additional street level floor shall provide commercial uses of at least 30% of that level's square footage. For purposes of this Subsection, the "primary street" shall be determined according to the following order: King Street, Howard Street, Depot Street, all other streets. For example, if a project is located on a lot that abuts both King Street and Howard Street, King Street shall be considered the "primary street" while for a project which abuts Howard Street and Depot Street, Howard Street shall be considered the "primary street" and so on.

B. The entire frontage of the primary street level of the building abutting the street shall provide commercial uses. Required entrances for ingress and egress to secondary uses are permitted along said frontage so long as they are no larger than necessary to meet building code and safety requirements for ingress and egress. Commercial uses on the non-primary street level(s) shall front on the non-primary street.

C. The entire primary street level floor of the building shall be constructed to commercial standards in accordance with North Carolina Building Code Group A, B, E or M.

D. New projects on property which was vacant as of February 1, 2018 shall be at least two floors above the primary street level.

E. Buildings facades shall be oriented to each public street and shall have a primary entrance door facing each abutting public sidewalk.

F. A minimum of 30% of non-primary ~~street level~~ facing ground-floor facade areas ~~building facades~~ shall be comprised of transparent~~, non-reflective windows~~ glazing.

…

15.46 ~~Home Occupation~~No-Impact Home-Based Business (Accessory)

15.46.01 A no-impact home-based business may be conducted as an accessory use of a dwelling unit without a permit. A no-impact home-based business is a business that:

A. Is limited to the sale of lawful goods and services. Goods are defined as any merchandise, equipment, products, supplies, or materials.

B. Does not generate on-street parking or a substantial increase in traffic through the residential area.

C. Occurs inside or in the yard of the residential dwelling.

D. Is not visible from the street.

15.46.02 The use of the dwelling unit for the no-impact home-based business shall be clearly subordinate to its use for residential purposes.

15.16.03 The total number of on-site employees and clients do not exceed the occupancy limit for the property.

15.16.04 No equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses. For detached dwelling units this is measured at the lot line. For attached dwelling units this is measured just outside of the dwelling.

~~**15.46.01** A Home Occupation may be conducted as an accessory use of a dwelling unit, provided that:~~

~~**F.** No person other than members of the resident family shall be engaged in such occupation, and~~

~~**G.** The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation, and~~

~~**B.** No external evidence of the conduct of the home occupation shall be visible, other than a sign as permitted in Article 26, and~~

~~**H.** The home occupation shall not generate traffic volumes or parking area needs greater than would normally be expected in a residential neighborhood, and~~

~~**I.** No equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses off the lot; in the case of detached dwelling units, or outside the dwelling unit, in the case of attached dwelling units, and~~

~~J. The on-premise sale and delivery of goods which are not the products of the home occupation are prohibited.~~

...

...

Article 21 Stormwater Management

21.01 Plan Approval Required

21.01.01 Subject to the requirements of Article 4, a drainage plan with supplemental stormwater calculations is required to be submitted with all applications.

A. Single-Family Dwellings (Use 1.01), Manufactured Homes (Use 1.02-1.04), other uses lawfully operated out of a single-family dwelling or Use 1.06 Duplex (one duplex building per lot) with less than 40% of impervious area, not discharging to steep or very steep slope, shall submit a drainage plan and supporting calculations in compliance with:

1. UDO Appendix C, Section C.2 Stormwater Control Measures (SCMs) Guidelines for Certain Residential Development; or

2. UDO Article 21 and Appendix A, Section A3.05.

B. All other development, including subdivision infrastructure, shall submit a drainage plan and supporting calculations in compliance with this Article and the drainage plan requirements set forth in UDO Appendix A, Section A3.05.

C. Exemptions. The following are exempt from the requirements of Subsections A or B above, as applicable:

1. ~~Impervious~~ Built-upon area improvements of 500 square feet or less where the applicant takes measures to ensure that neighboring properties are not burdened with any stormwater runoff.

2. Lots ~~within subdivisions or developments~~ that have an approved drainage plan where any new impervious area was considered in the previously approved plan and subsequently constructed in accordance with such plan.

...

21.03 Drainage & Stormwater Management Performance Standards

21.03.01 All drainage structures and stormwater management measures shall be designed, constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of development activities. Specifically:

A. Offsite areas which drain to or across a site proposed for development must be accommodated in the stormwater plans for the development.

1. The stormwater management system must be capable of conveying the existing offsite flows through or around the development such that the volume and rate of flow from the adjacent property is not altered.

2. If offsite flows are carried in the site system, any detention ponds shall be sized to accommodate this flow.

B. Stormwater drainage facilities shall be designed to limit the discharge from the site to the rate that existed prior to any ~~development~~ addition of built-upon area of the site.

1. For projects that are redeveloping a developed site, the discharge ~~will be limited to that which occurs before any new development.~~ shall be limited to that which occurred from the previous built-upon area.

C. The type and location of the discharge will be as occurred before the current development unless the discharge is to a manmade conveyance system.

1. If the discharge is in a manmade conveyance the Town of Boone will be furnished an easement to the point that the pre-development flows are duplicated.

21.03.02 All ~~site improvements~~ increased built-upon area shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the ~~development~~ site. Surface water shall not be regarded as unduly retained if:

A. The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or stormwater runoff control plan, or

B. The retention is not substantially different in location or degree than that experienced on the ~~development~~ site prior to ~~site improvements~~the increase in built-upon area, unless such retention presents a danger to health or safety.

21.03.03 These competing goals for retention and discharge can be accomplished by designing, constructing and maintaining all stormwater management installations to the extent practicable to:

A. Avoid increases in surface runoff volume and velocity by including measures which promote the infiltration of stormwater,

B. Maximize the time of concentration of stormwater runoff, and

C. Promote the filtration and precipitation of pollutants from stormwater runoff in order to protect the water quality of the receiving watercourse.

21.03.04 The drainage system ~~of a development site~~ shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets where they exist.

21.03.05 All site improvements shall conform to the natural contours of the land, and without disturbance, utilize the preexisting natural and preexisting man-made drainage ways.

21.03.06 Lot boundaries within subdivisions shall be made to coincide with natural and preexisting man-made drainage ways to avoid creation of lots that can only be built upon by altering such drainage ways.

21.03.07 Stormwater shall not be diverted from one natural drainage basin into another.

21.03.08 Stormwater shall not be channeled or directed into sanitary sewers.

21.03.09 Design Storm:

A. The minimum design capacity for all storm drainage facilities and cross drainage facilities in public streets shall be the twenty-five (25) year discharge.

B. The design of drainage facilities in flood hazard areas shall be consistent with the requirements of Article 30.

C. The computation of stormwater runoff shall follow established engineering best practices. Acceptable methods of computation include, but are not limited to, those outlined in the Soil Conservation Service National Engineering Field Manual, the Rational Method, and published U.S. Geological Survey techniques for estimating stream flow. Runoff coefficients shall be based on full development of the watershed to the extent of the current zoning.

D. Stormwater detention shall be provided to ensure that the rate of discharge does not exceed the ~~pre-development~~ rate of discharge on the site prior to the increase in built-upon area. In order to demonstrate this, pre and post development hydrographs will be submitted that demonstrate no increase in flow leaving the site during the twenty-five (25) year twenty-four (24) hour storm. In this situation pre development shall reference the site, with all built-upon area, prior to the increase in built-upon area. Inflow-outflow calculations shall also be submitted for any stormwater detention ponds.

...

Article 25 Community Appearance Standards

...

25.05 Building Orientation

25.054.01 With the exception of townhouse uses, structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings are exempt from this section.

25.045.02 The intent of this Section is to provide a design of buildings that support a safe and attractive pedestrian environment.

A. Primary façade and main building entry shall face the primary public way.

B. If site constraints are present, the applicant's intent to use a "stock plan" is not a basis for appeal.

C. The Administrator may approve a redesign in which the main primary entrance does not face the primary public way provided the following:

1. The main building entrance, when not facing the primary public way, shall provide a safe and convenient access for pedestrians from the main building entrance to the primary public way. The pedestrian way must provide additional landscape amenities.

2. Entrances which are oriented on a diagonal are permitted, provided that they are integrated with the overall architectural design, and not merely angled appendages or alcoves.

3. Ground floor windows or window displays shall be provided along at least ten percent (10%) of the building's ground-floor facade area ~~(ground floor) street-facing elevation(s)~~; windows and display boxes shall be integral to the building design and not mounted to an exterior wall. Parapets above the first floor are excluded from the calculations when the building is over eighty feet (80') in length.

…

Article 34 Definitions

…

Built-Upon Area

Built-upon area means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. None of the following surfaces shall be considered built-upon area:

A. A slatted deck with pervious surface beneath

B. The water area of a swimming pool

C. A surface of number 57 stone, as designated by the American Society for Testing and Materials laid at least four inches (4") think over a geotextile fabric.

D. A trail as defined in North Carolina G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour).

E. Landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive only pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle.

F. Artificial turf manufactured to allow water to drain through the backing of the turf and installed according to the manufacturer's specifications over a pervious surface.

~~Built-upon areas shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities, etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious).~~

…

Development

Unless the context clearly indicates otherwise, and without altering the scope of any regulatory authority granted by statute or local act, the term means any of the following:

A. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.

B. The excavation, grading, filling, clearing, or alteration of land.

C. The subdivision of land as defined in G.S. 160D-802.

D. The initiation of or substantial change in the use of land or the intensity of use of land.

~~D.~~E. In addition, for the purposes of determining stormwater runoff the term development also includes any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil.

…

Ground-floor facade area (only in relation to glazing/fenestration requirements)

The exterior wall area of a building measured from grade to 10 feet above grade, excluding loading docks, service bays, mechanical areas, emergency exits, vehicular doors, and other functional areas that are not reasonably treated as storefront facade.

...

Manufactured Home

For manufactured homes built on or after June 15, 1976, as defined in 42 U.S.C. § 5402(6), "manufactured home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built with or without a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter; and except that such term shall not include any self-propelled recreational vehicle.

For manufactured homes built before June 15, 1976, "manufactured home" means (i) a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semipermanent foundation having a measurement of over thirty-two (32) feet in length and over eight (8) feet in width; or (ii) a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semipermanent foundation having a measurement of over thirty-two (32) feet in length and over eight (8) feet in width."

Manufactured Home "Class A"

A structure that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet (40') or more in length, or, when erected on site, is 320 or more square feet; ~~and which is built on~~with or without a permanent chassis and designed to be used as a dwelling, with a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein. ~~and satisfies the following criteria:~~

~~The pitch of the home's roof is a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;~~

~~The exterior siding consists of wood, hardboard, aluminum, or vinyl covering, with reflectivity in no case exceeding the reflectivity of gloss white paint, comparable in composition, appearance, and durability to the exterior siding compatible with standard residential construction; and~~

~~The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.~~

Manufactured Home "Class B"

A structure that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction, transportable in one or more sections, which in the traveling mode is eight feet (8') or more in width, or forty feet (40') or more in length, or, when erected on site, is 320 or more square feet; ~~and which is built on a~~with or without a permanent chassis and designed to be used as a dwelling, with or without a continuous permanent masonry foundation (not pierced except for required ventilation and access) and connected to the required utilities for systems contained therein, but that does not satisfy the criteria necessary to qualify as "Class A". ~~Skirting is required for "Class B" manufactured homes.~~

Manufactured Home "Class C"

Any ~~mobile or~~ manufactured home that does not meet the criteria of a Class A or Class B manufactured home.

…

~~**Home Occupation**~~**No-Impact Home-Based Business**

~~An accessory use conducted entirely within a dwelling and carried on by the occupants thereof, which use is incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof.~~ Any business owned and operated by the owner or occupant of the residential dwelling that manufactures, provides, or sells goods or services.

~~**Home Occupation**~~**No-Impact Home-Based Business Sign**

A sign permitted in association with a legitimate ~~home occupation~~no-impact home based business conducted on the premises of the dwelling unit occupied by the operator of the establishment.

…

Non-Storefront Uses (only in relation to glazing/fenestration requirements)

For commercial or mixed-use buildings, glazing requirements have an exception for non-storefront uses as listed herein. Non-storefront uses include all of the following:

A. Religious assembly or sanctuary spaces.

B. Medical or dental examination, treatment, or healthcare services.

C. Educational instruction or counseling.

D. Civic or nonprofit services.

E. Funeral services.

F. Lodge or meeting hall use.

G. Storage or back-of-house operations.

H. Other institutional, assembly, or service uses not primarily operated as walk-in retail, restaurant, bar, entertainment, or commercial storefront uses.

…

Appendix A Application Information

…

A3.05 Drainage Plan

A3.05.01 When required, an applicant shall submit a drainage plan.

A3.05.02 The drainage plan shall be prepared by and shall bear the seal and signature of a North Carolina licensed professional engineer or landscape architect, competent to perform all aspects of design.

A3.05.03 The drainage plan shall refer to the drawings and technical documentation for planned site improvements necessary to fulfill both the drainage and stormwater requirements of this Ordinance and shall include:

A. Location and topographic maps with the total drainage area delineated including both on-site and off-site areas and sufficient information to define all ridges, existing streams, drainage ways, wetland areas, existing springs, and water elevation of any proposed discharge point, and any additional information required to evaluate the existing and proposed drainage system.

B. Architectural and engineering drawings showing plan, profile and details of; piping, drainage structures, swales, and channels tying into a network of pre-existing man made or natural channels.

C. Written project specifications governing work performance and materials.

~~C.~~D. Site plans shall include the location of existing built-upon area and shall show the area of new built-upon area.

~~D.~~E. Computations and assumptions sufficient to support the design of; piping, drainage structures, retention/detention ponds, and permanent erosion control measures.

~~E.~~F. Whatever other narrative statements necessary to adequately describe the proposed site improvements and the measures planned to comply with the requirements of this Appendix.

~~F.~~G. The Drainage Plan shall be prepared to meet the basic objectives and design standards for drainage and stormwater management as described in Article 21.

~~G.~~H. The Drainage Plan shall show the existing site topography and proposed site drainage improvements in sufficient detail to facilitate plan review and construction. The Drainage Plan drawings shall be presented at a scale not smaller than 1 inch = 50 feet.

Staff Report
Public Hearing
November 23, 2026
Case A26-0753 – Parking – UDO Text Amendment

Request 1
Conformity to Adopted Plans 1
Boone Next: Our Town, Our Future 1
Planning Board Report/Recommendations 4
Town Council Action Required – November 23, 2026 4
Staff Report Exhibit A: Ordinance #A26-0753 5
Staff Report Exhibit B: UDO Text Amendment 6

Request

Staff requests that Town Council consider revisions to the Town of Boone Unified Development Ordinance (UDO) Articles 14, 15, 24, and 31 in order to bring standards into alignment with recent statutory changes relating to parking requirements.

Session Law 2026-39 dictates that no zoning regulation shall require an off-street parking lot to meet a minimum number of parking spaces per development. Staff has presented changes that remove parking minimums from multiple different areas of the UDO. Article 24 has been re-written and re-organized with no references to minimum parking requirements and removal of some outdated language.

Parking regulations in regards to uses 1.07-1.16 have been removed, these changes are separate to the requirements of Session Law 2026-39. Staff is also recommending modifying the landscape requirements in Article 31 in regards to use 15.01 Parking lot as a primary use to require landscape buffers associated with parking lots but reduce the extra buffer requirements.

This Staff Report outlines the amendments proposed to the UDO in response to recent changes in North Carolina law. Articles 14, 15, and 31 are shown with traditional track changes. Due to the amount of changes necessary with Article 24, a clean version of the re-written Article is shown first with the old Article language shown after.

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	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.

leave a sustainable and equitable town for future generations.	

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

Planning Principle 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 patter 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 prevent 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.

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 1.1.2: Use Best Design Practices in New Development

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

Goal 4.1 LOCAL GOVERNANCE THAT IMPLEMENTS THE COMMUNITY'S VISION

Local government is easy to understand, navigate, and engage with. Local policies and actions advance the long-term best interests of the community.

Policy 4.1.1: Continued Excellence in Transparency

Continue to make governance and government decision-making accessible and transparent to all residents.

Policy 4.1.2: Proactive Community-Driven Planning

Promote ongoing, community-driven neighborhood and small area planning that delivers area-specific targeted zoning, capital investment, and programmatic solutions throughout Boone.

Policy 4.1.3: Engage Hard-To-Reach Populations

Actively seek to include hard-to-reach populations in engagement efforts. Where possible, track participant demographics to identify participation gaps.

Policy 4.1.4: Accessible and Understandable Documentation

Seek to make key Town documents, such as the annual budget and the capital improvements program, user-friendly and accessible to the general public.

Policy 4.1.5: Promote Strategic Planning

Where it would be beneficial, conduct strategic plans across the Town government and within specific departments.

Planning Board Report/Recommendations

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

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

Note 1

_____

_____

_____

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

Vote 2: The Planning Commission recommends ☐**approval** OR ☐**denial** of Ordinance #A26-0753 within Exhibit A and ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

_____

_____

_____

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

Town Council Action Required – November 23, 2026

No Council action is anticipated at this meeting. Final consideration would occur at a future Town Council meeting (anticipated to be December 9, 2026) upon receipt of the Planning Commission's recommendations.

Staff Report Exhibit A: Ordinance #A26-0753

ORDINANCE # A26-0753

AN ORDINANCE TO REVISE THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Boone Town Council desires to modify the Unified Development Ordinance to modify UDO standards to reflect recent statutory changes, and

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

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

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

WHEREAS, the Town Council finds that it is in the best interest of the Town and its citizens that Town Council directly consider and, with input from the public as deemed appropriate by Council; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. The Town of Boone Unified Development Ordinance ("UDO") is hereby revised as set forth in the attached **Exhibit A** to this Ordinance, which is incorporated by reference, with deletions and additions shown in ~~red~~ and blue respectively:

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

SECTION 3. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the 9th day of December, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk

Staff Report Exhibit B: UDO Text Amendment

Article 14 Zoning District Regulations

…

14.23.01 The Wellness District (WD) is established to provide an area-specific zoning district located around the local hospital to promote a diverse mixture of medical, education, office, retail and residential uses within a compact, vibrant pedestrian-oriented center while encouraging community interaction and transportation options. The Wellness District is guided by the goals, objectives, policies, and standards of the Wellness District Small Area Plan.

…

J. Parking Standards. Except as provided herein, development within the WD district shall meet the standards in Article 24 Parking.

1. Vehicular Parking:

   a. All parking serving the site ~~and counted toward minimum parking requirements~~ shall be located on the site or within 1,200 feet of the building entrance if located off-site.

   b. Parking between the public street and the building is not permissible. Exceptions: no more than one bay of parking is to be permitted to avoid large expanses of parking separating the building from the sidewalk.

~~c. Wellness District Education Use Minimum Parking Requirements:~~

~~i. Instructional Labs / Classrooms: 4 spaces/classroom~~

~~ii. Lecture Halls: 1 space/3 seats~~

~~2. Parking Reductions: In order to promote a pedestrian-oriented, human-scale, urban form and multi- modal access, parking reductions are allowed as provided below. The permit-issuing authority may adjust the minimum/ maximum number of parking spaces required when one or more of the following is applicable:~~

~~a. The Planning Administrator may approve parking reductions for live-work developments or residential units specifically designated for Wellness District business.~~

~~b. A 10% reduction in the number of required parking spaces for businesses oriented to pedestrian traffic.~~

~~c. A 10% reduction in the number of required parking spaces for developments located adjacent to a public greenway system with pedestrian/ bike linkages and designated bicycle parking areas.~~

~~d. A 20% reduction in the number of required parking spaces is permitted for developments located along a public transit line with designated transit stops located within a walking distance of 1,320 feet and operating service from 6:00~~

~~AM to 6:00 PM where service intervals are no longer than 15 minutes during peak commute hours.~~

~~e. To limit the amount of impervious surfaces dedicated to parking on each lot, shared parking is encouraged. A shared parking analysis prepared by a registered licensed professional transportation engineer in North Carolina using the Urban Land Institute (ULI) Shared Parking Model (latest edition) or a study showing excessive, unused parking by one owner to be shared with another owner must be submitted. A written agreement between landowner s acknowledging the number of shared parking spaces must be submitted and agreed to by the permit issuing authority.~~

~~f. A parking study, prepared by a licensed professional engineer, illustrating the required parking ratios do not accurately apply to a specific development.~~

~~g. If the number of required off-street parking spaces cannot be reasonably provided on the property associated with the principal use, then spaces may be provided on adjacent or nearby lots, satellite parking lots may be located up to a half-mile (0.5 mi) from the principal use building if served by a transit line, shuttle, or located along a dedicated pedestrian sidewalk or greenway trail. Written permission from the owner/person responsible for the satellite parking spaces must be provided. The applicant shall provide written acknowledgement that continuing the validity of his permit depends on his continuing ability to provide the requisite number of parking spaces.~~

~~3.~~2. **Parking Structures:** Parking structures are strongly encouraged to consolidate parking, and to encourage walking and better utilization of the land.

a. Parking structures are encouraged to be located at the interior of a block or under buildings, not visible from the public right-of- way. Ground floor commercial uses, or space adaptable for future commercial use, are encouraged to be integrated into the structure located along the public street.

b. Parking structures shall not have exposed structured parking at the ground floor level along street frontages.

c. If parking structures are located along the public right-of-way, building setbacks, scale, height requirements and architectural design standards are applicable with trees and foundation plantings installed to soften the parking structure façade.

d. Parking structures should be designed so ramps are hidden from view of the street or public right-of-way.

e. Structures should be constructed of the same building materials as the district buildings.

Article 15 Limited Use Requirements

...

15.02 Manufactured Home Park

…

15.02.02 General Requirements for the Manufactured Home Park

A. There shall be at least one (1) entrance sign identifying the park which meets the requirements of Article 26.

B. There shall be a designated office which may be a manufactured home.

C. There shall be a designated space on the grounds for mail service for the residents of manufactured home park.

D. Storage buildings utilized by the park for materials and equipment must be located a minimum of twenty-five feet (25') from any residential unit within the park and a minimum of twenty-five (25') feet from any property line.

E. Streets:

1. No individual manufactured home space may have direct vehicular access to a public street.
2. Access to each manufactured home space must be provided by a private street constructed to the standards as set forth in Article 23.
3. All streets in the manufactured home park intersecting another street shall have a stop sign that conforms to the NC Department of Transportation specifications.
4. Each street shall have a permanent street sign installed with an approved (Fire Marshall approval required) designated name identifying each street.

F. Parking:

~~1. Two (2) off-street parking spaces must be provided within each manufactured home space.~~

~~2. Parking spaces shall be constructed to the standards as set forth in Article 24 Parking.~~

~~3.~~1. Off-street parking areas shall be at least four feet (4') away from any ~~unit~~manufactured home.

~~4.~~2. An applicant may utilize on-street parking if the private street within the manufactured home park is designed and constructed to accommodate on-street parking.

~~5.~~3. A combination of off-street and on-street parking is allowed.

…

15.03 1.07 Duplex; 1.08-1.10 Townhouse; 1.11-1.13 Multi-Family Dwelling; 1.14-1.16 Multi-Family Dwelling In Mixed Use (unless specifically excluded)

15.03.01 Applicable standards described in this Section are required for Uses 1.07-1.16 and apply to all of the following:

A. New construction, whether such construction constitutes a new development or an expansion of an existing development;

B. Multi-family dwelling units created by a change in use of a portion or all of an existing development to multi-family use; and

C. Renovation or replacement of a portion or all of an existing multi-family development when the costs of renovation or replacement trigger the requirements of Article 7 for compliance with this Ordinance.

15.03.03 Each new multi-family development shall meet the following standards:

A. A townhouse style design and a mixture of unit configuration and sizes per development shall be encouraged. No one type of dwelling units, as defined by the number of bedrooms, shall comprise more than 50% of the total units.

~~**B.** Parking shall be limited to a maximum of two (2) spaces per unit and a clearly designated parking area for visitors.~~

~~1. The square footage of the parking designated for visitors may not exceed ten percent (10%) of the total parking area. A minimum of twenty-five percent (25%) of units shall have a garage or carport.~~

~~2. If freestanding, garages and carports shall be architecturally integrated with the development. To the greatest extent practicable, parking shall be located behind or underneath proposed building(s).~~

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

...

15.05 Homestay Rental

A homestay rental is the lease of up to two bedrooms of a residence by its full-time resident for transient overnight lodging accommodations for compensation for any period of less than thirty (30) days. A homestay rental is considered a "Lodging" use under this UDO. Any use that comes within the purview of another use under this ordinance (e.g., motel, hotel, boarding house, etc.) shall be governed by the terms of that use and not as a homestay rental.

...

~~**15.05.15** A homestay rental must provide, at a minimum, the greater of one dedicated parking space per bedroom or one dedicated space per two (2) adult renters of the homestay rental premises. Any~~

~~required parking space(s) may not be located on a street right of way and must conform to all applicable parking regulations of this ordinance..~~

...

15.13 Bed and Breakfast Category 1 and Bed and Breakfast Category 2

...

15.13.02 Bed and Breakfast Category 2

A. Without limiting the applicability of other Ordinance requirements, a Bed and Breakfast Category 2 is subject to Article 25 Community Appearance Standards as well as Article 31 Landscape Standards.

B. The Bed and Breakfast, Category 2 shall be occupied by the owner or managing agent during the time the Bed and Breakfast is open for business.

C. No display of goods, products, services, or other advertising shall be visible from outside the building.

D. Activities other than lodging, a morning meal, and an afternoon and/or evening refreshment may be provided.

E. Exterior lighting shall be residential in nature and shall not be directed towards adjacent properties.

F. Parking:

~~1. Off-street parking shall be provided at one (1) space per guest room plus one (1) additional space for every two guest rooms. Dining areas open to the public must provide an additional 12 spaces for every 1000 square feet of dining area or part thereof.~~

2. Parking shall be on the same lot on which the Bed and Breakfast establishment is located.

3. Parking shall be located at the rear of the lot.

...

15.14 Vacation Rental

A vacation rental is the lease of a dwelling with up to six bedrooms for transient overnight accommodations for any period of less than thirty (30) days. A vacation rental is considered a "Lodging" use under this UDO. A vacation rental includes the leasing of any dwelling or portion thereof for any period of less than thirty (30) days that does not qualify as a homestay rental under this ordinance; provided, that any use that comes within the purview of another use under this ordinance (e.g., motel, hotel, boarding house, etc.) shall be governed by the terms of that use and not as a vacation rental.

Notwithstanding the foregoing, the full-time resident of a dwelling (as defined at section 15.05.02 above) may rent out their dwelling for up to two (2) weeks in any calendar year and

such rental shall not be deemed a vacation rental under this section 15.14 but rather shall be considered an incidental use of the dwelling that does not require approval or permitting under this Article.

...

~~**15.14.02** A vacation rental is required to provide at least one (1) parking space per bedroom, which may not be located on any street right of way and must conform to all applicable parking regulations of this ordinance.~~

...

15.29 Community Garden

~~**15.29.01** A community garden must meet the parking requirements of Article 24 but must provide no fewer than two (2) off-street parking spaces.~~

15.29.02 A five foot (5') undisturbed buffer shall be provided along the perimeter of the cultivated area.

15.29.03 In low density residential districts, users are restricted to residents within a ¼ mile of the community garden.

15.29.04 A community garden shall be placed or designed to minimize impacts to adjacent properties, including run-off of water and chemicals.

Article 24 Parking

24.01 Parking Requirements

24.01.01 Except as otherwise specifically provided, the standards herein are applicable to all parking within the Town of Boone.

24.01.02 All parking spaces must be located outside of the public right-of-way and shall be designed to prevent vehicles from encroaching onto sidewalks, multi-use paths, or vehicular travel lanes. Parking spaces shall be designed so that vehicles do not extend onto adjacent properties or damage any walls, vegetation, or other obstruction.

24.01.03 Except as otherwise expressly provided herein, all parking shall be located on the same parcel as the use to be served.

24.01.04 The number of parking spaces provided at the time of approval of the development may not be subsequently increased without the written approval of the permit-issuing authority upon proper written application.

24.01.05 Parking maximums and recommended minimums are based on the use(s) of the property. Table 24.01 may be utilized to assist in determination of sufficient parking.

Table 24.01 – Parking Allowances

Land Use	Parking Spaces	
	Maximum	Recommended Minimum
A-1 Secondary Suite A-3 Accessory Dwelling Unit T-1 Temporary Family Health Care Structure T-2 Temporary Construction or Repair Dwelling T-3 Temporary Construction Trailer 3.07 Homestay Rental (per rented room)	2	1
1.01 Single-Family Dwelling 1.02 Manufactured Home "Class A" 1.03 Manufactured Home "Class B" 2.01 Family Care Unit A-21 Caretaker's Residence	-	2
1.06 Duplex (each unit) 1.07 Duplex (each unit) 1.08-1.10 Townhouse (each unit)	3 *plus;* 1visitor per 5 units	1
1.05 Manufactured Home Park	120% of Recommended Minimum	2 per home lot *plus;* 1 visitor per 10 Home lot *plus;* 2 for Manufactured Home Park Employees
1.11-1.16 Multi-Family	1.25 per bedroom	0.7 per bedroom
1.17 Adult Living Community	120% of Recommended Minimum	1 per unit *plus;* .5 visitor per dwelling unit
3.01 Home for Survivors of Domestic Violence 3.06 Vacation Rental	2 per bedroom	1 per bedroom
2.02 Family Care Institutions 2.03-2.04 Residential Re-Entry 2.05 Residential Care Facility 2.06 Fraternity or Sorority Dwelling 3.02-3.03 Shelter for Homeless	120% of Recommended Minimum	1 per 4 beds *plus;* 1 for every two staff members
2.07 Boarding House 3.04-3.05 Bed and Breakfast 3.08 Motel 3.09-3.11 Hotel	120% of Recommended Minimum	1.25 per rentable room *plus;* 10 per 1000 ft^2 of restaurant *plus;* 20 per 1000 ft^2 per meeting/banquet room
16.01 Mini-Storage A-10 Produce Stand	1 per 1000 ft^2 GFA	1
4.07 Post Office, Distribution	2 per 1000 ft^2 GFA	2

Land Use	Parking Spaces	
	Maximum	Recommended Minimum
14.01-14.10 Manufacturing 16.02 Outdoor Storage 16.03 Warehouse 16.04 Fuel Storage Facility 17.02 & 17.03 Trucking or Freight Terminal A-24 Chemical Storage Facility		
10.01-10.05 Daycare 11.27 Gas Station	3 per 1000 ft^2 GFA	2
11.01 Kennel 11.02-11.03 Veterinary Office/Hospital 11.04 & 11.05 Financial Institution 11.09 ABC Store 11.10 Personal Service Establishment 11.11-11.13 Retail Store 11.14 Business or Professional Office 11.15-11.18 Medical Office 11.20 Medical Emergency Response 11.21 Open Air Market 11.28 Car Wash 11.29 Seasonal Retail Activities and Amusements 12.01-12.13 Recreation 18.0 Waste Related Uses 19.0 Particular Activities which Pose Particular...	5 per 1000 ft^2 GFA or outdoor area used for principal use	-
11.30 Electric-Vehicle Charging Station	1 per EV charger plug *plus;* 1 for maintenance vehicle parking	-
11.06 – 11.08 Restaurant	12 per 1000 ft^2 GFA	-
4.03 Funeral Home Establishment 4.04 Crematorium	12 per 1000 ft^2 of visitation area *plus;* 1 per every 2 seats in the chapel.	-
4.06 Post Office	1 per employee *plus*; 5 per 1000 ft^2 GFA	1 per employee
6.01-6.02 Non-Government Utility Facility	3 per facility	-
7.01-7.08 Telecommunication	1 per service provider	-
8.01-8.04 Assembly	1 for every 2 seats in sanctuaries/chapels *plus;* 3 per 1000 ft^2 for daycares	-

Land Use	Parking Spaces	
	Maximum	Recommended Minimum
9.01-9.08 Education	5 per classroom	1 per classroom
11.22 Vehicle Sales and Service 11.23 Equipment Sales and Service 11.24 Moped Sales and Service 11.25 Boat or Marine Craft Sales and Service	3 per 1000 ft^2 GFA *plus;* 2 per 1000 ft^2 of outdoor display *plus;* 2 per service bay	1 per employee
4.01 Airport/Land Strip 4.02 Heliport 4.05 Cemetery 4.08 Animal Sanctuary 5.0 (5.1-5.16) Government Uses 11.19 Hospital 11.26 Impound Lot/Towing Service 13.01-13.09 Agricultural Uses 17.01 Passenger Terminals A-19 Helistop T-8 Temporary Non-Fixed Site Event Venue	As determined by the Administrator	As determined by the Administrator

24.01.06 Maximum Parking; Excess Parking

A. An applicant may be allowed additional parking in excess of the maximum established per Table 24.01 above in the following instances:

1. The applicant is proposing to develop structured parking and is proposing extra spaces that will be available for public use and/or for shared or satellite parking as defined in this Article.

2. In the R3 and B3 districts, an applicant may be allowed additional parking spaces in surface parking lots in excess of the maximum established per Table 24.01 above in the following instances:

i. The additional parking spaces are to be used for shared parking or satellite parking, as defined in this Article, or for public use, and

ii. The applicant provides an increased landscape buffer in the areas of the parking lot. Ex: Type A is required and is increased to Type B.

B. Maximums may be adjusted by the permit-issuing authority when the applicant provides reliable and persuasive evidence (which may include but is not necessarily limited to a parking demand analysis prepared by a qualified engineer) demonstrating that maximum

parking allowed per the provisions of this Article is inadequate to meet the parking needed for the development.

24.01.07 Maximums may be adjusted by the permit-issuing authority when the applicant provides a parking demand analysis prepared by a qualified engineer demonstrating that maximum parking allowed per the provisions of this Article is inadequate to meet the parking needed for the development.

A. A parking demand analysis shall include, at a minimum:

1. Estimates of parking demand based on reliable data collected from comparable uses or based on external data from credible research organizations; and
2. Be based on developments and/or uses that are comparable in density, intensity, bulk, scale, type of activity and location; and
3. Studies must document the source of all data used to develop the recommended requirements; and
4. The submitted study must include all source materials and data logs used to develop the recommendation as exhibits to the recommendation; and
5. The submitted demand study must include an executive summary that succinctly outlines the methodology and recommendation.

24.02 General Design Requirements

24.02.01 Unless no other alternative is available, vehicle accommodation areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing into a public street. This requirement does not apply to parking areas consisting of driveways that serve one or two dwelling units, but a design requiring backing onto arterial streets is to be avoided unless there is no reasonable alternative.

24.02.02 All vehicle accommodation areas shall designate parking space for handicapped persons in accordance with all applicable codes.

24.02.03 Except for single- or two-family dwellings and excluding vehicle accommodation areas designed for two (2) vehicles or less, all vehicle accommodation areas shall be surfaced with a bituminous paving or NCDOT standard ABC stone. ABC stone may not be used on vehicle accommodation areas with slopes greater than five percent (5%).

24.02.04 Uninterrupted areas of parking shall be limited to 25 spaces. Parking lots with more than 25 spaces shall be broken up by landscape features, which can include natural features designed to handle stormwater runoff.

24.02.05 Driveway Requirements

A. Driveways, including a shared driveway to no more than two lots, serving a single-family or a two-family dwelling shall be at least 12' in width. This 12' travel lane shall be kept free of any overhanging branches or landscape material to a height of 13'6" to allow access by responding fire apparatus. However, wider widths or a vehicle turnaround for larger

vehicles may be required to satisfy fire protection requirements when a driveway exceeds 200'.

B. Unless required differently under the NC Fire Prevention Code, all other driveways shall not be less than twelve feet (12') in width for one-way traffic and eighteen feet (18') in width for two-way traffic.

C. Parking areas shall be designed to minimize breaks in the pedestrian environment along the public street and create safe and comfortable passage for pedestrians. Curb cuts shall be minimized in width and number.

D. **Neighborhood Protection Standards:** No driveway (entry or exit) serving any non-residential use may be within twenty-five feet (25') of an adjacent residentially zoned property unless no other options are available. This requirement shall not apply to an adjacent property that contains a mix of commercial and residential uses.

24.02.06 Parking Space and Drive Aisles Size Requirements

A. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles so long as the parking spaces meet the size requirement in Table 24.02.

B. Parking area aisle widths shall conform to the requirements in Table 24.02, which varies the width requirement according to the angle of parking.

C. In parking areas containing ten (10) or more parking spaces, compact spaces may be utilized in the following situations.

1. Multi-Family uses may provide up to thirty-five percent (35%) of the parking spaces for compact cars.
2. All other uses may provide up to twenty-five percent (25%) of the parking spaces for compact cars.
3. Compact spaces must be signed and/or marked as "compact".
4. Compact must be dispersed throughout the parking area with no more than three (3) side by side.

Table 24.02 Geometric Design Standard for Parking

Geometric Design for Standard Automobiles

Parking Angle (degrees)	Stall Width (Feet)*	Stall Depth (to Curb) (feet)	Aisle Width (feet)	Stall Width Parallel to Aisle (feet)	Module Width (feet)	Bumper Overhang (feet)
0	9.5	N/A	12.0	23.0	31.0	N/A
45	9.0	17.5	12.0	12.7	47.2	2.0
60	9.0	19.0	16.0	10.4	54.0	2.5
75	9.0	19.5	23.0	9.3	62.0	2.5
90	9.0	18.0	24.0	9.0	60.0	3.0

Geometric Design for Compact Automobiles

Parking Angle (degrees)	Stall Width (Feet)*		Stall Depth (to Curb) (feet)	Aisle Width (feet)	Stall Width (Parallel to Aisle (feet)	Module Width (feet)	Bumper Overhang (feet)
	Multi-Family	Other Uses					
0	8.0	8.0	N/A	11.0	1.0	27.0	N/A
45	7.5	8.0	16.0	11.0	10.5	43.0	2.0
60	7.5	8.0	16.7	14.0	8.7	47.4	2.3
75	7.5	8.0	16.3	17.4	7.8	50.0	2.5
90	7.5	8.0	15.0	20.0	7.5	50.	2.5

**Note: Stall width shall be measured perpendicular to the vehicle not parallel to the aisle.*

24.02.07 Parking Locations

A. Parking located in the B1DC, B1DI, R1, R1A, R1C, R1S, R2, and RA zoning districts shall be located in the rear or to the side of the principal structure when possible. This requirement shall not apply to residential uses.

B. Parking lots serving non-residential or multi-family developments should be interconnected where possible. The administrator may vary ordinance standards to allow for more interconnectivity. Access shall be coordinated between adjoining properties for vehicles, pedestrians and bicycles.

C. **Neighborhood Protection Standards**: Parking outside of an enclosed structure of more than four (4) motor vehicles between the principal building and the street is prohibited on any lot used for purposes that fall within the following principal use classifications: 1.01, 1.02, 1.03, 1.04, 1.05, and 1.06.

D. To the extent practical, property located at a street intersection shall not have parking, loading/unloading, or service areas within 25' of the street corner.

24.02.08 Vehicle Movement Requirements

A. Vehicle accommodation areas of all developments shall be designed so sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.

B. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.

24.03 General Maintenance Requirements

24.03.01 Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicular accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

24.03.02 Vehicle accommodation areas surfaced with bituminous paving shall be appropriately marked with painted lines, directional arrows, or other markings. Parking spaces in areas surfaced with NCDOT standard ABC stone shall be marked whenever practicable.

A. When new parking areas are installed or parking areas are modified in any way the demarcations required for the parking area shall be inspected and if the demarcations are not visible to reasonable person(s) the markings must be repaired.

B. Required striping covered by a weather event shall not be considered out of compliance, so long as the demarcations are uncovered in a reasonable time.

24.03.03 All signage, related to the parking area(s), required by the Town of Boone shall remain visible and in good working order.

24.03.04 All permits required in relation to the general maintenance of parking areas shall be required to have the following, other requirements may be necessary based on the type of work proposed.

A. The existing parking layout along with the new parking layout with any changes highlighted for review.

B. The traffic patterns to allow for proper traffic movements throughout the parking area during the proposed work. Should the work be done after working hours for the associated uses, that should be noted on the application.

C. The plan shall identify all stormwater devices in the area to be worked on and provide measures to prevent contaminants from reaching the stormwater system.

24.03.05 Repaving of parking areas shall require a zoning permit to ensure the new parking lot and associated pavement markings remain in compliance with the standards set by this Article.

24.03.06 Use of pavement or asphalt sealant, coating or like product (hereafter referred to as "sealant") shall require a zoning permit.

A. Any sealant may only be used in conformity with its manufacturer's specifications and is further subject to the following requirements:

1. As part of the permit application, the applicant must disclose the date the sealant will be applied, the location of the area to which the sealant will be applied, the type of sealant which will be applied and such other information as the Administrator shall request.
2. A sealant may not be applied unless the pavement and air temperatures at the location of the application, at all times during application and for at least forty-eight hours thereafter, are and are predicted to be at least fifty-five degrees (55°) Fahrenheit and stable or rising, but less than eighty degrees (80°) Fahrenheit.
3. A sealant may not be applied during rainy or wet weather.
4. Any person applying a sealant must have on site for ready inspection by the Administrator a copy of the manufacturer's specifications for application of the sealant.

B. Additional Requirement for Non-Coal-Tar-Based Sealants: In addition to the foregoing requirements of Subsection 24.04.04(A), a non-coal-tar-based sealant may not be applied

if at the time the application is to begin, any chance of precipitation is predicted by the National Weather Service for any portion of the period during which the sealant is expected to be applied, or at the time application begins there is more than a fifteen percent (15%) chance of precipitation predicted by the National Weather Service for any portion of the forty-eight (48) hours following the anticipated completion of the application.

C. Additional Requirement for Coal-Tar-Based Sealants:

1. In addition to the requirements of subsection 24.03.05(A), a sealant containing coal tar may not be applied if at the time the application is to begin, any chance of precipitation is predicted by the National Weather Service for any portion of the period during which the sealant is expected to be applied; at the time application begins there is a ten percent (10%) or more chance of precipitation predicted for any period within the forty-eight (48) hours following the anticipated completion of the application; or if at the time application begins, there is more than a twenty (20%) percent chance of precipitation predicted for any period within seven (7) full days following the anticipated completion of the application, each as predicted by the National Weather Service.

2. A sealant containing coal tar may never be applied to a surface, any part of which is located within a flood way, nor to a surface, any part of which is within 200 feet from the closest point of any natural watercourse, and shown on a map labeled as the "NC Stream Map" as produced by the North Carolina Stream Mapping Project (http://www.ncstreams.org)" on file with and available through the Administrator.

3. A sealant containing coal tar may only be applied to a surface, any part of which is located in an area of special flood hazard, if buffering is placed along all portions of the downslope perimeter of the surface sufficient to absorb and impede any draining of the sealant from the surface to a degree equivalent or more effective than the absorption and impedance which can be achieved with bales of hay, laid end to end, and such buffering is maintained in place for a period of no less than seven days following application of the sealant. For purposes of this paragraph, the use of bales of hay of normal size and weight, laid end to end, shall be considered sufficient to meet the requirements of this paragraph.

4. A sealant containing coal tar may only be applied to a surface, any part of which contains a storm drain, if buffering or filters are placed around the full perimeter of the storm drain sufficient to absorb and impede any draining of the sealant from the surface to a degree equivalent or more effective than the absorption and impedance which can be achieved with bales of hay, laid end to end, and such buffering is maintained in place for a period of no less than seven days following application of the sealant. For purposes of this paragraph, the use of bales of hay of normal size and weight forming an unbroken perimeter around a storm drain shall be considered a sufficient buffer and filter to meet the requirements of this paragraph.

24.04 Shared Parking Requirements

24.04.01 A parking area may contain spaces for different uses. Leasing of parking spaces in an existing legally permitted or legally nonconforming parking lot is permissible and does not require a change of use.

24.04.02 Bicycle parking may be provided in a common area of a shared parking area for adjacent sites.

24.04.03 An applicant proposing the use of shared parking must:

A. Demonstrate that the applicant has the express legal right to use the spaces in question; and

B. Provide the shared use agreement detailing how the spaces will be shared among the uses.

24.05 Satellite Parking

24.05.01 Parking spaces may be provided on adjacent or nearby lots in accordance with the provisions of this Section. These off-site spaces are referred to in this Section as satellite parking spaces.

24.05.02 All satellite parking spaces must be located within ¼ mile of a public entrance of a principal building housing the use associated with such parking, or within ¼ mile of the lot on which the use associated with such parking lot is located if the use is not housed within any principal building.

24.05.03 The applicant wishing to take advantage of the provisions of this Section must present satisfactory written evidence that the applicant has the legal right to use the satellite parking spaces.

24.06 Loading and Unloading Areas

24.06.01 Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area, located at the rear, side or end of the business, must be provided initially and continually in accordance with this Subsection to accommodate the delivery or shipment operations in a safe and convenient manner. The permit-issuing authority may require more or less loading and unloading area if reasonably necessary to serve the development.

24.06.02 Whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this Ordinance, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) the loading requirements of this Section cannot be satisfied because there is not sufficient area available on the lot that can be practicably be used for loading and unloading, then the applicant need only comply with this Section to the extent reasonably possible.

24.06.03 The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the development in question. For the purpose of this Section, the off-street loading and unloading space shall have the minimum dimensions of twelve feet (12') by fifty-five feet (55') and overhead clearance of fourteen feet (14') from street grade.

24.06.04 Loading and unloading areas shall be so located and designed that the vehicles intended to use them can (I) maneuver safely and conveniently to and from a public right-of-way, and (ii) complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

24.06.05 No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

24.06.06 Loading and unloading areas shall either be signed with proper signage or contain markings in the area noting it as a loading and unloading zone.

24.07 Bicycle Parking

24.07.01 The number of bicycle spaces included in the required bicycle parking facilities shall be determined by the following table of uses. Use descriptions are abbreviated and are for descriptive purposes only. when alternative measures are associated with a particular use, e.g., "2, or 1 per 20 units," the measure providing the higher number of bicycle parking spaces shall be used.

A. When required, the minimum number of bicycle parking spaces for any multi-family or non-residential use is two (2) spaces or one (1) rack.

B. A single "inverted U" bicycle parking rack will count as two bicycle parking spaces.

Table 24.03 – Bicycle Parking Requirements

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
1.0 Household Living	1.01 Single-Family Dwelling 1.02 Manufactured Home "Class A" 1.03 Manufactured Home "Class B" 1.06 Duplex 1.07 Duplex	-	-
	1.05 Manufactured Home Park	1 per 20 beds	
	1.08-1.10 Townhouse 1.11-1.13 Multi-Family 1.14-1.16 Multi-Family	1 per 20 units	1 per 4 units

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
	1.17 Adult Living Community (Multi-Family Only)	1 per 20 units	1 per 10 units
2.0 Group Living	2.01 Family Care Home	-	1 space per 5 employees
	2.02 Family Care Institutions 2.03-2.04 Residential Reentry 2.05 Residential Care Facility		1 space per 5 employees
	2.06 Fraternity or Sorority Dwelling	1 space per 20 beds	1 space per 10 beds
	2.07 Board Housing	1 space per 20 beds	1 space per 10 beds
3.0 Transient Living	3.01 Home for Survivors of Domestic Violence	2 spaces	2 spaces
	3.02-3.03 Shelter for Homeless	2 spaces	2 spaces
	3.04-3.05 Bed & Breakfast	2 spaces	2 spaces
	3.06 Vacation Rental	2 spaces	2 spaces
	3.08 Motel 3.09-3.11 Hotel	2 spaces	2 spaces
4.0 Institutional Uses	4.01 Airport/Land Strip 4.02 Heliport 4.03 Funeral Home Establishment 4.04 Crematorium 4.05 Cemetery 4.06 Post Office 4.07 Post Office, Distribution 4.06 Animal Sanctuary	2 spaces	2 spaces
5.0 Government Uses	All Government Uses	2 spaces	-
6.0 Non-Governmental Utility Facility	All Non-Government Utility Facility	-	-
7.0 Telecommunications	All Telecommunication Uses	-	-
8.0 Assembly	8.01-8.03 Religious Assembly	1 space per 2,000 ft^2 GFA[6]	1 space per 5,000 ft^2 GFA[6]
	8.04-8.05 Club/Lodge	1 space per 1,000 ft^2 GFA[6]	1 space per 10,000 ft^2 GFA[6]
9.0 Education	9.01-9.05 Education Uses	3 spaces per classroom	.5 spaces per classroom
	9.06-9.09 Education Uses	3 spaces per classroom	.5 spaces per classroom

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
10.0 Daycare	All Daycare Uses	2 spaces	2 spaces
11.0 General Sales & Service	11.01 Kennel 11.02-11.03 Veterinary Office/Hospital 11.04 & 11.05 Financial Institution 11.12 ABC Store 11.14 - 11.15 Personal Service Establishment 11.16-11.18 Retail Store 11.20 - 11.21 Business or Professional Office 11.22-11.25 Medical Office 11.28 Open Air Market	1 space per 5,000 ft² GLA[4]	1 space per 10,000 ft² GLA[4]
	11.06 - 11.08 Restaurant	1 space per 5,000 ft² GLA[4]	1 space per 10,000 ft² GLA[4]
	11.34 Gas Station	-	-
	11.35 Car Wash	-	-
	11.29 Vehicle Sales and Service 11.30 Equipment Sales and Service 11.31 Moped Sales and Service 11.32 Boat or Marine Craft Sales and Service	-	-
12.0 Recreation & Entertainment Uses	12.01 Indoor Shooting Range	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.03 Indoor Theater 12.05 Event Venue Cat I	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.10 Recreation Cat I	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.04 Outdoor Theater 12.06 Event Venue Cat. II 12.07 Event Venue Cat III	1 space per 2,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.09 Coliseum 12.11 Recreation Cat II 12.12 Recreation Cat III12.01,	1 space per 20 motor vehicle spaces	1 space per 40 motor vehicle spaces
	12.08 Campgrounds/RV Parks	-	-
13.0 Agriculture Uses	All Agricultural Uses	-	-
14.0 Manufacturing	14.01 Microbrewery 14.02 Brew Pub	1 space per 5,000 ft² GLA[4]	1 space per 10,000 ft² GLA[4]
	All other Manufacturing Uses	1 space per 10,000 ft² GLA[4]	1 space per 20,000 ft² GLA[4]

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
16.0 Storage	16.01 Mini-Storage 16.02 Outdoor Storage	-	-
	16.03 Warehouse 16.04 Fuel Storage Facility	-	-
17.0 Transportation	17.01 Passenger Terminals 17.02 & 17.03 Trucking or Freight Terminal	-	1 space per 10,000 ft^2 GLA[4]
18.0 Waste Related Uses	All Waste Related Uses	-	-
19.0 Particular Activities which Pose Particular Concerns to Public Health	All Particular Activities which Pose Particular Concerns to Public Health Uses	1 space per 5,000 ft^2 GFA[6]	1 space per 10,000 ft^2 GFA[6]
Accessory Uses	A-1 Secondary Suite A-3 Accessory Dwelling Unit	-	-
	A-10 Produce Stand	-	-
	A-21 Caretaker's Residence	-	-
	A-19 Helistop	TBD	-
	A-24 Chemical Storage Facility	-	-
Temporary Uses	T-1 Temporary Family Health Care Structure T-2 Temporary Construction or Repair Dwelling T-3 Temporary Construction Trailer	-	-
	T-8 Temporary Non-Fixed Site Event Venue	TBD	-

Notes:
1. For uses not listed, or for uses To Be Determined by the Administrator, refer to 24.01.11
2. The minimum number of short-term bicycle parking spaces is 2 unless no bicycle parking is required. In no case shall more than 20 short-term spaces be required.
3.The minimum number of long-term bicycle parking spaces is 2 unless no bicycle parking is required.
4. GLA = Gross Leasable Area
5. DU = Dwelling Unit.
6. GFA = Gross Floor Area and includes both indoor and outdoor space used
7. Calculating spaces based on employees or other occupants must be based on the total number of persons present or on duty at the time of maximum use

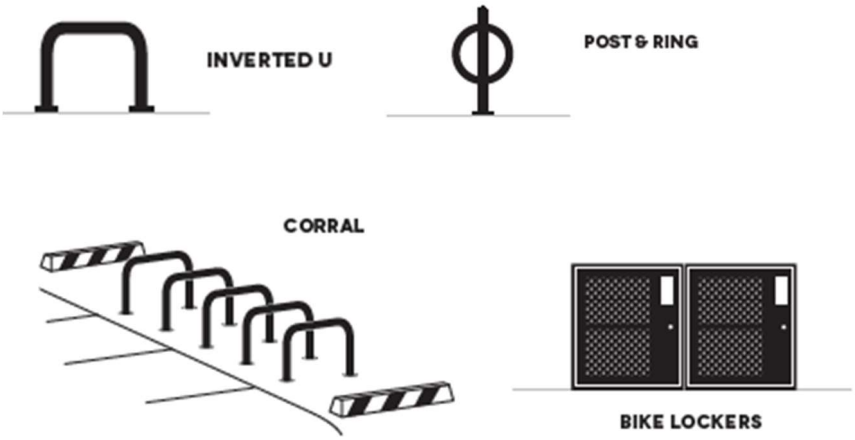
24.07.02 Bicycle Parking facilities shall meet the following standards:

A. Bicycle parking facilities shall conform with the design guidelines promulgated by the Association of Pedestrian and Bicycle Professionals (APBA) as found in the "Bicycle Parking Guidelines" manual.

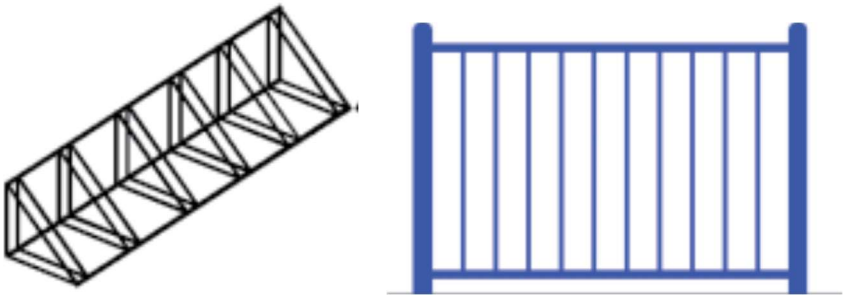
B. Bicycle racks shall provide for at least two (2) points of contact with the bicycle frame and for the locking of at least one wheel using varying types of bike locks (U-lock, wire cable, etc.)

C. All racks must be safe, sturdy and well-anchored.

Examples of acceptable facilities:



Examples of **unacceptable** facilities (because they secure only one wheel):



D. Outside bicycle parking facilities shall be illuminated in conformity with the standards for "Parking Areas" of UDO Section 27.03 and 27.06. Inside bicycle parking facilities shall be illuminated in conformity with the standards for "building entries" of UDO Section 27.03.

E. Areas set aside for outside bicycle parking shall be clearly marked and reserved for bicycle parking only. Where the location of said parking is not easily visible from the street, a sign that does not exceed four square feet (4 ft^2) in area and directs cyclists to parking shall be provided on site and must be visible from the street or from the main building entrance. For purposes of this Section, "main building entrance" shall connote and refer to the primary doorway by which residents, visitors or customers enter and exit a building, whether or not said entrance is oriented facing the public street. Signs shall comply with the MUTCD for Bicycle parking signage.

Examples of acceptable signs:



F. Bicycle parking shall be located so as to avoid impeding or creating a hazard to pedestrians from parked or approaching bicycles, and to avoid creating a hazard to bicyclists or bicycles from automobiles or other motor vehicles. Bicycle racks installed on private sidewalks within the development must provide a clear, unobstructed passage of at least five feet (5') for pedestrians and should be installed at least three feet (3') from the face of any curb. Bicycle racks may not be installed on public sidewalks without the express authorization of the Boone Town Council, subject to such conditions which may be attached to such authorization.

24.07.03 Short Term Bicycle Parking

A. Short-term bicycle parking shall meet the needs of people visiting businesses, institutions and other uses with similar needs – typically lasting up to two (2) hours. Since short-term users are infrequent visitors to these locations, the parking installation should be readily visible and self-explanatory.

B. Parking facilities for short term bicycle parking must be located no farther from the main building entrance than the distance to the closest non-handicap vehicle space, or fifty feet (50'), whichever is greater, and visible from public sidewalk areas along the public street frontage adjoining the use and located directly in front of the main building entrance unless the main building entrance is not oriented toward the public street. In those instances, where the main building entrance is not oriented toward the public street, the parking facilities must be visible from such locations, as determined by the Administrator or permit-issuing authority, which will provide the greatest level of visibility to achieve the dual purposes of security for the bicycles using the facilities and availability to bicyclists visiting the building for the first time.

C. Short term bicycle parking, when allowed within a public right-of-way, should be coordinated with street furniture as applicable and may (but is not required to) be covered.

24.07.04 Long Term Bicycle Parking

A. Long term bicycle parking shall provide for daily, overnight or even longer duration bicycle parking by residents and employees. These users often leave bicycles unattended and unmonitored for extended periods and require exclusive access, additional security and weather protection.

B. Long term bicycle parking shall be covered or enclosed, and must provide security and protection from weather and the elements. Long term parking spaces may include indoor

parking, racks in covered loading dock areas, racks in garage structures, bicycle lockers or other means, and should be incorporated whenever possible into the building design.

24.08 Motorcycle Parking

24.08.01 Motorcycle parking facilities shall meet the following design standards:

A. Each motorcycle parking space shall be no less than eight feet (8') long by four feet (4') wide, and sufficient space for access shall be provided.

B. Motorcycle parking facilities must be visible from public sidewalk areas along the public street frontage adjoining the use and located directly in front of the main building entrance unless the main building entrance is not oriented toward the public street. In those instances, where the main building entrance is not oriented toward the public street, the motorcycle parking facilities must be visible from such locations, as determined by the Administrator or permit-issuing authority, which will provide the greatest level of visibility to achieve security for the motorcycles using the facilities. Motorcycle parking facilities must also include features to provide reasonable security for motorcycles. Designers are encouraged to include fixed features such as rails, hoops, or posts designed to provide a simple locking point to secure a motorcycle or scooter using a chain or similar device.

C. Motorcycle parking facilities shall be clearly marked and reserved for motorcycle parking only, using signage and/or pavement marking determined by the Administrator or permit-issuing authority as adequate to both direct motorcycle riders to the proper facilities and to prevent use of the motorcycle parking facilities by other motor vehicles.

D. The slope of motorcycle parking facilities should be as close to level as possible while still providing adequate drainage. "Adequate drainage" is such drainage as will prevent the buildup of water and ice in included motorcycle parking spaces. Motorcycle parking facilities must have a firm surface capable of supporting the weight supported by the stand of the heaviest of models of motorcycle.

24.09 EV Parking

24.09.01 When parking is provided, one (1) EV Parking space shall be provided for every 30 parking spaces. The maximum number of EV parking spaces required by this section shall be five (5) spaces; however, an applicant may choose to provide more.

24.09.02 EV chargers shall be Level 2 (240 volt) or greater and shall meet the standards as listed in Section 15.65 Electric Vehicle Charging Stations.

24.11 Special Event Parking

24.11.01 Special Event Parking refers to utilization of non-traditional areas for parking during events. (Ex: Utilizing yards for parking during Appalachian State football games)

24.11.02 Special Event Parking shall not require a zoning permit.

24.11.02 Special event parking shall meet the following standards:

A. Special event parking shall not require backing directly into public or private streets.

B. Special event parking shall not cause off-site sedimentation through the tracking of mud or other debris from unpaved parking areas.

C. Special event parking shall allow for all vehicles to be located fully outside of the public right-of-way.

D. Special event parking does not remove any requirements to meet Town Code requirements related to gatherings, noise, or trash.

~~**24.01 Parking Spaces Required**~~

~~**24.01.01** All developments in all zoning districts shall initially and continually provide a sufficient number of permanent off-street motor vehicle and bicycle parking spaces, in compliance with this Article, to accommodate the residents, employees, customers, visitors and others who may spend time at that development.~~

~~**24.01.02** Unless otherwise expressly stated, every development shall provide the parking spaces required per Table 24.01 below and the other provisions of this Article. Parking spaces may be provided in a parking structure. For uses not covered in Table 24.01, the parking requirements shall be as determined by the Administrator as set forth at subsection 24.01.11 below.~~

~~**24.01.03** Unless otherwise expressly stated, these requirements apply as follows:~~

~~**A. New Construction.** Any new buildings or structures must provide parking as required by this Article at such times as a Certificate of Occupancy or other zoning Certificate required for use or occupancy is issued.~~

~~**B. Additions & Renovations.**~~

~~1. A building or site may be renovated or repaired without providing additional parking provided that there is no increase in gross floor area or improved site area, subject to the provisions of subsection I below.~~

~~2. When an existing building, use and/or occupancy is enlarged or expanded to include additional dwelling units, floor area, seating capacity, or other units of measurement used for establishing parking and loading requirements, parking is required for the enlarged or expanded building area, use or occupancy only; *provided, however*, that if the enlarged area, use or occupancy would require an increase of less than ten (10) percent in the required number of parking spaces or fewer than four (4) spaces, no additional motor vehicle parking shall be required.~~

~~**C. Change of Use or Occupancy.**~~

~~1. Upon conversion from one type of use or occupancy to another, or any change in the manner in which the use is constructed that would result in additional parking~~

requirements, parking is required for the new use or occupancy; provided, *however*, that if a change in use or occupancy would require an increase of less than ten (10) percent in the required number of parking spaces or fewer than four (4) spaces, no additional motor vehicle parking shall be required.

2. Notwithstanding the foregoing provision, when there is a change in use of the structure(s) on an existing parcel that does not involve any enlargement of a structure is proposed for such lot, and the parking requirements of Section 24.01 that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the applicant need only comply with the requirements of Section 24.01 to the extent that (i) parking space is practicably available on the lot where the development is located, and (ii) satellite parking space is reasonably available. It shall be a continuing condition of the permit authorizing development on such lot that the applicant obtain satellite parking when it does become available.

Table 24.01 Required Parking by Use:

Residential Land Uses	Minimum Parking Required
A-1 Secondary Suite A-3 Accessory Dwelling Unit T-1 Temporary Family health care structure T-2 Temporary Construction or Repair Dwelling T-3 Temporary Construction Trailer	1 space
1.01 Single-Family Dwelling 1.02 Manufactured Home "Class A" 1.03 Manufactured Home "Class B" 1.06 Duplex (each unit) 1.07 Duplex (each unit) 1.08-1.10 Townhouse (each unit) 2.01 Family Care Home A-21 Caretaker's Residence	2 spaces
1.05 Manufactured Home Park	2 spaces /Manufactured Home plus, 1 visitor parking space/10 Manufactured Homes, plus 2 spaces for Manufactured Home Park Employees
1.11-1.16 Multi-Family	0.7 space per bedroom
1.17 Adult Living Community	1 space/ unit plus .5 visitors parking space/dwelling unit
3.01 Home for Survivors of Domestic Violence 3.06 Vacation Rental	3 Spaces
2.02 Family Care Institutions 2.03-2.04 Residential Reentry 2.05 Residential Care Facility 2.06 Fraternity or Sorority Dwelling 3.02-3.03 Shelter for Homeless	1 space/4 1 space/4 beds Residential care facilities plus one space for every two Staff members

Residential Land Uses	Minimum Parking Required
2.07 Boarding Housing 3.04-3.05 Bed and Breakfast 3.08 Motel 3.09-3.11 Hotel	1.25 space/rentable room, plus 10 per 1000 ft² of restaurant/lounge, plus 20 per 1000 ft² per meeting/banquet room

Commercial Land Uses	Maximum Parking Allowed
16.01 Mini-Storage A-10 Produce Stand	1 space/1000 ft² GFA
4.07 Post Office, Distribution 14.0 Manufacturing 16.02 Outdoor Storage 16.03 Warehouse 16.04 Fuel Storage Facility 17.02 & 17.03 Trucking or Freight Terminal A-24 Chemical Storage Facility	2 spaces/1000 ft² GFA
10.0 Daycare 11.34 Gas Station	3 spaces/1000 ft² GFA
11.01 Kennel 11.02-11.03 Veterinary Office/Hospital 11.04 & 11.05 Financial Institution 11.13 ABC Store 11.14 – 11.15 Personal Service Establishment 11.16-11.18 Retail Store 11.20 – 11.21 Business or Professional Office 11.22-11.25 Medical Office 11.28 Open Air Market 11.35 Car Wash 12.0 Recreation 18.0 Waste Related Uses 19.0 Particular Activities which Pose Particular…	5 spaces/1000 ft² GFA or outdoor area used for principal use
11.06 – 11.08 Restaurant	12 spaces/1000 ft² GFA
4.03 Funeral Home Establishment 4.04 Crematorium	12 spaces/1000 ft² of visitation area, plus one space per every two seats in the chapel.
4.06 Post Office	1 space per employee plus 5 spaces/1000 ft² GFA
6.0 Non-Government Utility Facility	3 spaces per facility
7.0 Telecommunication	1 space per service provider
8.0 Assembly	1 space for every two seats in sanctuaries/chapels plus 3 spaces per 1000 ft² for daycares

Commercial Land Uses	Maximum Parking Allowed
9.0 Education	5 spaces per classroom
11.29 Vehicle Sales and Service 11.30 Equipment Sales and Service 11.31 Moped Sales and Service 11.32 Boat or Marine Craft Sales and Service	3 spaces/1000 ft² GFA, plus 2 spaces/1000 ft² of outdoor display, plus 2 per service bay
1.05 Manufactured Home Park 4.01 Airport/Land Strip 4.02 Heliport 4.05 Cemetery 4.08 Animal Sanctuary 5.0 Government Uses 13.0 Agricultural Uses 17.01 Passenger Terminals A-19 Helistop T-8 Temporary Non-Fixed Site Event Venue	As determined by the Administrator

24.01.05 Exceptions in the B1 Downtown Core District. Development in the B1 Downtown Core District is not required to meet the requirements of this Article, and will be construed as conforming to the requirements of this Article; *provided, however,* that (i) this exception does not apply to multi-family use(s) or Use 3.09 Hotel, Small, and (ii) this exception applies to motor vehicle parking and loading/unloading areas, and does not apply with respect to bicycle parking.

24.01.05 Maximum Parking; Excess Parking

B. The maximum allowed parking spaces for a use subject only to a minimum per Table 24.01 shall be 120% of the required minimum, provided that the applicant may establish the need for a higher maximum as provided at subsection 24.01.09 below.

C. An applicant may be allowed additional parking in excess of the maximum established per subsection (A) above in the following instances:

1. The applicant is proposing to develop structured parking and is proposing extra spaces that will be available for public use and/or for shared or satellite parking as defined in this Article.

2. In the R3 and B3 districts, an applicant may be allowed additional parking spaces in surface parking lots in excess of the maximum established per subsection (A) above in the following instances:

   i. The additional parking spaces are to be used for shared parking or satellite parking, as defined in this Article, or for public use, and

   ii. ii. The applicant provides double the landscape buffer otherwise required under this Ordinance.

24.01.06 Except as otherwise provided herein, all required parking shall be located on the same parcel as the use to be served.

24.01.07 When more than one (1) use is provided on any development or building lot, the parking requirements enumerated herein shall be the sum total of the parking requirements of the various uses, except as otherwise provided herein.

24.01.08 The number of parking spaces provided at the time of approval of the development may not be subsequently reduced or increased without the written approval of the permit issuing authority upon proper written application.

24.01.09 Minimums and maximums may be adjusted by the permit issuing authority when the applicant provides reliable and persuasive evidence (which may include but is not necessarily limited to a parking demand analysis prepared by a qualified engineer) demonstrating that the minimum parking required per the provisions of this Article would result in excess and unnecessary parking for the development, or that maximum parking allowed per the provisions of this Article is inadequate to meet the parking needed for the development.

A. Without limiting the generality of the foregoing, the permit issuing authority may allow deviations from the parking requirements set forth herein when it finds that:

1. A residential development is irrevocably oriented toward the elderly;

2. A business is primarily oriented to walk-in trade.

B. Whenever the permit issuing authority allows or requires a deviation from the presumptive parking requirements set forth herein, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

24.01.10 When a use is proposed which is not listed in Table 24.01 or is listed "To Be Determined", the permit-issuing authority shall determine the number of spaces required or permitted, as relevant, by referencing the most similar use listed in Subsection 24.01.03 and such other factors as are deemed relevant, including the particular parking demand and trip generation characteristics of the proposed use.

B. If the permit-issuing authority concludes that no reasonably similar use is listed, it may require the applicant to a parking demand analysis prepared by a qualified engineer or such other evidence as it reasonably deems necessary and/or adequate to determine the number of needed or permitted spaces for the proposed use.

C. A parking demand analysis shall include, at a minimum:

i. Estimates of parking demand based on reliable data collected from comparable uses or based on external data from credible research organizations; and

ii. Be based on developments and/or uses that are comparable in density, intensity, bulk, scale, type of activity and location; and

iii. Studies must document the source of all data used to develop the recommended requirements; and

iv. The submitted study must include all source materials and data logs used to develop the recommendation as exhibits to the recommendation; and

v. The submitted demand study must include an executive summary that succinctly outlines the methodology and recommendation.

24.01.11 Allowed Reductions in Parking Requirements for Multi-Family Dwellings

A. The minimum parking required for multi-family dwellings may be reduced for each of the following by the factor indicated, with a maximum reduction of 15%:

1. If the development is located within ½ mile of the Appalachian State University main campus or the Appalachian Health Sciences Building, the minimum parking may be reduced by 10%.

2. If the development is served by a public transit route, with a transit shelter or bus pull-off existing or to be constructed within ¼ mile of the development, the minimum parking may be reduced by 10%; *provided*, that the transit route has capacity to serve the development and that such is demonstrated by the applicant to the reasonable satisfaction of the Administrator. To be entitled to this reduction for a route and/or transit stop that is not currently in existence, the applicant must provide written documentation establishing to the satisfaction of the Administrator that the transit authority will establish the route and/or facility prior to or simultaneously with first occupancy of the development.

3. For every six (6) bicycle parking spaces in excess of the short- or long-term bicycle parking space requirements, the motor vehicle parking requirement may be reduced by one (1) space.

24.01.11 For Residential Uses 1.01 through 1.10, driveways may be used to satisfy minimum on-site parking requirements, provided that sufficient space is available to prevent vehicle encroachment onto sidewalk and/or into adjoining vehicular travel lanes.

(Ord. 20160421, 11-17-2016; Ord. PL00264-021317, 03-16-2017; Ord. PL00258-020917, 04-20-2017; Ord. PL01388-32818, 04-26-2018; Ord. PL02860-071119, 09-19-2019; Ord. PL03076-090919, 11-19-2019; Ord. PL03370-112019, 10-21-2021; A24-0070, 05-22-2024)

24.02 Parking Space Dimensions and Required Widths of Parking Area Aisles and Driveways

24.02.01 Subject to Subsections 24.02.02, 24.02.03 and 24.02.06, each parking space shall contain a rectangular area at least seventeen and one-half feet long (17.5') and nine feet (9') wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this Section.

24.02.02 In parking areas containing ten (10) or more parking spaces, a rectangular area of only seven and one-half feet (7.5') in width by fifteen feet (15') in length, may be conspicuously designated as reserved for compact cars in the following situations:

A. Multi-family uses may provide up to fifty percent (50%) of the parking spaces for compact cars.

B. All other uses may provide up to thirty-five percent (35%) of the parking spaces for compact cars.

C. Compact spaces must be signed as "compact".

24.02.03 Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-three feet (23') by nine-and one-half feet (9.5').

24.02.04 Parking area aisle widths shall conform to the Table 24.02 Geometric Design Standards for Parking Table, which varies the width requirement according to the angle of parking.

24.02.05 Driveway Width

E. Driveways, including a shared driveway to no more than two lots, serving a single family or a two-family dwelling shall be at least 12' in width. This 12' travel lane shall be kept free of any overhanging branches or landscape material to a height of 13'6" to allow access by responding fire apparatus. However, wider widths or a vehicle turnaround for larger vehicles may be required to satisfy fire protection requirements when a driveway exceeds 200'.

F. Unless required differently under the NC Fire Prevention Code, all other driveways for shall not be less than twelve feet (12') in width for one-way traffic and eighteen feet (18') in width for two-way traffic, except that twelve feet (12') wide driveways are permissible for two-way traffic when:

1. The driveway is no longer than fifty feet (50'), and

2. The driveway provides access to not more than six (6) spaces, and

3. Sufficient turning space is provided so that vehicles need not back into a public street.

Table 24.02 Geometric Design Standards for Parking

Geometric Design for Standard Automobiles

Parking Angle (degrees)	Stall Width (Feet)*	Stall Depth (to Curb) (feet)	Aisle Width (feet)	Stall Width Parallel to Aisle (feet)	Module Width (feet)	Bumper Overhang (feet)
0	9.5	N/A	12.0	23.0	31.0	N/A
45	9.0	17.5	12.0	12.7	47.2	2.0
60	9.0	19.0	16.0	10.4	54.0	2.5
75	9.0	19.5	23.0	9.3	62.0	2.5
90	9.0	18.0	24.0	9.0	60.0	3.0

**Note: Stall width shall be measured perpendicular to the vehicle not parallel to the aisle.*

Geometric Design for Compact Automobiles

	Stall Width (Feet)*					

Parking Angle (degrees)	Multi-Family	Other Uses	Stall Depth (to Curb) (feet)	Aisle Width (feet)	Stall Width (Parallel to Aisle (feet)	Module Width (feet)	Bumper Overhang (feet)
0	8.0	8.0	N/A	11.0	1.0	27.0	N/A
45	7.5	8.0	16.0	11.0	10.5	43.0	2.0
60	7.5	8.0	16.7	14.0	8.7	47.4	2.3
75	7.5	8.0	16.3	17.4	7.8	50.0	2.5
90	7.5	8.0	15.0	20.0	7.5	50.	2.5

Note: Stall width shall be measured perpendicular to the vehicle not parallel to the aisle.

(Ord. PL00258-020917, 04-20-2017; Ord. A24-0095, 05-22-2024)

24.03 General Design Requirements

24.03.01 Unless no other practicable alternative is available, vehicle accommodation areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing into a public street. This requirement does not apply to parking areas consisting of driveways that serve one or two dwelling units, but a design requiring backing onto arterial streets is to be avoided unless there is no reasonable alternative.

A. Neighborhood Protection Standards: No driveway (entry or exit) serving any non-residential use may be within twenty-five feet (25') of an adjacent residentially zoned property unless no other options are available. This requirement shall not apply to an adjacent property that contains a mix of commercial and residential uses.

24.03.02 Vehicle accommodation areas of all developments shall be designed so sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.

24.03.03 Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public rights-of-way. Such areas shall also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.

24.03.04 Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.

24.03.05 All vehicle accommodation areas shall designate parking space for handicapped persons in accordance with the state Building Code.

24.03.06 Location of Residential Parking: Parking outside a substantially enclosed structure of more than four (4) motor vehicles between the front building line of the principal building and the street is prohibited on any lot used for purposes that fall within the following principal use classifications: 1.01, 1.02, 1.03, 1.04, 1.05, 1.06.

24.03.07 Vehicle accommodation areas shall be designed to minimize breaks in the pedestrian environment along the public street and create safe and comfortable passage for pedestrians. Curb cuts shall be minimized in width and number.

~~**24.03.08** To the extent such can be reasonably avoided, property located at a street intersection shall not have parking, loading, or service areas within 25' of a corner.~~

~~**24.03.09** Uninterrupted areas of parking lot shall be limited to 36 spaces. Parking lots with more than 36 spaces shall be broken by landscape features, which can include natural features designed to handle storm water runoff.~~

~~**24.03.10** Multiple parking lots serving a non-residential or multi-family development should be interconnected where reasonably possible.~~

~~**24.03.11** Except for single- or two-family dwellings and excluding vehicle accommodation areas designed for two (2) vehicles or less, all vehicle accommodation areas shall be surfaced with a bituminous paving or NCDOT standard ABC stone. ABC stone may not be used on vehicle accommodation areas with slopes greater than five percent (5%).~~

~~**24.03.12** Parking spaces in areas surfaced with bituminous paving shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surfaced with NCDOT standard ABC stone shall be demarcated whenever practicable.~~

~~**24.03.13** Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicular accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.~~

~~**24.03.14** Use of pavement or asphalt sealant, coating or like product (hereafter referred to as "sealant").~~

~~**A.** Any sealant may only be used in conformity with its manufacturer's specifications and is further subject to the following requirements:~~

~~1. No person may apply a sealant nor authorize its application without first obtaining a zoning permit from the Administrator. As part of the permit application, the applicant must disclose the date the sealant will be applied, the location of the area to which the sealant will be applied, the type of sealant which will be applied and such other information as the Administrator shall request. The Administrator may charge appropriate fees to defray the costs of inspections needed to verify compliance with this Section.~~

~~2. A sealant may not be applied unless the pavement and air temperatures at the location of the application, at all times during application and for at least forty eight hours thereafter, are and are predicted to be at least fifty-five degrees (55°) Fahrenheit and stable or rising, but less than eighty degrees (80°) Fahrenheit.~~

~~3. A sealant may not be applied during rainy or wet weather.~~

~~4. Any person applying a sealant must have on site for ready inspection by the Administrator a copy of the manufacturer's specifications for application of the sealant.~~

~~**B.** Additional Requirement for Non-Coal-Tar-Based Sealants: In addition to the foregoing requirements of Subsection 24.04.04(A), a non-coal-tar-based sealant may not be applied~~

if at the time the application is to begin, any chance of precipitation is predicted by the National Weather Service for any portion of the period during which the sealant is expected to be applied, or at the time application begins there is more than a fifteen percent (15%) chance of precipitation predicted by the National Weather Service for any portion of the forty eight (48) hours following the anticipated completion of the application.

C. Additional Requirement for Coal-Tar-Based Sealants:

1. In addition to the foregoing requirements of Subsection 24.04.04(A), a sealant containing coal tar may not be applied if at the time the application is to begin, any chance of precipitation is predicted by the National Weather Service for any portion of the period during which the sealant is expected to be applied; at the time application begins there is a ten percent (10%) or more chance of precipitation predicted for any period within the forty eight (48) hours following the anticipated completion of the application; or if at the time application begins, there is more than a twenty (20%) percent chance of precipitation predicted for any period within seven (7) full days following the anticipated completion of the application, each as predicted by the National Weather Service.

2. A sealant containing coal tar may never be applied to a surface, any part of which is located within a flood way, nor to a surface, any part of which is within 200 feet from the closest point of any natural watercourse, and shown on a map labeled as the "NC Stream Map" as produced by the North Carolina Stream Mapping Project (http://www.ncstreams.org)" on file with and available through the Administrator.

3. A sealant containing coal tar may only be applied to a surface, any part of which is located in an area of special flood hazard, if buffering is placed along all portions of the downslope perimeter of the surface sufficient to absorb and impede any draining of the sealant from the surface to a degree equivalent or more effective than the absorption and impedance which can be achieved with bales of hay, laid end to end, and such buffering is maintained in place for a period of no less than seven days following application of the sealant. For purposes of this paragraph, the use of bales of hay of normal size and weight, laid end to end, shall be considered sufficient to meet the requirements of this paragraph.

4. A sealant containing coal tar may only be applied to a surface, any part of which contains a storm drain, if buffering or filters are placed around the full perimeter of the storm drain sufficient to absorb and impede any draining of the sealant from the surface to a degree equivalent or more effective than the absorption and impedance which can be achieved with bales of hay, laid end to end, and such buffering is maintained in place for a period of no less than seven days following application of the sealant. For purposes of this paragraph, the use of bales of hay of normal size and weight forming an unbroken perimeter around a storm drain shall be considered a sufficient buffer and filter to meet the requirements of this paragraph.

(Ord. PL00258-020917, 04-20-2017; Ord. A24-0070, 05-22-2024)

24.04 Reserved

(Ord. PL00258-020917, 04-20-2017)

24.05 Shared Parking

24.05.01 One parking area may contain required spaces for several different uses, but except as otherwise provided in this Section, the required space assigned to one use may not be credited to another use.

24.05.02 To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally ninety percent (90%) vacant on weekends, another development that operates only on weekends could be credited with ninety percent (90%) of the spaces on that lot. Or, if a church parking lot is generally occupied only to fifty percent (50%) of capacity on days other than Sunday, another development could make use of fifty percent (50%) of the church lot's spaces on those other days.

24.05.03 If the joint use of the same parking spaces by two or more (2+) principal uses involves satellite parking spaces, then the provisions of Section 24.06 are also applicable.

24.05.04 Where motor vehicle access is provided between adjoining non-residential sites and the operating hours of adjoining uses do not significantly overlap, the uses may share up to 50 percent of required parking spaces.

24.05.06 Bicycle parking may be provided in a common area of a shared parking area for adjacent sites.

24.05.07 An applicant proposing the use of shared parking must:

C. Demonstrate that the applicant has the express legal right to use the spaces in question; and

D. Provide the shared use agreement detailing how the spaces will be shared among the uses; and

E. Provide proof to the Administrator of a continuation of the right to use the shared parking annually, on January 15 of each year, unless the Administrator has provided for a different frequency of such reporting; and

F. The applicant must sign an acknowledgment that the continuing validity of the applicant's permit depends upon the continuing ability to provide the requisite number of parking spaces. If the shared parking is no longer available or the landowner or applicant fails to comply with the requirements of the Section, the parking requirement reverts to those requirements found in Table 24.01 and the landowner or applicant must demonstrate compliance with said requirements or its zoning Certificate shall be revoked.

(Ord. PL00258-020917, 04-20-2017; Ord. PL04727-050721, 07-01-2021))

24.06 Satellite Parking

24.06.01 Required parking spaces may be provided on adjacent or nearby lots in accordance with the provisions of this Section. These off-site spaces are referred to in this Section as satellite parking spaces.

24.06.02 All satellite parking spaces must be located within ¼ mile of a public entrance of a principal building housing the use associated with such parking, or within ¼ mile of the lot on which the use associated with such parking lot is located if the use is not housed within any principal building; *provided*, *however*, that this limitation does not apply to on-campus housing located in the UI district; and further provided that satellite parking may not be used for visitor or customer parking required for any use unless the satellite parking spaces are within 200 feet of the parcel to be served by such parking.

24.06.03 The applicant wishing to take advantage of the provisions of this Section must present satisfactory written evidence that the applicant has the legal right to use the satellite parking spaces, and that such right is exclusive during the operating hours of the use in question. The applicant must also sign an acknowledgment that the continuing validity of the applicant's permit depends upon the continuing ability to provide exclusive use during operating hours of the requisite number of parking spaces. If the parking spaces are required for residential uses, "operating hours" shall be considered to be 24 hours a day for purposes of this section.

24.06.04 Persons who obtain satellite parking spaces in accordance with this Section are not responsible for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this Article.

24.06.05 The applicant using satellite parking to comply with the requirements of this Article must provide proof to the Administrator of a continuation of the right to use the shared parking annually, on January 15 of each year, unless the Administrator provides for a different frequency of reporting.

24.06.06 The applicant using satellite parking to comply with the requirements of this Article must sign an acknowledgment that the continuing validity of the applicant's permit depends upon the continuing ability to provide the requisite number of parking spaces. If the applicant fails to comply with the requirements of the Section, the parking requirement reverts to those requirements found in Table 24.01 and the property owner or applicant must demonstrate compliance with said requirements or the zoning Certificate may be revoked.

(Ord. PL00258-020917, 04-20-2017; Ord. PL04727-050721, 07-01-2021)

24.07 Reserved

(Ord. PL00258-020917, 04-20-2017)

24.08 Loading and Unloading Areas

24.08.01 Subject to Subsection 24.08.06, whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area, located at the rear, side or end

of the business, must be provided initially and continually in accordance with this Subsection to accommodate the delivery or shipment operations in a safe and convenient manner.

24.08.02 The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the development in question. Subsection 24.08.03 indicates the number of spaces that, presumably satisfies the standard set forth in this Subsection. However, the permit-issuing authority may require more or less loading and unloading area if reasonably necessary to serve the development.

24.08.03 For the purpose of this Section, the off-street loading and unloading space shall have the minimum dimensions of twelve feet (12') by fifty five feet (55') and overhead clearance of fourteen feet (14') from street grade.

A. Retail business shall provide one (1) space of 300 square feet for each 5,000 square feet of floor space.

B. Wholesale and industry shall provide one (1) space of 500 square feet for each 10,000 square feet of floor area.

C. In the case of mixed uses, the total requirements for off-street loading or unloading space shall be the sum of the requirements for the various uses except to the extent the applicant can demonstrate to the satisfaction of the Administrator that different operating hours or other factors will permit different users or tenants to share the same loading spaces. It shall be an express condition of the permit issued to an applicant taking advantage of this provision that the loading spaces are to be practically adequate to serve the development, and if such spaces prove to be inadequate the Administrator may require that the development provide additional loading spaces or, if additional spaces are not provided, revoke the permit for the development.

24.08.04 Loading and unloading areas shall be so located and designed that the vehicles intended to use them can (i) maneuver safely and conveniently to and from a public right-of-way, and (ii) complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

24.08.05 No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

24.08.06 Whenever (i) there exists a lot with one or more structures on it constructed before the effective date of this Ordinance, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) the loading requirements of this Section cannot be satisfied because there is not sufficient area available on the lot that can be practicably be used for loading and unloading, then the applicant need only comply with this Section to the extent reasonably possible.

(Ord. PL00258-020917, 04-20-2017; Ord. PL04727-050721, 07-01-2021)

24.09 Bicycle Parking

24.09.01 The number of bicycle spaces included in the required bicycle parking facilities shall be determined by the following table of uses. Use descriptions are abbreviated and are for descriptive purposes only. Uses listed below are preceded by a number which corresponds to a use category in the Table of Principal Uses, *supra*, and include all specific uses described in association with that number. In those instances, when alternative measures are associated with a particular use, e.g., "2, or 1 per 20 units," the measure providing the higher number of bicycle parking spaces shall be used.

A. When required, the minimum number of bicycle parking spaces for any multi-family or non-residential use is two (2) spaces or one (1) rack.

B. A single "inverted U" bicycle parking rack will count as two bicycle parking spaces.

C. Table 24.09

Use Type	Specific Use	Short Term Bicycle Parking Minimum[2]	Long Term Bicycle Parking Minimum[3]
1.0 Household Living	1.01 Single-Family Dwelling 1.02 Manufactured Home "Class A" 1.03 Manufactured Home "Class B" 1.06 Duplex 1.07 Duplex	-	-
	1.05 Manufactured Home Park	1 per 20 beds	
	1.08-1.10 Townhouse 1.11-1.13 Multi-Family 1.14-1.16 Multi-Family	1 per 20 units	1 per 4 units
	1.17 Adult Living Community (Multi-Family Only)	1 per 20 units	1 per 10 units
2.0 Group Living	2.01 Family Care Home	-	1 space per 5 employees
	2.02 Family Care Institutions 2.03-2.04 Residential Reentry 2.05 Residential Care Facility		1 space per 5 employees
	2.06 Fraternity or Sorority Dwelling	1 space per 20 beds	1 space per 10 beds
	2.07 Board Housing	1 space per 20 beds	1 space per 10 beds
3.0 Transient Living	3.01 Home for Survivors of Domestic Violence	2 spaces	2 spaces
	3.02-3.03 Shelter for Homeless	2 spaces	2 spaces
	3.04-3.05 Bed & Breakfast	2 spaces	2 spaces
	3.06 Vacation Rental	2 spaces	2 spaces

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
	3.08 Motel 3.09-3.11 Hotel	2 spaces	2 spaces
4.0 Institutional Uses	4.01 Airport/Land Strip 4.02 Heliport 4.03 Funeral Home Establishment 4.04 Crematorium 4.05 Cemetery 4.06 Post Office 4.07 Post Office, Distribution 4.06 Animal Sanctuary	TBD	TBD
5.0 Government Uses	All Government Uses	TBD	TBD
6.0 Non-Governmental Utility Facility	All Non-Government Utility Facility	-	-
7.0 Telecommunications	All Telecommunication Uses	-	-
8.0 Assembly	8.01-8.03 Religious Assembly	1 space per 2,000 ft² GFA[6]	1 space per 5,000 ft² GFA[6]
	8.04-8.05 Club/Lodge	1 space per 1,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
9.0 Education	9.01-9.05 Education Uses	3 spaces per classroom	.5 spaces per classroom
	9.06-9.09 Education Uses	3 spaces per classroom	.5 spaces per classroom
10.0 Daycare	All Daycare Uses	2 spaces	2 spaces
11.0 General Sales & Service	11.01 Kennel 11.02-11.03 Veterinary Office/Hospital 11.04 & 11.05 Financial Institution 11.12 ABC Store 11.14 - 11.15 Personal Service Establishment 11.16-11.18 Retail Store 11.20 - 11.21 Business or Professional Office 11.22-11.25 Medical Office 11.28 Open Air Market	1 space per 5,000 ft² GLA[4]	1 space per 10,000 ft² GLA[4]
	11.06 - 11.08 Restaurant	1 space per 5,000 ft² GLA[4]	1 space per 10,000 ft² GLA[4]
	11.34 Gas Station	-	-
	11.35 Car Wash	-	-

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
	11.29 Vehicle Sales and Service 11.30 Equipment Sales and Service 11.31 Moped Sales and Service 11.32 Boat or Marine Craft Sales and Service	-	-
12.0 Recreation & Entertainment Uses	12.01 Indoor Shooting Range	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.03 Indoor Theater 12.05 Event Venue Cat I	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.10 Recreation Cat I	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.04 Outdoor Theater 12.06 Event Venue Cat. II 12.07 Event Venue Cat III	1 space per 2,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
	12.09 Coliseum 12.11 Recreation Cat II 12.12 Recreation Cat III12.01,	1 space per 20 motor vehicle spaces	TBD
	12.08 Campgrounds/RV Parks	-	-
13.0 Agriculture Uses	All Agricultural Uses	-	-
14.0 Manufacturing	14.01 Microbrewery 14.02 Brew Pub	1 space per 5,000 ft² GLA[4]	1 space per 10,000 ft² GLA[4]
	All other Manufacturing Uses	TBD	TBD
16.0 Storage	16.01 Mini-Storage 16.02 Outdoor Storage	-	-
	16.03 Warehouse 16.04 Fuel Storage Facility	TBD	TBD
17.0 Transportation	17.01 Passenger Terminals 17.02 & 17.03 Trucking or Freight Terminal	TBD	TBD
18.0 Waste-Related Uses	All Waste Related Uses	-	-
19.0 Particular Activities which Pose Particular Concerns to Public Health	All Particular Activities which Pose Particular Concerns to Public Health Uses	1 space per 5,000 ft² GFA[6]	1 space per 10,000 ft² GFA[6]
Accessory Uses	A-1 Secondary Suite A-3 Accessory Dwelling Unit	-	-
	A-10 Produce Stand	-	-
	A-21 Caretaker's Residence	-	-

Use Type	Specific Use	Short-Term Bicycle Parking Minimum[2]	Long-Term Bicycle Parking Minimum[3]
	A 19 Helistop	TBD	-
	A 24 Chemical Storage Facility	-	-
Temporary Uses	T 1 Temporary Family Health Care Structure T 2 Temporary Construction or Repair Dwelling T 3 Temporary Construction Trailer	-	-
	T 8 Temporary Non-Fixed Site Event Venue	TBD	-

Notes:
For uses not listed, or for uses To Be Determined by the Administrator, refer to 24.01.09
The minimum number of short-term bicycle parking spaces is 2 unless no bicycle parking is required. In no case shall more than 20 short-term spaces be required.
The minimum number of long-term bicycle parking spaces is 2 unless no bicycle parking is required.
GLA = Gross Leasable Area
DU = Dwelling Unit.
GFA = Gross Floor Area and includes both indoor and outdoor space used
Calculating spaces based on employees or other occupants must be based on the total number of persons present or on duty at the time of maximum use

24.09.04 Bicycle Parking facilities shall meet the following standards:

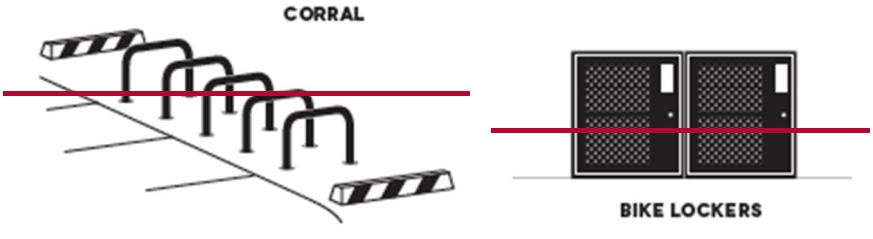
G. Bicycle parking facilities shall conform with the design guidelines promulgated by the Association of Pedestrian and Bicycle Professionals (APBA) as found in the "Bicycle Parking Guidelines" manual.

H. Bicycle racks shall provide for at least two (2) points of contact with the bicycle frame and for the locking of at least one wheel using varying types of bike locks (U-lock, wire cable, etc.)

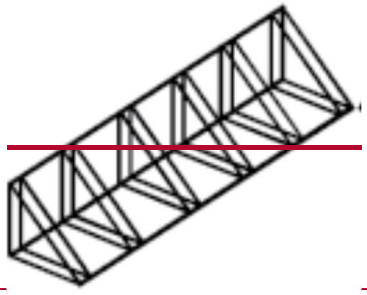
I. All racks must be safe, sturdy and well-anchored.

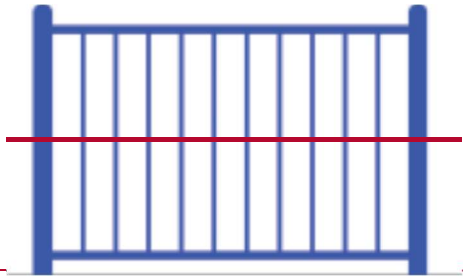
Examples of acceptable facilities:





Examples of **unacceptable** facilities (because they secure only one wheel):





D. Outside bicycle parking facilities shall be illuminated in conformity with the standards for "Parking Areas" of UDO Section 27.03 and 27.06. Inside bicycle parking facilities shall be illuminated in conformity with the standards for "building entries" of UDO Section 27.03.

E. Areas set aside for outside bicycle parking shall be clearly marked and reserved for bicycle parking only. Where the location of said parking is not easily visible from the street, a sign that does not exceed four square feet (4 ft^2) in area and directs cyclists to parking shall be provided on site and must be visible from the street or from the main building entrance. For purposes of this Section, "main building entrance" shall connote and refer to the primary doorway by which residents, visitors or customers enter and exit a building, whether or not said entrance is oriented facing the public street. Signs shall comply with the MUTCD for Bicycle parking signage.

Examples of acceptable signs:



F. Bicycle parking shall be located so as to avoid impeding or creating a hazard to pedestrians from parked or approaching bicycles, and to avoid creating a hazard to bicyclists or bicycles from automobiles or other motor vehicles. Bicycle racks installed on private sidewalks within the development must provide a clear, unobstructed passage of at least five feet (5') for pedestrians and should be installed at least three feet (3') from the face of any curb. Bicycle racks may not be installed on public sidewalks without the express authorization of the Boone Town Council, subject to such conditions which may be attached to such authorization.

24.09.05 Short Term Bicycle Parking

D. Short-term bicycle parking shall meet the needs of people visiting businesses, institutions and other uses with similar needs – typically lasting up to two (2) hours. Since short term

users are infrequent visitors to these locations, the parking installation should be readily visible and self-explanatory.

E. Parking facilities for short term bicycle parking must be located no farther from the main building entrance than the distance to the closest non-handicap vehicle space, or fifty feet (50'), whichever is greater, and visible from public sidewalk areas along the public street frontage adjoining the use and located directly in front of the main building entrance unless the main building entrance is not oriented toward the public street. In those instances, where the main building entrance is not oriented toward the public street, the parking facilities must be visible from such locations, as determined by the Administrator or permit-issuing authority, which will provide the greatest level of visibility to achieve the dual purposes of security for the bicycles using the facilities and availability to bicyclists visiting the building for the first time.

F. Short term bicycle parking, when allowed within a public right of way, should be coordinated with street furniture as applicable and may (but is not required to) be covered.

24.09.06 Long Term Bicycle Parking

C. Long term bicycle parking shall provide for daily, overnight or even longer duration bicycle parking by residents and employees. These users often leave bicycles unattended and unmonitored for extended periods and require exclusive access, additional security and weather protection.

D. Long term bicycle parking shall be covered or enclosed, and must provide security and protection from weather and the elements. Long term parking spaces may include indoor parking, racks in covered loading dock areas, racks in garage structures, bicycle lockers or other means, and should be incorporated whenever possible into the building design.

(Ord. 20140384, 08-18-2014, Ord. PL00258-02092017, 4-20-2017; Ord. PL01388-032818, 04-26-2018; Ord. PL03076-090919, 12-19-2019; Ord. PL04727-050721, 07-01-2021; Ord. A24-0070, 05-22-2024; Ord. A23-0053, 06-26-2024)

24.10 Motorcycle Parking

24.10.01 The B-1 Central Business zoning district is exempt from the requirements of this Section.

24.10.02 Motorcycle parking facilities meeting the standards of this Section shall be provided by a permit applicant under each of the following circumstances, and one (1) motorcycle parking space shall be provided for every 40 motor vehicle parking spaces:

A. When a new building is constructed;

B. When any addition or enlargement of an existing building is constructed;

C. When a change in occupancy of any building occurs where 40 or more vehicle parking spaces are provided.

24.10.03 Motorcycle parking facilities shall meet the following design standards:

~~**E.** Each motorcycle parking space shall be no less than eight feet (8') long by four feet (4') wide, and sufficient space for access shall be provided.~~

~~**F.** Motorcycle parking facilities must be visible from public sidewalk areas along the public street frontage adjoining the use and located directly in front of the main building entrance unless the main building entrance is not oriented toward the public street. In those instances, where the main building entrance is not oriented toward the public street, the motorcycle parking facilities must be visible from such locations, as determined by the Administrator or permit-issuing authority, which will provide the greatest level of visibility to achieve security for the motorcycles using the facilities. Motorcycle parking facilities must also include features to provide reasonable security for motorcycles. Designers are encouraged to include fixed features such as rails, hoops, or posts designed to provide a simple locking point to secure a motorcycle or scooter using a chain or similar device.~~

~~**G.** Motorcycle parking facilities shall be clearly marked and reserved for motorcycle parking only, using signage and/or pavement marking determined by the Administrator or permit-issuing authority as adequate to both direct motorcycle riders to the proper facilities and to prevent use of the motorcycle parking facilities by other motor vehicles.~~

~~**H.** The slope of motorcycle parking facilities should be as close to level as possible while still providing adequate drainage. "Adequate drainage" is such drainage as will prevent the buildup of water and ice in included motorcycle parking spaces. Motorcycle parking facilities must have a firm surface capable of supporting the weight supported by the stand of the heaviest of models of motorcycle.~~

Article 31 Landscape Standards

...

B. Use 15.01 Parking Lot Street Yard Requirements in the B1 Districts.

~~1.~~ In the B1 districts, when a surface parking lot is a principal land use or a component of a combination, the development is not subject to the exemptions listed in 14.19.06 (L). ~~use the following provisions shall apply:~~

~~2. The minimum street yard shall be ten feet (10') measured perpendicular from the street right-of-way.~~

~~3. An average of one (1) large tree, two and one-half inch (2 ½") minimum caliper, per twenty- five feet (25') of street frontage shall be provided.~~

~~4. An average of one (1) large evergreen tree, eight feet (8') minimum height, per fifty feet (50') of street frontage shall be provided.~~

~~5. Shrubs at the rate of one (1) eighteen inch (18") minimum height per three linear feet (3 lf) of street frontage shall be provided. The shrubs shall be of a species expected to reach a minimum height of thirty inches (30") and a minimum spread of thirty inches (30") within five (5) years of planting. At least seventy-five percent (75%) of shrubbery in this area must be evergreen.~~

~~6. When a proposed parking area will be substantially below grade and shrubbery will not be visible from the street, the Administrator may reduce this requirement.~~

~~7. A minimum three foot (3') opaque decorative red brick/native rock wall not to exceed six feet (6') in height with landscape plantings along the street side shall be provided.~~

~~8. A parking area that is located above or below the adjacent street level must design the plant material in the street yard in such a way as to maximize screening from the street.~~

~~9. Use 15.01 Parking Lot Street Yard Requirements in All Other Districts~~

~~10. Except in the B1 districts, when a surface parking lot is a principal land use or a component of a combination use, the following provisions shall apply:~~

~~11. The minimum street yard shall be twenty-five feet (25') measured perpendicular from the street right-of-way but the minimum street yard may be reduced by one foot (1') for every two feet (2') below adjacent street gradewhen the Administrator concludes the parking area shall have less of a visual impact than at street level.~~

~~12. An average of one (1) large deciduous tree, two and one-half inch (2 ½") minimum caliper, per twenty-five feet (25') of street frontage shall be provided.~~

~~13. An average of one (1) large evergreen tree, eight feet (8') minimum height, per fifty feet (50') of street frontage shall be provided.~~

~~14. Shrubs at the rate of one (1) eighteen inch (18") minimum height per two linear feet (2') of street frontage shall be provided. The shrubs shall be of a species expected to reach a minimum height of thirty inches (30") and a minimum spread of thirty inches (30") within five (5) years of planting. At least seventy-five percent (75%) of shrubbery in this area must be evergreen.~~

~~15. When a proposed parking area will be substantially below grade and shrubbery will not be visible from the street, the Administrator may reduce this requirement.~~

~~16. A minimum three foot (3') opaque decorative brick/rock wall not to exceed six feet (6') in height with landscape plantings along the street side or an earthen berm at least three feet (3') in height with landscape plantings incorporated into the design of the berm or a combination of both must be provided along any street frontage.~~

~~17. The height of any berm shall be undulating and the base shall be curving in nature.~~

~~18. A parking area that is located above or below the adjacent street level must design the plant material in the street yard in such a way as to maximize screening from the street.~~

BOONE PLANNING COMMISSION
MEETING MINUTES
MONDAY, OCTOBER 26, 2026, 6:00 PM
1500 BLOWING ROCK ROAD

PLANNING COMMISSION MEMBERS PRESENT: Chair Frank Veno, Myles Harrison, Garrett Kight, Declan King, and Frida Paz-Miranda

PLANNING COMMISSION MEMBERS ABSENT: David Luther

PLANNING STAFF PRESENT: Brandon Wise-Deputy Director of Planning & Inspections, Christy Turner-Residential Zoning Administrator, Amy Snider-Zoning Administration Manager, Jonathan Yates-Environmental Specialist, Erica Malpass-Commercial Zoning Administrator, and Brenda Henson-Board Clerk

---

Call to Order

Chair Veno called the Planning Commission to order at 6:00 p.m. The meeting was held in the Town Council Chambers at 1500 Blowing Rock Road, Boone.

Case A26-0647 Yates Family Properties, LLC – Minor Subdivision Watershed Review

Allen Yates has requested minor subdivision approval for a parcel identified as Watauga County parcel ID 2920-00-9240-000. The site is zoned R1 Single Family Residential with Special Flood Hazard Area overlay. The site is located within the Watershed IV, Critical Area (WS-IV CA) water supply watershed.

Christy Turner, Commercial Zoning Administrator, presented the request.

Brandon Wise, Deputy Director of Planning & Inspections, explained that the Planning Commission served as the Watershed Review Board to review all new subdivisions located within a watershed.

Chair Veno asked if the Planning Commission's recommendation would go to Town Council for final approval. Mr. Wise replied that the Planning Commission's recommendation would go to the Planning Staff, who handled minor subdivisions administratively. He added that the Commission was tasked with reviewing the plat to determine whether the request was a minor subdivision and whether it met the Ordinance requirements.

Chair Veno thought this would be more appropriate for the Board of Adjustment. Mr. Wise replied that, as the Watershed Review Board, the Planning Commission would have to consider the matter.

Chair Veno stated that the plat appeared to have the footprint of a building on the property. Mr. Wise responded that was correct, noting that zoning and building permits had been issued for constructing a new single-family home on the property. If the subdivision was approved, Mr. Yates planned to build another single-family home on the second lot. Mr. Wise explained that R1 zoning regulations did not allow two single-family homes on one parcel. However, the parcel was large enough to subdivide, allowing a single-family home on each lot.

Chair Veno said he knew people who lived in the Kellwood area who had flooded garages during moderate to heavy rains. He expressed concern that the subject property was so close to the floodplain. Chair Veno asked if it was correct that the property owner could build one house by right on the property if the subdivision were not approved. Mr. Wise replied that the Commission would have to find that the request was not a minor subdivision or that it did not meet the Ordinance requirements to deny the request.

Commission Member King stated that this was a minor subdivision that met ordinance requirements.

Chair Veno asked if the building footprint shown on the plat was allowed by right. Mr. Wise replied that was correct. He added that any development would have to meet all ordinance requirements, and if the structure were in the floodplain, it would have to be elevated.

VOTE

Commission Member King moved to approve the proposed minor subdivision, noting that it is a subdivision and meets the ordinance requirements. Approval is subject to the following conditions:

1. The subdivision is approved subject to a Minor Subdivision application dated and received September 11, 2026.
2. A final plat shall be submitted that meets all of the requirements of the Unified Development Ordinance.

Commission Member Paz-Miranda seconded the motion.

VOTE: Aye – 5
Nay – 0
Absent – 1 (Luther)

The motion passed.

Other Matters

Mr. Wise introduced Amy Snider, Zoning Administration Manager; Erica Malpass, Commercial Zoning Administrator; and Jonathan Yates, Environmental Planner. He said these staff members would attend meetings more frequently.

Chair Veno asked how Planning Commission members could better educate themselves regarding watershed reviews. Mr. Wise replied that the NCDEQ website contained watershed rules. He added that watersheds were more often considered in R1 areas because they were less likely to have chemical impacts to drinking water.

Mr. Wise stated that the next meeting would be the regularly scheduled Public Hearing/Planning Commission meeting on November 23, 2026, and noted that there would not be a meeting in December.

Adjournment of Planning Commission

With nothing further, Chair Veno adjourned the meeting at 6:15 p.m.

_____ _____

Frank Veno, Planning Commission Chair **Brenda Henson, Board Clerk**

DRAFT