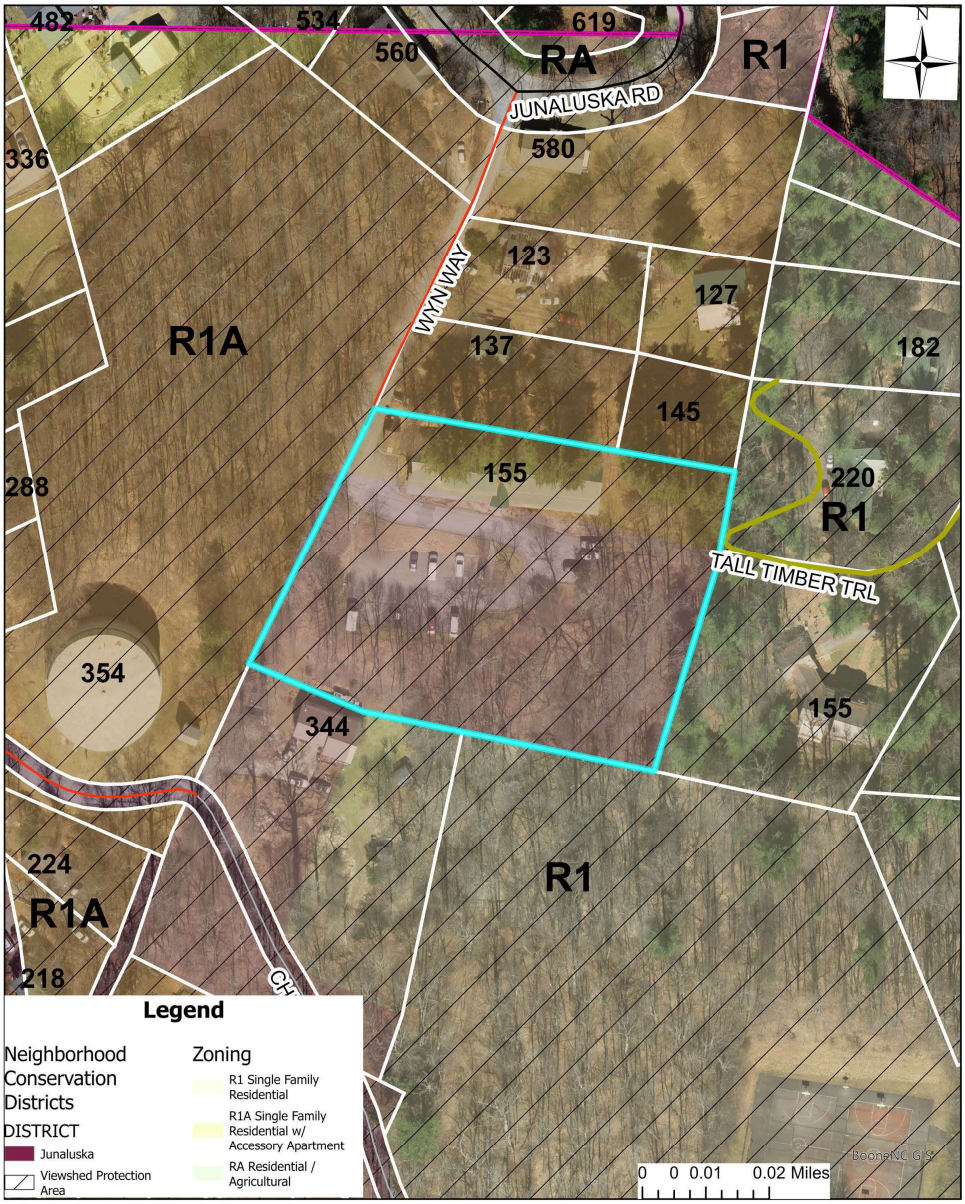
Staff Report
Public Hearing
November 23, 2026
Case A26-0772 155 WYN Way – Conditional District Zoning Map Amendment

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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

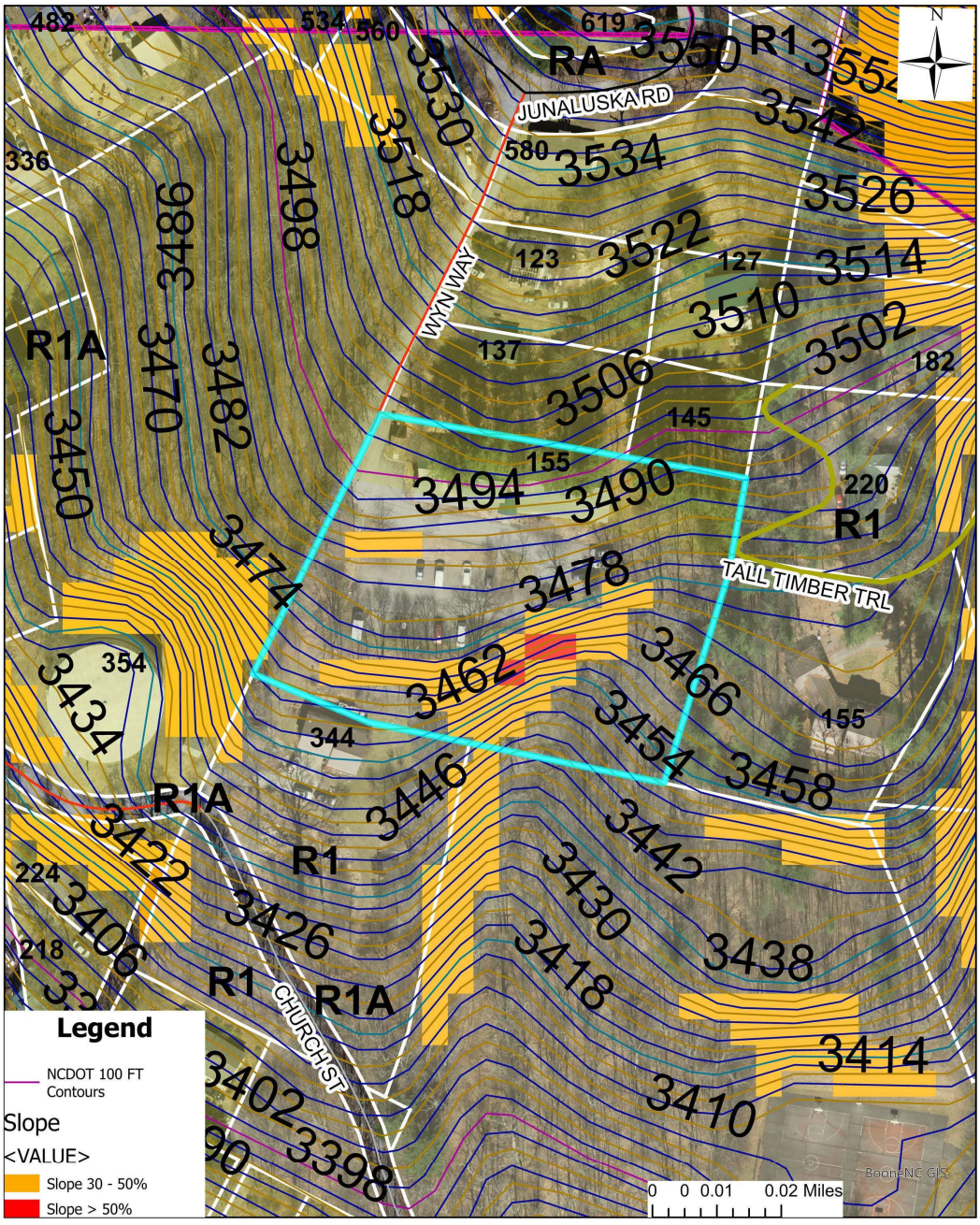


Photo 3



Photo 4




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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.

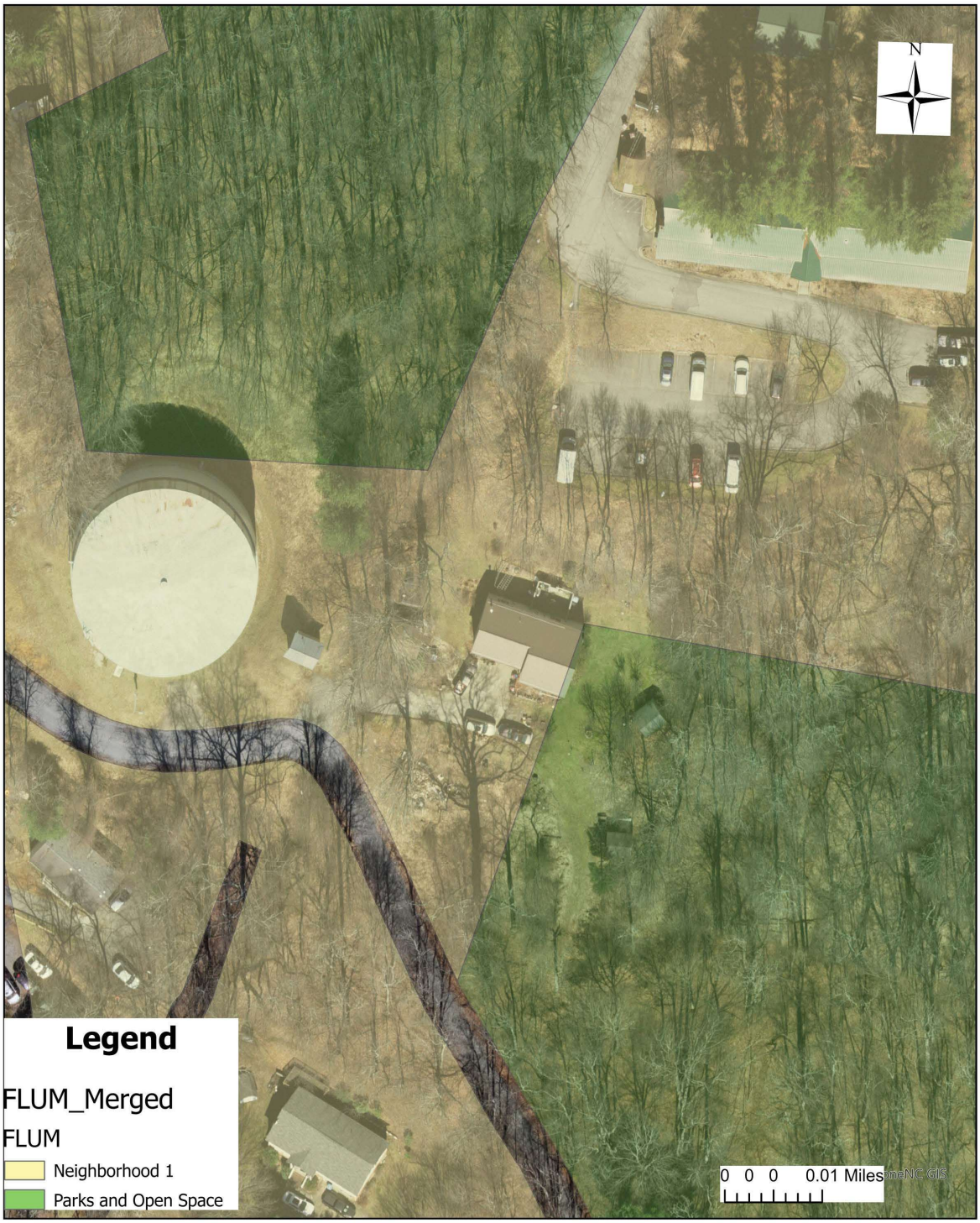
Rural and Green Space is land where provision of services and new development should be limited within 10- 15 years of the adoption of this plan (and potentially well beyond that time horizon).

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