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

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
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2901-81-7455-000
PATTERSON, DIANDRA LYNN
127 WYN WAY
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2901-81-9279-000
GOODMAN, JAMIE LYNN
220 TALL TIMBER TRL
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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
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2901-81-0169-000
COLES, WALTER E. AND SANDRA P.
263 JUNALUSKA RD
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P.O. BOX 1135
BANNER ELK, NC 28604

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FRISCO, TX 75034

2901-80-4855-000
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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
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263 JUNALUSKA RD
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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
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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