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