MINUTES- BOONE TOWN COUNCIL
REGULAR MEETING
OCTOBER 28, 2026

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order on Wednesday, October 28, 2026, in the Boone Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Dalton George presided. Town Council members present included Mayor Pro-Tem Todd Carter, Virginia Roseman, Adrian Tait, Anne Pruitt, and Anitra Ball. Town staff present included Interim Town Manager Hank Perkins, Town Clerk Nicole Harmon, Public Works Director Todd Moody, Planning Director Jane Shook, Downtown Development Director Lane Moody (remote), Police Chief Daniel Duckworth, Commercial Zoning Administrator Amy Snider, Finance Director Guy Miller, and Town Attorney Allison Meade.

MOMENT OF SILENCE

A brief moment of silence was observed.

WORK SESSION

Discussion Regarding the CDBG-DR Workforce Housing Ownership Program Application and Potential Next Steps

Council Member Roseman expressed concern that the Town had not previously mentioned the possibility of developing the Town-owned property on Church Street when questioned by members of the public during a neighborhood meeting. Although no formal plans had been established, she expressed hope that the Town would move forward with an affordable housing project. Mayor George acknowledged that some residents had previously expressed opposition to development of the property. Interim Town Manager Perkins noted that the project would be subject to a public hearing process where input would be gathered.

Council Member Tait presented preliminary renderings illustrating the potential development of approximately five small homes, ranging from 800 to 900 square feet, on the property. He explained that the renderings considered the property's topography and landscape. He noted that construction costs typically began at approximately $300 to $400 per square foot and that many builders were unwilling to undertake smaller projects. He emphasized the importance of municipal involvement in addressing affordable housing needs, particularly through the contribution of publicly owned land. Council members expressed appreciation for Council Member Tait's work and the renderings presented. Council Member Ball commented that the proposed development would provide a significant benefit to the Junaluska community.

Ms. Shook explained that a public hearing would be required before submitting the grant application. Council Member Pruitt questioned how the properties would be managed and maintained following construction. Ms. Shook explained that a nonprofit could oversee construction and the applicant qualification process. She noted that the Town would need to establish a program and could potentially partner with the housing authority or other organization, depending on the ownership model selected. Council Member Pruitt emphasized the importance of ensuring adequate resources were available for the long-term maintenance of the properties.

There was a question as to how the project might be structured to preserve affordability. Ms. Meade stated that she anticipated, but did not know, that the grant application would be based on an ownership model incorporating deed restrictions to preserve affordability. Mayor Pro-Tem Carter expressed a preference for a housing trust model that would maintain affordability in perpetuity while allowing individuals to own their homes. Ms. Shook explained that another option could involve ownership of the homes with long-term leases on the land. Ms. Meade noted that additional research would be necessary to evaluate the available models, particularly regarding requirements for property maintenance, improvements, and preservation of affordability. Council Member Pruitt reiterated the importance of ensuring that the properties would be properly maintained.

Council Member Ball questioned how prospective homeowners would be selected. Ms. Shook explained that an advertised application process would be established and anticipated that qualified applicants could be considered on a first-come, first-served basis. She noted that the Town could work with the Northwest Regional Housing Authority (NWRHA) to develop the process. Ms. Meade indicated that NWRHA could also provide guidance regarding applicable legal requirements. Ms. Shook clarified that the grant program was intended to support homes offered for sale rather than rental properties.

Council Member Tait asked whether staff could continue discussions with NWRHA and the Housing Council if Council supported moving forward. Ms. Shook confirmed that preliminary conversations had already occurred and emphasized the limited timeframe for submitting the

grant application. She explained that the application deadline was December 13, 2026, which would require a public hearing on December 9, 2026. She anticipated presenting a draft application and preliminary site plan to Council on November 18, 2026. She also noted that the property would need to be appropriately zoned within 90 days of receiving the grant.

Council members also discussed public notification and community engagement. Ms. Shook noted that a 300-foot notification radius was typical for zoning notifications. Mayor Pro-Tem Carter suggested notifying the broader Junaluska community, while Mayor George recommended coordinating with the local church to help distribute information. Council Member Tait expressed support for moving forward with the initial application process and expanding public engagement as additional project details became available. Council Member Pruitt cautioned against creating unrealistic expectations before the Town had sufficient information to answer questions about the proposed development. Mayor George suggested issuing a public announcement clarifying that the Town was applying for grant funding rather than committing to a specific development. Ms. Shook confirmed that staff could coordinate with Interim Town Manager Perkins on the announcement. Mayor George recommended expanding the notification radius to 500 feet and including the church in the outreach efforts.

Next, Council Member Roseman expressed concerns regarding visibility and safety at pedestrian crosswalks and requested that staff evaluate opportunities to improve lighting or remove vegetation that may obstruct visibility. Mr. Moody explained that potential improvements would depend on the location of the crosswalk, noting that existing traffic signal infrastructure could limit options for installing additional lighting. Council Member Roseman indicated that she would provide photographs of the specific crosswalks of concern for staff review.

Mayor George reported an increase in complaints regarding LMS parking enforcement practices on privately owned parking lots, primarily at one lot in particular. He noted that North Carolina law limited the Town's authority to regulate private businesses and referenced previous discussions about requiring property managers to provide their contact information as the designated contact for parking lots. He expressed support for pursuing this requirement to ensure property managers were aware of complaints and emphasized that the Town did not contract or partner with LMS. He also requested that the Town issue a public statement clarifying its position. Mayor Pro-Tem Carter expressed support for the proposed contact information requirement, provided it was legally permissible.

Council Member Tait emphasized the importance of coordinating parking regulations and communication efforts among the Town, Appalachian State University, Watauga County, and private parking operators. He suggested exploring whether these efforts could be incorporated into the Town's current parking-related Request for Proposals (RFP). Mayor George noted that previous attempts to coordinate parking operations with the County at their new parking deck had been unsuccessful but agreed that greater consistency would be beneficial. Ms. Meade cautioned

that using the same parking application across multiple lots could create additional confusion and recommended issuing a press release to clarify the Town's lack of involvement with LMS. Council Member Tait referenced other municipalities that utilized QR codes to direct visitors to comprehensive parking information. Mayor George also expressed concern regarding additional credit card processing fees charged by private parking operators.

Ms. Meade stated that LMS parking enforcement practices were predatory in her opinion but noted limitations on the Town's ability to pursue legal action. Mayor George suggested encouraging private property owners to consider alternative parking enforcement contractors. Ms. Meade raised the possibility of exploring whether the Town could sublease the parking lot at issue upon the expiration of the owner's existing contract with LMS. Mayor George reiterated his request for a press release clarifying the Town's position.

Ms. Meade asked Council members to notify her of any additional concerns involving other privately operated parking lots. She cautioned that adopting regulations in response to a single problematic location could create burdensome enforcement requirements throughout the Town. Mayor Pro-Tem Carter referenced previous concerns regarding potential ordinance violations involving parking enforcement personnel, including identification badges and enforcement times. Ms. Meade noted that similar concerns had been investigated previously and indicated that she would discuss the matter with Police Chief Duckworth.

Mayor George declared a break at 5:50 p.m. Council reconvened at 5:59 p.m.

PUBLIC COMMENT

Brooke Butler of Boone spoke regarding the proposed Clement Street project and made note of the additional accommodations she was willing to make as the developer. The accommodations included a willingness to work with the Town on sidewalk enhancements, trash enclosure appearances, lot access, and front parking spaces,

Liz Lanham of Woodland Drive expressed concerns regarding the increasing number of student-occupied rental properties in traditionally residential neighborhoods. She noted that a fraternity house had been constructed in 2018 following zoning changes and that numerous homes in the area had deteriorated and were being rented to students. Concerns were also raised regarding the difficulty of securing rental housing due to the demand from students. She requested that the Town review and enforce existing R-1 residential zoning regulations to preserve the character of established neighborhoods.

Kathie Senft of Oak Street expressed concerns regarding student rental properties and ongoing disturbances in the neighborhood, including frequent parties, outdoor live music, excessive traffic, and vehicles blocking the roadway. She noted that students frequently traveled in the wrong

direction on the one-way street, creating safety concerns for neighborhood residents, particularly children. Ms. Senft reported repeatedly contacting the Police Department regarding these issues and expressed frustration with the lack of respect for the surrounding neighborhood. She requested increased parking enforcement and additional measures to address traffic safety and neighborhood disturbances.

Rachel Muller of Oak Street clarified that the concerns were not directed toward Appalachian State University or its students but rather the enforcement of existing regulations within R-1 single-family residential neighborhoods. She expressed frustration with inadequate enforcement of parking, trash, and noise ordinances, noting that property owners and tenants frequently disregarded these requirements. Although the Police Department responded to complaints, Ms. Muller indicated that the issues continued. She also described difficulties obtaining assistance, explaining that the Police Department had referred complaints to Appalachian State University, while University officials directed the resident back to the Town because the properties were located off campus. Ms. Muller further expressed disappointment with previous responses from planning staff, suggesting that such conditions were an expected consequence of living in a college town.

Linda Rigell of Windy Drive emphasized the importance of the neighborhood as a pedestrian corridor providing access to the Farmers Market, playgrounds, parks, and other community amenities. Ms. Rigell described the area as a valuable community asset and acknowledged that residents had become complacent in advocating for its preservation. She expressed concerns regarding inadequate management of rental properties and the recurring nature of ordinance violations. While acknowledging that Town staff had been responsive to complaints, Ms. Rigell noted that corrective actions were often temporary, requiring repeated reports of the same issues. She emphasized that ordinances were only effective when consistently enforced and suggested that property owners should be held accountable for violations, particularly given the annual turnover of student tenants who may be unfamiliar with local regulations. Ms. Rigell also reported that neighbors were organizing a neighborhood group to support one another and expressed a willingness to collaborate with the Town to identify long-term solutions.

Ryan Abrams of Boone requested that Council consider providing financial assistance or special consideration for water and sewer fees to childcare and early childhood development facilities within the Town. Mr. Abrams suggested including eligible organizations such as private daycares, preschools, church-operated childcare programs, nonprofit early learning centers, and privately operated childhood development facilities, while excluding public schools and university-operated programs. Citing the 2024 Watauga County Childcare Study, Mr. Abrams noted that 34 licensed childcare facilities operated countywide, with 16 located in Boone or within the Boone zip code. The study also identified a need for approximately 579 additional childcare spaces for children ages five and younger. Mr. Abrams emphasized the essential role childcare facilities played in supporting working families, local businesses, and childhood development, while acknowledging

the significant operating expenses associated with providing these services. He referenced North Carolina General Statute § 160A-314 regarding municipal utility rate classifications and recognized that discounted rates could not be established solely based on an organization's mission or business status. Mr. Abrams suggested that alternative forms of assistance, potentially through the Town's general fund, could be explored. He asked Council to identify qualifying facilities, evaluate their water and sewer expenses, and consult with the Town Attorney to determine whether financial assistance or cost reductions would be legally and financially feasible.

TENTATIVE AGENDA ADOPTION

Upon a motion by Council Member Roseman, seconded by Council Member Tait, Council voted unanimously to approve the agenda as presented.

REQUESTED APPEARANCES

Chelsea Garrett – Jeremiah's Italian Ice

Ms. Snider reminded Council that the conditional district approval granted in August 2025 included restrictions on drive-through operating hours, and required the applicant to return to Council for review after June 1, 2026. The existing conditions permitted drive-through operations beginning at 6:00 p.m. on weekdays and throughout the weekend.

Ms. Garrett requested permission to operate the drive-through during all regular business hours, noting that no traffic queuing or roadway stacking issues had been observed under the existing schedule. She explained that the business utilized a double drive-through configuration and designated employees to manage traffic and prevent vehicles from stacking onto the roadway. Ms. Garrett expressed willingness to return for additional review and address any operational concerns identified by the Town.

Council members discussed the business's successful operation and the absence of significant traffic concerns to date and expressed support for expanding the hours while maintaining safeguards against potential roadway impacts. Concerns were raised regarding increased traffic during after-school hours, which had not been evaluated under the existing operating restrictions. Council members also discussed establishing clear criteria for identifying traffic-related violations and allowing the Police Department and Town staff to address concerns with the business before requiring further Council consideration.

Ms. Meade discussed the existing conditional district language and the need to preserve Council's ability to reconsider the operating hours if traffic concerns developed. Following discussion, Council expressed support for allowing the expanded hours on a temporary basis, with a subsequent review to evaluate operations and consider more permanent conditions. It was

proposed that the Town could request a review no sooner than six months following approval, with the applicant required to return within twelve months.
Upon a motion by Council Member Pruitt, seconded by Mayor Pro-Tem Carter, Council unanimously voted to allow the unlimited use of the drive-through during the applicant's full business hours and to come back to Council for review no sooner than six months if requested by staff due to issues arising, and no later than twelve months.

George Brudzinski – High Country MOAA

George Brudzinski, Treasurer of the High Country Chapter of the Military Officers Association of America (MOAA), provided background on the Veterans Memorial downtown and explained that the organization had previously transferred just over $20,000 to the Town for its maintenance after the completion of the project. He stated that he had confirmed with staff that none of those funds had been expended, and requested that Council authorize approximately $5,300 from the fund to purchase and install a reflection bench on Town-owned property adjacent to the memorial. Mr. Brudzinski indicated that the bench was expected to be completed in spring 2027, with a dedication ceremony anticipated.

Council Member Roseman asked about the proposed wording on the bench and emphasized the importance of inclusive language honoring all veterans. Mr. Brudzinski explained that the organization was developing wording that would incorporate its logo and a phrase recognizing continued service to veterans and the community. Proposed language included "serving Veterans and Community" or "Never Stop Serving".

Ms. Meade clarified that the bench would become Town property and remain under the Town's control, including any future decisions regarding its placement or maintenance. She also raised concerns about displaying the branding of a specific nonprofit organization on Town-owned property. Mayor George noted that the matter was a policy decision for Council and that the Town had previously recognized organizations with which it had partnered. Council Member Tait agreed and suggested incorporating a plaque with the organization's logo instead. Mayor George expressed support for including the organization's seal on the bench.

Council Member Tait made a motion to approve the full amount requested to purchase the bench to be installed on the property as proposed. Council Member Roseman seconded the motion, which carried unanimously. Mr. Perkins clarified that the Town of Boone would reimburse MOAA in the amount of $2,700 for the initial deposit and pay the remaining amount owed for the bench directly to the fabricator.

APPROVAL OF ITEMS ON CONSENT AGENDA

Upon a motion by Mayor Pro-Tem Carter, seconded by Council Member Tait, Council voted unanimously to approve the following items on the consent agenda:

1. Engineering Services Agreement – McGill Associates
2. Resolution of Support for the Blue Ridge Conservancy's Application to the NCDOT's Integrated Mobility Division Grant Program
3. Monthly Financial Report
4. Budget Amendments:

   Finance Department:

TO:	Regular Salaries	010-500-300-501101	$88,250.00
	FICA Tax	010-500-300-508101	$5,222.00
FROM:	Miscellaneous Revenue	010-000-000-489900	$73,472.00

   Explanation: To recognize payment from SBI and appropriate funds for Local Law Enforcement Bonus Program.

   Public Works:

TO:	Contracted Services	030-700-801-577000	$1,070,400.00
	Capital Outlay – Other Equipment	030-700-803-57400	$478,000.00
FROM:	Appropriated Fund	030-000-000-499900	($1,548,400.00)

   Explanation: Appropriate funding to cover grant-reimbursable water and sewer projects.
5. Minutes (October 14, 2026 Regular Town Council Meeting)

PLANNING MATTERS

Consideration of September 28, 2026, Public Hearing Cases

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

Council Member Roseman made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's current comprehensive plan in light of the following provisions of Boone Next:

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.
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.
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.
Goal 2.4: Increase mobility through capacity & access management: Ensure Boone's street network supports safe, reliable transportation for all modes by addressing growth-related challenges with strategic roadway improvements beyond traditional widening.

Council Member Pruitt seconded the motion, which carried unanimously.

Council Member Roseman made a second motion to approve Ordinance A26-0515 on grounds that approval is reasonable and in the public interest because this action will bring two parcels together in a cohesive manner so that more construction can take place in the best interest of the community.

Council Member Pruitt seconded the motion, which carried unanimously.

Case A26-0521 – Clement Street Apartments, LLC – CDZMA

Mr. Wise reviewed updates to the proposed site plan and discussed whether the parking layout satisfied the applicable conditions. Ms. Meade expressed concern that the site plan did not specifically demonstrate compliance. The applicant provided measurements of the proposed parking area and confirmed that no deviation from the applicable parking standards was being requested. Ms. Meade clarified that the applicant would be required to comply with all applicable standards unless a specific deviation was granted.

Council Member Pruitt questioned whether the proposed vegetation met the requirements. Mr. Wise confirmed that the landscaping did not meet the applicable standards but noted that the applicant had agreed to retain all existing vegetation and had requested a deviation.

Council Member Tait raised concerns regarding stormwater runoff and referenced calculations indicating that the proposed impervious surface could generate approximately 11,000 gallons of runoff during a heavy summer rainfall. The applicant explained that underground stormwater retention had been considered but was not financially feasible given the property's constraints. Mr. Wise clarified that state regulations limited the Town's authority to require additional stormwater retention measures or changes to impervious surface coverage, although incentives could be offered. Ms. Meade cautioned against imposing additional requirements on individual developments outside established regulations, emphasizing the importance of consistent standards. She suggested that Council address potential stormwater incentives through a future work session, with staff providing recommendations for a policy that could be applied uniformly. Council Member Tait agreed that a broader policy discussion was warranted. Council Member Roseman indicated that she would support the request because the building footprint remained unchanged. Mr. Wise also reviewed additional measures offered by the applicant, including rain barrels and hardy board siding, and distinguished those from existing development requirements. Council Member Tait indicated that rain barrels were unnecessary, while Council Member Pruitt noted that the applicant could still incorporate them voluntarily without having to come back to Council for approval to remove them in the future.

Council Member Roseman made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's current comprehensive plan in light of the following provisions 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.

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.

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.

Mayor Pro-Tem Carter seconded the motion, which carried unanimously.

Council Member Roseman made a second motion to approve Ordinance A26-0521 and believes approval is reasonable and in the public interest because the Town is revitalizing used infrastructure to provide housing for the community and because four units will be for people of unique capabilities and needs.

Council Member Pruitt seconded the motion, which carried unanimously.

Consideration and Selection of Historic Preservation Commission Chair and Vice-Chair

Council Member Roseman nominated Vardell Smythe to continue to serve in his role as Chair and Bennie Gaetano to serve as Vice Chair. Hearing no further nominations, Mayor George called for a vote.

VOTE: Aye: All
Nay: None

Consideration and Selection of Planning Commission Chair and Vice-Chair

Council Member Roseman nominated Frank Veno to serve as Chair. Hearing no further nominations, Mayor George called for a vote.

VOTE: Aye: All
Nay: None

Council Member Roseman nominated Frida Paz-Miranda to serve as Vice Chair, and stated that her questions had been very poignant during her time on the Commission. Council Member Pruitt nominated Declan King to serve as Vice Chair, noting that both applicants brought a lot to the table, but that Declan had really stepped up to the role. Hearing no further nominations, Mayor George called for a vote.

VOTE (Paz-Miranda): Roseman
(King): Pruitt, Carter, Tait, Ball

Discussion Regarding Enforcement of Town Ordinances on Oak Street and in Neighborhoods Surrounding Strawberry Hill

Mayor George stated that staff had discussed neighborhood concerns with community members, including excessive noise, litter, and blocked sidewalks, and expressed interest in exploring additional enforcement measures.

Police Chief Duckworth provided an overview of the Police Department's enforcement efforts and reviewed complaint statistics from August 1 through the previous day. Oak Street had received seven calls, including four parking complaints resulting in two citations and three noise complaints resulting in two warnings. No complaints had been received for Horn in the West Drive. Clement Street had received two parking complaints resulting in one citation, while Pine Street had received two parking complaints resulting in three citations. Windy Drive had generated 17 calls related to parking and noise, including 11 parking complaints resulting in four citations and five noise complaints resulting in four warnings. Chief Duckworth explained that the Department had increased patrols during football game days and continued conducting after-hours patrols. He also

reported that staff had contacted Appalachian State University representatives regarding fraternity and sorority activities to encourage compliance through the University's Greek life organizations. He emphasized the importance of residents reporting disturbances, noting that officers could not address issues of which they were unaware. In response to Council Member Pruitt, he confirmed that residents could call 911 to report concerns.

Council Member Tait expressed concern regarding large gatherings spilling into neighborhood streets and questioned how enforcement could be improved. Chief Duckworth reiterated the importance of reporting incidents and explained that officers might observe activity while responding to other calls without knowing that a complaint existed.

Mr. Moody discussed the Town's community improvement enforcement efforts, which addressed litter, junk, and trash containers left along roadways. He explained that enforcement was primarily complaint-driven and that the Community Improvement Officer had inspected the area and issued ten letters to property owners. He noted that the officer devoted approximately 20 hours per week to community improvement duties while also performing other responsibilities.

Council members discussed whether enforcement efforts should focus on tenants, property owners, or both. Ms. Meade explained that the Town could conduct targeted enforcement in areas experiencing recurring problems and noted that applicable ordinances generally provided for accountability of both tenants and property owners. She emphasized that tenants were primarily responsible for their conduct, with property owners becoming involved when necessary. Mayor George expressed a preference for increased property owner accountability, while Council Member Pruitt emphasized that tenants should also be held responsible. Mayor Pro-Tem Carter agreed that contacting property owners could be an effective approach. Council Member Roseman suggested contacting fraternity and sorority chapter leadership and advisors, and Chief Duckworth confirmed that the Department had already communicated with Appalachian State University's Greek life representatives.

Mr. Wise reviewed the zoning classifications within the affected neighborhoods, including R-1, R-2, and R-3, and explained that occupancy limitations varied by district. Two previous occupancy investigations had determined that the properties were compliant. He clarified that occupancy restrictions applied to residents of a dwelling rather than individuals attending gatherings. Council Member Pruitt questioned whether departments maintained a centralized system for tracking complaints and repeat violations. He explained that no shared database existed but that departments communicated regularly regarding enforcement concerns. Ms. Meade noted that the Police Department tracked repeat violations and that existing noise regulations provided for escalating penalties.

Mr. Wise also discussed the Town's Good Neighbor Program, which provided informational materials to property owners regarding neighborhood expectations and responsibilities. Mayor

George acknowledged that many renters were responsible neighbors and emphasized that social gatherings were acceptable provided they did not negatively impact surrounding residents. Council members expressed support for continued communication with Appalachian State University, increased proactive enforcement, and consideration of additional measures to hold property owners and tenants accountable, with reevaluation in the future.

Consideration to Submit a Condition District Zoning Map Amendment Application for 155 Wyn Way

Mayor George expressed support for the proposed application but noted that residents had raised concerns regarding traffic in the area. He stated that Interim Town Manager Perkins was looking into those concerns. Ms. Meade acknowledged the importance of being a good neighbor but clarified that the Town had no legal authority over neighboring private properties or individuals trespassing on other properties. She cautioned against imposing conditions related to matters outside the Town's legal interest and noted that conditions requiring compliance with existing laws were unnecessary.

Council Member Roseman expressed concerns regarding winter road conditions and the use of speed bumps, although she acknowledged their intended purpose. Interim Town Manager Perkins confirmed that he was following up on the roadway concerns as a separate matter unrelated to the WYN property. It was the consensus of Council to move forward with the proposal.

With no further discussion, Mayor George adjourned the meeting at 7:42 p.m.

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Nicole Harmon, Town Clerk Dalton George, Mayor