

**TOWN OF BOONE
COMMUNITY APPEARANCE COMMISSION
TUESDAY, JANUARY 23, 2018
5:30 P.M.**

COMMISSION MEMBERS PRESENT: Chairperson Brian Williams, Sarah Davis Cagle, Daniel Johnson

COUNCIL LIASIONS PRESENT: Rennie Brantz and Sam Furgiuele

STAFF PRESENT: Brian Johnson, Urban Design Specialist and Marlene Crosby-Board Secretary

CALL TO ORDER

Chairperson Williams called to order the meeting of the Boone Community Appearance Commission, held in the Planning and Inspections Department – Upstairs Conference Room located at 680 W. King Street at 5:31 p.m.

ADOPTION OF THE AGENDA

Chairperson Williams made a motion, seconded by Member Cagle to accept the agenda as written.

VOTE:

Aye – All

Nay – None

The motion passed.

APPROVAL OF MINUTES

Chairperson Williams made a motion, seconded by Member Johnson to approve the September 26, 2017 meeting minutes as written.

VOTE:

Aye – All

Nay – None

The motion passed.

Chairperson Williams made a motion, seconded by Member Cagle to approve the December, 12, 2017 Community Appearance Commission, Historic Preservation Commission and Town Council workshop minutes as written.

VOTE:

Aye – All

Nay – None

The motion passed.

Mr. Brian Johnson, Urban Design Specialist informed the Commission members that there are three vacant positions on the Community Appearance Commission.

ELECTION OF OFFICERS

The floor was opened for nominations for Chairperson and Vice-Chairperson for this Commission.

Motion and Vote:

Member Cagle nominated Chairperson Williams to continue in the position of Chairperson for this Commission, seconded by Member Johnson.

VOTE:

Aye – All

Nay – None

The motion passed.

Motion and Vote:

Member Johnson nominated Member Sarah Davis Cagle to the position of Vice-Chairperson for this Commission, seconded by Member Johnson.

VOTE:

Aye – All

Nay – None

The motion passed.

DISCUSSION OF THE DOWNTOWN DESIGN GUIDELINES WORKSHOP

Chairperson Williams explained that he met with Historic Preservation Commission Chairperson Eric Plaag and Town Staff to review and redraw areas of the draft Downtown District Map based on feedback from CAC/HPC/TC workshop and conversations with HPC Chairperson Plaag regarding possible concerns with SHIPO regulations. Mr. Johnson handed out a revised Downtown District Map at this meeting (permanently attached).

Chairperson Williams noted that HPC Chairperson Plaag said some of the houses around Hippy Hill could be added to the Grand Boulevard district area of the map.

Member Furguele said there has been some discussion on proposing that the Municipal Service District and the Historic District all correspond as one district in the B-1 zoning district. He said if a historic district is created, he would not like to see the properties on the North side around Hippy Hill not be included. It was noted that it is a future endeavor to bring this area into the historic district.

Member Furguele explained that there could be design standards for the B-1 zoning district that are different from the other areas of the Town. He further explained that you could have standards for the B-1 zoning district where only red brick or native stone and use other materials in the B-3 zoning district.

Mr. Johnson talked about a possible change to the design guidelines for residential properties. He said the Commission has been working on looking at commercial properties regardless of the zoning

districts. Mr. Johnson mentioned that maybe the Commission should revisit the standards for commercial and residential properties in the B-1 zoning district.

Discussion ensued on the R-3 zoning district boundary on the GIS map. Chairperson Williams pointed out the residential areas which have been student rentals.

Discussion ensued on Appalachian State University owned properties. Chairperson Williams asked if the University properties can be added to the map and design standards be added for those properties. Member Furguele explained that the University is excluded under state law by the size and use. Member Furguele talked about a concern if something that transparently exceeded the Town's authority or if there was a private property owner other than the University that did not want to comply with the standards. He said that property owner could use the fact that you have created standards that apply in a district which includes one of the agencies of the State as an argument that the whole thing is illegal. Member Furguele suggested consulting the Town Attorney on this topic.

Discussion ensued on including more properties in the Downtown Districts Map. It was suggested to add the properties on the west end of Town near the Gateway into the Downtown area. It was suggested to talk about incentives for redevelopment for this area. Member Furguele suggested expanding the gateway into the Town on the West side to correspond with the gateway on the East side of Town on the Downtown District map.

Discussion ensued on adding an overlay district in the Downtown area. The reason for adding the overlay district is because of the various zoning requirements in the Downtown area.

Discussion ensued on the appearance of the newly renovated attorney's building located on Queen Street next to the Town's parking lot. Mr. Johnson noted that there have been mixed feelings on it. Member Furguele noted that the appearance of this building is not consistent with the previous look of Queen street. It was noted that the because of the building materials used on the attorneys building on Queen Street, it would be allowed in the Downtown Interface Area.

Discussion ensued on the proposed Warehouse District. Chairperson Williams said because this proposed district has been introduced so late in the process of working on the design guidelines, should it be labeled as a potential future Warehouse District until the CAC can propose guidelines for the Historic District. It was noted that the proposed Warehouse District was included in the Downtown District map because it had enough flexibility in it with some historical elements and other warehouse type elements that were worth preserving in the Town.

It was noted that if the CAC has to work on design guidelines for the proposed Warehouse District, it will take approximately six-months' worth of additional meetings to work on those guidelines that might delay moving forward with the proposed guidelines for the Downtown Historic Core and Downtown Interface Area.

Discussion ensued on the proposal for a renovation at the Old Bails Bond office on W. King Street. Mr. Johnson said a second story is being proposed for this building. It was suggested to move forward with the recommendations for the current proposed Downtown Design Guidelines as soon as possible to add protections for the Downtown area for proposed changes to Downtown structures.

Member Furguele suggested revising the Downtown District map to reflect the changing of the proposed Warehouse District into the proposed Downtown Interface Area. Member Cagle suggested adding proposed language for a potential for a proposed district that could have some different standards that the CAC is not currently ready to work on. Member Cagle suggested changing the draft Downtown District map to reflect a hashed purple color to indicate a potentially future district in the Downtown Interface Area.

Mr. Johnson said he would get the interpretation from the Town Attorney regarding excluding the University properties in the Downtown District map. He said he would have this information by the next CAC meeting.

Discussion ensued on which properties to include in the West side of the Downtown District map. Mr. Johnson measured the distance on the GIS map to help decide on which properties to include on the map. It was suggested to expand the Downtown Interface Area from Straight Street to Old Bristol Road.

Discussion ensued on density and scale. Chairperson Williams said the topic of density and scale has come up as a result of the construction of The Standard at Boone Mixed-Use Project. Member Furguele said he felt that the approved King and College Mixed-Use project located on W. King Street will have a similar reaction as The Standard at Boone even though it is on a smaller scale. Member Furguele said he also felt like the approved River Walk Mixed-Use Project will have the same similar reaction as The Standard at Boone because of its size.

Member Furguele said at the 2018 Planning Retreat there was no specific direction about the CAC working on the topic of density. He said the Council did direct Staff to restore setbacks for commercial properties in every district but the B-1.

Member Furguele said that Council did direct Staff to work on reducing building heights. He also said that Council instructed Staff to work on primary and secondary building heights. He said that on secondary building heights the whole building has to be pushed back.

Mr. Johnson said that the CAC needs direction from Council on the topics of density and scale. It was suggested to work on these topics separately from the Downtown Design Standards.

Motion and Vote:

Chairperson Williams made a motion, seconded by Member Cagle to approve the Downtown District map with the following changes: to extend the Downtown Interface Area from its current boundary at Poplar Grove Road Connector to include the three properties to the west of Pinnacle Drive and change the purple proposed Warehouse District to the yellow Downtown Interface Area with a hashed overlay for possible future Warehouse District. And also include the two B-1 properties adjacent to Moretz Drive and the Town owned properties surrounding the Rivers house in the Downtown Interface Area, the adjacent property where a house was removed.

Discussion ensued on also including the Town's property on Rivers Street and Poplar Grove Rd into the Downtown Interface Area. It was noted that the uses are restricted in the deed restrictions on the Town's property. Member Furguele said that he does not see a downside to include the Town's property.

VOTE:

Aye – All
Nay – None

The motion passed.

Mr. Johnson said that the next step in the recommendation process is to have another joint meeting with the Council and the Historic Preservation Commission to review the proposed draft Downtown District Map. He suggested to recommend some future meetings dates to the Council and the Historic Preservation Commission.

It was consensus of the CAC members to allow Staff to work on a meeting date by using a doodle poll for the next CAC/HPC/TC joint meeting.

OTHER MATTERS BY BOARD MEMBERS OR STAFF

Mr. Johnson told the CAC members that at some time in the future, the Council may direct the CAC to work on possibly expanding the Streetscape plan.

ADJOURNMENT

Chairperson Williams made a motion, seconded by Member Johnson to adjourn the meeting at 6:40 p.m.

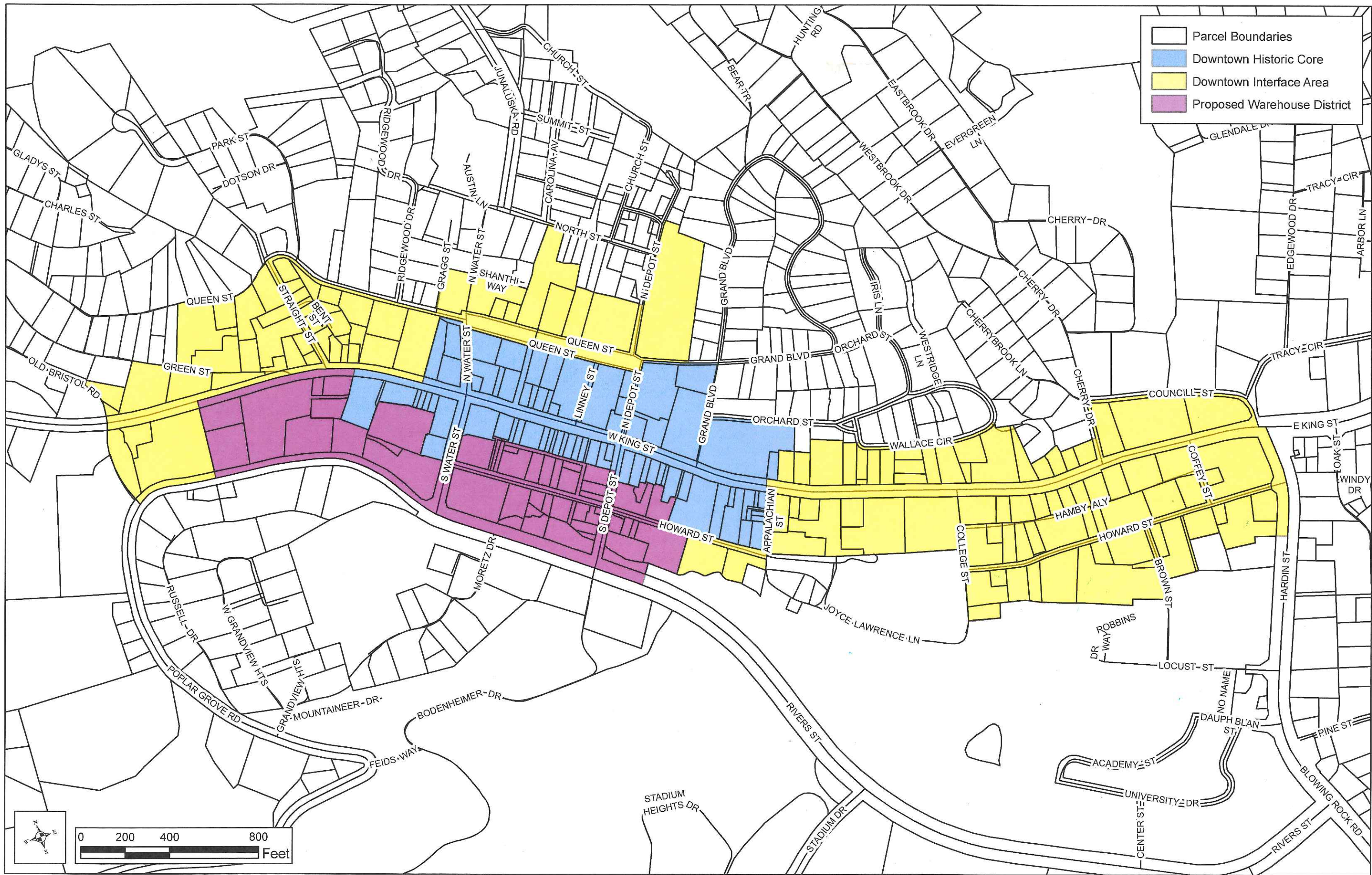
VOTE:

Aye – All
Nay – None

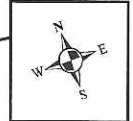
The motion passed.

Chairperson, Brian Williams

Marlene Crosby, Board Secretary



- Parcel Boundaries
- Downtown Historic Core
- Downtown Interface Area
- Proposed Warehouse District



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