TOWN OF BOONE
COMMUNITY APPEARANCE COMMISSION
TUESDAY, DECEMBER 12, 2017
5:30 P.M.

COUNCIL MEMBERS PRESENT:	Rennie Brantz, Loretta Clawson, Jeannine Underdown Collins and Charlotte Mizelle
COMMUNITY APPEARANCE COMMISSION MEMBERS PRESENT:	Chairperson Brian Williams, Vice-Chairperson Jason Selong Sarah Davis Cagle, Charlotte Mizelle and Jeannine Underdown Collins
HISTORIC PRESERVATION COMMMISSION MEMBERS PRESENT:	Chairperson Eric Plaag, Bettie Bond, Chuck Watkins, Bill Dixon, Loretta Clawson and Rennie Brantz
STAFF PRESENT:	Jane Shook-Director of Planning and Inspections, Brian Johnson-Urban Design Specialist, Christy Turner-Senior Planner, Marty Little-Planner and Marlene Crosby-Board Secretary
OTHERS PRESENT:	Mr. John Ward-Town Manager and Brittney Clark-Downtown Development Coordinator

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CALL TO ORDER

Mayor Rennie Brantz called the workshop for the Boone Town Council, Community Appearance Commission and the Historic Preservation Commission to order at 5:35 p.m. in the Council Chambers located at 1500 Blowing Rock Road. Mayor Brantz welcomed everyone to the workshop.

Ms. Jane Shook, Director of Planning and Inspections Department explained that the purpose of this workshop is to focus on the Downtown area. She said the Community Appearance Commission and the Historic Preservation Commission have been working on different projects that are inter-related. She said the goal of the workshop is to come to a consensus of the boundaries for the CAC who is working on the Downtown Design Guidelines. She said the CAC has proposed a historic core interface area for the Downtown area. She said the HPC has been working on establishing a historic district for the Downtown area.

The Staff handed out at this workshop the following items for the Downtown Design Guidelines: The Secretary of the Interior's Standards for Rehabilitation, Map of the Parcel Boundaries, Municipal Service District, Downtown Historic Core and Downtown Interface Area, Draft copy of UDO Article 25: Community Appearance Standards and a document prepared in December 2017 by Chairperson Plaag entitled Dates of Construction, Buildings in Downtown Boone Municipal Service District and a copy of the High Country Magazine dated December 2017 (permanently attached).

DISCUSSION OF THE DOWNTOWN DESIGN GUIDELINES

Historic Preservation Commission Chairperson Plaag gave a presentation on the early development of the Downtown area which included photos of the area.

Chairperson Plaag talked about the images of Downtown Boone buildings that were captured in the High Country Magazine article entitled Digital Watauga. He referred to page 62 of the article in the magazine and talked about all of the buildings located in that photo.

Chairperson Plaag said the HPC was tasked with surveying the buildings in the Downtown area that were of 50 years of age or approaching 50 years of age. He said he asked the survey techs to start surveying the buildings that were 35 years of age in the Municipal Service District. He explained that the HPC removed the buildings that did not fit into this timeframe. He said they removed the old Deal, Moseley and Smith Law Office Building, the Chalet-style law office building located near Mr. Browns Law Office, an old apartment complex that looked like an old hotel behind the old jail house.

Chairperson Plaag noted that the items in blue are the ones located on Hippy Hill that is located across the street from the Turchin Center and the First Baptist Church.

Chairperson Plaag said the photo on page 62 of the High Country Magazine depicts the remnants of architecture from the turn of the century.

Chairperson Plaag noted that when the railroad came through Boone the Town had the ability to build larger brick structures in the Downtown area. He said before the railroad they did not have the means to carry heavy materials up the mountain into the Town. He said commercial brick commercial buildings were starting to be built in the Downtown area around 1920.

Chairperson Plaag talked about the row of brick buildings along King Street looking like they were all one continuous building but they were all separate businesses.

Chairperson Plaag pointed out some of the things on the buildings that were the beginning of the issues with the various architectural looks in the Downtown buildings. He said there were framed buildings and brick buildings. He said some of the building owners tried to change the look of their buildings to make it a better fit or more functional or to compete with other buildings in the Downtown area by adding porches.

It was noted that the reason there were so many hotels in the Town of Boone in the earlier days was because the Town of Boone was the County seat.

Chairperson Plaag talked about the Past Time Theatre closing in 1959 and the owner changing the façade by adding concrete panels to the old Past Time Theatre to close off the windows and added windows on the second level of the building.

Chairperson Plaag said the HPC has talked for a long time about not wanting cultured stone on the buildings in the Downtown area. He pointed out that cultured stone is now a historic treatment because it is now 50 years old. He said there are five buildings in Downtown Boone that were built between 1959 and 1963 that were either built with cultured stone or had cultured stone applied to them. He explained that the way around this topic is to put in the context statement that will be written for this district and the things that describe what are contributing to the development to Boone and are representative of the development of Boone. He said the survey team may say that the cut-off is going to be 1960 because the development in Boone was happening largely between 1920 and 1960 here are the buildings that are representative of those changes. He further explained that it will depend on the Council and HPC accepting this recommendation.

Council Member Collins asked about the use of Crab Orchard stone versus cultured stone. HPC Chairperson Plaag said he would need to do some research on the Crab Orchard stone.

Chairperson Plaag said this presentation explains how the development of the Town of Boone got to where it is over time.

Discussion ensued on the booming of development before and after World War II. Chairperson Plaag said some of the development in Boone occurred during this timeframe. He said the railroad and train service enabled a lot of the development because the building materials could be brought into Town more easily.

CAC Chairperson Williams asked about the applications to historic buildings prior to 1960. HPC Chairperson Plaag said an argument could be made that these type structures are contributing because they reflect another booming of development in the early 1960's which included the use of cultured stone.

Discussion ensued on cultured stone. Mr. Brian Johnson, Urban Design Specialist asked HPC Chairperson Plaag to define cultured stone. HPC Chairperson Plaag said it is called native stone. Chairperson Plaag said he thinks of cultured stone like a cultured pearl. HPC Chairperson Plaag defined cultured stone as being made with concrete mold and being painted or having something applied to it to make it look like a rock, when it is not a real rock.

Mr. Johnson asked HPC Chairperson Plaag which previous buildings were considered to have cultural stone on them. HPC Chairperson Plaag said the Mysterium building (Old Watauga Insurance building) had an application of cultural stone. HPC Chairperson Plaag noted that when the Linney Law office was added to the old Eggers, Eggers, Eggers and Eggers law office cultured stone was used to make the two offices look the same.

Mr. Johnson asked if cultured stone was common at that time. HPC Chairperson Plaag said that he would have research this to be sure but it is his feeling that cultural stone was applied. HPC Chairperson Plaag said that cultured stone was applied on buildings to make them appear architecturally as an older building, when the building is not older than it looks.

Ms. Shook explained that the CAC is at the point of needing public input on their proposed Downtown Design guidelines and the HPC is close to needing public input on a district. Ms. Shook added that the Town has been working on a contract with the UNC School of Government Development Finance Initiative on Howard Street. Ms. Shook said the Town needs direction so they can move forward with their contract. Ms. Shook noted that the Staff wants to limit confusion with the terms historic core and historic interface as much as possible, when dealing with the public.

Ms. Shook noted that there has been little change to the draft design guidelines since the last CAC meeting except for the addition of some HPC recommendations and revisions to the Downtown Historic Core and Interface Area map that were directed by Council and these revisions are included in the handouts for this workshop.

Discussion ensued on the addition of some other properties into the Historic Core. Ms. Shook noted that HPC Chairperson Plaag recommended adding the Footsloggers building, rock climbing area, ECRS Software building and Espresso News Coffee shop building because the Survey team would recommend it. He noted all of these buildings were at one time tied together with the Winkler Motors Complex.

Mr. Ward talked about the Town daylighting the stream next to the Goodnight Brothers property. He said one of the issues of re-developing this area is the need to push the development up towards Howard Street to be able to use the square area (shown on the map) for development on this property and to open up the stream. He said there are other issues with redevelopment of a one-story structure on this property because of the price per acre and the square footage of it. It was noted that this area is in the floodway.

Mr. Ward said that Appalachian State University is a willing participant in returning the surface parking lot back to the tax rolls of the Town.

HPC Chairperson Plaag talked about the Goodnight Brothers property that touches the apartment building was not built until 1958 and it has been ravaged overtime and he does not see it a contributing structure.

HPC Chairperson Plaag talked about the access to the Goodnight Brothers property and the possibility of having a parking deck there which could reduce the traffic looking for parking off of King Street and onto Howard Street. Mr. Ward pointed out that there are three potential locations for a parking deck in Downtown Boone.

Mr. Ward said he has talked with the new owner of the PNC Bank and they want to do a façade restoration for this building. He said we need to try to get the regulations in place before more new development or redevelopment is proposed in the Downtown area.

HPC Chairperson Plaag talked about the boundaries of the district. He talked about proposing a separate district for Hippie Hill called Chappell Wilson District because these buildings are not contributing structures because of their prior modifications.

Discussion ensued on having different districts in the Downtown Area. Mr. Ward said that the districts can be spread out over Town as long as there is a defined area.

HPC Chairperson Plaag said he would like to see King Street, Water Street, Depot Street and Howard Street included in the Historic Core. He further explained that the properties on the south side of Howard Street have been altered and do not fit the timeframe of prior to 1960. He said he could support these properties going away with the exception of the properties on the southwest corner of Depot Street and Howard Street which were constructed in the 1940's.

HPC Chairperson Plaag said from a preservation standpoint, you want to try to keep things that are representative of your theme or history in your district. Some of the structures that do this are the tin building and Wilson Feed Store which were typical warehouse block buildings. It was noted that the condition of a structure can be factored in.

Mr. Ward explained that a developer is potentially interested in putting a restaurant in the block building near the corner of Depot Street and Howard Street.

HPC Chairperson Plaag explained what is trying to be accomplished with the Downtown Design Guidelines. He explained that the guidelines are what will tell a developer what is allowed in the Downtown area.

Discussion ensued on potential issues with the parcel boundaries. It was noted that the CAC does not have the authority to become involved with these types of potential issues. Ms. Shook said the CAC is not saying that something cannot be torn down. She said it would be the owner's choice and the regulations would guide it. Ms. Shook said that there might need to be additional regulation on scale and form in relationship to the street to help distinguish the interface area from the Downtown core.

Ms. Shook added that the CAC and the HPC are interested in preserving historic structures.

Discussion ensued on the structures on the south side of Howard Street. Mr. Ward talked about moving the driveway for the building on the corner of S. Depot Street and removing the driveway access from Howard Street for the re-development of the structure beside Mr. Gilbert's office.

HPC Chairperson Plaag said there could conceivably be a "warehouse district" that could include the structures on the north side of Howard Street which could fit this type of district.

HPC Chairperson Plaag said there is a potential for three districts. He said this area would include the businesses along King Street for the Downtown core. Another district could be an interface district that would be called the "warehouse district" which would include the old dealership businesses and all along the north side of Howard Street because they are mostly concrete structures. Mr. Ward said the proposed idea of a Warehouse district would help protect the Downtown core.

Mr. Ward said his concern with the public input process is not having enough support of the elected officials for a final decision because so much was included. He said he is also concerned with the funding with the quasi-judicial process.

Mr. Ward explained that the alley beside the PNC bank building is owned by the Town. This alley is where the mail was brought to the post office from the railroad. He said the new building owner is in support of keeping this alley way open to allow for pedestrian traffic. It was noted that this alley way extends past Howard Street.

Discussion ensued on extending the Downtown core. Mr. Ward pointed out, if the County buildings were included in the Downtown core, the County would have to get permits through the Town. It was noted that the Old Jailhouse building would not be included in the Downtown Core because the property owner has agreed for this building to be designated as a local landmark. It was noted that the approved Marketplace development is on two parcels. HPC Chairperson Plaag said the parcel fronting Water Street and King Street would have to go through the COA process but the current Cilantro's Restaurant building would not have to go through the COA process. He said it would fall into the Warehouse district and would have more flexibility than in the Downtown core.

Mr. Ward explained that a developer may be proposing a hotel with a parking garage on the corner King Street and Water Street. It was noted that the hotel could be in the Downtown core and the garage in the Interface area on Howard Street.

Discussion ensued on the approved Marketplace Development. Ms. Shook explained what was approved on this case and how long the approvals are in place.

Ms. Shook said she felt there was consensus from the Council, CAC and HPC for Staff to revise the map per the discussion at this workshop. She asked the individual Commissions, if they would approve the individual Chairpersons to work with Staff on the revision to the map and then the Chairpersons bring back the revisions to each Commission for their review and discussion. Ms. Shook said by doing this work at the same time maybe both Commissions could have their public hearings together.

Motion and Vote:
HPC Member Dixon made a motion, seconded by Member Bond to allow the HPC Chairperson Plaag to work with Staff on redrawing the boundary lines on the map as discussed in this workshop.

VOTE:

Aye – All
Nay – None

The motion passed.

Motion and Vote:
Council Member Collins made a motion, seconded by CAC Member Sarah Davis Cagle to allow the CAC Chairperson Williams to work with Staff on redrawing the boundary lines on the map as discussed in this workshop.

VOTE:

Aye – All
Nay – None

The motion passed.

It was the consensus of the Council, HPC and CAC for Staff to also work on the scale and form of the buildings while they are redrawing the boundary lines.

It was noted that the CAC members will need to work on regulations for the proposed "warehouse district".

Council Member Collins asked about the use of Crab Orchard Stone on facades of buildings. She said that she did not want this material pulled off of the buildings, if it is an allowed building material. HPC Chairperson Plaag said he would research this type of stone. It was noted that the Crab Orchard Stone is a real stone and there is a veneer of it as well.

BOONE 2030 AND COMPREHENSIVE PLAN MERGER

Ms. Shook explained that Mr. Phil Trew from the High Country Council of Governments has been working with the Town on merging the 2006 Comprehensive Plan and the 2030 Masterplan. She said the first rough draft has been completed and she handed out copies at this workshop for everyone to review (permanently attached). She noted that because preservation and appearance are closely related, she would like for everyone to read through the entire draft document which is 58 pages long. She said that the Planning Commission would also be reviewing the draft document as well. She said she would like to begin discussions on the draft document at the next scheduled meetings in January 2018. She said the draft document is online at www.townofboone.net and Staff can supply hard copies, if needed. It was noted that the name of the adopted document would be based on the date of the document which is an industry rule. It was noted that there will be language included in the adopted document that the previous 2006 Comprehensive Plan and 2030 Masterplan are no longer in affect. She said the new rough draft does reference the other adopted plans of the Town. She pointed out that there is an Urban Forestry Master Plan and a recently adopted Bicycle Pedestrian Plan that can be found on the Town website under the Planning & Inspections Department.

HPC Chairperson Plaag thanked the Council, Mr. Ward and the Staff for allowing this workshop because he felt the discussions were incredibly productive. He thanked the CAC for their efforts on the design guidelines. He said he felt that he and CAC Chairperson Williams could work together on the details of the proposed design guidelines. Mr. Ward thanked everyone for their work on the proposed design guidelines.

ADJOURNMENT

Mayor Brantz adjourned the workshop at 7:35 p.m.

Mayor, Rennie Brantz	**CAC Chairperson, Brian Williams**
HPC Chairperson, Eric Plaag	**Board Secretary, Marlene Crosby**

ARTICLE 25: COMMUNITY APPEARANCE STANDARDS

Section

25.01 Applicability

25.02 Building design

25.03 Parking structures

25.04 Site walls

25.05 Lighting

25.06 Flexibility in administration

25.07 Alternatives

§ 25.01 APPLICABILITY.

25.01.01 This article is applicable to the publicly visible portions of building elements, as defined herein.

A. An element of a building shall be deemed publicly visible when any of the following conditions are met:

1. At least 70% of the element occurs above adjacent grade and is visible from any street adjacent to the property;
2. At least 70% of the element is visible from an adjacent residentially zoned property;
3. At least 70% of the element is taller than the vegetative buffer at the time of planting.

B. Each element of a building shall be evaluated independently for public visibility.

C. If building elements are not publicly visible at the time of construction due to existing site features (earthen berms, heavily wooded areas, existing buildings to remain), then these existing site features must remain indefinitely. If they are altered at any time to allow greater visibility, then the element made visible must comply with the standard.

D. The following uses are exempted from the requirements in this Article: 1.01 Single Family Dwelling, 1.02 & 1.03 Manufactured Home, 1.05 Duplex, 2.01 Family Care Home, A-1 Secondary Suite, A-2 Home Occupation, A-3 Accessory Dwelling Unit, all Temporary Uses.

(Ord. passed 12-16-2013)

§ 25.02 BUILDING DESIGN.

25.02.01 Building design standards for all zoning districts excluding the Central Business zoning district.

25.02.~~01~~02 Pedestrian-orientation. The intent of this section is to provide a design of buildings that support a safe and attractive pedestrian environment.

A. Primary façade and main building entry shall face the primary public way.

B. If site constraints are present, the applicant's intent to use a "stock plan" is not a basis for appeal.

C. The Administrator may approve a redesign in which the main primary entrance does not face the primary public way provided the following:

1. The main building entrance, when not facing the primary public way, shall provide a safe and convenient access for pedestrians from the main building entrance to the primary public way. The pedestrian way must provide additional landscape amenities.
2. Entrances which are oriented on a diagonal are permitted, provided that they are integrated with the overall architectural design, and not merely angled appendages or alcoves.
3. Ground floor windows or window displays shall be provided along at least 10% of the building's (ground floor) street-facing elevation(s); windows and display boxes shall be integral to the building design and not mounted to an exterior wall. Parapets above the first floor are excluded from the calculations when the building is over 80 feet in length.

25.02.~~02~~03 Exterior walls. The intent of this Section is to require running lengths of walls to be interrupted by architectural features which lend a more human scale to the overall massing.

A. Features include:

1. Offsets of the building wall or other elements in plan of four feet;
2. A colonnade with columns or other vertical elements of 16 feet or less on center;
3. A change in building material, with a maximum of two uses of this option being counted toward the schedules below;
4. Awnings or canopies;
5. Covered entries or porticos;
6. Windows with a minimum width of two feet and eight inches and a minimum height of three feet and four inches;
7. Trellises;
8. Pilasters, which must be a different material or contrasting color than their background;
9. A combination of the above; and
10. Any other type of feature not listed here which is deemed by staff to meet the intent of this ordinance.

B. Plumbing, mechanical, electrical service components and gutter downspouts are not considered features and may require screening. Such screening is not considered an architectural feature.

C. Required features must be distributed throughout the building façade and shall not be clustered.

D. Features shall be provided in accordance with the following feature schedules:

Table A

Feature Schedule – Plan

Linear Dimensions, in Plan	Minimum # of Feature Types	Minimum # of Total Features
10' to less than 40'	2	4
40' to less than 80'	3	8
80' to less than 120'	4	12
120'+	5	16

Table B

Feature Schedule – Elevation

Linear Dimensions, in Elevation	Number of Features Required
10' to less than 16'	2
16' to less than 32'	3
32' to less than 48'	4
48'+	5

~~D.~~E. Features which serve to interrupt the building façade in both plan and elevation shall be credited as such using the above charts. Windows are considered plan and elevation features. See examples in Figures 3 and 4 below.

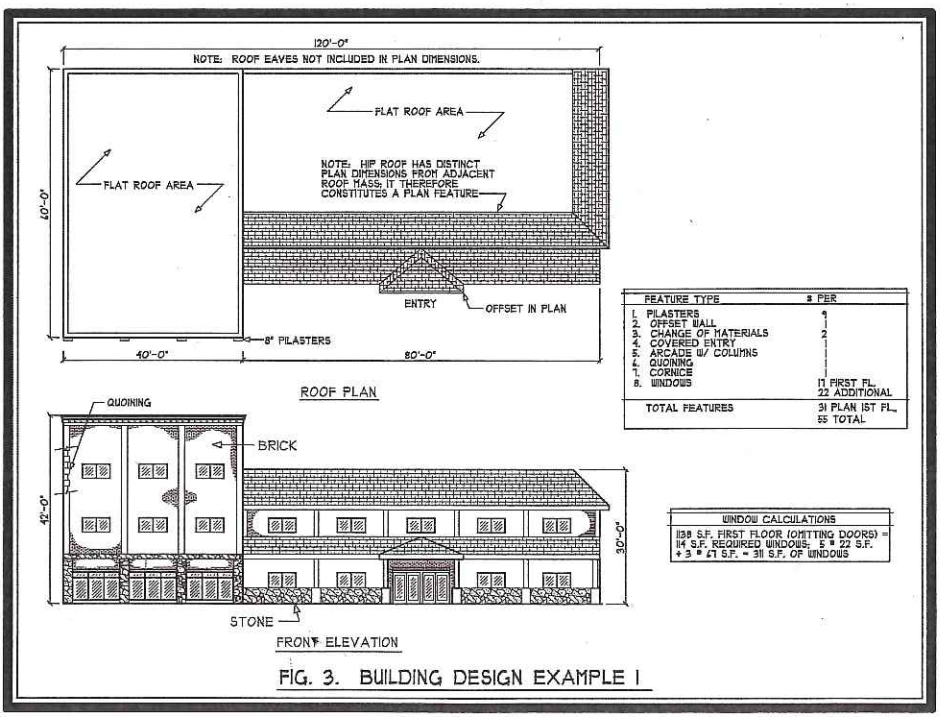


FIG. 3. BUILDING DESIGN EXAMPLE I

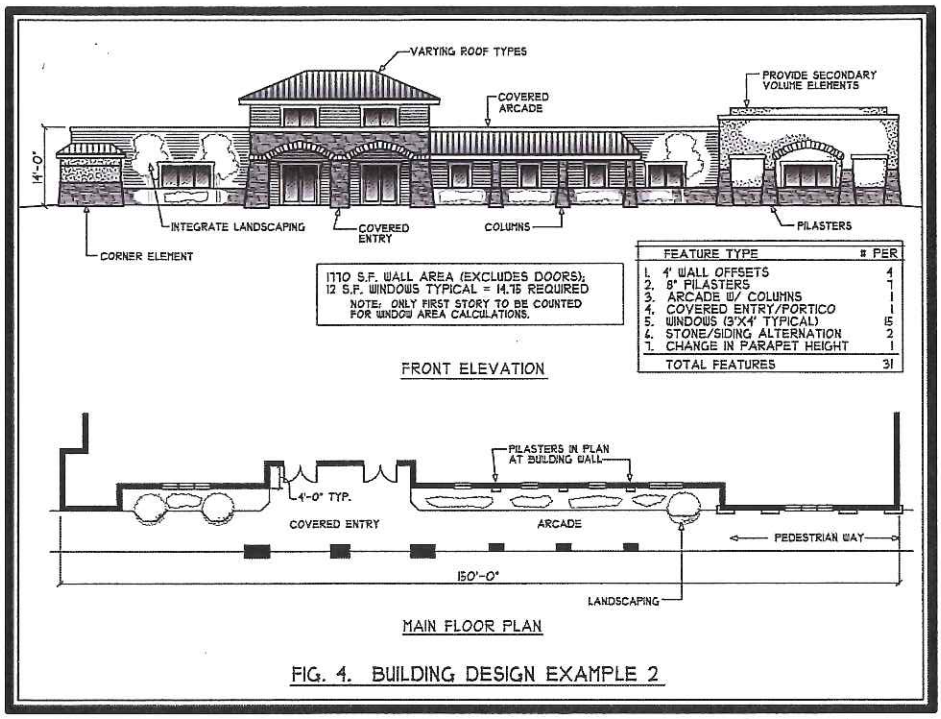


FIG. 4. BUILDING DESIGN EXAMPLE 2

25.02.~~03~~04 Roofs. This section regulates both pitched and flat roofs. The intent is to interrupt expanses of pitched roofs and minimize or prevent the visibility of flat roofs.

A. Walls shall not appear to terminate at flat roofs. Flat roofs shall be concealed from view by using pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. See Figure 5 below.

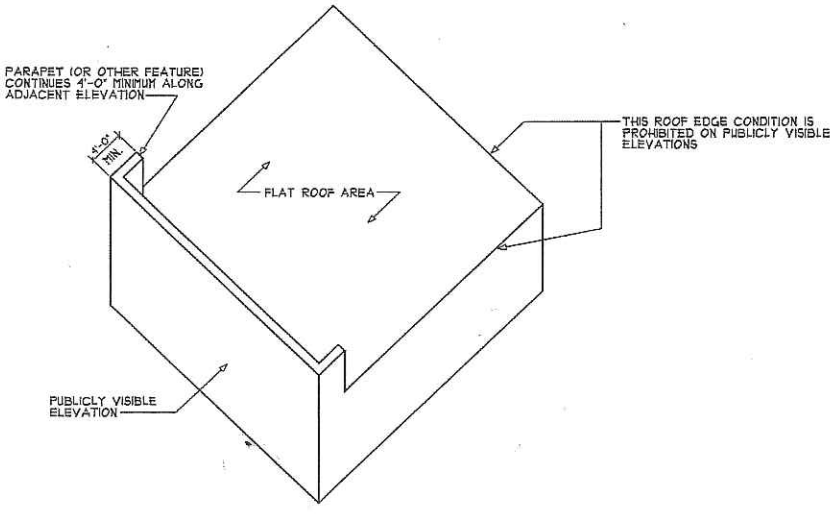


FIG. 5. CONCEALED FLAT ROOF

B. Buildings over two stories above grade may utilize a flat roof, provided the flat portion is not publicly visible. Compliance may not be possible if the adjacent road grade is substantially above the roof in question.

C. Minimum roof slope for pitched roofs is 4'(v):12'(h).

D. Publicly visible plumbing vent stacks shall be colored to match the roofing material.

E. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall. See Figure 6 below.

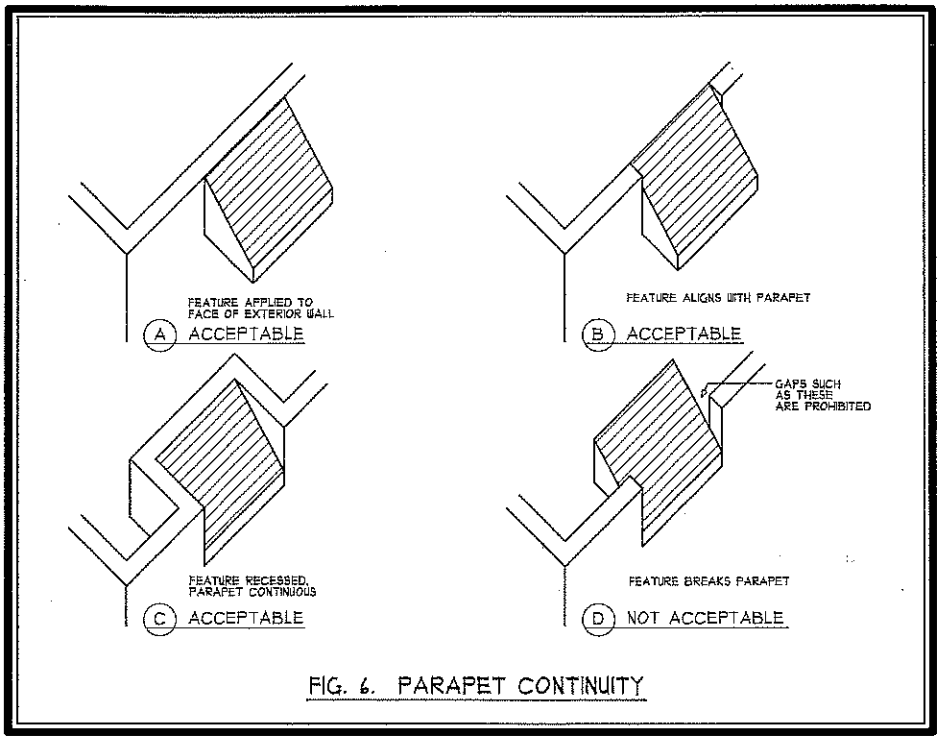


FIG. 6. PARAPET CONTINUITY

F. Awnings or canopies which are illuminated from within must be covered or finished with fully opaque material.

G. Publicly visible pitched roofs shall be articulated by features in accordance with the following schedule. Features shall be in proportion to the roof area where they appear. Features include:

Table C

Feature Schedule – Roof Areas

Roof Area	Number of Features Required
Less than 1200 ft^2	0
1200 ft^2 to less than 1600 ft^2	1
1600 ft^2 to less than 2400 ft^2	2
2400 ft^2 +	3

H. No part of this ordinance shall be construed to prevent solar panels or any other type of renewable energy collection or storage method, provided the development follows the massing guidelines established herein.

25.02.~~04~~05 Materials. The intent of this section is to require materials indigenous to the area for a native, natural appearance.

A. For any publicly visible elevation, other than the B-1 Central Business District, a minimum of 25% of the building finish material must be stone or concrete-simulated stone, wood or simulated wood in concrete board (such as "Hardi" products), or brick or concrete-simulated brick.

B. In the B-1 Central Business District, the main building façade must be comprised of unpainted red or darker colored brick or natural stone.

1. Use of concrete simulated brick or stone is prohibited.
2. Cultured stacked stone is prohibited.
3. Properties designated as historic landmarks or under consideration for the historic landmark designation shall be exempt from this requirement.

C. Mirrorized glass is prohibited from use. Reflective tinted glass is acceptable up to 30% tint. Anything above 30% tint is subject to review by the Administrator pursuant to 25.07.01.

D. Architectural concrete masonry such as split face, or ground-face block is acceptable.

E. Stucco and synthetic stone are acceptable finish materials.

F. Architectural concrete (containing a pattern or finish) as a finish material is acceptable. Gray, unfinished concrete is prohibited as a finish material. Concrete architectural detail elements intended to be a decorative enhancement for exterior walls and site walls are acceptable.

G. Other materials subject to staff review and approval include vinyl siding (which should simulate wood grain) and other manufactured materials. Vinyl siding shall be anchored to the exterior envelope sufficiently to avoid the appearance of deformation or bowing across the façade.

H. For publicly visible roof surfaces, allowed materials include standing seam metal, asphalt shingles, shakes, tile, or manufactured shingles which give an appearance of shingles, shakes, or other simulated natural material. Sheet materials other than those listed in this section are subject to staff review for use on publicly visible roofs.

I. Any materials which comprise less than 10% of a publicly visible exterior building wall and are components of windows or trim systems are allowed (example: aluminum storefront, metal corner trim, and the like).

J. FRP, PVC, and other composites formed into architectural detail elements such as columns, cornices, and the like, are approved for use as long as such material is intended to be a decorative enhancement for the façade.

25.02.~~05~~06 Colors. The intent of this section is to prevent inordinately bright façades and primary color ranges. All new construction elements are subject to color requirements, except pavement markings and signage.

A. Acceptable colors for site walls, site lighting, and any other outside construction elements (excluding signage) include that equivalent to Sherwin-Williams series "Essential" and "Fundamentally Neutral" in the Town of Boone Color Reference Guide.

B. Acceptable field colors and trim colors are those equivalent to Sherwin Williams series "Essential" and "Fundamentally Neutral" in the Town of Boone Color Reference Guide.

1. The "LRV" Light Reflection Value of field colors must be below 60. Any colors above "60 LRV" are subject to review by the Community Appearance Commission.
2. Black is prohibited as a field color in the series "Essential".

C. Acceptable accent colors are those equivalent to Sherwin-Williams series "Essential", "Fundamentally Neutral", and "Color Options" in the Town of Boone Color Reference Guide.

(Ord. passed 12-16-2013; Ord. passed --)

25.02.07 Building design standards for the B1 Central Business District.

A. ~~25.06.01~~ Purpose and Applicability: The purpose of these standards is to preserve the historic look of the Downtown area by ensuring that alterations and new construction strengthen and maintain the historical integrity of individual buildings and to encourage new development and redevelopment that will respect and enhance the visual character of Downtown.

1. Historic Core:

2. Interface Area:

~~A.~~B. Design Standards for New Construction

1. The purpose of this section is to provide standards for the design of new construction of buildings in the Downtown District, in order to retain the historic context of the area while providing new opportunities for design. While new building design must be sympathetic to existing buildings and the Historic Core, thereby making the downtown a living district, it is important that it also respect the traditional qualities that make the downtown unique such as massing, scale, use of storefront detailing and choice of materials. The use of construction materials that are compatible in color, texture, finish and dimension to those commonly found in the district are required. Builders shall use design elements that pay tribute to what was historically present in Boone's architecture.

    1. **Building Scale & Massing:** Massing and proportions of new buildings shall complement and be compatible with the dimensions of neighboring buildings with similar character and style, as seen in Figure 7. Buildings should not appear to be monolithic in massing next to the existing buildings which generally have detail and interest in their façade. This will help to maintain an appropriate human building scale. The following design elements should be used to achieve this goal:

        ~~a. The first floor of all buildings shall have continuous storefront windows.~~

~~b.~~a. Building entrances must be oriented towards the primary public way. On a corner lot the building must be oriented to both streets or have a corner entry.

b. The materials and features of all publicly visible facades must be consistent with the front facade. Façade treatments should be applied to all faces of a structure and integral to the massing of the building.

c. Primary façades on new buildings should demonstrate a rhythm and articulation of "storefront" module that correspond in scale and proportion with the storefronts along the block the building is located.

d. The façades of larger buildings should vary in vertical plane to create a "storefront" rhythm on larger buildings, and should have an odd number of bays. The offset in plane should be at least two feet in depth.

e. Where buildings will be in close proximity to one another, they should relate to one another with regard to proportion and massing.

f. Building facades interspersed among unrelated developments should seek to establish a compatible scale and rhythm as viewed from the public right-of-way.

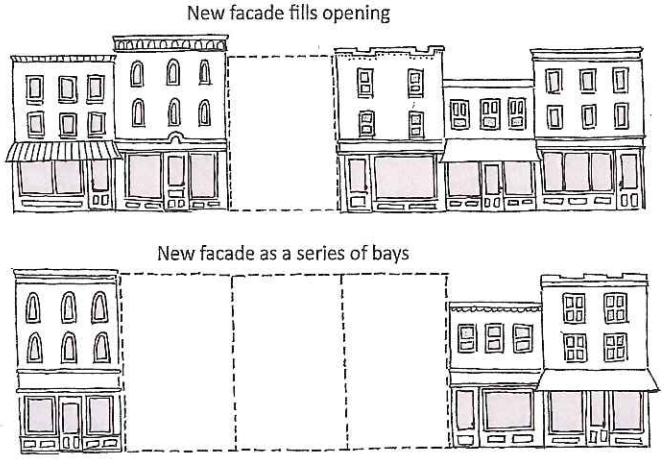


Figure 7 - Building Scale ~~& Siting~~ Massing

2. **Architectural Features:** reinforce desirable historic features existing in the surrounding neighborhood. Align architectural features with the established patterns of neighboring buildings. When possible, incorporate appropriate historic features including but not limited to:

   a. Kick plates as base to building fronts,

   b. First floor display windows

   c. Recessed central entrance areas or angled entrances on corners,

   d. Transoms above entrance doors,

e. Clerestory portions of display windows,

f. Sign bands between first and upper floors,

g. Belt course or secondary cornice at the top of the first or second story

h. Parapet wall with caps or cornices,

i. Vertical window patterns, shapes, window sills on second floor,

j. Pilasters and decorative brick or stone,

k. Cornices,

l. Friezes and fascias,

m. Medallions,

n. Sunbursts,

o. Brackets,

p. Bays,

q. Decorative Molding, and

r. Brick banding.

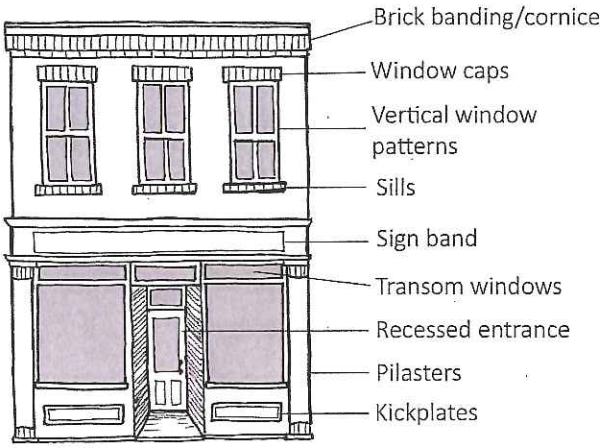


Figure 8 - Architectural Features

s. Additional contemporary architectural features allowed within the Central Business District Interface Area including but not limited to:

1. Large glass windows (upper windows)
2. Metal detail and metal roof elements
3. Accordion or garage-style windows/doors.
4. Pending discussion
5. Pending discussion

3. **Façade Materials**:

a. **Acceptable Field Materials:**

a. The main building façade must be comprised of shades of natural red or brown unglazed brick, or

b. natural stone.

~~a.~~c. Brick and stone must remain unpainted.

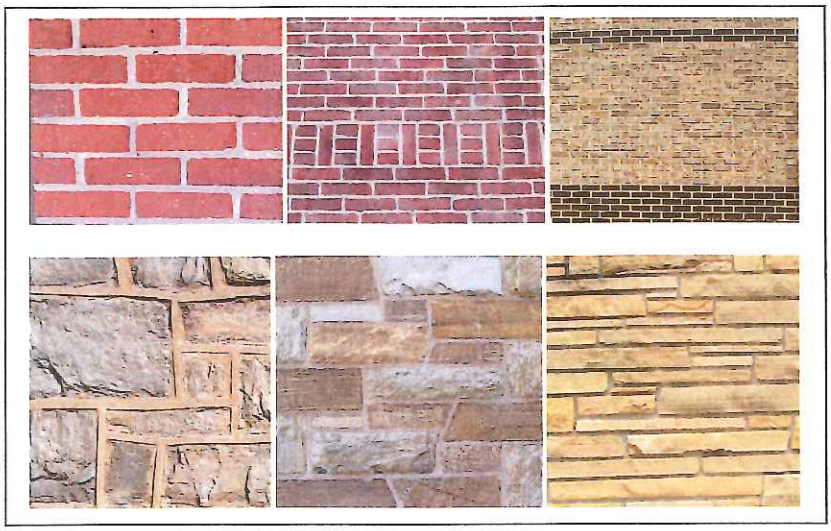


Figure 9 – Acceptable Field Materials

b. **Prohibited Field Materials:**

a. Concrete simulated brick or stone

b. Adhered and manufactured stone

c. EIFS, stucco and wood facades

d. Hardi board/siding

~~e.~~ V

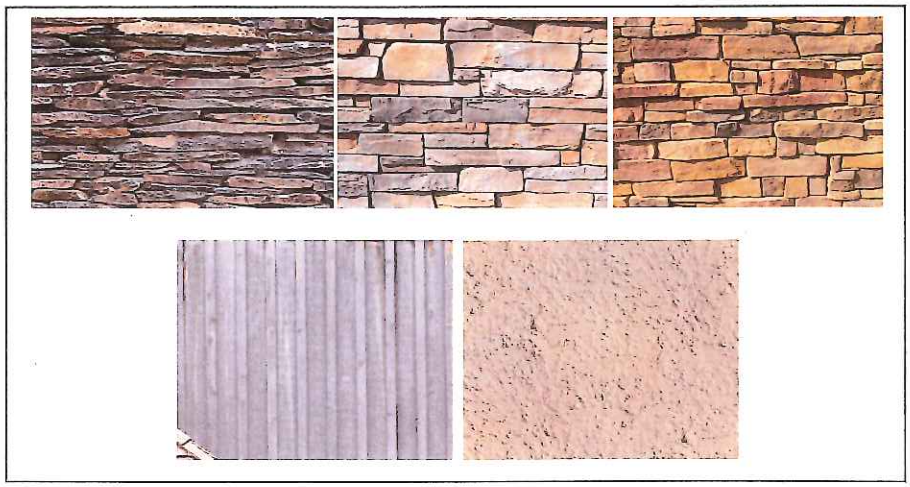


Figure 10 - Prohibited Field Materials

4. **Trim Materials**: The following are acceptable materials used for trim features and accents:

a. Natural shades of red or brown colored brick or natural stone, unglazed and unpainted.

b. Wood details (Allowable wood detailed in 2012 NC Building Code, Appendix D)

c. Finished painted metal or sheet metal

d. Copper

e. Ceramic tiles

f. Brick, Clay, or Ceramic Pavers

g. Concrete and stone as lintels

h. Embossed, corrugated or metal embellishments

i. Concrete, stone, or brick caps or cornices

4. **Colors**:

a. **Primary colors:** Primary colors are designated as those that occupy the most area on the building, and in most cases, will be the field and façade materials. New construction does not allow for field and façade materials to be painted, therefore the primary colors will be the natural color of said materials.

b. **Accent colors:** Accent colors can be applied to trim, windows, doors, awnings, and canopies.

i. Accent colors can be chosen from the Benjamin Moore Historical Collection series or equivalent.

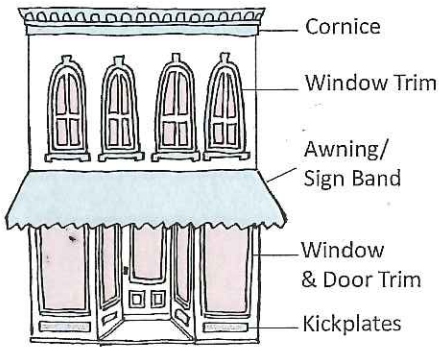


Figure 11 - Allowable Areas for Accent Colors

5. **Windows:** All buildings shall have continuous storefront windows.

   a. The bottom of windows must be no more than 30 inches above the sidewalk.

   b. The top of windows should be no less than 8 feet above the sidewalk.

   c. Windows should not exceed 90% of the façade area of the first floor. Windows on upper floors should cover 30-70% of the façade, as detailed in Figure 12.

   d. The use of clear or lightly-tinted colored glass on windows and doors (minimum 70% VLT) is required. Spandrel glass is prohibited.

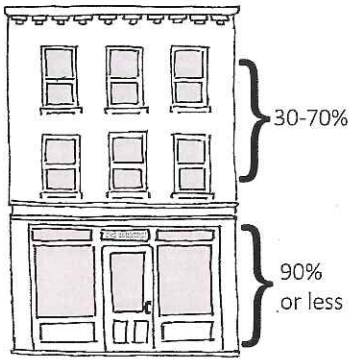


Figure 12 - Window Facade Detail

6. **Roofs**: Historically, most of Boone's downtown commercial buildings had flat roofs. This theme should be carried forward in new construction using the following guidelines:

   a. The roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details. Use historic photographs and/or neighboring buildings as a guide.

   b. Any mechanicals on the roof of the building must be shielded by the parapet wall. Mechanical shielding via screening is prohibited.

c. Tile roof capping on commercial buildings is allowed.

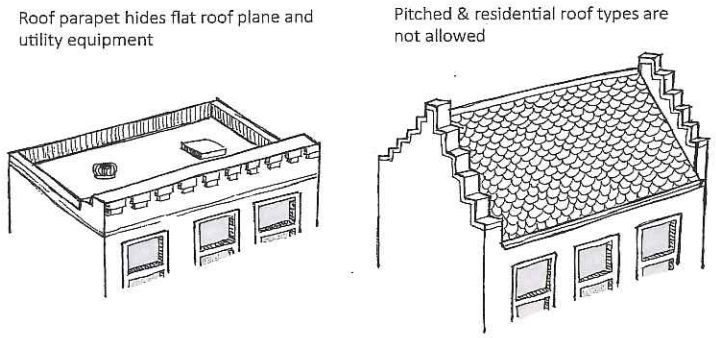


Figure 13 - Roof Types

~~c.~~d. Residential roof types are prohibited.

~~d.~~e. Pitched roofs are prohibited, with the exception of decorative roof elements such as clock towers and cupolas.

7. **Awnings and Canopies**: Awnings and canopies shall be designed in relationship to the historic context of the surrounding district.

   a. Acceptable awning and canopy styles, as detailed in Figure 14:

      i. Metal frame covered with material appropriate to climate (i.e. UV protected canvas)

      ii. Cable-hung

      iii. Decorative wood frame with metal roofing; copper (allowable wood detailed in 2012 NC Building Code, Appendix D)

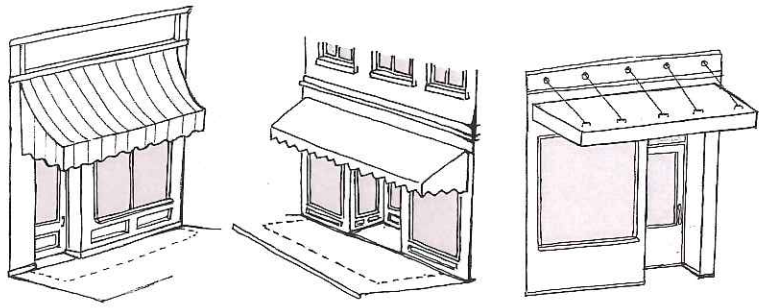


Figure 14 - Acceptable Awning Style

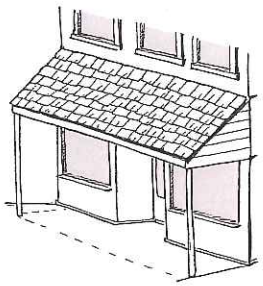


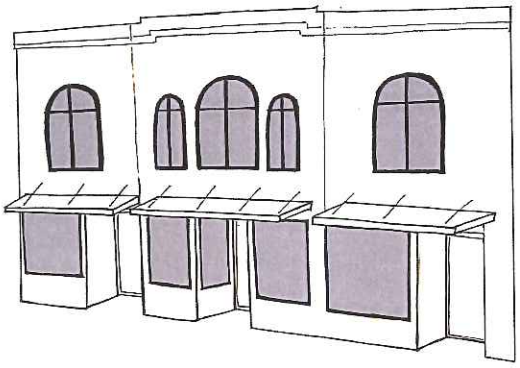
Figure 15 - Prohibited Awning Style

b. Acceptable colors are the same as those outlined for accent colors.

c. Vertical supports that interrupt the sidewalk are prohibited, as detailed in Figure 15.

d. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.

Figure 16 - Contemporary Architectural Elements



25.06.04 Design Standards for Renovation of Existing Buildings. While it is acknowledged that changes to structures in the Downtown District will occur over time, it is also a concern that these changes do not damage the historic character of downtown. Preservation of the exteriors and storefronts of these buildings will continue their contribution to the unique historic character of the downtown. Any building renovation or alteration, no matter the planned use, must retain the overall design integrity of the building by protecting the original features and materials and respecting the traditional design elements.

A. Preservation of Original Façade Materials and Features:

1. **Preservation of Façade Materials:**

a. Retain original materials whenever possible through repair and restoration. Concealing original façade materials is prohibited.

b. If the original façade material has been covered, every effort should be made to uncover it if it structurally feasible.

c. If portions of the original material must be replaced, replace only with new materials that match the existing historic material in composition, size, shape, texture, pattern, color and detail.

d. Brick and stone were the predominant building materials used in Downtown. Materials that are not visually compatible with the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl

windows or doors are prohibited, unless they can be documented through historic images or other documentation.

2. **Preservation of Façade Features:** The following original façade features, shall be preserved or recreated using surrounding buildings and/or historic images as a guide, refer to Figure 8:

   a. Kick plates as base to building fronts,

   b. First floor display windows,

   c. Recessed central entrance areas or angled entrances on corners,

   d. Transoms above entrance doors,

   e. Clerestory portions of display windows,

   f. Sign bands – Awnings,

   g. Parapet wall with caps or cornices,

   h. Vertical window patterns, shapes, window sills on second floor,

   i. Pilasters and decorative brick or stone,

   j. Cornices,

   k. Friezes and fascias,

   l. Medallions,

   m. Sunbursts,

   n. Brackets,

   o. Bays,

   p. Decorative Moldings, and

   q. Restore and repair existing building roof lines and cornices.

B. Façade Materials: Coordinate color selections with the original colors of the building, the natural color existing in the present building materials (brick, limestone, granite, etc.), and colors used on adjacent buildings and throughout the district. The dominant colors within the district tend to be the muted brick reds and stone tans of existing masonry. Accent colors chosen for color schemes should complement the natural colors that already exist in the building and its immediate surroundings.

1. Use of concrete simulated brick or stone is prohibited.

2. "Stacked stone" is prohibited, it is not historically appropriate in the downtown area.

C. Color: As a general rule in determining whether or not to paint a building or building features, it is best to paint only materials that have been previously painted.

1. Do not paint masonry that is not painted.
2. If paint removal is not structurally feasible and the body of a masonry building must be repainted, the paint color selected should be similar to the natural color of the masonry, or the existing color the masonry is painted.
3. Likewise, when previously painted brick or stone trim, such as window lintels or sills must be repainted, they should be painted a color to match the natural color of the material, or the existing color the masonry is painted.
4. Accent colors should be used primarily on wood trim such as window frames, storefront frames, and bulkheads, not on masonry details; refer to Figure 11. Introducing an accent paint color on decorative brick, limestone, or pressed metal details, causes the details to be accented which makes the buildings appear less homogenous than the original design intent, this should not be done. Accent colors must be chosen from the Benjamin Moore Historical Collection or equivalent.

D. Trim Materials: The following are acceptable materials used for trim features and accents:

1. Red brick, dark colored brick or stone, unpainted. ("stacked stone" is prohibited)
2. Wood details (Allowable wood detailed in 2012 NC Building Code, Appendix D)
3. Finished painted metal or sheet metal
4. Copper
5. Ceramic tiles
6. Brick, Clay, or Ceramic Pavers
7. Concrete and stone as lintels
8. Embossed, corrugated or metal embellishments
9. Concrete, stone, or brick caps or cornices

E. Windows and Doors:

1. Do not introduce new features, such as vents, bays, windows, or door openings in exterior walls if they diminish the historic character of the wall or damage historic materials.

2. Do not add window or door elements that are out of historical consistency with the original function of the building.
3. Do not add broad wooden window or door casings.
4. Original and/or historic windows and window details, including those that may be currently covered by modern alterations and/or additions, should be uncovered and restored whenever possible. This includes original storefront entrance and window configurations, original window and entrance alignments with the façade plane, and original decorative transoms and decorative glass.

F. Roofs:

1. Roof capping on commercial buildings with original flat roofs was typically made of tile. Modern capping systems that are often used in conjunction with rubber membrane roofs are prohibited.
2. Any mechanicals on the roof of the building must be shielded by the parapet wall. Mechanical shielding via screening is prohibited.
3. Residential roof types are prohibited, except in historic properties that were originally residences or historic commercial properties that historically featured a residential roof type, detailed in Figure 13.
4. The roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details, using historic photographs and/or neighboring buildings as a guide.

G. Awning and Canopies: Awnings and shed roofs should only be installed in cases where their use can be historically documented in relationship to the historic context of an existing building and/or the surrounding district. In these instances, their design should be complementary to the shape and color of the building façade. Existing awnings and shed roof porticos on historic properties should be evaluated for their historical accuracy. In those cases where they are not appropriate, they should be removed and the original building façade appearance and orientation restored. Shed roof porticos designed to suggest a "mountain village" appearance (Figure 15) are not historically appropriate to Boone and are prohibited when remodeling and in new construction.

1. Acceptable awning styles, detailed in Figure 14:
    a. Metal frame covered with material appropriate to climate (i.e. UV protected canvas)
    b. Cable-hung

c. Decorative wood frame with metal roofing; copper (allowable wood detailed in 2012 NC Building Code, Appendix D)

2. Acceptable colors are the same as those outlined for accent colors.
3. Vertical supports that interrupt the sidewalk are prohibited, detailed in Figure 15.
4. Awning and canopies that are illuminated from within must be covered or finished with fully opaque materials.

H. Additions:

1. ~~Additions at the rear of buildings are acceptable but shall be compatible with the original building in terms of size, scale, proportion and fenestration.~~New additions should be designed and constructed so that the character-defining features of a building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the original building.
2. Exterior materials for additions shall be compatible with those in the original building.
3. The addition should complement the scale, massing, materials, and window spacing of the adjacent building(s).
4. Keep the addition clearly differentiated from the existing building. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height.
5. The addition should express a contemporary design or reference design motifs from the existing building.
6. Ensure that the addition respects the existing historic character of surrounding buildings in the district and complements this historic character.
7. ~~2.~~Appropriate locations for new additions are on rear or side elevations where they are not visible from the street.
8. ~~3.~~~~Additions such as rooftop penthouses or additional stories should not be constructed unless there is documented historic evidence to justify the change.~~

§ 25.03 PARKING STRUCTURES.

25.03.01 The intent of this section is to regulate aesthetic features on parking structures to prevent a utilitarian appearance, and to provide a safe, secure environment for patrons, employees and vehicles.

25.03.02 Publicly visible facades must comply with provisions of this article pertaining to exterior walls, materials, and colors.

25.03.03 All above-ground parking floors and decks shall be designed using a continuous façade incorporating window-like openings. The sill of any window-like opening must be a minimum of 42 inches above the finished floor.

25.03.04 Exterior vehicle ramps are subject to review by the Community Appearance Commission to minimize the appearance of tilted ramps.

25.03.05 Elevator and stair shafts shall be topped with gabled roofs or other architectural features and be oriented so that lobbies are visible from the street at each level.

25.03.06 Lighting shall be uniform throughout the structure so that dark hiding places are not created. Lighting levels must conform to IESNA standards.

25.03.07 In the B1 Central Business District, the façade must be in harmony with the historic look of the area. Facades that are 75% native rock or red brick are presumptively consistent with the historic look of the B1 Central Business District. Any other combination of materials must be approved by the Community Appearance Commission.

(Ord. passed 12-16-2013)

§ 25.04 SITE WALLS.

25.04.01 The intent of this section is to prevent walls which appear to dwarf the human scale and to encourage equalizing cut/fill or majority cut slope methods of grading.

25.04.02 No retaining wall may be more than eight feet in height. This height does not include decorative caps that are less than eight inches in height. Screen walls shall not be taller than necessary to conceal the item screened (such as a dumpster, HVAC equipment, and the like).

25.04.03 Buildings located near the top of site retaining walls shall be a minimum of four feet horizontally from the top of the retaining wall.

25.04.04 Retaining walls, any portion of which are within six feet of a sidewalk or pedestrian way, shall not exceed four feet in height. Subsequent walls must be offset a minimum of four feet in plan. See Figure 1 below.

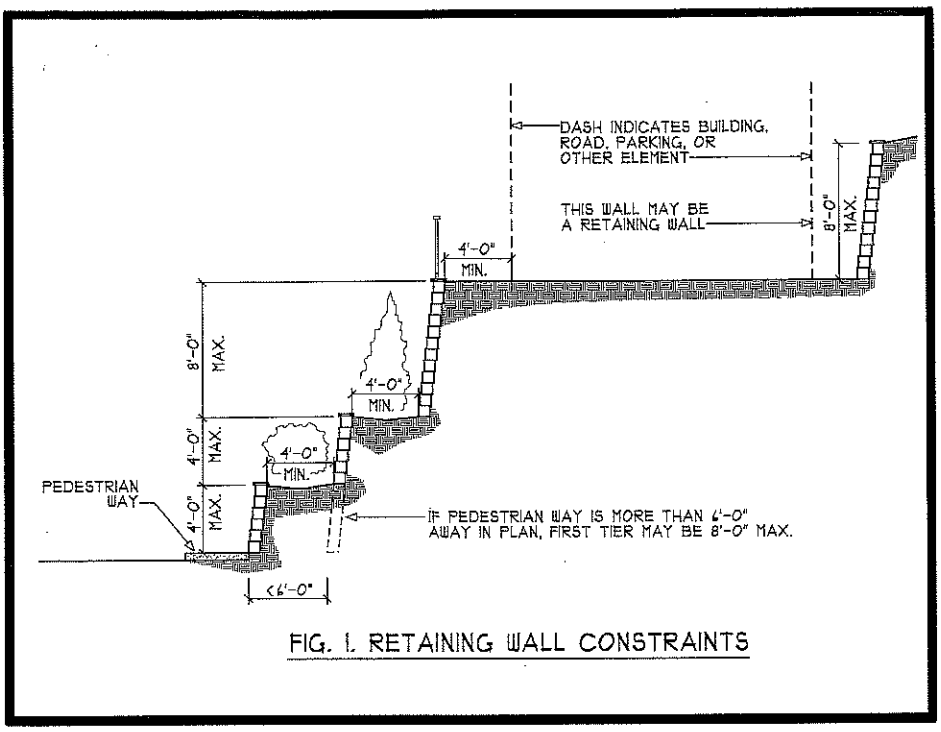


FIG. 1. RETAINING WALL CONSTRAINTS

25.04.05 A series of two retaining walls must have a minimum of four feet horizontally from the back of the top of the lower wall face to the toe of the upper wall face in plan. See Figure 1 above. For three or more walls in series, see item [g] below.

25.04.06 The space between retaining walls in series shall be landscaped with appropriate grasses, vines or other ground cover in accordance with provisions of Appendix B and may contain shrubs and trees not to exceed 35 feet in height at maturity. This area shall be maintained in accordance with the provisions of Section 31.12.

25.04.07 Retaining walls in series which collectively exceed 16 feet in height shall have a minimum of one, ten foot wide Type "A" buffer (see Section 31.05), between two of the walls. Retaining walls which are separated by a building, a road, or a parking area shall be exempt from this requirement. See Figure 2 below.

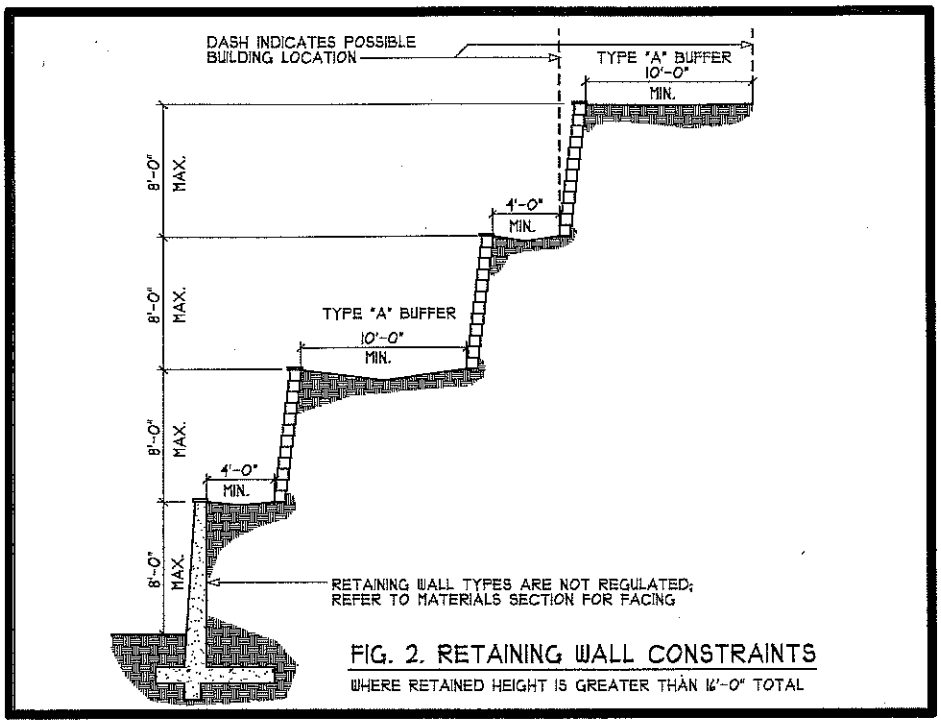


FIG. 2. RETAINING WALL CONSTRAINTS

WHERE RETAINED HEIGHT IS GREATER THAN 16'-0" TOTAL

25.04.08 Publicly visible site wall material and color shall be architecturally compatible with the principle building(s) on site.

(Ord. passed 12-16-2013)

§ 25.05 LIGHTING.

25.05.01 The intent of this section is to prevent light from commercial developments from excessively illuminating the property in question, other properties, or the night sky.

25.05.02 Only light fixtures which are categorized as full cut-off (FCO) fixtures shall be permitted, except sportsfield fixtures which must comply with Section 25.05.04.

25.05.03 The following are specific standards for lighting intensity based upon the activity involved. Values are presented in allowable foot-candles (fc) maintained (measured horizontally) at grade and are to be averaged throughout the site to avoid hot spots, i.e. areas of extreme light intensity relative to the remainder of the site:

Activity	Minimum	Maximum	Min./Max. Uniformity Ratio
Pedestrian Areas/Sidewalks	.2 f.c.	1.0 f.c.	
Building Entries	1.0 f.c.	10.0 f.c.	
Street Lighting	.2 f.c.	1.0 f.c.	
Open Parking Areas	.2 f.c. to 9 f.c.	3.6 fc	4:1
Playgrounds		5.0 fc	
Site Perimeter		.5 fc	

25.05.04 Lighting for sports fields and outdoor courts is generally in excess of general outdoor lighting levels. Recreation lighting levels established by the IESNA are to be used as the standard. Higher lighting levels for tournament or high league play are sometimes required and must be approved by the Community Appearance Commission. All sportsfields or tennis courts must meet the following minimum standards:

A. Fixtures must be fitted with the manufacturer's glare control package. If the manufacturer does not have a glare control package, the fixture specification must be changed to a manufacturer that offers a glare control package.

B. Lighting shall be extinguished no later than one hour after the event ends.

C. Fixtures must be designed with a sharp cutoff and aimed so that their beams fall within the primary playing area and the immediate surroundings, so that off-site direct illumination is significantly restricted.

25.05.05 Gas station canopies shall be illuminated at a maximum illuminance of 30 fc and individual fixtures shall be flush mounted or have the canopy edge below the lowest light-emitting point on the fixtures. All existing gas station canopies which exceed this standard shall be made compliant within seven years of the date of adoption of this article.

25.05.06 Up-lighting may be used to illuminate a building, landscaping element or architectural feature, provided the lighting design has a maximum illuminance of 12fc, measured in a vertical plane. Down lighting is preferred.

25.05.07 Parking decks and covered parking areas must conform to IESNA standards.

(Ord. passed 12-16-2013)

§ 25.06 FLEXIBILITY IN ADMINISTRATION.

25.06.01 Flexibility in administration is required for this article. When strict application of the standards within this Article undermines other provisions of the UDO, then those other provisions take precedence. For example, the retaining wall height limitation may be increased to afford an opportunity to preserve significant or historic tree(s).

(Ord. passed 12-16-2013)

§ 25.07 ALTERNATIVES.

25.07.01 Alternatives to the appearance standards provided herein may be permitted upon written review and approval of the Administrator.

25.07.02 The Administrator may approve an alternative not to exceed +/- 25% of the relevant standard or requirement if he or she finds that the alternative meets the purpose and intent of the provisions contained within this article. When the Administrator approves an alternative, he or she it must specifically identify how the alternative meets the purposes and intent of this article. The Administrator may, but is not required, to seek the recommendation of the Community Appearance Commission with respect to any proposed alternative. An applicant may not seek a variance with respect to any deviation allowed by the Administrator under this section.

(Ord. passed 12-16-2013; Ord. passed --)

The Secretary of the Interior's

Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in

design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repainting techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. In addition, every effort should be made to ensure that the new materials and workmanship are compatible with the materials and workmanship of the historic property.

Guidelines to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation are available from the National Park Service, State Historic Preservation Offices, or from the Government Printing Office. For more information write: National Park Service, Preservation Assistance Division-424, P.O. Box 37127, Washington, D.C. 20013-7127.

Link to **Federal Historic Preservation Tax Credits**, posted by the National Park Service. Includes illustrated guidelines for rehabilitating historic buildings.

FILE

Dates of Construction, Buildings in Downtown Boone MSD
Prepared by Eric Plaag, December 2017

KEY: B=Brick, BT=Brick Tile, C=Concrete, CB=Concrete Block, CS=Cultured Stone, CT=Corrugated Tin, F=Frame, NS=Native Stone, PE=Porcelain Enamel Tiles, SG=Structural Glass

1889

Watauga County Jail (B)

1897

J. M. and Ida Moretz House (substantially altered ca. 1910 and 1955) (F)

1920

Jones House (F)
Watauga Motor Company Building (Ski Shop) (B)

1921

Boone Drug Company (B)

1922

Boone Garage (East half of DiSanti Watson) (B)
Carolina Hotel/Qualls Block (B)

1923

Boone Hardware/Farmer's Hardware Block (B)
Jones Building (West part of Mast Store) (B)
Linney Law Office (NS)
J. D. Rankin House (F)
Watauga County Bank Building (B)

1924

Pastime Theatre Building (significantly altered 1960) (B)

1925

Boone Electric Company Building (High Country Souvenirs) (B, CS added ca. 1960)
W. S. Goodnight Building (Watsonatta) (B)
Frank A. Linney Commercial Block (B)

1926

Carter Cook House (B)
Oscar and Suma Hardin House (F)
Chapell Wilson House (F)

1927

Boone Recreation Parlor (CT)
Edwin N. Hahn Building (B)
W. R. Winkler Building (East part of Mast Store) (B)

1928

W. R. Winkler Tire Company (West part of DiSanti Watson) (B)

1929

Boone Furniture and Lumber Company Building ("Tweetsie Shed") (F)

1930

John W. Hodges Building (Est. date) (B, CB, NS)

1931

Perry and Winkler Building (Highway Robbery) (B)
Sebastian Building (additions 1947 and ca. 1967) (Mellow Mushroom) (B, CB)

1933

R. L. Clay House (Rivers House) (NS)

1934

C. M. Critcher Building (Ransom) (B)
Hi-Land Cleaners Building (Mysterium) (B, CS added 1960s)

1935

First Baptist Church, Education Building (B)

1936

Crest Five and Ten Cent Store (Significantly altered 1940) (Mini-Mall) (B)

1937

Belk-White Department Store Building (Antique Mall, addition 1941) (B)
First Baptist Church, Sanctuary (B)
Hamby and Winkler Building #2 (Our Daily Bread) (B)
Van G. and Kate Hinson House (B)
Rivers Printing Company Building (B)
B. W. Stallings Jewelry Store (B)
Chapell Wilson/B. G. Teams House (F) (Garage, 1963)

1938

Appalachian Theatre (B, SG)
Wade E. Brown Law Office Building (B, NS)
King Street Grocery Building (Speed Law Office) (B)
Split Endz Hair Salon (est. date) (NS, F)
Chapell and Myrtle Wilson Rental House #1 (Est. date) (NS, F)
Wilson Building (Macados) (B)

1939

Boone Post Office (NS)
Brendell's Garage Building #1 (Haircut 101) (BT)
Daniel Boone Shoe Shop/Carolina Pharmacy #1 (App Tees/Macados) (B)
E. L. Teague's Gulf Station (substantially altered with second story in the 1990s) (B)
Watauga County Office Building (NS)
D. L. Wilcox Building (MPrints) (B)

1940

Boone Body Shop (much altered as Hardennel Building) (B, BT)
Cook-Nichols Motor Company Building (part of Footsloggers) (NS)
G. F. and Josie Critcher House (Howard rental) (CB, F)
Duncan Motor Company Building (Greenhouse) (NS)
A. E. and Roberta Hodges House (B)
John W. Hodges Building (Vetro Building) (B)
Southern Agricultural Insecticides Warehouse (Portofino's) (CB, F)
Chapell and Myrtle Wilson Rental House #2 (Est. date) (NS, F)
Wyke's Grocery Building (Art of Oil) (B)

1941

J. L. Qualls Library Building (Est. date)(Wolfie's) (B)
Smithey's Department Store Building (B)
Southeastern Motor Lines Terminal Building (CB)

1942

Boone Flower Shop Building (est. date) (B)
Colvard Chevrolet Garage (Mast General Warehouse) (CB, PE)
Dr. H. B. Perry Building (Ivy Hall) (B)

1944

Baker-Commack Hosiery Mills Building (CB)
Wilcox Drug Company Warehouse (CB)

1945

Chapell and Myrtle Wilson Apartments (Est. date) (B)

1946

Boone Bus Station (NS)
Boone Candy Company (CB)
Brendell's Garage Building #2 (HowSpace) (CB)
Edmisten Building (Vidalia's) (B)
P. W. Moretz Building (significantly altered as Custard Shop) (CB)
Moretz Upholstering/Moretz Grocery Complex (CB)
C. C. Wilcox Building (Eggers X 4) (B, SG)
Winkler Motor Company Building (ECRS) (B)

1947

Goodnight Brothers West Building (CB)
R. T. Greer Building (Black Cat) (B)

1948

Christian Tin Shop Building (Griff Gilbert) (CB)
Wilson's Feed Store (CB)

1949

Colvard Chevrolet Showroom (Lost Province) (CB, PE)
Estes Electric Shop and Apartments (B)

A. C. Mast Furniture Store (substantially altered as the Edmund Building after 1984) (B, CB)
W. R. Winkler Warehouse/Masonic Hall (substantially altered as the Administration Building in 2006) (B)

1950

Winkler Motor Company Showroom (part of Footsloggers) (B)

1951

Swofford's Tire Store (Appalachian Management) (CB)

1952

Mile High Vapory (est. date) (B)

1954

Ralph and Edith Estes Apartment Houses (B)
Todd and Higgins Esso Service Station (CB, PE)

1955

Farmers Cooperative Exchange Building (Southern States) (CB)

1956

William Burton and Ola Wilcox Hodges Building (later, the Baxter Building) (B, CB)
Mayflower Beauty Shop and Apartments (B)

1957

Rogers Radiator Shop (Est. date) (B, CB)
Estel and Lucille Wagner Building (Jimmy Johns) (CB)

1958

Roger Colvard Building (East part of Antiques on Howad) (B, CB)
Cecil Ray and Edith Estes Apartment Building (Est. date) (B)
Goodnight Brothers East Building (additions later) (CB)

1959

Wade E. Brown Law Office Building #2 (B, CB)
Cook and Wagner Apartment Building (Antiques on Howard) (B, CB)

1980

Robert B. Angle Law Office (est. date, CB)

1982

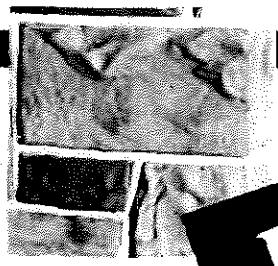
Jamie Leigh, Accountant (CB)

1986

Boone Fire Department Complex (Est. date) (B, CB)

1988

Stacy Eggers Annex (CB, CS)



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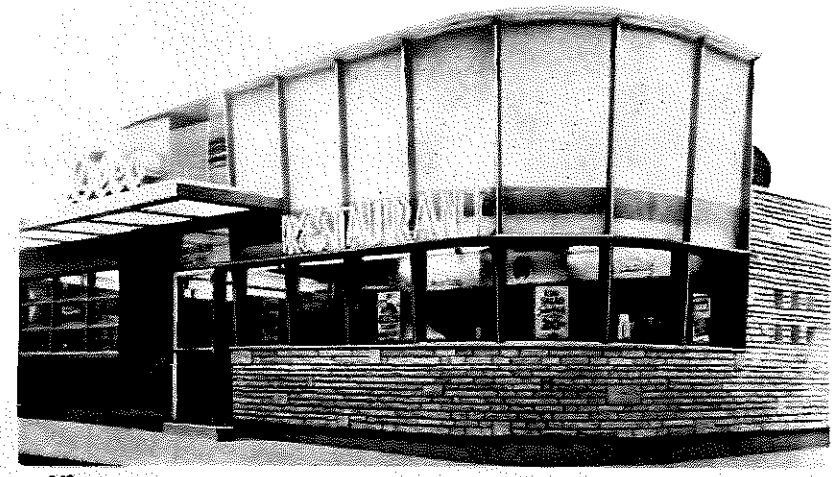
● FROM THE BEGINNING OF HISTORY, STONE, because of its rugged beauty and permanence, has been mankind's most desirable material for building. Its very character radiates a sense of security and reflects the good taste of those whom it shelters.

● Because of the tremendous cost of quarrying, transportation and erection, stone has generally been limited to persons of wealth. Today, the beauty and durability of this type of construction is brought within the reach of all, by means of the revolutionary process, "Perma-Stone".

● THIS MODERN DEVELOPMENT, made after years of research, makes use of materials which themselves were of stone and which have been used for generations in our finest, most permanent structures.



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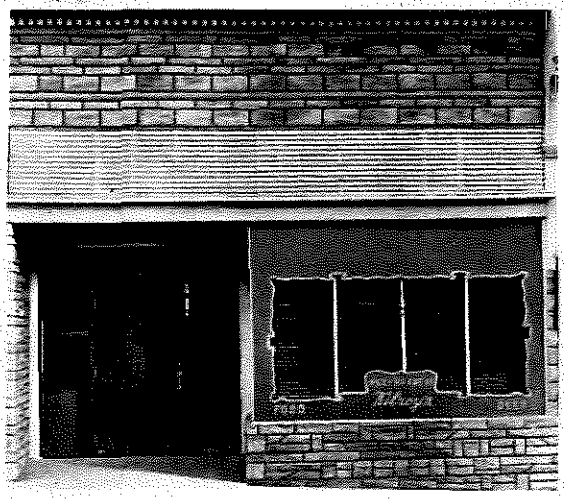

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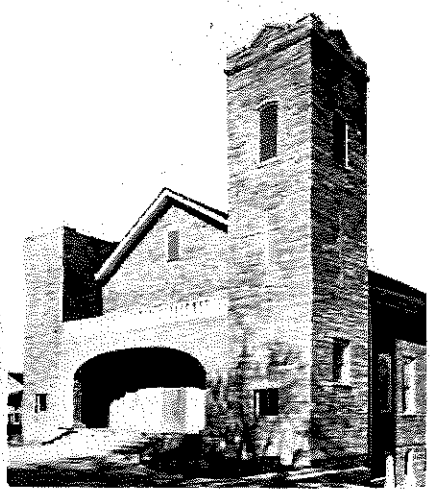

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● GENUINE PERMA-STONE FACING COMPOUNDS, Consist of aggregates, Portland cement, crushed quartz, pure mineral colors, metallic hardeners and waterproofers, scientifically combined and moulded in plastic condition directly on a prepared wall where they harden.

● IT IS THIS PERFECT COMBINATION of materials, plus the pressure casting and membrane curing, that creates a product impervious to the elements and which grows stronger with age.

● Perma-Stone is not a load bearing material. It is a stonelike concrete veneer, permanently secured to walls of WOOD or STEEL and bonded directly to BLOCK, CONCRETE, TILE or used BRICK. It requires no expensive footings, and encases the building in an enduring armor which will not burn, decay, be attacked by termites or require expensive upkeep. Its water repellent hard surface remains remarkably clean under conditions where other materials become unsightly.

● The many hundreds of Perma-Stone buildings in all parts of the country, tested under extreme climatic conditions over a period of years, have proven beyond doubt the permanence and satisfaction of Perma-Stone.

YOUR CHOICE OF COLOR AND DESIGN

● Genuine PERMA-STONE Facing Compounds offer a wide range of natural colors, making it possible to reproduce almost any kind of stone native to the locality.

● The lay up may be in random, broken or coursed ashler or the new ledge stone design and the joints may be raked, pointed or beaded in natural grey or in any desired color.

FOR COMMERCIAL BUILDINGS

● Perma-Stone is also extensively used on commercial buildings for both exteriors and interiors, including stores, restaurants, hotels, grills, bars, schools, funeral homes and churches. Its smart, modern appearance impresses the public favorably and is a business getting asset.

Ask for special folders in color, on

1 — Homes
2 — Churches
3 — Commercial buildings
4 — Interior uses.

Specify which one is wanted.

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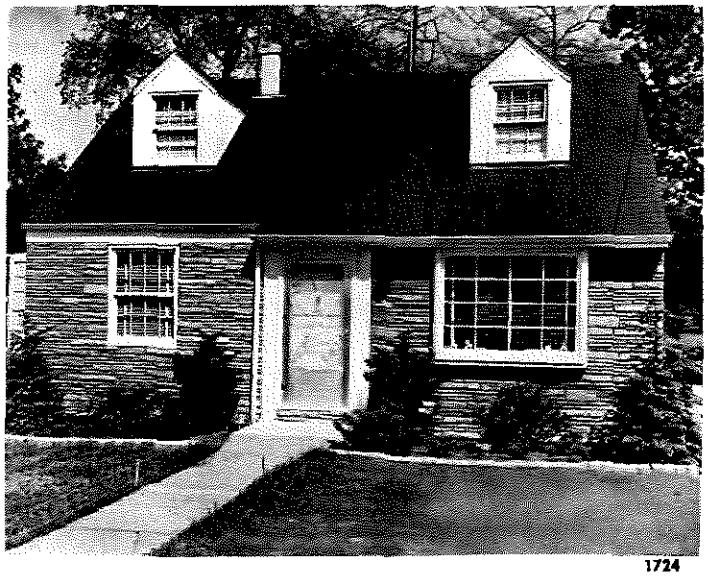

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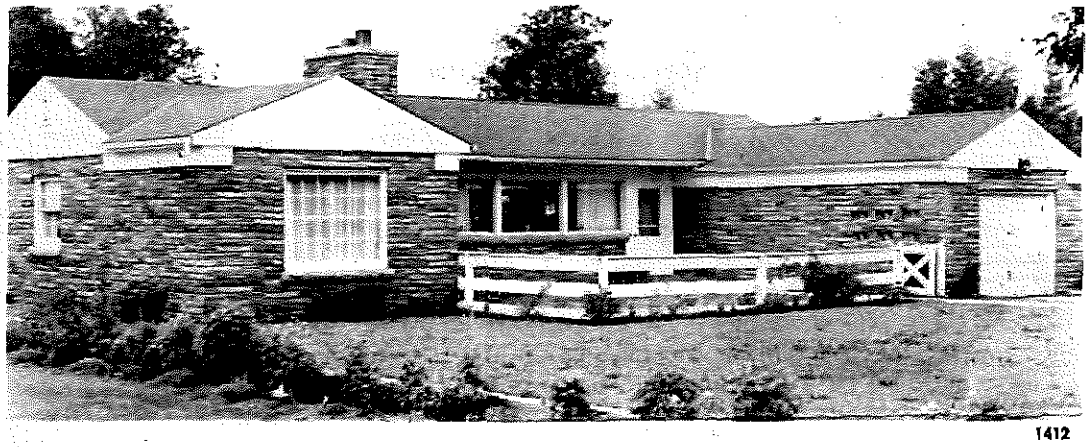
INSULATION

● Insulation is accomplished by means of dead air space and prevention of wind infiltration.

● Perma-Stone on frame buildings will shut out heat or cold so effectively that there is no need for costly insulating materials, and owners report a substantial saving in fuel.



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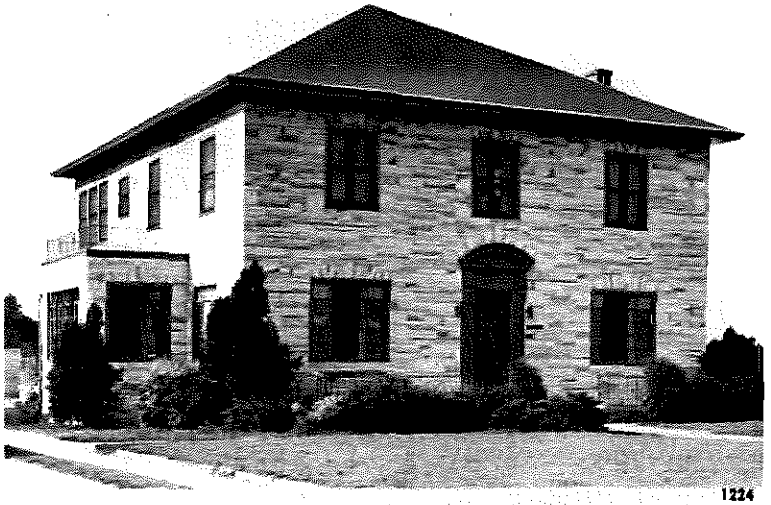
● PERMA-STONE is so flexible in its use that there is no need for altering original plans, and can be adopted while the building is under construction. Curved surfaces, towers or specially designed features, usually considered too expensive to use, are easily and economically worked out in Perma-Stone.

Build Your Home to Endure

● BUILDING TRENDS are definitely toward firesafe and more durable construction because of the reduced upkeep, lower insurance rates and higher resale value.

● The walls can be built of the various insulating masonry units now on the market at a surprisingly low cost. Covered with Perma-Stone, these walls are permanently beautiful, weather-tight and fire-safe, requiring minimum upkeep and take on an added value, equal to several times the cost of Perma-Stone. The combined cost is very moderate, comparing favorably with less durable types of construction commonly used.

● Designs expressing the personality, individuality and tradition of Colonial, Cape Cod, English, French Provincial or the Modern Ranch Types of architecture can be faithfully executed in Perma-Stone, which is as modern as today's ideas for better living, and your home can be made the most outstanding and beautiful building in your neighborhood.



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great for concrete block houses

A Perma-Stone exterior beautifies any home and solves many problems common to block houses. It forms a secure, permanent bond with concrete, cinder, Haydite or other light aggregate blocks, reduces the hazard of dampness, makes homes warmer in winter and cooler in summer. Water-resistant materials, plus pressure casting and membrane curing, make Perma-Stone highly non-absorbent, self-cleaning, weather-resistant and fire-proof.

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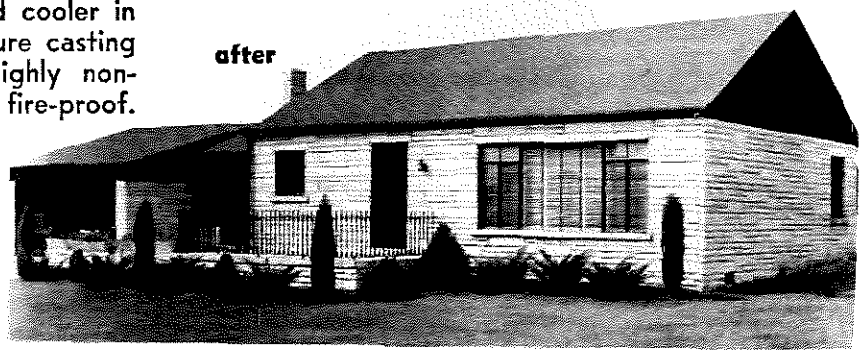
- PERMA-STONE is easily installed over weather board, shingles, stucco, concrete, old brick, tile or concrete block and does not require footings, changing of windows or other expensive alterations.



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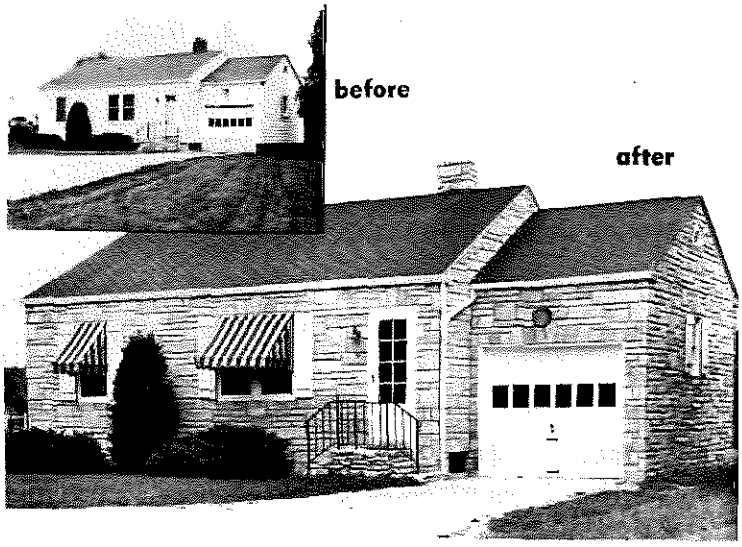
For Those Who Demand Something Better

- PERMA-STONE is available in a wide range of textures and harmonious colors to suit both the architecture and the "setting" of any building, and when combined with slight alterations it makes an improvement unequalled by other products.

- PERMA-STONE is not a mere "residing job." It encases the building from the ground up in a stone-like, weather-proof, reinforced, concrete armor, which greatly strengthens the walls.



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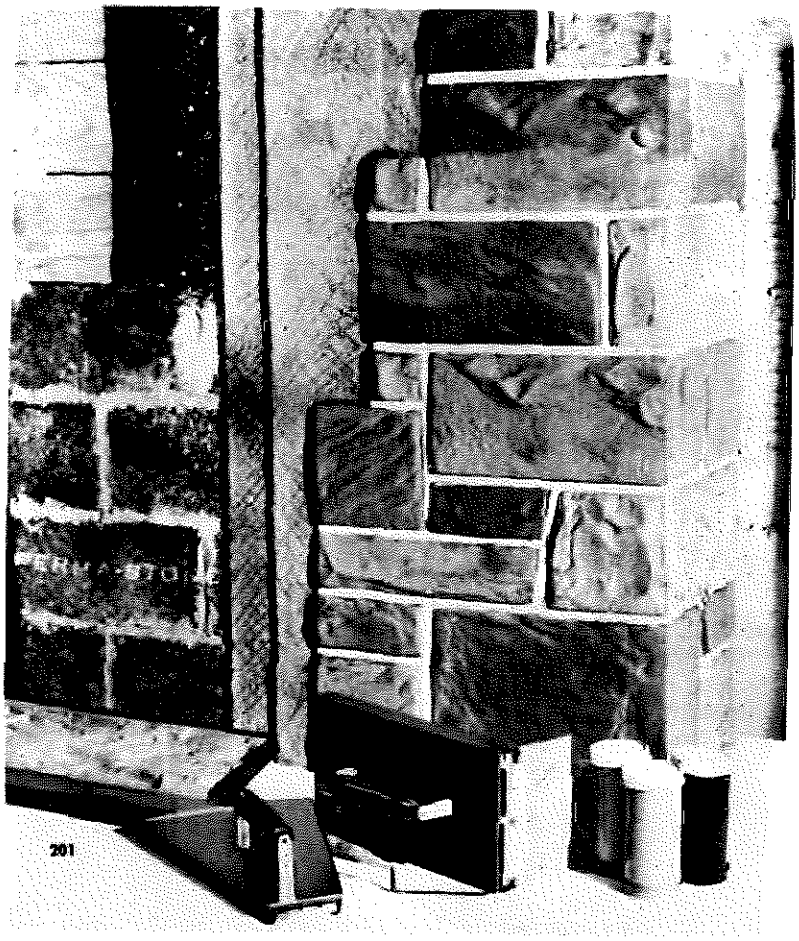

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- PERMA-STONE is the registered mark of the Perma-Stone Co., originator of moulded stone wall facing. Used nationally for over 25 years.

- Your local Perma-Stone contractor will gladly estimate the cost of Perma-Stone completely installed on your building and furnish suggestions without obligation.

- PERMA-STONE Sales and Service are in the hands of responsible dealers only—licensed to use basic process and moulds—who employ skilled mechanics, which means the finest in design and workmanship and assures satisfaction through the years.

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great for concrete block houses

A Perma-Stone exterior beautifies any home and solves many problems common to block houses. It forms a secure, permanent bond with concrete, cinder, Haydite or other light aggregate blocks, reduces the hazard of dampness, makes homes warmer in winter and cooler in summer. Water-resistant materials, plus pressure casting and memb
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● PERMA-STONE is easily installed over weather board, shingles, stucco, concrete, old brick, tile or concrete block and does not require footings, changing of windows or other expensive alterations.

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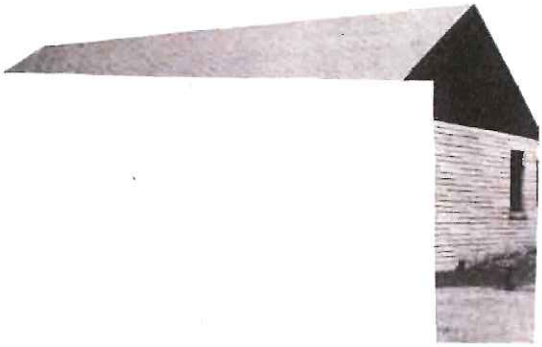

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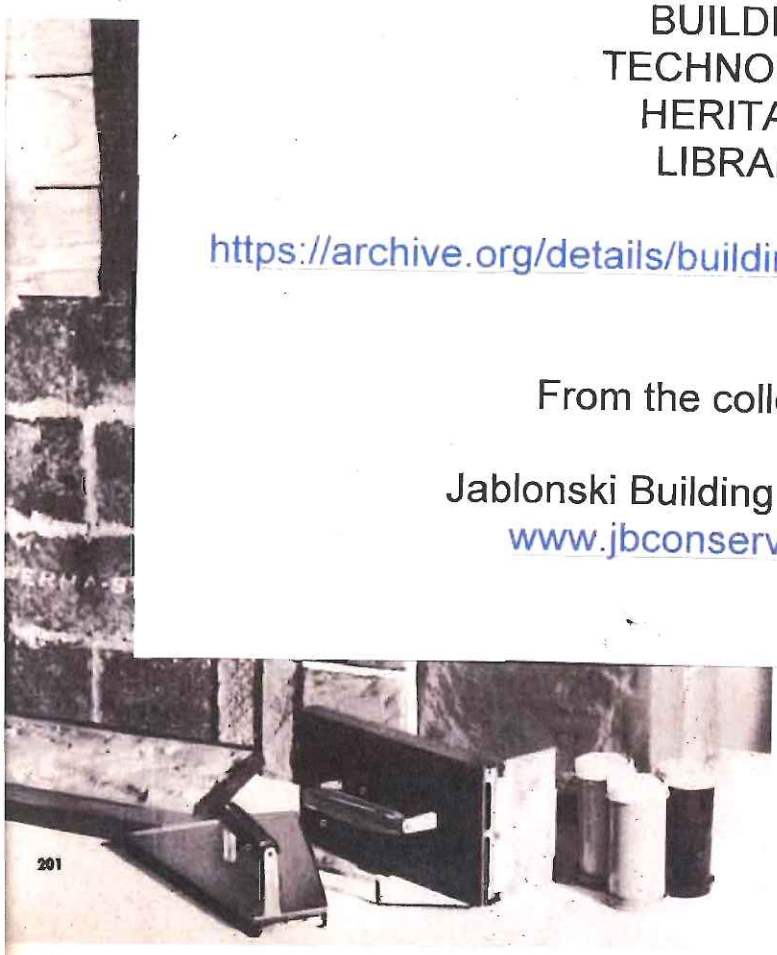

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Digital Watauga

Preserving Local Images Captured on Film

A joint partnership between the Watauga County Historical Society and the Watauga County Public Library

BY KATE HERMAN

Watauga County was a very different place in the late 1800s. Founded in 1849, Watauga County was formed from parts of Ashe, Caldwell, Wilkes, and Yancey Counties, at a time when the region was rural and sparsely settled, home to hunters, trappers, and farmers, all the descendants of hardy migrants who had determined to scratch out a living as mountain folk. Portions of the county, too, served as religious retreats, as at Valle Crucis, or tourist destinations, as Blowing Rock did. With those travelers and transplants came the new technology of the day—photography. Traveling portrait makers wandered through occasionally, as well, and by the 1880s, it was not uncommon for Watauga County scenes and people to be captured on film.

The Digital Watauga Project—a partnership between the Watauga County Historical Society (WCHS) and the Watauga County Public Library (WCPL)—has the proof that photographs were being made in Watauga County by the 1880s. Thus far, the project has digitized 4,500 items, most of them photos, and has thousands more lined up.

Eric Plaag, the Chairperson of Digital Watauga

Identifying the earliest Watauga County photo, though, is no easy task, as Eric Plaag, the Chairperson of Digital Watauga, recently explained.

"It would be impossible to identify a specific photo as our oldest," Plaag said, "primarily because images from before 1900 are often not precisely dated. The earliest images probably date to the 1880s. Two forthcoming collections in our project—the James B. Mast, Jr., Collection and the Bethel Collection—have a large assortment of images from before 1900."

Curiously, Digital Watauga got its start in 2015 with the digitization of the older images in the collections of Historic Boone, a now-defunct historical organization whose former members had turned over their materials to the Watauga County Library several years earlier. Since then, Digital Watauga has accepted more than 30 collections into the project. Seventeen of these collections are already online at the project's website, DigitalWatauga.org, while the rest are currently being processed, cataloged, or digitized.

The Digital Watauga Project was first formed in late 2014 when Plaag

Karyn Kennedy Herterich (right top photo with Snowbelles) is known for her passion for the arts and children. The Carolina Snowbelles launched 3 years ago due to her active participation in the lives of these young dancers. One of The Carolina Snowbelle's favorite annual performance is for Karyn in front of her store at South Marke, Serves You Right in Blowing Rock during the Christmas parade.

Karyn Herterich was crying with joy as the Snowbelles showed their gratitude

The Snowbelles do their part for the Blowing Rock Christmas Parade Nov. 25

lem, New York, Paris, Orlando, all over the world."

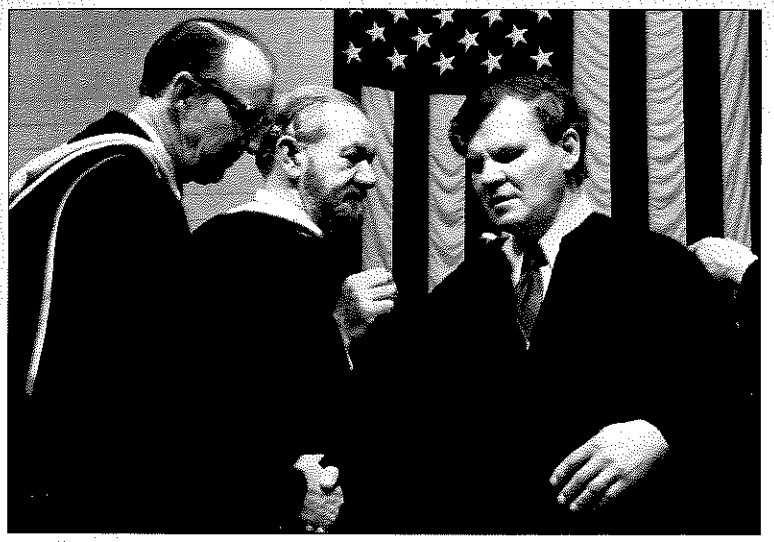
Styles of dance vary according to the culture and interests of the dancers who participate in the events. Cheryl elaborated, "In Southeast Asia, most of the dancers are men, and they do a type of street dance. In Sydney, Australia, ballet is very big. In South America, they dance for life. In Israel, they actually have a Minister of Dance, who oversees dance. It has been amazing to see how dance works in different cultures."

"Dance is beautiful, powerful, and transcends any language," Cheryl concluded. "It is unifying, and doesn't require words to express a message. That is what gets me out of bed every morning, to be a part of that." ♦

Interior of the 1904 Courthouse courtroom, circa 1950, during a Farm Bureau meeting. Note that seating was still segregated, with whites permitted in the ground floor seats and African-Americans relegated to the balcony. Many Boone residents today are startled to learn that the courtroom was used for many purposes aside from trials, ranging from community meetings like this to film screenings, religious revivals, and live music performances. *Images courtesy of the Digital Watauga Project, Palmer Blair Collection (Pal-Bla-2-127, Pal-Bla-2-126, and Pal-Bla-2-128)*

Kindergarten class posing for its annual class photo outside Palmer's Photo Shop in the Carolina Hotel Building/Qualls Block, circa 1956. The building reflected in the shop window is the Jones House. *Image courtesy of the Digital Watauga Project, Palmer Blair Collection (Pal-Bla-2-129).*

realized that the county's historic images were either being held back from repositories in the area or leaving the mountain as older folks died and their children moved away. "Trust in local repositories to properly safeguard the historical materials of the county's residents was at a real low point," Plaag explained. "It was imperative for us to find a way to rescue those materials from being lost while also helping donors feel confident that their old photographs and other items would be treated with respect and care. It was also critical for those materials to be visible to the public, rather than hiding away in an attic or a closet somewhere."



This George Flowers image from May 1973 shows Doc Watson receiving his honorary doctorate from Appalachian State University. Left to right are Chancellor Herbert Wey, Dr. Rogers Whitener, and Doc Watson. *Image courtesy of the Digital Watauga Project, George Flowers Collection.*

Plaag brought together various stakeholders in the community, including the WCHS and the WCPL, and the idea for a nonprofit, long-term digitization project was born. "While we do have some permanent collections that are owned outright by the project," Plaag explained, "we generally aren't interested in keeping collections permanently. That's the secret to Digital Watauga. We borrow things, digitize them, and get them back quickly to our donors. We manage the work of making the images available to the public, and donors get to keep their stuff, knowing that it's safe and well cared for, but still accessible."

We borrow things, digitize them, and get them back quickly to our donors. We manage the work of making the images available to the public, and donors get to keep their stuff, knowing that it's safe and well cared for, but still accessible."

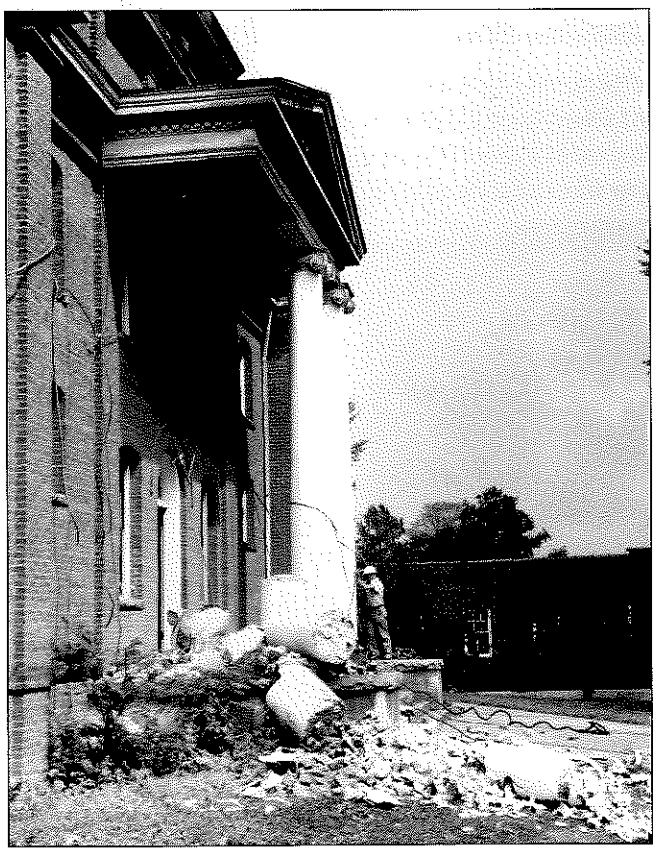
At first, Digital Watauga prioritized digitization of a handful of collections already under the control of the project, using a one-year, non-renewable EZ Digitization Grant through the State Library of North Carolina to purchase the necessary equipment and get things started. Almost immediately, though, local residents started coming forward with their own collections, many of them from families that had been holding images privately for many decades. The response has sometimes overwhelmed the project.

"Many of the collections we host originate in family photo collections," Plaag said. "Good examples are the Farthing-Glenn Collection, the Roark Cabin Collection, the Clarence A. Price Home Movies Collection, the H. L. and Gladys Coffey Collection, and four forthcoming collections: the James B. Mast, Jr., Collection, the Von and Mickey Hagaman Collection, the Bethel Collection, and the Wilson-Norris Collection." For residents whose families originated in this area, the Digital Watauga Project serves as an excellent way of recon-

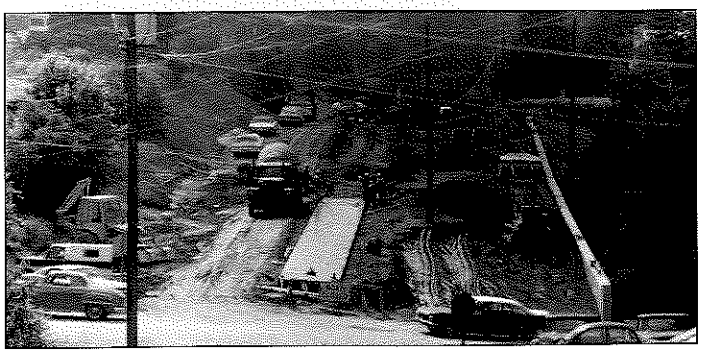
Interior of the Boone Hardware Company store, later known as Farmer's Hardware and located in the present Farmer's Hardware block on West King Street. Left to right are Ruth Cottrell, Troy Norris, and J. Frank Moore, the manager of the business. This image likely dates to the opening of Boone Hardware in this space in 1923, as Boone Hardware became Farmer's Hardware in 1925. *Image courtesy of the Digital Watauga Project, Historic Boone Collection.*

necting to their roots within the area. It is also very exciting for the entire community. For example, the James B. Mast, Jr., Collection contains hundreds of images of members of the extended Mast family, who owned a series of competing general stores in the western part of the county, one of which was the original Mast General Store still operating in Valle Crucis.

Also surfacing were the collections of two major Boone professional photographers, Palmer Blair and George Flowers, who purchased Blair's shop in 1958 after Blair's death in a plane crash. The Palmer Blair Collection came first through the generosity of Blair's widow, Sarah Lynn Spencer, and nearly 2,500 images from that collection, most taken between 1946



A worker attaches cables to the massive columns of the 1904 Watauga County Courthouse during its demolition in 1967. The old Heilig-Meyers warehouse building—today well disguised as the Watauga County Administration Building—is visible in the background. In a curious twist of fate, Clyde Townsend bought the bricks from the courthouse to construct a new house on Clyde Townsend Rd., just off the 105 Bypass. Townsend sold this house to Bryce Durham a couple of years later. The 1972 murder of the Durham family at that home remains one of Watauga County's most notorious unsolved cases. *Image courtesy of the Digital Watauga Project, Paul Armfield Coffey Collection.*

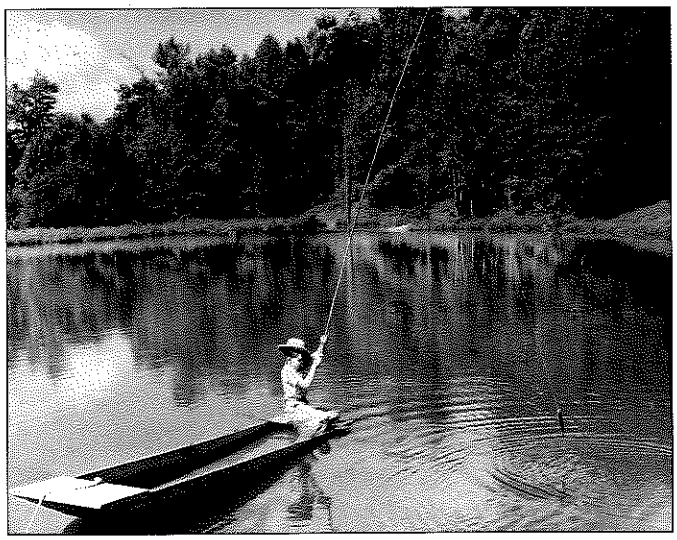


This image from the early 1970s shows the widening of Queen Street between Water Street in the foreground and Grand Boulevard in the distance. Workers here are installing the large parking meter pad that still exists as an island between the two travel lanes. *Image courtesy of the Digital Watauga Project, Paul Armfield Coffey Collection.*

and 1957, are now online. Plaag knew that the George Flowers Collection—which had been donated to the Boone Area Chamber of Commerce in 1998, but then seemed to disappear—was still out in the world, too, and Plaag was intent on finding it. Instead, the collection came to him a few months ago, in the form of a phone call from the Watauga County Maintenance Department.

"In 2008," Plaag explained, "the Chamber president decided to give the studio portraiture half of the George Flowers Collection to Appalachian State University, but the news photography portion remained in the Chamber's ownership. As part of a Chamber move happening around that time, the collection ended up in a storage locker at the county maintenance department for safekeeping." County Maintenance staff were calling for help in organizing and preserving the massive collection. The storage locker also included the original sign from the Flowers

George Flowers captured this image of Watauga County Sheriff Ward Carroll and the massive haul he and his deputies seized in a March 1973 raid of businesses in the Beech Mountain area. *Image courtesy of the Digital Watauga Project, George Flowers Collection.* The picture caption read: Watauga County Sheriff Ward Carroll and his deputies unload one of seven vehicles used in hauling some 118 cases of beer and 1,470 bottles of intoxicating liquors seized in a midnight raid Sunday 3/11 of the Beech Tree Inn and the Village Inn at the resort area of Beech Mountain.



A young boy fishing on a pond in Watauga County, 1959. *Image courtesy of the Digital Watauga Project, Watauga County Agricultural Extension Collection (Wag-Ext-1-9).*

This George Flowers image from 1971 shows a group of Cherokee Indians hired by the Appalachian Ski Mountain performing a snow dance during an exceptionally warm December. George Flowers Collection.

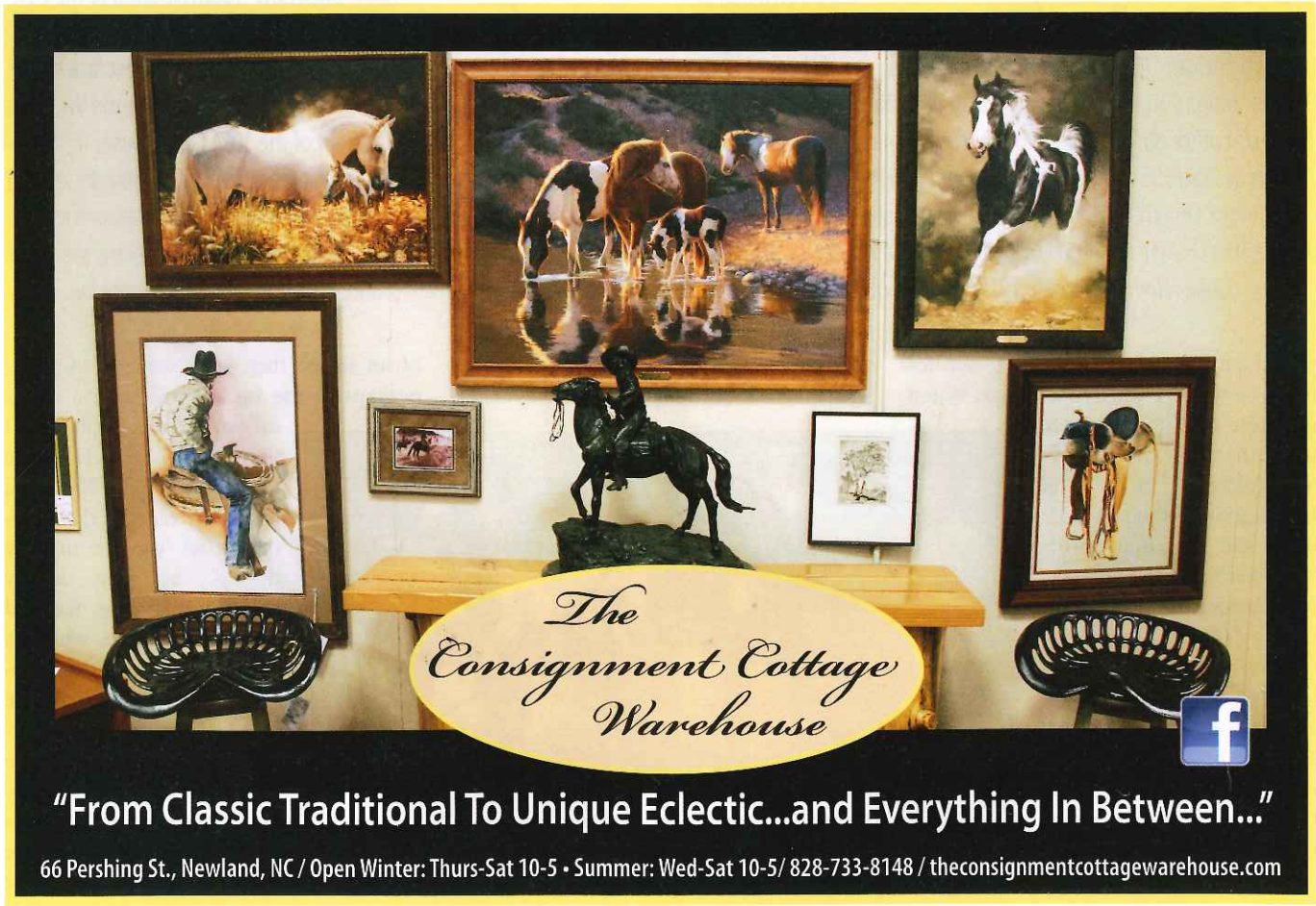
Photography business.

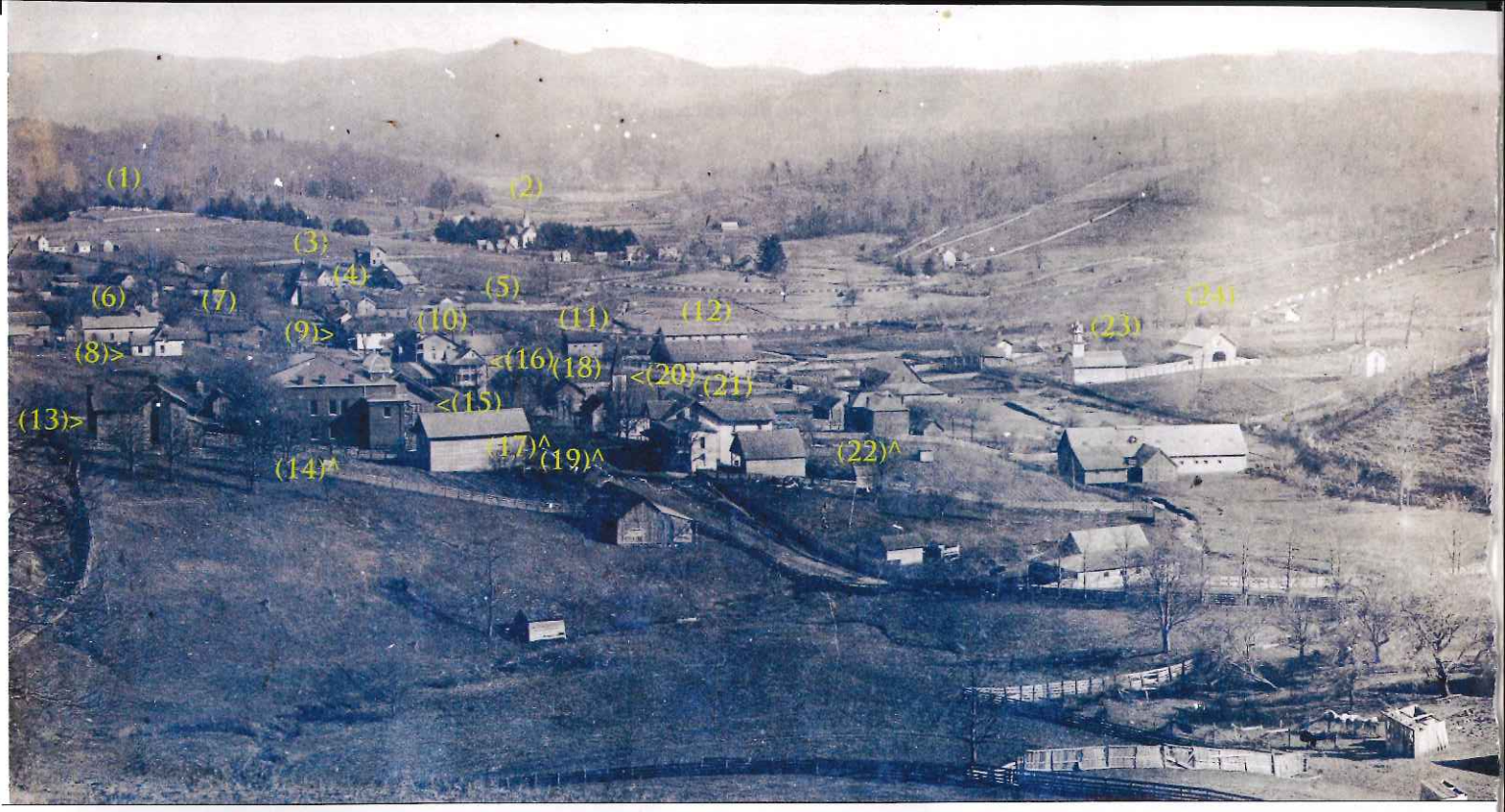
As a result of the news collection's rediscovery, the Boone Area Chamber of Commerce donated digital use rights to the George Flowers Collection, which Digital Watauga is currently processing, with plans for digitization to begin in the spring. Plaag remains astounded by and grateful for Flowers's gift to the Chamber. "He had a vision that exceeded the technology limits of his time," Plaag said. "He donated his work—estimated in 1998 at four million negatives and prints—to the Chamber long before projects like ours existed, with hopes of it being freely available to the public someday." Today, almost 20 years later, Flowers's vision is becoming a reality, in large part because of the commitment by David Jackson, the current Chamber president, to seeing the collection preserved through Digital Watauga.

Plaag emphasized that using Digital Watauga to view images is easy—and free—through the projects website, Digi-

The Troubadours of Appalachian Elementary School march east on Howard Street across the Depot Street intersection in 1952. Behind them is old City Hall and, to the right, the back of the Farmer's Hardware block. *Image by Palmer Blair, courtesy of Digital Watauga Project, Historic Boone Collection.*

Shot of the American Legion Parade, 1954, marching down West King Street, as seen from the lawn of the Daniel Boone Hotel. The building at center is the John W. Hodges Building, with the Carolina Hotel/Qualls Block to the right of it (under the hotel sign). Behind the Hodges Building is the west building of the Goodnight Brothers complex on Howard Street. *Palmer Blair Collection (Pal-Bla-2-219).*





This circa 1905 image looks southeast toward Boone from the hill to the west of present-day Dotson Dr. *Except where an arrow is indicated, numbers correspond to the structure directly beneath. Today's West King Street, then known as Main Street, runs from lower right to upper left.* 1) Boone Cemetery; 2) Watauga Academy at the Appalachian Training School for Teachers; 3) E. S. Coffey House; 4) Old Episcopal Church, SW corner of Appalachian and West King (obscured behind other buildings); 5) Old Blowing Rock Highway winding through the valley (began at Appalachian Street); 6) Frank A. Linney Home before renovations; 7) J. D. "Crack" Councill Home on site of present Boone Post Office; 8) J. M. and Ida Moretz House; 9) Coffey Hotel, later the Critcher Hotel, on the SE corner of present-day West King and Depot, with "Brick Row" rooms located to the east on West King; 10) Blair Hotel; 11) third Watauga County Jail, known as the "log jail," near the NW corner of today's Depot and Howard Streets; 12) Critcher Barn; 13) Sheriff Jack Horton Home, one of the first houses built in Boone; 14) 1905 Watauga County Courthouse; 15) west face of the 1874 Watauga County Courthouse, located on the NW corner of today's Water and West King Streets; 16) W. L. Bryan Home, with the old Watauga Democrat office obscured behind the trees to the west; 17) public well in the middle of Main Street and in front of the 1874 Courthouse; 18) Rivers Old Home Place, SE corner of today's Water and West King Streets; 19) Lovill Law Office, SW corner of today's Water and West King Streets; 20) Old Methodist Church; 21) Manley B. Blackburn Hotel and General Store; 22) fourth Watauga County Jail, today home to the Proper Restaurant; 23) Old Baptist Church, near today's River Street Ale House; 24) Old Greer Log House. *Only four of these sites still stand today: Boone Cemetery, the Frank A. Linney Home (altered in 1915), the J. M. and Ida Moretz House (much altered on several occasions), and the fourth Watauga County Jail.*

talWatauga.org. He recommends that new users view the "How to Use Digital Watauga" page on the site before using the site. There is not a requirement to register for Digital Watauga before using the site, despite the "Register" and "Login" buttons that are default buttons used by the site's platform, Omeka. While most of the images online are of suitable resolution for casual web viewing, exploring, and research, the project maintains a non-public server with very high-resolution versions of all the images.

"On occasion, individuals or companies may ask for a high-resolution version of an image they have seen on our site, perhaps to use in advertising or a publication," Plaag stated. "If the physical materials are owned by Digital Watauga, users can request the high-resolution version directly through us. This usually involves an image fee and a permissions fee, which is standard with most non-profit digital projects like this one. If the physical materials are still owned by one of our donors, we refer the person making the request directly to the owner of the image rights. Once we hear

Children of the Johnson School, circa 1910.
Image courtesy of Digital Watauga Project, Farthing-Glenn Collection (Mar-Mas-1-004).

Digital Watauga is designed to be a safe, cooperative way for people with original images and materials related to Watauga County to share those materials digitally with the community, without having to worry that their original materials will disappear.

back from our donor that details have been worked out, we will release the high-resolution version of the image to the person or company making the request. This allows donors to maintain control over the publication rights to their images—one of the keys to the success of our project."

While the project's collections continue to grow daily, the Digital Watauga Project remains almost entirely a volunteer effort. Only one member of the project is compensated, and that happens indirectly. Terry White, who works for the public library as an Adult Services Specialist, devotes four of her 24 job hours per week to working on the project and supervising interns and volunteers. Outside of that, all members are volunteers who are passionate about Watauga County's past. Plaag added, "We are always looking for volunteers who are interested in working with us in a variety of capacities, ranging from identifying individuals and places in images that are submitted to us to doing the physical work of digitization and metadata collection."

The project offers supervised, for-credit internships in the fall and spring semesters as well as during the summer, which often draw students with a history or library background. Each volunteer or intern spends anywhere from three to sixteen hours per week working on the project. A committee of library employees, WCHS members, interns, and volunteers also meets monthly to discuss work on the project. The Digital Watauga Project relies largely on tax-deductible financial donations from the community to the WCHS to cover the costs of digital storage, archival storage materials for the physical collections owned by the Digital Watauga Project, digital transfer costs for moving image collections, scanning equipment, and various other expenses of the project.

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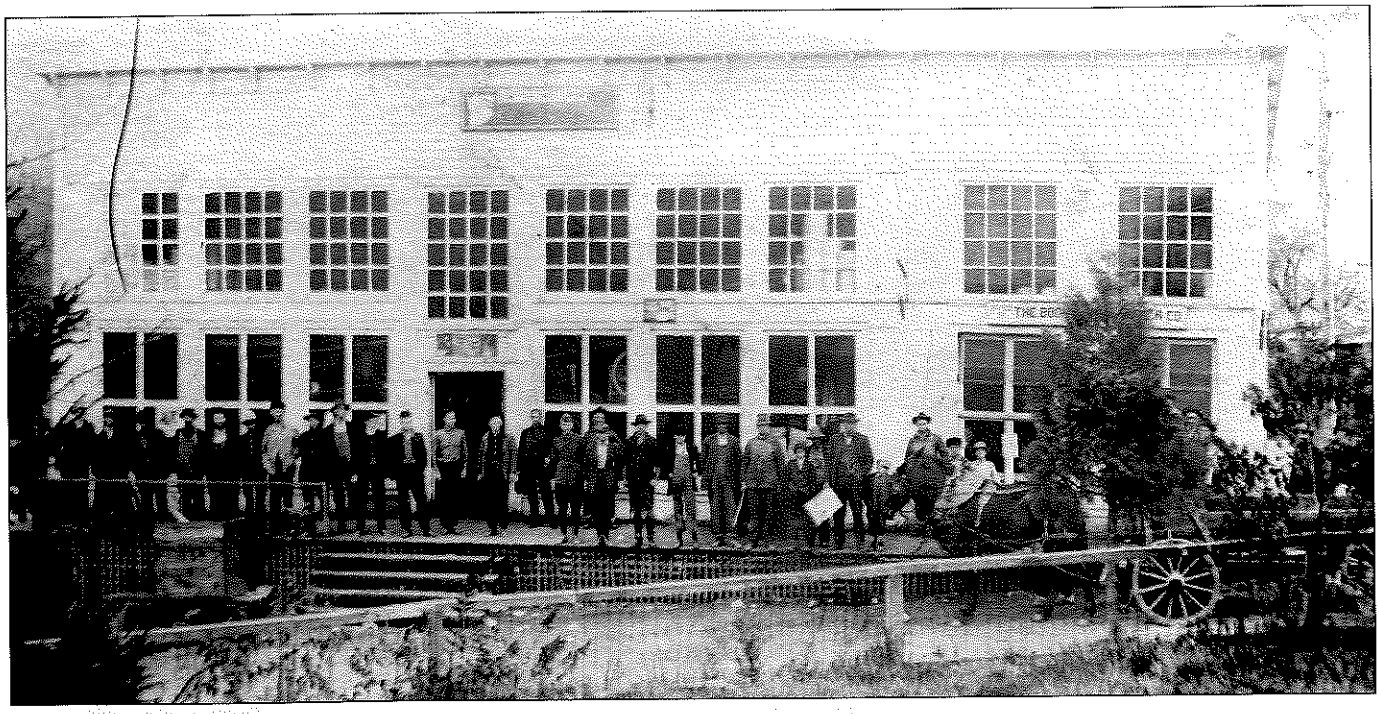


The Mill Commissary at the Whiting Lumber Mills, Shulls Mills, NC, circa 1916. *Image courtesy of Digital Watauga Project, Lowery-Whiting Collection (Low-Whi-2-7).*

about Digital Watauga, or perhaps even donating some pictures of your own? Contacting Plaag is the first step. "Our process works best when we have a chance to see a sample of the donor's collection, or even the full collection, ahead of time," he explained. "Typically, this process involves meeting with the donor, evaluating the collection, and discussing our digitization process in detail. All donors are asked to sign a deed of gift; in most cases, donors grant digital use rights to their images but retain ownership and all rights to their original materials. We then ask to borrow the materials so that we can do our digital work. Smaller collections are usually completed within a couple of months. Very large collections might take years, in which case we ask to borrow a small batch at a time, returning those once that group of images has been digitized, and then we pick up more items from that collection. This allows us to post portions of a large collection as we work on it, rather than waiting years to post anything from the collection, as often happens with other digital projects."

Boone Rotary Club award presentation, 1950, with B. B. Dougherty (L) and Watt Gragg. *Image courtesy of Digital Watauga Project, Historic Boone Collection.*

Donors are discouraged from just hauling out their photos, scanning them, and emailing them to Digital Watauga, though. "Because our project has very detailed technical specifications," Plaag said, "we usually don't encourage donors to scan their materials for us, although we have used this method on two occasions with donors who lived at a great distance from Watauga County and were also very savvy in terms of scanning technology. Also, while we prefer to borrow materials from donors, we have done field scanning at the homes of donors who were reluctant to part with their materials. The downside to this approach for donors is that it usually means I'm camped out at the donor's kitchen table while the scanning is completed, and this obviously doesn't work well with collections that are larger than a few dozen images."

One of the biggest challenges that Digital Watauga faces in working with donor collections is that some have not been stored well from an archival perspective. "Folks tend to put their old photos in paper sacks or cardboard boxes," Plaag said, "which are in turn tucked away in the attic, basement, or garage, often for decades at a time in poor climate conditions." In some cases, Digital Watauga discovers images have badly deteriorated

Using Digital Watauga to view images is easy—and free—through the projects website, DigitalWatauga.org. It's recommended that new users view the "How to Use Digital Watauga" page on the site before using the site.

Detail crop showing the south side of West King Street in 1952, with the Pastime Theatre (today's Professional Building) taking center stage. Most of the Pastime's façade likely survives under the present treatment. *Image courtesy of the Digital Watauga Project, Palmer Blair Collection (Pal-Bla-4-103).*

or are in danger of literally being eaten by acids in the containers in which they have been stored, or worse—by critters in the attic, basement, or garage. To help donors, Digital Watauga also offers the service of re-housing collections in archivally stable containers. "All we ask is that donors reimburse us the cost of those storage materials," Plaag said. "We provide the labor to re-house them."

Appalachian Theatre ticket booth on February 12, 1947. Originally, the doors flanking the theater were set back about fifteen feet from the ticket booth, but these doors were installed as an airlock in the early 1940s. *Image courtesy of Digital Watauga Project, Appalachian Theatre Collection (App-The-4-26).*

Plaag is quick to underscore that Digital Watauga is designed to be a safe, cooperative way for people with original images and materials related to Watauga County to share those materials digitally with the community, without having to worry that their original materials will disappear, be kept hidden away, or be manhandled by the public. "We keep all materials under lock and key in a fire resistant cabinet, except when they are being actively worked on for digitization," Plaag explained, "and no one is permitted to handle the original materials except trained volunteers, interns, and staff associated with the project."

Such a project unearths images that have countless uses for the community, not the least of which is better understanding how long-lost buildings once looked or what long-lost people might have been like. They are also turn up the inevitable connections and overlaps that occur in a small mountain community. "I think probably my favorite overlap between collections," Plaag offered, "came with the Clarence A. Price Home Movies Collection. We had recently acquired digital use rights to the images of Palmer Blair, a professional photographer who had died tragically in 1957. While working through the Price films a few weeks later, we discovered footage on Price's reels of Palmer Blair taking photographs during the 1949 Watauga Centennial Parade. This was especially cool because it showed the photographer for another collection in action, as well as the equipment he was using. Those kinds of overlaps don't happen often. His widow and children had also never seen that footage, and it was cathartic for them in many ways. It gave me real joy to share it with them after so many years."

Digital Watauga welcomes public comments in the comment field on the page for each item on the website, in order to help identify people or places shown in the image. "We see Digital Watauga as a community project," Plaag added, "and we welcome community input," although comments are moderated for spam and may not show up immediately. There is also a Facebook page for the project, where Digital Watauga provides frequent updates about forthcoming collections. The best way to share images with Digital Watauga is to contact the project by email at DigitalWatauga@gmail.com, or by calling Plaag at (828) 773-6525. ♦

Boone's Main Street

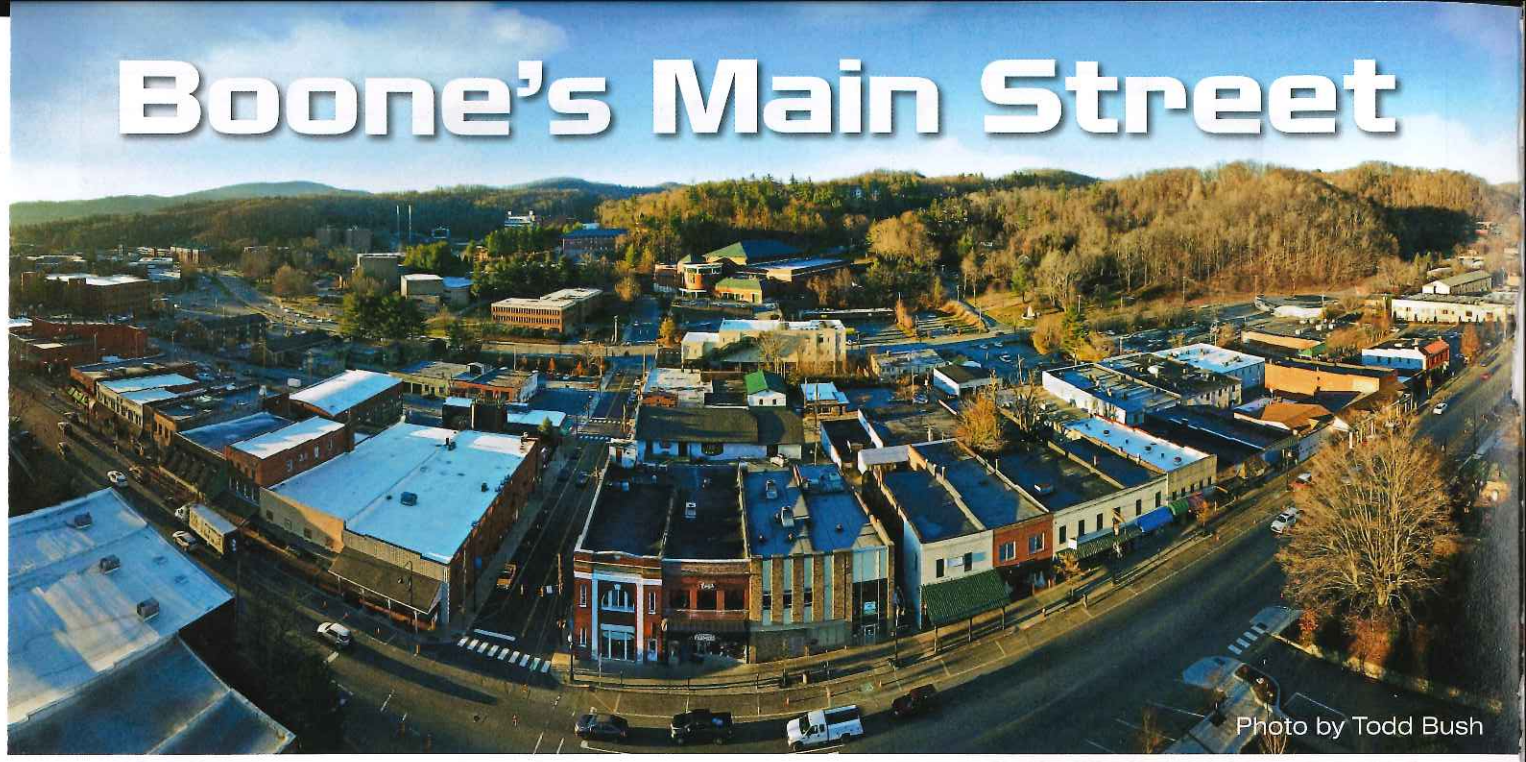


Photo by Todd Bush

KING STREET

Still The Same After All These Years

Those Who Live and Work There Cherish Its Old Time Community Feel

Photo by Frank Ruggiero

Jennele Vaquera of Lucky Penny

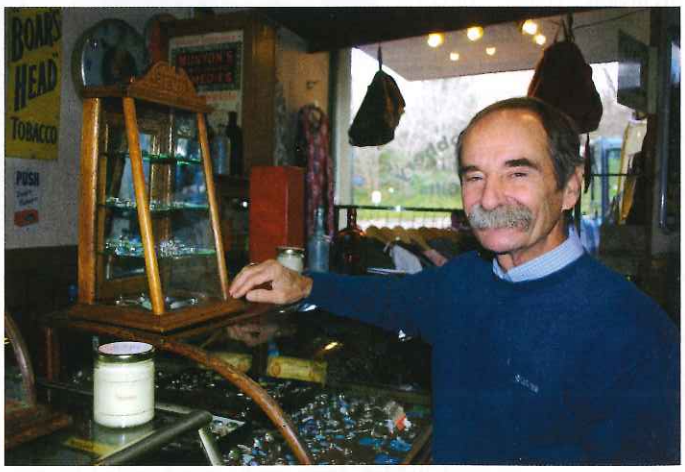


Photo by Frank Ruggiero

Bill Parish of Highway Robbery

The town of Boone is often referred to as "The Heart of the High Country." But at the heart of Boone is its famous downtown, a small, but bustling main street, frequented by locals, students and tourists alike. Lined with businesses of today in the buildings of yesteryear, King Street is home to a proudly eclectic and independent set of shops, award-winning restaurants and exquisite art galleries, each a testament to the Mountaineer spirit that defines the Western North Carolina High Country. Add to that business offices, municipal buildings and residences, and you have a downtown district seemingly larger than its footprint. But there's more. There's community. From nightlife to holiday parades to casual stop-and-chats outside Boone Town Hall, King Street represents a vital part of Boone in general — the heartbeat of the High Country.

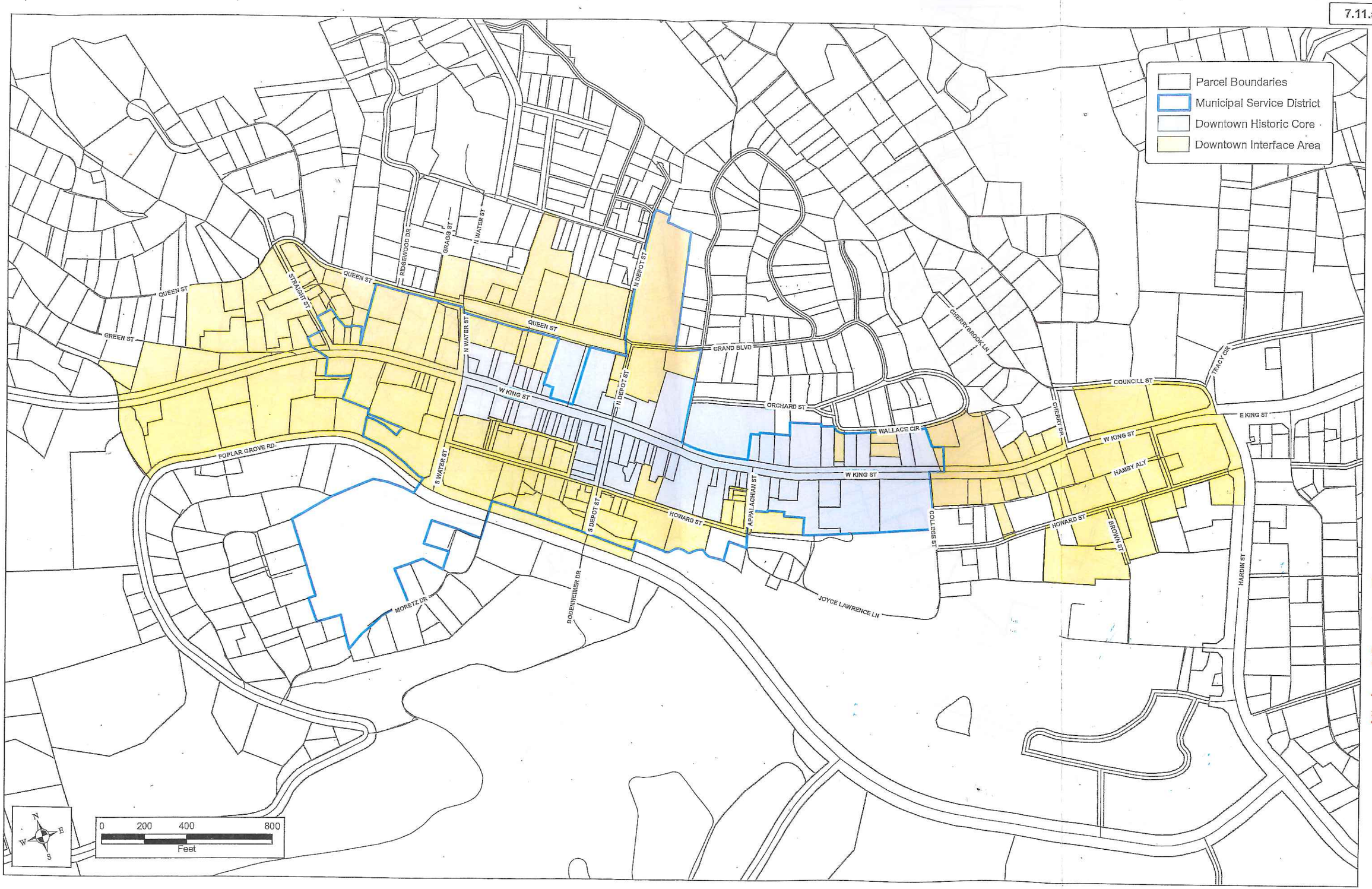
West King Street, looking east from a spot near the John W. Hodges Building, Christmas Eve, 1964. *Image courtesy of the Digital Watauga Project, Paul Armfield Coffey Collection.*

Views of King Street From The 1960s

What was your Boone? Was it breakfast or burgers at the Boone Drug lunch counter? Buying a poem from Joshua Watauga? Was it Old Crow Medicine Show, playing for pennies just outside the door? Or maybe it goes further back, to the days when Doc Watson did the same. Or catching a Saturday matinee at the Appalachian Theatre; perhaps even a fresh-made doughnut from the Carolina Pharmacy. Maybe test-driving Chevys, Fords and Dodges at one of three downtown dealerships, or being fitted for a suit or dress at Hunt's Department Store. Everyone who passes through King Street, be it local, student or tourist, has their own version and vision of Boone — a concept shared by each generation of locals, students and tourists. And while many storefronts have come and gone, the brick and mortar that housed them remain. Decades ago, there wasn't much distinction between Boone and downtown Boone — it was just Boone. But even as larger businesses ventured outward and upward (sometimes literally; these are the mountains, after all), King Street endured, maintaining its singular, small-mountain-town charm. Some things never change.

West King Street, looking east from in front of what is today known as Macado's Restaurant, circa 1967. *Image courtesy of the Digital Watauga Project, Paul Armfield Coffey Collection.*

West King Street, looking east from in front of the Post Office, as it appeared circa Christmas 1962. *Image courtesy of the Digital Watauga Project, Paul Armfield Coffey Collection.*



Attachment: Downtown_Historic_Core_091217_Small (Clarification on Committee Activities)

Insert Photos of Boone Here

Town of Boone
2018 Comprehensive Plan

ADOPTED , 2018

PREPARED BY:

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Chapter 1 Background and Purpose

Planning Process History

1993 Comprehensive Plan

In 1992, recognizing the need to prepare a comprehensive vision for the future of Boone, the Town Council appointed a fourteen-member Steering Committee made up of area citizens and charged them with responsibility for guiding the preparation of a long-range plan. Assisting the Steering Committee in accomplishing this task was the Town planning department and the planning firm of Glenn Harbeck Associates. Public input was gathered during two community meetings and circulation of draft documents. The 1993 Comprehensive Plan was adopted by Boone Town Council on September 7, 1993.

2006 Comprehensive Plan Update

In 2002, Town Council directed the Boone Planning Commission to review and update the 1993 Comprehensive Plan. The Boone Planning Commission utilized a similar input process used in development of the 1993 Plan, including monthly work sessions with government officials, community groups, staff members, and other town boards or committees; and public input sessions, including two public meetings and posting of drafts for public review/comment. The 2006 Comprehensive Plan Update was adopted by Boone Town Council on June 15, 2006.

Boone 2030 Plan

In 2008, the Town of Boone began work on a land-use plan. The land-use plan was intended to work in conjunction with the Comprehensive Plan and other adopted plans to guide the Town's long-range growth. The development of the Boone 2030 Plan was conducted by The Lawrence Group. The plan development process included establishment of an advisory committee, distribution of a community-wide survey, creation of a project website, and facilitation of a 5-day public planning and design charrette. The Boone 2030 Plan was adopted by Boone Town Council on October 15, 2009.

Need for Plan Revision

Since the Town has two separate long-range plans, Town officials and staff decided to rewrite the Comprehensive Plan and incorporate concepts and recommendations from the Boone 2030 Plan into the update. The revision was deemed necessary due to the age of the two plans, and other actions that have occurred since those plans were developed. These include:

Abolishment of the Town's Extraterritorial Jurisdiction (ETJ)

In 2014, the NC General Assembly passed legislation that abolished the Town's ETJ. The Town exercised its zoning regulations within the ETJ, which extended up to one mile outside town limits and covered approximately 7.2 square miles. In 2016, the NC Supreme Court upheld the State law.

Pedestrian and Bicycle Plan

In 2014, the Town adopted the Town of Boone Pedestrian and Bicycle Plan. The Plan makes specific recommendations for pedestrian and bicycle facility improvements throughout the Town.

Watauga County Comprehensive Transportation Plan (CTP)

The Town adopted the 2013 Watauga County CTP in June 2013. CTPs are developed by local governments and NC Department of Transportation (NCDOT) to guide future transportation projects. The CTP includes both NCDOT roads and Town streets. The 2013 Watauga CTP makes specific recommendations for projects in all transportation modes – highway, bicycle, pedestrian, and transit.

New Water Intake

To accommodate future demand, the Town of Boone constructed a new raw water intake on the South Fork New River approximately 10 miles east of Boone. Water is piped to the Town's existing water treatment plant, which is being expanded as part of the project.

Appalachian State University (ASU) Growth

ASU has increased enrollment by over 4,000 students since 2006, to a total enrollment of 18,811 in 2017. Two University capital projects also affect planning within Boone – ASU's purchase of the former Watauga High School property off NC Highway 105, and construction of the Beaver College of Health Sciences Building at the State Farm Road/Deerfield Road intersection.

Wellness District

In 2013, the Town created a Wellness District through amendment to the Boone Unified Development Ordinance (UDO) and Zoning Map. The Wellness District contains 58 parcels covering approximately 95 acres. The UDO establishes specific standards regarding use, building architecture, landscaping, parking, and signage in the Wellness District.

Functions of the Plan

The Comprehensive Plan texts, narratives, and policies are designed primarily to guide the physical development of the Town for the next five to ten years. In addition, the Plan performs several important functions for local government, private development interests, and the general public. These functions are briefly described as follows:

Guidance for Government Decisions

When the Boone Town Council adopted the 1993 Comprehensive Plan, it had a policy foundation for guiding decisions regarding development proposals, subdivision reviews, rezoning requests, capital improvements, ordinances, and other matters. Changes in organization and wording that will continue to provide that foundation are incorporated into this document.

Preview of Government Actions

Business decisions of the public in general, and developers in particular, are easier to make when the probable outcome of government decisions are understood; the adoption of the Comprehensive Plan increases the predictability of government actions.

Public Participation in Managing Growth

The adopted plan is designed for use by the public on an on-going basis.

Components of the Plan

The Comprehensive Plan consists of the following four parts:

1. Information Base
2. Objectives for the Boone Comprehensive Plan - set forth the overall direction and emphasis of the plan.
3. Future Land Use Map – derived from the Framework Plan of the Boone 2030 Plan.
4. Policies and Actions for Growth and Development - specific growth Policy Statements and an accompanying narrative are presented on 14 broad topics identified by area citizens during the public involvement process. Finally, Action Agenda items assign suggested implementation actions to the various policy categories. These action items state specific courses of action the Town can pursue to implement the stated policies.

The 2018 Comprehensive Plan reflects accomplishments from 2006 and common elements from the Boone 2030 Plan.

DRAFT

Chapter 2 Information Base

Socio-Economic Data

Population

According to the NC Office of State Management and Budget, Boone had a 2016 population of 19,028. Boone's population is unevenly distributed, with the vast majority of the population between 15 and 34 years of age. The median age of the population is 21.1. These data reflect the presence of Appalachian State University's student population.

Age Cohort	Percentage
< 5 years	1.1%
5 to 14 years	1.7%
15 to 24 years	72.0%
25 to 34 years	9.1%
35 to 44 years	3.9%
45 to 54 years	3.3%
55 to 64 years	3.2%
65 to 74 years	2.7%
75 to 84 years	1.1%
85 years and over	1.4%

Source: US Census

The table below shows historic population figures for the Town of Boone.

Year	Population
1970	8,754
1980	10,191
1990	12,949
2000	13,470
2010	17,122

Source: US Census

Boone has a predominantly white, non-Hispanic population. Out of the total population, 92.8% are White, 2.3% are Black, and 3.1% are Hispanic or Latino.

Education

According to US Census data, of the Town's population age 25 and over:

91.4% have graduated high school
48.4% have a bachelor's degree or higher

Income and Employment

According to the 2015 Census data, the median household income for the Town is $13,149, while the per capita income of all working age population in Town is $12,874. 11.4% of families and 64.5% of

individuals are below the poverty level. Of the Town's 5,812 households, 3.7% receive Supplemental Security Income, and 8.5% receive Supplemental Nutrition Assistance Program (SNAP, formerly called food stamps) benefits.

According to 2015 Census data, Boone's workforce is 7,091. The table below illustrates the employment by industry in 2015.

Industry	Percent of Workforce
Construction	3.4%
Manufacturing	1.5%
Retail Trade	15.4%
Finance, Insurance, Real Estate	2.3%
Professional, Technical, and Management Services	4.9%
Education and Health Care	33.1%
Arts, Entertainment, and Recreation	31.3%
Public Administration	0.3%

HOUSING

According to 2015 US Census data, Boone has 6,848 housing units. Of those units, 85% were occupied and 15% were vacant. Of the occupied units, 18.6% are owner-occupied and 81.4% are renter-occupied. Average household size of both rental units and owner-occupied units is approximately 2.2 persons. The following four tables provide statistics on housing type, age, and values from US Census.

Units in Structure	Number	Percentage
1 unit, detached	1,712	25.0%
1 unit, attached	164	2.4%
2 units	153	2.2%
3 or 4 units	592	8.6%
5 to 9 units	1,012	14.8%
10 to 19 units	1,656	24.2%
20 or more units	1,363	19.9%
Mobile home	196	2.9%

Value of Owner-Occupied Units	Number	Percentage
Less than $50,000	34	3.1%
$50,000 to $99,999	13	1.2%
$100,000 to $149,999	14	1.3%
$150,000 to $199,999	167	15.5%
$200,000 to $299,999	429	39.7%
$300,000 to $499,999	303	28.1%
$500,000 to $999,999	100	9.3%
$1,000,000 or more	20	1.9%
Median value	$266,000	

Gross Rent	Number	Percentage
Less than $500	792	17.3%
$500 to $999	2,201	48.0%
$1000 to $1,499	1,024	22.3%
$1500 to $1,999	536	11.7%
$2,000 or more	0	0%
Median rent paid	$823	

DRAFT

Infrastructure

Transportation

The Town is traversed by several major highways that provide access to surrounding areas and counties. These include US Highway 221, US Highway 321, US Highway 421, NC Highway 105, and NC Highway 194. Many of these routes converge within Boone as common facilities.

NCDOT schedules transportation projects through its 10-year State Transportation Improvement Program (STIP). The current STIP covers years 2018-2027. The STIP is updated every two years to adjust for changes in funding and priorities. The Table below details STIP projects within or adjacent to Boone's jurisdiction.

NCDOT Project No.	Route	Limits	Description	Construction Start
R-2615	US 321/421	Vilas to NC 105 Bypass	Widen to multi-lanes	2024
R-2566B	NC 105	Foscoe to NC 105 Bypass	Widen to multi-lanes	2023
R-5830	Deerfield Rd.	Statte Farm Rd. to Wilson Ridge Rd.	Upgrade roadway	2020
U-5705	US 221/321	NC 105 intersection	Upgrades	2021
U-5603	NC 105	US 321 to NC 105 Bypass	Upgrade roadway	2021
U-5810	Bamboo Rd., Wilson Ridge Rd.	US 421 to Deerfield Rd.	Widen to 12' lanes, 4' shoulders	2020

NCDOT, the High Country Rural Planning Organization (RPO), and the local governments in Watauga County adopted a Comprehensive Transportation Plan (CTP) for Watauga County in 2013. The CTP process involves projection of population and employment growth, identification of future transportation network deficiencies, and recommendation of improvements in all transportation modes to meet future needs. The CTP includes recommendations for 30 highway projects, 10 public transportation projects, and 45 bicycle/pedestrian projects. The recommended projects within or adjacent to Boone's jurisdiction include all of the projects currently included in the STIP (see table above), as well as:

Improvements to US 321 (Blowing Rock Road) – replace center turn lane with median
Upgrade SR 1107 (NC 105 Bypass) to three-lane facility
Upgrade NC 194 to four-lane facility from US 421 to Howards Creek Road
Construct US 421 Bypass (Daniel Boone Parkway) – multi-lane divided facility south of Boone
Upgrade State Farm Road to three-lane facility from NC 105 to Deerfield Road

Public Water Supply

The Town of Boone has one water treatment facility and two raw water intakes (Winklers Creek and South Fork New River). The treatment facility's rated total capacity is 3.0 million gallons per day (MGD). Monthly use is relatively constant, ranging from a high of 1.86 MGD in September 2016 to a low of 1.60 MGD in March 2016. The maximum day use in 2016 was 2.31 MGD.

The Town is currently constructing a new raw water intake on the South Fork New River to provide additional supply capacity.

The Town's water and sewer utility has 4,920 individual accounts. The table below shows these accounts by type and average water use.

Account Type	Connections	Average Use (MGD)
Residential	4,125	0.409
Commercial	742	0.515
Industrial	13	0.055
Institutional	39	0.077

Source: NC Department of Environmental Quality

Sewage Treatment

The Town has one wastewater treatment plant (WWTP) that discharges to the South Fork New River. The maximum capacity for the plant is 4.82 MGD. Average use in 2016 was 2.21 MGD.

Water Resources

Stormwater Management

NC General Statutes regulate the management of stormwater on development sites involving at least one acre of land disturbance. Additionally, the Town's Unified Development Ordinance (UDO) regulates stormwater management on all new development except single-family and two-family residences.

Water Supply Watersheds

Watershed areas are land areas contributing surface drainage to drinking water supply intake points as delineated on the Town of Boone Watershed Map. Development is subject to the restrictions provided in the Town's Unified Development Ordinance.

Flood Hazard Areas

The Town's Unified Development Ordinance regulates development within Flood Hazard Areas (Floodplains/Floodways). The Town uses Flood Insurance Rate Maps from FEMA to delineate the Flood Hazard Areas.

Parks and Recreation

The Town owns and maintains six Town Parks, and approximately four miles of paved greenway trail. The Town Parks include:

Daniel Boone Park
Junaluska Park
Boone Jaycee Park
North Street Playground
Clawson-Burnley Park
Jimmy Smith Park
Rivers Park

The Town leases property (State Farm fields) to Watauga County for County Parks and Recreation Department use. The County owns/operates additional recreation facilities in and around Boone, and operates recreation programs.

Appalachian State University

The Appalachian State University (ASU) campus is located on the west side of Boone, adjacent to the Downtown area. ASU owns approximately 600 acres within the Town's jurisdiction, including the campus area, the recently-purchased former Watauga High School site, and a large parcel along the Town of Boone Greenway. Approximately 250 acres are currently developed on campus.

ASU's 2017 enrollment is 17,537 (excluding distance learning students). Approximately 5,600 students (32%) live on campus. The table below shows ASU enrollment by year (total enrollment discrepancies due to dual-enrollments).

Year	Total Enrollment	Main Campus	Distance Education
2017	18,811	17,537	1,274
2015	17,269	16,432	837
2010	16,388	15,343	1,045
2005	13,812	13,077	735
2000	12,452	12,055	396
1995	11,651	11,426	225
1990	11,086	10,841	245
1985	9,370	9,129	241
1980	9,458	9,083	375
1975	8,820	7,991	829

Source: ASU

ASU developed a Campus Master Plan in 2010. The Plan provides recommendations for new 11 academic building projects, 7 residence hall projects, 7 support building projects, and 4 parking deck projects on the main campus. The Campus Master Plan is scheduled to be updated in 2020.

Update with newly adopted Master Plan information

Chapter 3 Overall Objectives

The following objectives are deliberately broad in scope and less specific than either a policy statement or an implementation action. The objectives have been developed through the various public and stakeholder processes used in creation of past Comprehensive Plan versions, the Boone 2030 Plan, and this revision.

Economic Development

Promote economic growth through the Town's position as a regional center for commerce, health care, and education. Utilize this position to attract technology and other knowledge-based jobs.

A 2008 Market Study for the Town indicates a stable market for retail (4.5% vacancy rate), a two-year inventory of office space, and a five-year inventory of industrial space. Economic development efforts shall include consideration of affordable housing, and housing alternatives such as smaller homes, townhomes, and condominiums. The Town will focus its economic development efforts on two areas – Downtown, and the US 321 corridor.

Property Development

Manage development through the Unified Development Ordinance to achieve the following:
Encouragement of infill development
Mixed-use development
Compatibility of adjoining land uses
Predictability in project permitting

The Future Land Use Map shall guide Boone's leaders on location and intensity of future growth. The Future Land Use Map divides the Town into a spectrum of land use categories – Preserved Land, Conservation Land, Restricted Growth Sector (low density), Controlled Growth Sector (medium density), Intended Growth Sector (medium to high density), and Infill/Redevelopment Growth Sector. Land use priorities for the Town include protection of natural resources; development of a vibrant downtown; encouragement of denser/pedestrian-friendly mixed-use development; facilitation of infill development; and provision of a wide range of housing opportunities.

Downtown

Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

To help achieve this objective, the following priorities should be followed:
Provide Wi-Fi network
Make wayfinding easy for visitors
Utilize available financing for public improvements (i.e., grants, tax increment financing, municipal service district tax)
Enhance streetscape with open spaces, furnishings, and public art
Provide adequate parking
Promote mixed-use infill development
Encourage decorative signage and storefront lighting

Neighborhoods

Ensure the sustainability of neighborhoods, especially through land use and traffic planning. Additionally, the Town shall encourage ASU to maximize on-campus housing for students.

Encroachment of commercial and multi-family development on the perimeter of existing single-family neighborhoods has been the primary concern of residents desiring to protect the neighborhoods. The impacts of the adjacent development include cut-through traffic, light, and noise. Development of neighborhood plans will be used to determine area-specific issues, neighborhood characteristics, and recommendations.

Housing

Encourage a broad range of housing opportunities, to include both rental and for-sale units. Housing stock shall accommodate workforce, students, low-income persons, seniors, and retirees.

To help achieve this objective, the Town shall facilitate the development of a variety of housing styles, sizes, and price. Opportunities for new housing exist through:
Mixed use developments in downtown
Townhome and condominium developments
Accessory dwelling units as permitted use
Multi-family developments as permitted use
Duplexes and triplexes as permitted uses
Inclusionary zoning

Community Appearance

Manage development to create attractive commercial corridors, and improve appearance along public rights-of-way. Blend the built environment with the natural, scenic, and historic character of a High Country small town.

To help achieve this objective, it is recommended that the Town develop architectural design standards for all buildings. Other mechanisms to improve community appearance include streetscape improvements, enhancement of corridor overlay standards, and creation of a Boone Design Studio.

Historic Preservation

Properties with historic, architectural, and cultural significance shall be identified and protected. An Historic Preservation Plan shall be developed which details significant properties, and specific strategies for historic preservation (i.e., tax credits, Town incentives, landmark designation).

The Boone Historic Preservation Commission shall have primary responsibility for achievement of these objectives.

Transportation

Relieve traffic congestion and reduce auto dependency by:

1. **improving the efficiency of existing facilities**
2. **implementing planned bikeways**
3. **developing an integrated system of sidewalks, paths, and crosswalks**

4. **enhancing mass transit opportunities**
5. **encouraging compact, mixed-use development**

To help achieve this objective, it is recommended that the following Liveable Transportation Principles be followed in future transportation planning:

1. Integrate land use and transportation
2. Utilize context sensitive design
3. Build complete streets
4. Enhance the regional network
5. Improve street connectivity
6. Manage roadway access
7. Be a transit-oriented community
8. Promote walkability
9. Become a bike-friendly community

The development and adoption of the Boone Pedestrian and Bicycle Plan (2014) provides a detailed strategy to improve sidewalk and bikeway connectivity. Other recommended strategies include development of park and ride lots, enhancement of transit service, and retrofit of existing three-lane and five-lane facilities.

INFRASTRUCTURE

Engage in long-range planning for water and sewer systems, including utilization of water and sewer service to manage growth. Develop plan for management of stormwater.

The Town's Public Works Department shall have primary responsibility for achievement of these objectives.

ENVIRONMENTAL QUALITY

Mitigate activities that contribute to water, air, light, and noise pollution.

Suggested mechanisms to achieve this objective include:
Increase minimum riparian buffer widths
Enhance minimum open space requirements
Limit new development in the 100-year floodplain
Apply best management practices for water resource protection
Allow for transfer of development rights
Incorporate a Site Resource Assessment process for new development
Apply best management practices for steep slope development

OPEN SPACE

Integrate open space and greenways into urban development. Encourage denser, infill development to minimize impacts in floodplains, on ridgetops, and on steep slopes.

Preservation of open space helps achieve many of the objectives under the **Community Appearance and Character** and **Environmental Quality** sections.

To help protect open space for water quality protection, recreational use, or agricultural use the Town may consider the following options:
purchase of property
regulatory requirements for new/redevelopment
incentives for new/redevelopment
establishing Transfer of Development Rights program

TREES

Conserve existing trees and plant new trees, especially hardwoods.

The Town's Urban Forestry Management Plan shall be used to guide implementation of this objective.

PUBLIC SAFETY

Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

The Town's Fire and Police Departments shall have primary responsibility for achievement of this objective.

ENERGY AND WASTE

Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors. Promote renewable energy development by removing regulatory barriers and providing incentives.

UNIVERSITY

Emphasize cooperative planning among the Town, County, and University.

Opportunities for cooperation with ASU exist in areas of road projects, AppalCART planning, park-and-ride lot development, environmental protection, and recreation facilities.

RECREATION

Develop additional public recreation facilities, especially sports fields, greenways and indoor recreation centers. Expand the Town Greenway to connect to future Middle fork Greenway.

The Town's Public Works Department shall have primary responsibility for achievement of these objectives.

PUBLIC INVOLVEMENT

Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

The Town shall engage existing advisory boards and commissions to achieve this objective. The Town shall follow State laws regarding public involvement in meetings, land-use decisions, and other applicable town actions.

Chapter 4 Future Land Use Map

Development of the Boone 2030 Land Use Plan was visually represented on the Framework Plan Map. The Boone 2030 Plan recognized that the current Comprehensive Plan's Growth Strategy Map lacked the parcel-level detail needed to define areas for protection and varying levels of development/redevelopment. The Framework Plan Map provides the basis for this Comprehensive Plan's Future Land Use Map.

The Future Land Use Map is intended to provide guidance on land-use regulation decisions. It provides the overall structure for appropriate patterns of growth and environmental conservation. The Future Land Use Map divides land into the following sectors:

Preserved Lands

This sector includes basic "green infrastructure" providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. Appropriate land uses/development types in the Preserved Lands sector are:

1. conservation areas
2. parks & greenways
3. limited agricultural/forestry uses
4. water access areas
5. limited civic uses such as schools

Reserved/Conservation Lands

This sector includes areas that are prime candidates for conservation easements or other open space acquisition/protection measures such as Transfer of Development Rights. In large part, these areas correspond with locations identified for viewshed protection in the Town's current regulations. This sector also corresponds with areas in the Secondary Water Pressure Zone, defined as elevations above 3,400 feet, which are difficult to efficiently serve with adequate public water pressure. Appropriate land uses/development types in the Reserved/Conservation Lands sector are:

1. Conservation areas
2. Parks & greenways
3. Agricultural and forestry uses
4. Limited civic uses such as schools
5. Very low-density residential development and clustered development

Restricted Growth Sector

This sector is intended for relatively low density residential development. It includes existing low-density residential neighborhoods that are not appropriate for redevelopment. It also includes lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to

transportation networks and utilities. Appropriate land uses/development types in the Restricted Growth Sector are:

1. low density cluster developments
2. low-density residential development comprised predominately single-family detached structures and small scale multiple family units (e.g. duplexes, triplexes)
3. limited convenience retail uses
4. civic uses (parks, schools, religious and government uses)

Controlled Growth Sector

This sector contains denser, mixed-use development that is typically close to thoroughfares and at key cross-road locations. It specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur. It also includes a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) that are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods. Appropriate land uses/development types in the Controlled Growth Sector are:

1. traditional neighborhood developments
2. single-family and multifamily residential
3. neighborhood mixed-use centers
4. neighborhood-scale commercial uses (retail and office)
5. civic uses
6. light industrial uses

Intended Growth Sector

This sector is intended to apply along high-capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. Property in this sector generally falls within areas for higher-intensity, regional-serving development. Appropriate land uses/development types in the Intended Growth Sector are:

1. single-family and multifamily residential
2. neighborhood-serving commercial uses (retail and office)
3. civic uses
4. traditional neighborhood developments
5. neighborhood centers
6. regional centers
7. industrial districts

Infill/Redevelopment Growth Sector

This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. It includes the historic downtown and the King Street corridor as far east as Hardin Street. The area is appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities. Appropriate land uses/development types in the Infill/Redevelopment Growth Sector are:

1. single-family and multifamily residential
2. commercial uses (retail and office)
3. mixed-use development
4. civic uses
5. light industrial uses

The Boone 2030 Framework Plan recommended, and the Future Land Use Map also includes, Regional Mixed-Use Centers, Neighborhood Centers, and Gateway Enhancement Corridors. These areas are located along high-traffic corridors, and are recommended for higher-intensity development. **Regional Mixed-Use Centers** are intended to contain employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are also appropriate for the area's highest density housing. **Neighborhood Centers** are intended to contain mixed-use development and limited civic or commercial development. **Gateway Enhancement Corridors** are located along the US 421 corridor at the eastern and western entrances to the Town. These areas are recommended for enhanced public and private investment to improve the appearance of these corridors for the public traveling into and through Boone.

Economic Development

NARRATIVE

During the past four decades, Boone's economic base has shifted from its traditional industrial and agricultural sectors toward the service sector, represented most strongly by Appalachian State University, Watauga Medical Center, and the tourism industry. Watauga County has had lower unemployment levels than the state and the nation for several years, but the occupational choices available locally are dominated by the lower wage portion of the service sector's jobs.

Most area residents support different or expanded economic activity only if it increases the opportunity for stable, higher wage jobs and enhances the quality of life for existing residents. Specifically, area residents have expressed a strong desire that any future economic development be consistent with maintaining the quality of the area's existing natural resources.

While current business data is not available for the Town of Boone town limits, the table below provides an industry snapshot for the 28607 Zip Code Tabulation Area, which covers most of Watauga County, excluding Blowing Rock.

Industry	2017 Employment	Average Annual Wages	Change in employment, 2012-2017	Forecasted growth demand, 2017-2027
Agriculture, Forestry	109	$12,791	-30	-10
Utilities	33	$60,121	-7	-5
Construction	915	$37,276	61	46
Manufacturing	505	$30,249	-98	-79
Wholesale trade	364	$49,470	-208	-9
Retail trade	2,895	$23,779	186	27
Transportation, Warehousing	170	$35,099	-30	-18
Information	197	$36,614	-27	-39
Finance, Insurance	373	$63,328	9	-9
Real Estate	400	$33,539	100	-13
Professional Services	730	$49,537	84	39
Management	229	$57,542	2	-6
Administrative Services	555	$40,039	34	4
Education	4,362	$38,060	-1,356	-99
Health Care, Social Services	2,515	$47,774	-482	335
Arts, Entertainment	239	$21,753	-24	2
Lodging, Food Services	3,038	$15,990	609	-37
Other Services	661	$23,160	28	-6
Public Administration	747	$36,148	72	-23

Source: Chmura Economics and Analytics, JobsEQ, 2017

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Chapter 5 Policies for Growth and Development

Introduction

The Policies of the Boone Comprehensive Plan are designed to provide a basis for future decisions regarding general development, capital improvements, rezoning requests, subdivision approvals, and other related matters. The intention is to establish agreed upon principles from which a coordinated strategy for development can be implemented.

Policy Format

Each of the Policy Categories presented in the Comprehensive Plan is addressed in the following format:

Narrative

A brief summary of the issues, relevant findings, and background information

Policies and Actions

Brief statements of local government principles designed to achieve public objectives related to the issue

POLICIES AND ACTIONS

A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.

1. Continue to evaluate and amend development regulations to help ensure aesthetic quality in the area and preserve the natural beauty of the area.
2. Support the Downtown Boone Development Association, Boone's Cultural Resources Advisory Board, ASU, and others in attracting quality cultural events to Boone.
3. Balance the benefits of economic development projects with special concern for environmental quality issues.

B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.

C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this policy.

D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites, and infrastructure in appropriately located areas.

1. Evaluate/amend development regulations to provide flexibility in the renovation and redevelopment of existing structures and sites.
2. Continue to mitigate remediation of the property located at 482 State Farm Road (former Vermont American site).
3. Pursue joint public-private economic development projects.

E. The Town shall maintain a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.

1. Continue to look for ways to make development regulations and permit procedures more predictable and timely. Enable administrative review and permit issuance for development projects which, due to their small size or relatively minor impacts, may not require review by a formal public commission or board.

F. The Town shall support the development of new business parks.

1. Identify suitable property for business park development.

G. The Town shall promote coordination of economic development resources with appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.

1. Assist business recruitment and expansion efforts by providing demographic and market data and development information to potential developers and business prospects.
2. Direct businesses requesting assistance to the Watauga County Economic Development Director.
3. Continue to support the Watauga County Economic Development Commission as the lead economic development agency in the county. Continue to support and work with the Boone Area Chamber of Commerce, Tourism Development Authority, High Country Host, ASU, High

Country Council of Governments, Caldwell Community College and Technical Institute, others on issues of economic benefit to the whole community.

H. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.

1. Encourage the growth of a student internship program between area businesses, ASU and Caldwell Community College and Technical Institute as a means of providing training for Boone area citizens.
2. Actively pursue workforce training through ASU and Caldwell Community College and Technical Institute to meet existing needs of current employers and make efforts to develop the skills necessary for higher paying jobs.
3. Support careers education programs in the public schools.

I. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

1. Support local agencies' and institutions' efforts in the development of programs and services providing for the needs of the growing retiree population.

PROPERTY DEVELOPMENT

NARRATIVE

Subdivision and development of property in Boone is regulated by the Town's Unified Development Ordinance (UDO). The UDO establishes use districts and standards for lots, buildings, utilities, driveways/streets, parking, signage, and landscaping. The accompanying Town of Boone Zoning Map delineates the districts. The UDO establishes eight residential districts, five commercial districts, three educational districts, and one industrial district. The UDO also establishes the following overlay districts that contain supplemental development standards:

Special Flood Hazard Area
Watershed District
Corridor Overlay District
Neighborhood Conservation District
Viewshed Protection District
Historic District

POLICIES AND ACTIONS

A. *Develop an Engineering Design and Construction Manual that includes details and specifications for streets, parking, water and sewer system components, driveways, stormwater system components, and grading activities.*

B. *Develop formal Annexation Policy that establishes procedures and evaluation criteria.*

COMMERCIAL DEVELOPMENT

NARRATIVE

The location and intensity of commercial development impacts aesthetics, traffic, stormwater runoff, and adjoining property values. It also creates private and public sector revenue, and provides jobs. Achieving a publicly-acceptable balance of these impacts is a difficult and evolving process. Planning efforts in Boone have established the following principles related to commercial development:

1. very large scale commercial uses work best at the intersections of major streets
2. locating commercial buildings up to the street creates a sense of street enclosure and commercial signs can be incorporated into the design of the building itself
3. all-around architecture (buildings which are equally presentable on all sides) and accessibility can encourage pedestrian activity thereby reducing traffic and parking demand
4. Limiting driveway cuts and connection of parking lots can improve traffic movement and safety
5. mixed uses can reduce traffic demand
6. on-street parking can be highly effective in meeting the parking needs of small, pedestrian-oriented stores and businesses

Commercial development in Boone is highly influenced by the presence of Appalachian State University (ASU). The student population creates significant demand for retail and services. Also, the large

demand for multi-family housing from ASU's off-campus student population competes with commercial development for limited land supply.

The Town of Boone Unified Development Ordinance (UDO) currently regulates the location, appearance, and intensity of commercial development. All multi-family development projects in commercial districts must include a commercial component.

The UDO establishes the following commercial districts:

1. B1 Central Business District - provides for the development of the commercial and service center for the Town while maintaining its character, and to encourage appropriate residential uses in the central area of Town, normally as part of mixed-use developments
2. B2 Neighborhood Business District - provides for the development of low-density commercial and services that are accessible by pedestrians and cyclists from surrounding neighborhoods, which serve the day to day convenience needs of surrounding neighborhoods, and are of such nature as to be in harmony with the neighborhoods they serve
3. B3 General Business District - provides a wide range of consumer goods, convenience goods and personal services for the community and surrounding region
4. OI Office/Institutional District - provides a zoning district which promotes the development of moderately intensive office and institutional uses which are oriented toward the provision of services versus the sale of products
5. Wellness District - provides an area-specific zoning district located around the local hospital to promote a diverse mixture of medical, education, office, retail and residential uses within a compact, vibrant pedestrian oriented center while encouraging community interaction and transportation options

POLICIES AND ACTIONS

A. Uncontrolled strip development along the area's subcollector and minor streets shall be prohibited.

B. The undesirable effects of existing strip development shall be reduced and/or reconfigured when redevelopment opportunities permit. Commercial and Office Development shall be encouraged to locate in planned shopping centers, office parks, and mixed use developments to stop the proliferation of strip development.

1. Revise the Town's zoning text and map to encourage infill development.

C. Commercial Centers shall be located adjacent to an arterial street.

D. Automobile Orientated Neighborhood and Convenience Commercial Centers shall be encouraged to locate on a collector street or subcollector street at its intersection with an arterial street.

E. Residentially scaled and designed neighborhood businesses may be a planned element of newly developed or redeveloped neighborhoods. The height, width, setback, building materials, roof pitch, etc. of neighborhood businesses should be consistent with the scale and character of the residential area they serve.

F. Commercial uses may be allowed to develop by consolidation and expansion of existing commercially zoned property only when such consolidation and expansion does not encroach upon a viable residential area.

G. Effective buffering and/or landscaping shall be provided where a large scale or automobile-orientated commercial or office use adjoins an existing or planned residential use.

H. Encroachment of incompatibly scaled and designed commercial uses into viable existing or planned residential areas shall be prohibited.

I. Office and institutional development may be encouraged as a transitional land use between residential areas and higher intensity commercial activities.

J. Highway Oriented Commercial uses shall be clustered along segments of arterial streets and contain land uses which are mutually compatible and reinforcing in use and design. Businesses shall be encouraged to coordinate their site designs with other nearby businesses. Design factors shall include, at a minimum, shared parking and street access, convenient pedestrian and vehicular movement, and consistent sign standards.

K. Encourage commercial development to site buildings up to street and place parking in the interior or rear of site. Require large-scale commercial developments to include transit stops.

L. Properly planned mixed use developments that promote efficient provision of public services shall be encouraged within the business districts.

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INDUSTRIAL DEVELOPMENT

NARRATIVE

Boone's recruitment of large manufacturing firms has been hampered by the Town's location away from major interstate highways, rail service, and commercial air facilities. Additionally, steep topography and competition for land from commercial interests is a deterrent to large industrial operations. Existing manufacturing operations in Boone are primarily locally-grown businesses in niche industries. Additionally, there are existing resource extraction, concrete, and asphalt businesses in and around Boone.

The Town of Boone Unified Development Ordinance establishes the M1 Manufacturing District to accommodate appropriate light industrial and warehouse enterprises engaged in the assembly, fabrication, finishing, packaging, or warehousing of goods and materials, including the storage and processing of raw materials into other products.

POLICIES AND ACTIONS

A. The Town shall encourage a public service and regulatory environment conducive to light industrial development, provided that long term environmental quality considerations shall not be compromised.

1. Support establishment of new, environmentally friendly, light industries.

B. Industrial development shall be located on land which is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land shall be encouraged.

1. Review the town's zoning maps to determine the appropriate location of existing and future light industries.

C. Industrial development shall not be located in areas which would diminish the desirability of existing and planned non-industrial uses, nor shall non-industrial uses be allowed to encroach upon existing or planned industrial sites.

D. Heavy industrial uses shall not be permitted within the Town of Boone.

E. Light industrial uses may be located in or near existing built up areas to take advantage of available services and to minimize home to work distances. Careful design and or buffering may be required to ensure compatibility with surrounding areas.

F. Warehousing, storage, and distribution facilities shall have direct access to an arterial street, and shall be visually buffered according to their location.

AGRICULTURAL & RURAL DEVELOPMENT

NARRATIVE

The preservation of agricultural land serves many functions. It provides income to individuals; contributes to the local, state, and national economy; contributes to the character of the Boone community; provides wildlife habitat; and protects air and water quality.

The Town of Boone Unified Development Ordinance establishes the RA Residential/Agricultural District as a district in which the principal use of the land is for low density residential and agricultural purposes.

POLICIES AND ACTIONS

A. Farms and woodlands shall be recognized as an integral part of the planning area's open space system.

1. Farms and woodland open spaces shall be conserved through a comprehensive rural area conservation strategy, to include rural area density standards, tax incentives, conservation easements, and other means. These areas should be considered in the planning for pedestrian ways, bikeways, greenways, and other open space needs.
2. Develop an open space/green infrastructure plan.
3. Investigate expansion of the Town's jurisdiction as a means to provide proactive planning.
4. Establish Town support for local farm to local market initiatives with NC Cooperative Extension and ASU Department of Sustainable Development.

DRAFT

HOUSING & NEIGHBORHOODS

NARRATIVE

Past planning efforts in Boone have recognized the challenge to preserve existing single family neighborhoods. Many of Boone's neighborhoods have been negatively affected by encroaching commercial and apartment development, traffic, and noise. An important factor influencing the quality of life in existing neighborhoods in Boone has been the impact of traffic movement within the Town. The Town has taken steps to mitigate the problem of neighborhood cut-through traffic.

Another recurring theme from previous planning initiatives is the need for affordable housing. The Town has established the Affordable Housing Task Force to examine public and private sector opportunities to provide affordable housing.

Accessory housing is a term used to describe a variety of housing forms, all of which are secondary to primary residence but share the same site or structure. They include garage apartments, mother-in-law apartments, or other accessory housing units. This form of housing is typically convenient to existing urban services, and thus places little additional burden on the area's public infrastructure and road system. Accessory housing also offers particular promise to meet the needs of the area's growing retiree population.

The UDO establishes the following residential districts:

1. R1 Single Family Residential District - provides a low-density living area consisting only of single-family dwelling units and other related uses necessary for a sound neighborhood
2. R1A Single-Family Residential with Accessory Dwelling District - provides a low-density living area consisting of single-family dwellings with or without subordinate, accessory dwellings
3. RR Residential Rehabilitation District - designed to recognize the need to preserve existing housing stock for low income occupants through rehabilitation efforts
4. R2 Two-Family Residential District - provides a medium density living area consisting of single-family and two-family dwellings, and other related uses necessary for a sound neighborhood
5. R3 Multiple-Family Residential District - provides a high-density area consisting of three or more dwelling units per lot plus limited service use
6. R4 Two-Family/Manufactured Home District - provides a medium density area consisting of two-family uses, and manufactured homes on single lots
7. RA Residential/Agricultural District - established as a district in which the principal use of the land is for low density residential and agricultural purposes
8. MH Manufactured Home Park District - established to encourage well planned, attractive land development in the Town by providing fair standards and beneficial requirements for the siting, operation, and maintenance of manufactured homes

POLICIES AND ACTIONS

A. The protection and rehabilitation of viable neighborhoods shall be encouraged to ensure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.

1. As road widenings are proposed, carefully evaluate their potential impact on the integrity of residential areas, pedestrian-oriented commercial districts, and the ability of bicyclists and pedestrians to function in the affected area.
2. Prepare neighborhood plans as requested to address land use, traffic, housing, neighborhood business services, infrastructure improvements, parks and recreation needs, crime, and safety.
3. Prepare a document readily accessible to the public that details residential zoning areas and the date on which each was implemented.
4. Establish a planning and development policy that protects older established residential neighborhoods from the negative effects of adjacent commercial development.
5. Establish a task force to determine how like communities successfully enforce their existing residential codes. Items requiring focused attention include detailed analysis of implementation and enforcement. For example, penalties, personnel requirements, budget implications, long-term effect on town character, and economic development.
6. Implement a residential zoning enforcement policy based on the task force analysis above.

B. Street system designs which discourage through traffic on purely local streets while allowing for free circulation within the neighborhood shall be encouraged.

1. Update the Town's standards for subdivision street layouts, emphasizing circulation between neighborhoods and the ability of pedestrians and bicyclists to travel on back streets throughout the town.
2. Seek federal and state funding to provide for bicycle paths to connect residential areas with commercial and university districts.

C. Proposed residential development which would expose residents to harmful effects of incompatible development or to environmental hazards shall be prohibited.

1. Amend the zoning map and UDO to prevent residential uses from locating adjacent to existing developments and other uses which may have characteristics which cannot be effectively mitigated.

D. Innovative and flexible land planning and development practices shall be encouraged to create livable developments which better safeguard natural and historic resources.

1. Continue to evaluate opportunities in the UDO for flexibly designed and located single-family and multi-family residential developments.
2. Establish ongoing relationships with ASU's departments of Geography and Planning, Sustainable Development, and Sustainable Technology And The Built Environment to develop, enhance, and implement efforts toward creating affordable housing, appropriate infill development, neighborhood livability standards, visitability standards (physical accessibility), and design standards for multi-family development. This should include attention to lighting, bike and pedestrian pathways, and federal, state, and local funding sources.

E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment, or shopping centers; access to arterial streets and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.

1. Review the UDO for the appropriate placement of high density housing near urban activity centers that are coordinated with transit system stops.

F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.

1. Seek federal and state funding to provide for low to moderate income housing.
2. Provide incentives for affordable housing.
3. Remove regulatory barriers to affordable housing options such as cottages, small homes, neighborhood-scaled multi-family (2-4 units), and in-home rentals.

G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.

H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

I. Evaluate current requirements and district allowances for mixed-use development in the Unified Development Ordinance and Zoning Map.

DOWNTOWN

NARRATIVE

Residents have expressed a strong desire that the traditional rural and small town, high country atmosphere of Boone be retained. Further, Boone's downtown largely represents the last vestiges of the town's original character. The Town has enacted a number of UDO text amendments which have as their objective the preservation and improvement of Downtown's prevailing character, building setbacks, street yard environs, and landscape standards.

Development of a plan for Downtown should be led by citizen's steering committee, comprised of downtown area merchants, property owners, university officials, Town officials, and nearby residents.

The Town of Boone Unified Development Ordinance establishes the B1 Central Business District to provide for the development of the commercial and service center for the Town while maintaining its character, and to encourage appropriate residential uses in the central area of Town, normally as part of mixed-use developments. The current Town of Boone Zoning Map classifies the Downtown area as B1.

The Town has an established municipal service district (MSD). An MSD is a defined area within a municipality or county in which the unit's governing board levies an additional property tax in order to provide extra services to the residents or properties in the district. Boone's MSD encompasses 142 parcels covering 54 acres in the downtown area. Revenue from the MSD is used for infrastructure improvements and promotion of businesses in the downtown area.

POLICIES AND ACTIONS

A. Develop a Master Plan and Capital Improvement Plan for Downtown, to address:

- an overall landscape strategy for the public right-of-way in coordination with private sector landscape treatments, e.g. street trees, planter boxes, planting beds
- the adequacy and appearance of street lighting
- the need for additional street amenities such as benches, trash receptacles, and directory signs
- specific architectural and design standards for downtown consistent with its location, setting, and various functions
- enhanced design guidelines that specifically address desired architectural and landscape details
- development of a market assessment
- development of a signage and wayfinding program that highlights the arts and crafts industry
- parking, transit, and pedestrian transportation needs

B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize off-street parking lots in the downtown area.

1. Develop a plan and establish a timetable for the construction of off-street public parking facilities including well designed parking decks (decks other than traditional concrete boxes).
2. Develop shared parking decks with ASU.

C. A variety of mutually compatible and supportive mixed uses, including residential, shall be encouraged in the downtown area.

1. Develop strategies that will assist in providing a diversity of commercial and service businesses more reflective of the town's economic and demographic profile.

D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.

1. Consider the placement of public art (including murals and statuary) at appropriate locations in the downtown area.
2. Support the development and enhancement of cultural facilities (e.g. art and antique galleries).

E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.

1. Evaluate the need for additional sidewalks and crosswalks and make physical improvements to existing sidewalks and crosswalks in the downtown area.
2. Evaluate the needs of bicyclists and take appropriate action regarding bicycle travel and storage needs in the downtown area.
3. Incorporate transit stops into the downtown area for the convenience of the bus riders.
4. Planned improvements shall emphasize needs of the pedestrian in building design.
5. Create pedestrian alley between King Street and Howard Street.

F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

1. Support events throughout the year that promote the downtown area as the cultural center of Boone.
2. Continue to support the efforts of the Downtown Boone Development Association, the North Carolina Main Street Program, and the Boone Area Chamber of Commerce.
3. Encourage private investment and seek public funding opportunities for downtown revitalization projects.
4. Engage the University in both planning and implementation actions.

Infrastructure

TRANSPORTATION

NARRATIVE

There are approximately 78 total miles of roads within the Town limits of Boone. This includes all North Carolina Department of Transportation (NCDOT), Town, and privately maintained streets and highways. The Town maintains 43 miles, NCDOT maintains 19 miles, and 16 miles are privately maintained. The Town received approximately $440,000 in 2016 from NCDOT's Powell Bill State Aid program.

The Town is traversed by several major highways that provide access to surrounding areas and counties. These include US Highway 421, US Highway 321, US Highway 221, NC Highway 105, and NC Highway 194. All of these routes are combined routes for certain sections through Boone.

Public transportation is provided in Boone by AppalCART. AppalCART currently operates thirteen fixed routes in and around Boone, and demand-response trips throughout Watauga County. Town of Boone contributes financially to AppalCART, and is represented on AppalCART's Board.

NCDOT schedules transportation projects through its 10-year State Transportation Improvement Program (STIP). The current STIP covers years 2018-2027. The STIP is updated every two years to adjust for changes in funding and priorities. The Table below details STIP projects within or adjacent to Boone.

NCDOT Project No.	Route	Limits	Description	Construction Start
R-2566B	NC 105	NC 105 Bypass to Foscoe	Widen roadway	2023
R-2615	US 321/421	NC 105 Bypass to Vilas	Widen to multi-lanes	2024
R-5830	Deerfield Rd.	State Farm Rd. to Wilson Ridge Rd.	Upgrade roadway	2020
U-5603	NC 105	US 321 to NC 105 Bypass	Upgrade roadway	2021
U-5705	US 321/NC 105	Intersection	Construct upgrades	2021
U-5715	King St./College St.	Intersection	Construct improvements	2019
U-5810	Bamboo Rd.; Wilson Ridge Rd.	US 421 to Deerfield Rd.	Widen roadway	2020

NCDOT, the High Country Rural Planning Organization (RPO), and the local governments in Wilkes County completed a Comprehensive Transportation Plan (CTP) for Watauga County in 2013. The CTP process involves projection of population and employment growth, identification of future transportation network deficiencies, and recommendation of improvements in all transportation modes to meet future needs. The recommended road projects within or adjacent to Boone, in addition to the STIP projects listed above, include:

1. US 321, from US 421 to Fairway Drive - The CTP proposes converting US 321 to a boulevard by removing the center turn lane, providing a median, and bicycle accommodations
2. NC 105 Bypass, from NC 105 to US 321/421 - The CTP proposes improving NC 105 BYP (SR 1107) to a three-lane major thoroughfare with 4 foot paved shoulders to accommodate bicycles
3. NC 194, from US 421 to Howards Creek Road - The CTP proposes improving this section of NC 194 to a boulevard. This would be accomplished by widening to four lanes and adding a median. Bicycle and pedestrian accommodations are also recommended along the proposed project
4. US 421 Bypass (Daniel Boone Parkway) – The CTP proposes constructing a multi-lane bypass south of Boone
5. US 421, from NC 194 to Old US 421 - The CTP proposes improving US 421 to a boulevard from NC 194 to Old 421 by removing the center turn lane and providing a median
6. NC 105, from US 421 to NC 105 Bypass - The CTP proposes improving this section of NC 105 to a boulevard by removing the center turn lane, providing a median, and bicycle accommodations
7. Poplar Grove Road Bypass – The CTP proposes constructing a new facility connecting Homespun Hills Road and Bodenheimer Drive
8. State Farm Road, from NC 105 to Deerfield Road - The CTP proposes improving State Farm Road to a three lane, curb and gutter, cross section with wide outside lanes to accommodate bicycles
9. Greenway Road, from Winklers Creek Road to Leola Drive – Widen to 12 foot lanes
10. Meadowview Drive, from US 321 to US 321 – Widen to 12 foot lanes
11. Leola Drive, from Greenway Road to US 321 – Widen to 12 foot lanes
12. Poplar Grove Road, from Rivers Street to NC 105 – Widen to 12 foot lanes
13. Rivers Street, from Poplar Grove Road to US 321 (Hardin Street) – Widen to 12 foot lanes
14. Winklers Creek Road, from Greenway Road to Wilson Drive – Widen to 12 foot lanes

The primary project intended to alleviate traffic congestion and improve safety in Town is the US Highway 421 Bypass. The project, identified as NCDOT Project No. U-2703 (also referenced as the Daniel Boone Parkway), is included in the 2013 Watauga County Comprehensive Transportation Plan (CTP). The project is necessary to reduce the current mixed use of US 421 by through and local traffic, improve connectivity between US 421 and US 321/221 and NC 105, and to improve the traffic flow and safety of the traveling public. The Town continues to place a very high priority on this project and looks forward to seeing this project fully funded.

Related to the US 421 Bypass project, there is consensus on the desire to see King Street in downtown Boone retain its present character and design in terms of pedestrian and automobile movement and on-street parking. Under no circumstance should the number of vehicle lanes on King Street downtown be increased to move greater volumes of traffic at the expense of on-street parking or pedestrian movement. Similarly, while proposals to improve the appearance and functionality of Howard Street are well supported, an increase to move greater volumes of traffic at the expense of parking or pedestrian movement would be unacceptable.

In 2014, the Town adopted the Boone Pedestrian and Bicycle Plan. The Plan is long-term in scope, involved extensive public involvement, and includes the following elements:

1. Inventory of existing pedestrian and bicycle infrastructure
2. Analysis of existing plans and policies affecting pedestrian and bicycle transportation
3. Prioritized facility recommendations
4. Policy recommendations
5. Funding resources
6. Facility design guidelines

Specifically, the Boone Pedestrian and Bicycle Plan recommends a total of 70.25 miles of various new bicycle facilities (signed routes, bike lanes, paved shoulder, etc.), and provides details on 12 priority bicycle projects. The Plan makes recommendations for 53 specific sidewalk, greenway, and pedestrian crossing projects, and provides details on 10 prioritized pedestrian projects.

POLICIES AND ACTIONS

A. Develop a connected grid network of streets in Boone to provide easy connections between residential and commercial land uses, making them closer together and accessible by walking and bicycling.

B. Planned systems of pedestrian ways, bikeways, greenways, and similar facilities shall be encouraged as energy efficient and environmentally sound transportation alternatives.

1. Implement the adopted 2014 Town of Boone Pedestrian and Bicycle Plan.

C. The adopted 2013 Watauga County Comprehensive Transportation Plan (CTP), and subsequent adopted updates, shall be followed to promote a hierarchical, functional road network and to promote the proper arrangement of land patterns by controlling the location of streets and roads.

1. Explore opportunities for major traffic planning initiatives between the Town of Boone and ASU in accordance with the 2013 Watauga County CTP.
2. Promote the following additional projects not included in the CTP:
   a. open Howard Street between Appalachian Street and College Street
   b. convert Hodges Gap Road to three lanes between NC 105 Spur and US 421
   c. extend Appalachian Street from Howard Street to Rivers Street
   d. reconfigure intersection of Old Bristol Road/US 421/NC 105 Spur

D. Redesign major street intersections to improve traffic flow.

1. Construct additional turning lanes at intersections where traffic is backed-up during peak traffic times.
2. Construct roundabout at intersection of Hardin Street and Rivers Street.

E. Sufficient right-of-way along new roadways and at major intersections shall be acquired to allow future facility expansion.

1. Amend development regulations to require sufficient right-of-way in new developments.

F. A program of improvements and maintenance to maximize the use of existing streets shall be employed as a cost-effective means of meeting area transportation needs, provided that such improvements shall not destroy the livability of a residential or commercial area for the sole purpose of moving greater traffic volumes.

1. Synchronize all traffic signals and coordinate sign locations in the Town with priority given to the downtown area.
2. Continue and expand the role of Boone's Transportation Committee, whose responsibility is to recommend priorities and action plans for small scale transportation improvements.
3. Reallocate space on Rivers Street and Hardin Street.
4. Develop a long-term plan for US 321 that includes parallel access roads.

G. The operational success of the area's mass transit system shall be enhanced through the encouragement of compact, transit sensitive development patterns. Site planning that incorporates transit stops and convenience clusters shall be required, where appropriate.

1. Evaluate and amend site plan standards to include provisions for transit stops, sidewalks and pedestrian ways, bikeways, and secure bicycle storage.
2. Construct transit stops with covered passenger shelters to encourage ridership.
3. Construct bus stop pull-out areas or lanes at intersections to avoid holding up traffic along traffic corridors.
4. Require new multi-family developments to contract with AppalCART for regular service to site.
5. Support expansion of AppalCART services to new and currently unserved large traffic generators.

H. Policies that have the effect of reducing automobile dependency, use, and congestion shall be supported.

1. Prepare educational information concerning the location and use of bikeways, greenways, the bus system, and other forms of transportation as alternatives to the automobile.
2. Coordinate with ASU on implementation of the Boone Pedestrian and Bicycle Plan and expansion of AppalCART service to improve access to ASU.

I. Driveway cuts along major streets and roads shall be limited to allow these streets to serve primarily as safe traffic movement corridors or, alternatively, to maximize curb frontage for on-street parking.

1. Periodically evaluate the Town's driveway regulations to minimize driveway cuts onto area streets.
2. Consolidate driveways and develop cross-parcel connections along US 321 (Blowing Rock Road) between NC 105 and Deerfield Road.

J. Private roads shall meet design standards and maintenance provisions established in the Unified Development Ordinance.

K. The Town shall encourage the development and use of park and ride lots at the edge of town when and where demand warrants.

1. Plan for park and ride lots on the perimeter of town.

L. All future road construction within the Town shall be examined for bike and pedestrian feasibility. Wherever possible, compatible bike lanes and pedestrian walkways shall be implemented in conjunction with accompanying road construction.

1. Facilitate the development of central medians in the town's main roadways to assist in the creation of safe pedestrian crossings.
2. Explore funding options for conversion of the center turn-lane of Hardin Street so as to enhance the character of the street and promote shared use by cars, businesses, the university, bikes, and pedestrians.
3. Work with NCDOT when planning new roadways or roadway improvements. Stress the importance of bike and pedestrian crossings, and landscaping.

DRAFT

UTILITIES

NARRATIVE

The Town of Boone operates water treatment/distribution and wastewater collection/treatment systems. The water system is interconnected with ASU and Town of Blowing Rock, and the sewer system is connected to ASU. The Town is currently constructing a new raw water intake on South Fork New River approximately 10 miles east of Boone. The Town has a supplemental water intake on Winklers Creek. The Town's wastewater treatment plant (WWTP) discharges to South Fork New River on the east side of town.

Boone's water treatment facility has a permitted capacity of 3.0 million gallons per day (MGD). Monthly withdrawal is relatively constant, ranging from a low of 1.59 MGD in May 2016 to a high of 1.86 MGD in September 2016. The maximum day use in 2016 was 2.31 MGD. The Town is in the process of expanding the water treatment plant to 4.5 MGD.

The Town's water utility has 4,920 individual accounts. The table below shows these accounts by type and average use.

Account Type	Connections	Metered Average Use (MGD)
Residential	4,126	0.409
Commercial	742	0.515
Industrial	13	0.055
Institutional	39	0.077

Source: NC Department of Environmental Quality

The Town's water system includes approximately 102 miles of water distribution lines, and a total finished water storage capacity of 5.1 million gallons.

The Town's WWTP has a permitted capacity of 4.82 MGD. Average use in 2016 was 2.21 MGD.

The Town maintains a Capital Improvement Plan for the water and wastewater systems. It is updated annually.

POLICIES AND ACTIONS

A. Extensions of water and/or sewer services that could result in scattered, non-directed development and costly provision of other urban services shall be prohibited. Priority for extensions will be given to servicing planned densely developed areas where environmental and economic benefits can be realized.

1. Establish revised written water and sewer service extension policies consistent with the Future Land Use Map.
2. Establish an incentive program to discourage development within the Preserved Lands and Reserved Lands/Conservation Areas on the Future Land Use Map.

B. Continued improvements to the public sewage collection and treatment facilities shall be supported, with priority given to servicing existing or planned densely developed areas where environmental and economic benefits can be realized.

C. Area-wide cooperation and support shall be sought in bringing in alternative energy services to the Boone Area.

1. Establish an Energy Task force.
2. Develop a Renewable Energy Plan.
3. Remove regulatory barriers to renewable energy and provide incentives for their use.

D. Long range planning for a possible stormwater collection and treatment system shall be supported, including the development of financial and regulatory strategies.

1. Prepare a community-wide stormwater management strategy to address the future implementation of NPDES Phase II program requirements.

DRAFT

PARKS, RECREATION & OPEN SPACE

NARRATIVE

The Town owns and maintains six Town Parks, and approximately four miles of paved greenway trail. The Town Parks include:
Daniel Boone Park
Junaluska Park
Boone Jaycee Park
North Street Playground
Clawson-Burnley Park
Jimmy Smith Park
Rivers Park

(Add acreage & GIS maps of parks. Also list of Town owned open space parcels).

The Town leases property (State Farm fields) to Watauga County for operation of County Parks and Recreation use. The County owns/operates additional recreation facilities in and around Boone, and operates recreation programs.

The Town of Boone Unified Development Ordinance has minimum recreation space requirements for multifamily developments and manufactured home parks. Recreation space is defined as the portion of total open space and livability space plus enclosed floor area, which is reserved and improved for the common recreational use of residents.

The Future Land Use Map includes a category of Preserved Lands, which includes existing Open Space. The existing Open Space consists of the following:
Parks and greenways
Wetlands, streams, and stream buffers
Federal and state lands that are preserved
Land under conservation easements
Cemeteries

Open space preservation benefits water quality, wildlife habitat, and homeowner flood insurance rates. The Town's UDO mandates preservation of open space in new development and redevelopment through Minimum Livability Space Ratios (LSR). Livability Space is defined in the UDO as natural areas, lawns and other landscaped areas, walkways, terraces, sitting areas, outdoor recreational areas and the pervious, landscaped portion of street rights-of-way. A maximum of one-third of the livability space required for a development may be impervious (e.g., paved terraces or sitting areas). LSRs are the portion of the required livability space as percentage of total parcel area. LSR requirements range from .65 in the RA District to .27 in the OI, B2, B3, and U1 Districts. There is no LSR requirement in the B1 District

POLICIES AND ACTIONS

A. Future park development and open spaces shall be planned to provide for the rational and equitable distribution of recreation and open space opportunities within the planning area. Public facilities

shall be provided to address the unmet needs of area residents lacking access to university or private recreational facilities.

1. Expand the existing Greenway system to make connections to Boone Mall and ASU's main campus.

B. Financial support shall be provided to the rehabilitation, upkeep, and expansion of existing facilities first, and to new facilities second.

1. Continue and enhance support for near term improvements to existing parks and facilities.

C. In determining future sites for park, recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of cultural and historic preservation, watershed, and flood prone area protection shall be considered.

1. Prepare an Open Space/Green Infrastructure Plan.

D. Land acquisition for new recreation sites in advance of need shall be encouraged to achieve desirable locations at cost effective levels.

1. Prepare a long range, community-wide master parks and recreation plan to identify long term land acquisition and facility needs in keeping with the growth of the community.
2. Prepare an information pamphlet identifying the tax advantages and process for making property and land easement donations.

E. Provision of open space and recreational facilities shall be encouraged in private developments and through intergovernmental and public/private partnerships.

1. Consider the establishment of a land dedication provision (including fee-in-lieu option) in the Town's development regulations. Coordinate such dedications fully with pedestrian, bikeway or greenway space objectives.
2. Consider the establishment of a Transfer of Development Rights (TDR) program, in which sensitive lands are preserved by selling development rights to owners of other properties in exchange for higher density.
3. Combine development of park space with environmental projects such as stream daylighting.

F. While emphasizing programs which serve the unmet recreation needs of the greatest number of people, the Town shall strive to meet the needs of specific population subgroups, including, particularly, teenagers, the elderly and the physically challenged.

1. Establish an inter-generational advisory committee to evaluate the needs of seniors and youth in Boone.

Public Safety

NARRATIVE

The Boone Fire Department serves an area of 40.5 square miles which includes the Town limits and a Rural Fire Service District surrounding the Town. It operates from three stations, and has 28 career and 18 volunteer members. The ISO (Insurance Service Office) rating is 3 inside the city limits and a protection class 5 within five miles of a station.

The Boone Police Department has 36 sworn police officers and 11 civilian employees. It contains the following units and divisions:

1. narcotics/vice
2. forensics
3. canine unit
4. traffic unit
5. bike patrol
6. school resource

ASU also operates a police force, which has cross-jurisdictional authority with the Boone Police Department.

Objectives

Objectives for the Town's public safety program include the following:

- Reduce the loss of life and property in the event of an emergency.
- Plan the expansion of law enforcement protection to coincide with the current and projected population increases and identified crime-related problems.
- Provide effective police services, including law enforcement, crime prevention, community service, and order maintenance.
- Dispatch emergency services in an expeditious and orderly manner.
- Maintain a high level of emergency management and civil defense preparedness.
- Continually update, revise and initiate new plans and develop citizen preparedness necessary to react efficiently to disasters.
- Promote public participation and awareness of public safety plans and programs.

POLICIES AND ACTIONS

A. The Town shall employ community education, school, and public involvement programs to enhance community awareness of public safety issues.

1. Continue on-going community programs such as the Ride Along Program, the D.A.R.E. program, Police Explorers, School Resource Officers, the Bicycle Safety Program, and Traffic Related Safety Programs.

2. Continue to promote the Community Related Policing Concept.
3. Continue to reduce crime through Problem Oriented Policing.

B. The Town shall periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed public safety standards, insurance ratings and other measures of public safety.

1. The need for additional paid fire department personnel to provide 24-hour staffing will be evaluated annually.
2. Replacement schedules for retirement of aging fire and police apparatus will be updated annually.
3. Evaluate law enforcement personnel needs annually.
4. Set standards for recruitment of police personnel and attend career days at various education institutions.

C. The Town shall periodically review the need for and sponsor professional level training for law enforcement, fire, and emergency personnel.

1. Continue specialized training to meet or exceed the technical requirements of the law enforcement profession.
2. Continue specialized training for fire personnel in areas of hazardous materials, confined space rescue, driver-operator and structural firefighting.

D. The Town shall enforce the state building code and flood prevention regulations to avert or minimize loss of life and property during natural disasters.

Environmental Quality

NARRATIVE

The Town's UDO currently includes provisions for flood hazard reduction, for stormwater management, and for sedimentation and erosion control. The flood hazard reduction provisions regulate new construction and substantial improvements (residential and non-residential) based on regulatory flood protection elevation. The UDO provisions also address subdivisions, manufactured homes, recreational vehicles, hazardous waste storage, fuel storage, accessory structures relative to floodplains. Additionally, the provisions prohibit construction and fill within floodways, with limited exceptions.

The UDO provisions for sedimentation and erosion control require containment of sediment on construction sites, 25-foot stream buffers, and establishment of ground cover. The stormwater provisions establish standards for stormwater management structures. Generally, stormwater must be managed to prevent adjacent properties from being unreasonably affected as a result of new development. Specifically, the UDO requires stormwater on new development to be managed such that discharge rate is not increased from pre-development rates.

The Town provides weekly curbside solid waste and recycling collection for residences. The collection services are provided by a private contractor. The Town provides collection of brush, appliances, and large items by residents upon request. Also, the Town maintains a recycling center on Horn in the West Drive, provided primarily for residents of apartments that don't provide recycling collection.

The Town's UDO currently does not specifically define/address polluting industries, or regulate hazardous materials storage. It does contain standards for manufacturing operations that address visible emissions, odors, noise, and dust.

The Town promotes water conservation through the Every Drop Counts program. The Town provides conservation audit materials, has a toilet rebate program, and conducts elementary school and public education on water conservation. The Town promotes litter removal through hosting the Adopt-A-Street program. The Town organizes participants and provides safety vests, bags, bag collection, and signage.

The Town of Boone regulates development in two water supply watersheds. These watersheds were created and classified by the North Carolina Department of Environmental Quality, which mandates local governments to manage development in classified watersheds. The two watersheds are the Winklers Creek watershed (WS-II classification), and the South Fork New River watershed (WS-IV classification). The Town's UDO establishes a Watershed District in which provisions are set that regulate use and density of development within the different classified watersheds.

The watersheds are divided into Critical Area (1/2 mile upstream of intake), and Protected Area (extending 10 miles upstream of intake). The Critical Areas contain more restrictive development regulations than the Protected Areas. The Critical Area of the Winklers Creek watershed covers 3.0 acres in Town limits, and the Protected Area of the Winklers Creek watershed covers 1.4 acres in Town limits. The Critical Area of the South Fork New River watershed covers 158.5 acres in Town limits, and the Protected Area of the South Fork New River watershed covers 229.5 acres in Town limits. In total, water supply watershed areas comprise approximately 10% of the Town's jurisdiction.

The Town will maintain its existing intakes once the new raw water intake is completed. Therefore, the existing watersheds will remain.

POLICIES AND ACTIONS

A. Development on ridgetops and excessive slopes shall be strongly discouraged. Where development is allowed, stringent performance standards shall be met.

B. Development activities in the 100-year floodplain or along streams shall be carefully controlled. If development must occur, low intensity uses such as open space, recreation and adequately buffered agricultural or forestry activities shall be preferred.

1. Evaluate Town regulations on development in the 100-year floodplain

C. Runoff and drainage from development activities shall be of a quality and quantity as near to natural conditions as possible, with special emphasis given to critical watershed areas.

1. Increase minimum riparian buffer widths

D. Development which preserves the natural features of the site including existing topography, streams, and significant trees and vegetation shall be encouraged by the Town's UDO.

1. Consider provisions in the UDO to include density bonuses and transfer of development rights in exchange for preservation of significant environmental features.

E. Recognizing the economic and environmental costs of commercial and residential stormwater runoff, the use of low-impact stormwater management techniques such as permeable sidewalks,, driveways, and parking areas shall be encouraged.

F. The development of a comprehensive drainage and flood plain management plan, including public and private actions in support of plan implementation, shall be supported.

1. Develop and implement a comprehensive storm drainage plan and a flood management plan to include public and private implementation strategies. This plan should be coordinated with the Town's current activities with the Community Rating System (CRS) program to reduce flood insurance costs to the citizens of the Town of Boone.
2. Continue to evaluate necessary revisions to the Town's flood insurance rate maps.

G. Local area requirements for solid waste disposal facilities shall be anticipated through advanced planning; facilities shall be located and designed so as not to adversely impact significant natural or man-made resources.

1. In cooperation with current collection contractor, ASU, and Watauga County, prepare a strategic action plan for solid waste facilities and programs in Boone, particularly concerning enhancement of reuse of containers and materials, recycling, and waste reduction methods.

H. Research and development of reuse, recycling, and resource recovery programs, whether public or private, shall be encouraged and supported.

I. The Town shall encourage and set an example which promotes water and energy conservation, and the reduction of waste generation at the source.

J. An anti-litter consciousness, beginning in the schools, and including the university, businesses, and individual citizens and visitors shall be encouraged.

K. The siting of hazardous waste storage and disposal facilities in Boone shall not be supported. Transportation of hazardous materials through Boone shall be discouraged. The location of propane storage tanks shall be carefully controlled to the extent permitted by state and federal law, as well as by state enabling legislation for local government regulation.

L. Industries and activities producing excessive noise, odor, air, water and light pollution, or other harmful impacts, shall not be permitted, unless such adverse impacts can be clearly overcome through effective mitigation.

DRAFT

Community Appearance

NARRATIVE

Community appearance and image are important factors - not only for the quality of life of existing residents, but also as important tools in attracting desirable new businesses and industries. Components of community appearance can include a multitude of visual images, including the presence or absence of trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, public and private outdoor art, the presence or absence of overhead wires, and the way in which local development practices seek to preserve the natural features of land and properties in the community.

The Town's Community Appearance Commission makes recommendations to the Town Council concerning visual appearance, community beautification, landscaping opportunities incorporating all parks, gardens, greenways and other Town-owned property. Additionally, it recommends policies, ordinances, administrative procedures, and plans for the Town's Urban Forestry Program.

The Town's UDO has the following provisions related to community appearance:

1. comprehensive screening and landscaping standards
2. requirements for preservation of existing trees and vegetation
3. building design standards
4. parking structure design standards
5. retaining wall design standards
6. comprehensive sign regulations which address signs permitted by district, size, associated landscaping, off-premise signs, obsolete signs, temporary signs, and political signs
7. requirements that electric power, cable TV, telephone, and natural gas lines in all developments shall be placed underground

Additionally, the Town has a Community Improvement Code which regulates storage of solid waste and the storage of abandoned, junked, and hazardous vehicles.

The Town adopted an Urban Forestry Management Plan on October 15, 2009. The Plan establishes goals and recommendations to increase tree canopy in Town. The Plan specifically recommends amending the UDO and Town Code to improve tree planting/protection, and supporting public and private funding to support an urban forestry program.

POLICIES AND ACTIONS

A. Measures to improve the effectiveness of grading, landscaping, and buffering standards for new and existing developments shall be encouraged.

B. The significance of street trees in providing visual relief, summer cooling, improved air quality, and livability shall be recognized through public policies and actions to encourage their planting and maintenance.

1. Expand scope and effectiveness of the Town's street tree planting program in close cooperation with student and citizen volunteer groups, power companies, and other groups.
2. Implement Boone's Urban Forestry Management Plan.
3. Amend the Town's UDO and Town Code to improve tree planting and protection.

C. The significance of major roadway entrances into Boone as measures of community image and quality shall be recognized through building placement, landscape, signage, and other visual improvements. The Town, along with private property owners and developers, shall work to jointly improve the appearance and design of major street corridors.

D. Sign policies and standards shall be periodically updated to enhance community identity and create a high-quality business image.

1. Conduct a review of the Town's sign regulations with the goal to have a long term policy Consistent with the appearance of the High Country, including greater use of ground signs and directory signs.

E. The Town shall encourage public, private, and utility company efforts to place utility wires underground whenever feasible.

1. Coordinate with NCDOT and utility companies on the burying of overhead utilities when any roadway widening project is proposed.

Historic Preservation

NARRATIVE

Boone's Historic Preservation Commission is responsible for the inventory of historical, architectural and culturally significant properties within the town's planning jurisdiction, and makes recommendations to Council to promote, enhance and preserve the character and historic landmarks or districts.

The Town's UDO provides for the establishment of historic districts as an overlay district, and for the designation of historic landmarks. The UDO contains standards pertaining to alteration and demolition of structures located in designated historic districts, or designated as historic landmarks.

The North Carolina State Historic Preservation Office (SHPO) manages the National Register of Historic Places program in the State. Listing on the National Register is voluntary, enabling the property owner to be eligible for federal loans/grants and tax credits. No restrictions are placed on properties listed on the National Register unless federal funds are used for work on the property, in which case federal preservation standards apply. There are currently three individual properties in Boone on the National Register, and four properties on the National Register Study List (deemed eligible for inclusion on the National Register). The National Register and Study List properties are listed below.

National Register
Blair Farm
Jones House
Downtown Post Office

Study List
Horn in the West Amphitheater
Watauga County Bank Building
Former Watauga County Jail
Dougherty House

POLICIES AND ACTIONS

A. The identification, restoration, and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

1. Conduct on-going assessments of critical locations in community deserving special treatment in the UDO, in light of their high visibility, traffic impact, strategic location, or other unique features.
2. Seek out locations of historical merit in the community, and prepare an action plan for their enhancement, rehabilitation, or relocation as may be necessary.

B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.

1. Amend development regulations to offer flexibility for restoration and active use of historic structures and other resources.
2. Identify High Country specific architectural details and incorporate them into design guidelines.

3. Promote State and Federal incentives for the preservation of historically-significant structures and sites.

C. Promote the area's architectural, historic, scenic, and natural resources.

1. Consider the placement of public art at appropriate locations in downtown, including murals.

D. The destruction of significant architectural, historic, scenic, natural, and archaeological resources in the Town of Boone shall be discouraged.

1. Assess infrastructure projects to ensure that such actions do not destroy community and neighborhood character.

E. New development, redevelopment, and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area.

Public Involvement

NARRATIVE

Public decision making on key issues such as land use, development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism, and economic development require greater levels of advanced planning and coordination between the Town, Watauga County, and the University. Mutual support and the identification of common interests among these three key entities can have a profound impact upon achieving area goals.

Continued methods must be identified to provide for additional opportunities for meaningful input form the public on the future growth of the area.

The following committees and boards provide input to Boone Town Council and make decisions on a variety of Town functions:

ABC Board
Affordable Housing Task Force
Board of Adjustment
Community Appearance Commission
Cultural Resources Advisory Board
Downtown Boone Development Association
Historic Preservation Commission
Outside Agency Funding Review Committee
Planning Commission
Sustainability, Economics and Environment Committee
Tourism Development Association
Transportation Committee

POLICIES AND ACTIONS

A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, Watauga County, the University, and the general public.

1. Maintain and update a mailing list of architects, engineers, surveyors, landscape architects, realtors, builders, developers, and contractors for notification and distribution of changes in Town policies and regulations.

2. Provide media outlets periodic bulletins about land use decisions, how they are advertised, and how they are made. Make presentations to schools by Town planning staff to explain land use and how it affects each citizen.

3. Post all zoning change requests, special use, and variance requests to the Town of Boone web site with date of application and date of impending and completed actions. Explore the possibility of providing links to the Town web site from local newspaper online editions in which the Town posts public notices.

B. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings, and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

1. Hold an annual Town Meeting to hear citizen concerns about growth and development. In addition to the annual Town Meetings, consider special workshops, open houses, and a newsletter or annual report to keep citizens involved and informed about the current and future development of the Town.