

**TOWN OF BOONE
COMMUNITY APPEARANCE COMMISSION
TUESDAY, JANUARY 24, 2017
6:00 P.M.**

COMMISSION MEMBERS PRESENT: Chairperson Brian Williams, Vice-Chairperson Jason Selong and Sarah Davis Cagle

STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Brian Johnson-Urban Design Specialist, and Marlene Crosby-Board Secretary

COUNCIL LIASIONS PRESENT: Jeannine Underdown Collins

OTHERS PRESENT: Brad Vines, Landscape Specialist, Virginia Falck, Downtown Boone Development Coordinator

CALL TO ORDER

Chairperson Williams called the meeting to order at 6:03 p.m.

ADOPTION OF THE AGENDA

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

VOTE:

Aye – All

Nay – None

The motion passed.

ELECTION OF OFFICERS

Council Member Collins nominated Chairperson Brian Williams for the position of Chairperson, seconded by Member Selong. Chairperson Williams accepted the nomination.

VOTE:

Aye – All

Nay – None

The motion passed.

Council Member Collins nominated Member Jason Selong for the position of Vice-Chairperson, seconded by Chairperson Williams. Member Selong accepted the position of Vice-Chairperson.

VOTE:

Aye – All
Nay – None

The motion passed.

Discussion ensued on the changes that were made to the former members on the Community Appearance Commission as a result of a change to State law and the Town of Boone losing the Extra Territorial Jurisdiction. Mr. Brian Johnson, Urban Design Specialist noted that Member Claudine Lovins was removed as a member of the Community Appearance Commission.

Ms. Jane Shook, Director of Planning and Inspections told the CAC members that the Town Attorney is reviewing the current State law to make a possible change to the number of members on the CAC which would help with achieving a quorum at each meeting.

APPROVAL OF MINUTES

Chairperson Williams made a motion to approve the October 25, 2016 meeting minutes as written, seconded by Member Cagle.

VOTE:

Aye – All
Nay – None

The motion passed.

GOALS AND MATTERS FOR THE UPCOMING YEAR

Chairperson Williams began discussion by asking about the topics discussed at the last Planning Retreat. Council Member Collins explained that the Council discussed possible changes to the proposed plans on density and retail on the bottom floors of mixed-use projects as a result of the overabundance of available rental space in the Town.

Ms. Shook talked about the Council's direction for the CAC Members to move forward with their suggestions to the proposed Downtown Appearance Standards guidelines.

Mr. Johnson updated the CAC members on the status of the proposed guidelines. Mr. Johnson said that after some minor revisions have been made the proposed guidelines will be ready to present at the February 27, 2017 Pubic Hearing.

Mr. Johnson talked the Historic Core area, he said the Council talked about reducing the third story for building height. He said outside the Historic Core area, the council talked about allowing the fourth story.

Mr. Johnson said the Council discussed allowing roof penetrations for elevator shafts and mechanical-type units to allow for higher building heights. The Council also discussed allowing for rooftop amenities, including Farmers Ski Shop and Footsloggers parcels of Depot Street and

Howard Street into the Historic Core and renovations of existing buildings on Howard Street. The Council felt that some of the buildings on Howard Street could qualify for a local landmark designation. Mr. Johnson said that the Town of Boone Historic Preservation Commission has reviewed these type buildings and have done a survey to identify them.

Ms. Shook pointed out that the Council had directed to look at the Downtown Guidelines area as a rezoning and not as an overlay.

Ms. Shook said that the Historic Core proposed information will be presented at the February 27, 2017 Public Hearing and she noted that Mr. Johnson will be out of Town at this hearing. She asked Chairperson Williams, if he would be able to attend this hearing. Chairperson Williams said he could attend this hearing.

Ms. Virginia Flack, Downtown Boone Coordinator asked if the zoning would change from the B-1 zoning district. Ms. Shook said the zoning would be called B-1 HC and B-1 IA and the only thing that would change between the two zones would be the appearance standards.

Council Member Collins said the Council discussed the possibility of the Goodnight Brothers building being a local landmark designation. Mr. Johnson said the CAC would rely on the HPC survey to see what buildings are significant enough to have the local landmark designation.

Mr. Johnson said the Council does want an update on the Historic Core and they wanted illustrations to show the parapets and building height. He said he would get the proposed guidelines to the Town Attorney to review.

Mr. Johnson said he would make these proposed changes to the draft guidelines and get them to the CAC members for their review.

Mr. Johnson asked the CAC members about their goals for 2017, he said the CAC members may need to go to Council for their direction for 2017. Mr. Johnson said the CAC members have discussed looking at building material issues outside of the Downtown area.

Discussion ensued on the Clemson University Healthcare Studio. Council Member Collins and Ms. Shook explained that the Town will have a meeting with the people from Clemson University to discuss what they are doing in their healthcare design studio. Ms. Shook said the Town is taking a step back from the proposed revisions and rezoning of the properties in the Wellness District; until they can meet with Clemson University to gather a variety of information specific to the healthcare industry.

Ms. Shook further explained that in February of 2017 there will be a charrette-style meeting where the public will be invited to attend to discuss their concerns and give their input. Ms. Shook said there would be a third meeting where members of the healthcare design studio would provide a presentation of everything that was discussed. Ms. Shook said at that time the Town of Boone can choose what they might like to include in their Wellness District.

OTHER MATTERS BY BOARD MEMBERS OR STAFF

Chairperson Williams talked about addressing future appearance issues in the Town.

Mr. Johnson said he is putting together a book of elevations for the CAC members to review to help with other issues in the Town.

Mr. Johnson talked about the use of cast stone and Efis, it was noted that Efis out-performed the cast stone on the AF Building on Blowing Rock Road according to Mr. Bill Dixon of Appalachian Architecture located in Boone, North Carolina.

Chairperson Williams asked if the Planning Commission approved the King and College Mixed Use Planned Development. Council Member Collins said the Planning Commission approved it with conditions. She noted that there was a concern for the amount of traffic that will be funneled onto Wallace Circle. She said that Mr. John Ward, Town Manager has said that if the developer wanted to put in speed bumps on Wallace Circle that they could propose them to the Town's specifications.

Mr. Johnson said there may be some discussion in the future regarding the building materials for the proposed King and College Mixed-Use Planned Development.

ADJOURNMENT

Chairperson Williams made a motion to adjourn the meeting at 6:29 p.m., seconded by Member Cagle.

VOTE:

Aye – All

Nay – None

The motion passed.

Chairperson Williams reconvened the meeting at 6:33 p.m.

MOTION AND VOTE:

Council Member Collins made a motion for Chairperson Williams to represent the CAC members at the February 2017 Public Hearing and present their proposed appearance standards guidelines, seconded by Vice-Chairperson Selong.

VOTE:

Aye – All

Nay – None

The motion passed.

ADJOURNMENT

Chairperson Williams made a motion to adjourn the meeting at 6:35 p.m., seconded by Vice-Chairperson Selong.

VOTE:

Aye – All

Nay – None

The motion passed.

Chairperson, Brian Williams

Marlene Crosby, Board Secretary