



Community Appearance Commission

Regular Meeting

<http://www.townofboone.net/>

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, April 26, 2022

5:30 PM

WebEx

WATCH OR FOR PUBLIC COMMENT: Individuals who wish to watch this meeting or who wish to address the Commission remotely can do so through WebEx, either online or by phone. If you wish to provide public comment remotely, please email jane.shook@townofboone.net or call in at (828) 268-6960 and you will be provided with an invite to the meeting.

- I. Call to Order**
- II. Adoption of Agenda**
- III. Approval of Minutes**

February 22, 2022 Meeting Minutes

- IV. Public Comment**
- V. Presentation: Dr. Dan Caton - Lighting**
- VI. Community Appearance Standards**

Lighting Standards

Planning Staff has met with and will continue to meet with lighting design professionals, dark sky advocates, local energy cooperatives, and the Town of Boone Public Works Department to discuss current lighting measures. Staff continues to work on lighting standard language based on continued conversations and to encompass all information obtained.

Commercial and Multi-Family Construction - Community Appearance Standards Review

Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years (2011-2021) for review. The document includes pictures of each building with room to discuss "Pros" and "Cons" regarding appearance.

Article 25 Community Appearance Standards Review and Discussion

Article 25 - Community Appearance Standards (Current UDO Standards)

VII. Other Discussion

VIII. Adjournment

**TOWN OF BOONE
COMMUNITY APPEARANCE COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 22, 2022, 5:30 P.M.**

COMMISSION MEMBERS PRESENT: Chair Sarah-Davis Cagle, Vice-Chair Michael Bugge, and Christy Cook

TOWN COUNCIL LIASION MEMBERS PRESENT: Dalton George and Edie Tugman-Mayor Pro-Tem

STAFF MEMBERS PRESENT: Jane Shook, Director of Planning and Inspections, Christy Turner, Senior Planner, Jessica Mitchell, Long-Range/Special Projects Planner and Marlene Crosby, Board Secretary

CALL TO ORDER

Chair Sarah-Davis Cagle called to order the meeting of the Boone Community Appearance Commission, held via WebEx, a video conferencing software, on Tuesday, February 22, 2022, at 5:37 p.m.

ADOPTION OF AGENDA

Chair Cagle made a motion, seconded by Vice-Chair Bugge, to adopt the agenda as presented.

Vote: Aye – All
Nay – None

The motion passed.

APPROVAL OF MINUTES

Chair Cagle made a motion, seconded by Member Cook, to approve the January 25, 2022 meeting minutes as amended.

Vote: Aye – All
Nay – None

The motion passed.

COUNCIL DIRECTION

Ms. Jessica Mitchell, Long-Range/Special Projects Planner, explained that based on the discussion at the last CAC meeting, the Planning Staff presented to Council the topic of updating the tree canopy. She noted that part of the Action Request included adding the tree canopy topic to the Planning Department work plan. She said the Planning Staff would research the time and cost it would take to do it. The action request also included the Planning Staff to update the Urban Forestry Master Management Plan as part of the comprehensive plan update. She continued by stating the Action Request for the CAC activities would be for the CAC to look at the appearance standards.

Ms. Jane Shook, Director of Planning and Inspections, explained that the Planning Staff evaluated all Planning Department priorities after the last CAC meeting. As a result, it would be better to have the tree canopy information available before moving forward with the regular tree removal and tree cutting permits. As discussed by the CAC, she said the tree cutting permits would not just apply to residential properties but would also impact commercial properties. Based on that discussion, the Planning Staff recommended tabling the tree permit work for now and updating the Urban Forest Master Management Plan.

Ms. Shook explained that initially, the CAC first started reviewing the appearance standards town-wide. Then, the focus of the review of the said standards was moved to the Downtown area. She said the CAC had still

planned to look at appearance standards overall. She pointed out that the lighting review is part of the appearance standards review.

Ms. Shook explained that the town has entered into a contract to have higher resolution photography flyovers every four years and 2022 is the next flyover year. She said the higher resolution photography would allow the Planning Staff to do planimetrics, which allows certain stormwater to be mapped and will help measure the tree canopy.

Ms. Shook pointed out that we need to look for a contract for the planimetrics. She explained that the Town Sustainability Manager is working on a grant that will cover the cost of the planimetrics with an overall stormwater project. She said the Planning Staff would keep the CAC updated on this topic. She noted that the Council members should see this information possibly sometime during the budget process.

Vice-Chair Bugge explained that while researching how a tree canopy is measured, he came across some information through Google called the Environmental Insights Explorer. He explained that it is a set of ongoing programs to analyze unique data from all of their platforms to help determine things like tree canopy coverage and emissions. He mentioned that he could not look at the data specifically for the Town of Boone because he is not a Town employee; he said that Town employees could request access to it. He said he was not sure of the amount of data that could be received from it, but it is a free program that significantly helped some larger cities. Ms. Shook said the Planning Staff would take note of this information.

Ms. Shook explained that the Planning Staff plans to present to Council thoughts on the updating process of comprehensive plan in the next few months. She said part of the research is locating tools and finding the most economical way to spend our money. She said there are several platforms out there to investigate.

Chair Cagle agreed with tabling the tree removal topic until the Planning Staff can provide more data for the CAC to discuss on the tree canopy. Ms. Shook said that Council approved the Planning Staff to move forward with this plan. Ms. Shook said this would also be the time to ensure that we are using more up-to-date urban forestry canopy methods.

Ms. Mitchell explained that the Planning Staff had discussed having the CAC review Article 25 of the Unified Development Ordinance and sections of the Comprehensive Plan, beginning with Section 2.3. She further said that the CAC would be looking at the community appearance standards and determining what they like or do not like about the Town's appearance overall. She said that she had created and emailed a Google Drive folder for the CAC to put their photos or information into so all members could see it. She said the information in the folder would be discussed at the next CAC meeting.

Ms. Mitchell pointed out that Article 25 is based on design elements. She stated this Article lists what is explicitly required for any development. She told the CAC that incentives or a point system could be offered if they wanted to change how we regulate the design. She said other jurisdictions have this type of system. She said the Planning Staff wanted to suggest that the CAC research other communities' design policies and regulations, and view the policies or incentives they might include. She also asked the CAC to note some proposed design standards that apply to what they would like to see in Boone.

Ms. Mitchell said that the Planning Staff had discussed the possibility of including innovative standards in Article 25 to include developing technologies for a green product or design. She said the CAC could also look for a way to include either incentives or other ways to promote green products into the design language.

Ms. Mitchell said the Planning Staff would work on the lighting design standards. She said this is a large part of Article 25, and it will be a considerable amount of work to draft language. Due to the amount of time this

work will take, the Planning Staff suggested that the CAC hold off on their March meeting. She said this would allow the Planning Staff time to work on the proposed language for said standards. She added that the CAC could also work on the design standards during this time. At the April meeting, both the proposed lighting and design standards could be discussed.

Ms. Shook added that part of the comprehensive planning process would include an Urban Design Element. She said that the Planning Staff would be asking the community what they want their community to look like. She noted that the Planning Staff is requesting the CAC to review Article 25, and consider how we can achieve the things we would like to see and not necessarily come up with specific standards.

Ms. Shook explained that when considering the minimum standards, for example, 25 percent of a property is required to be brick, rock, or wood. She said generally only the minimum standards are met, and the applicant is not adding any additional features to their property.

Ms. Shook said she thought part of the question is what does our community want. She said there had been conversations that included that we wanted a cohesive look for the town. One of the complaints that the Planning Staff frequently hears from architects is that it is challenging to meet the feature and elevation requirements. She suggested that the CAC propose things they might want to see from an architect's perspective. She added that once we decide what we want our community to look like, we need to discuss how we regulate it. She said that Staff recognizes that this process could take ten to 15 years to achieve.

Ms. Shook said that the Planning Staff has talked about ways to encourage participation during the comprehensive planning process. She said if we are in person, there can be a board set up where people can put notes beside what they like or do not like. She said there are many opportunities to take feedback, put it in the comprehensive plan, and then create regulation.

Discussion ensued on community outreach during the comprehensive planning process. Council Liaison George asked Ms. Shook if the community outreach would be similar to the public hearing process for the historic district. Ms. Shook said that each project Staff undertakes allows us to think outside the box from what we usually have done to get public participation. She noted that she believed the Town had more involvement with the Downtown Planning Project than before because of the Planning Staff's efforts. She thought the process for participation could have been better. She said she would like to explore ways to have better outreach into the different areas of the town. She said she would prefer having community meetings set up in different parts of the town, depending on what we decide for the overall process. She said she would be interested in hearing any suggestions on this particular process. Council Liaison Tugman noted that she had attended a public session a few years ago, and she was impressed with the amount of discussion regarding that proposed plan. She asked Ms. Shook if it was appropriate to submit good photographic examples of what other cities have done. Ms. Shook said in the past that she has called and got permission to use examples from other jurisdictions in our ordinance.

Member Cook noted that she had not seen a reference to ADA accessibility in Article 25. Ms. Shook explained that the information on the ADA accessibility is located in the building code and regulated by the state.

Council Liaison George suggested some ways to get better community participation. He suggested sending high school students or volunteers into the community's neighborhoods to inform them that we were working on a proposed plan. He said the buy-in from the community members was great. He said he felt that this concept could be applied to both the comprehensive plan and the community appearance standards. Ms. Shook said she liked that idea if we could think of a way to package it all together when presenting it to Council. She also stated that as long as we have the understanding that we are always going to wait until we have the large community vision before we move forward.

Ms. Shook said that some design professionals in the community have already approached the Planning Staff regarding updating the lighting standards. Ms. Shook said the current lighting standards do not have LED information. She confirmed that the Planning Staff would do its academic research for best practices, draft the proposed lighting standards, and present them at the April CAC meeting.

Chair Cagle suggested setting up a polling type system where people could vote on pictures on social media regarding the look or description of a building to receive public feedback. Ms. Shook pointed out that photos must be sourced and suggested narrowing the list down to an architect's perspective. Ms. Shook said the Boone Chamber used to have a program where they recognized a business that had been constructed in that year and would recognize its appearance or its landscaping.

Ms. Shook talked about photographing all of the buildings built in the last few years. She said she would make a list of buildings constructed since the appearance standards were adopted. She said the building inspectors could take photos of those buildings while they are in the field doing inspections. She noted that everything looks worse in winter, but it would be helpful to make the photos in the same timeframe so there are no opposing seasons.

Vice-Chair Bugge said he supported the idea of sending someone into the neighborhoods to talk with the community and explain what we are doing. He thought this was a potentially effective method.

Ms. Shook said in her opinion; she would prefer to involve the public when the Planning Staff and the CAC have the comprehensive planning process worked out. She noted that she would like to merge community participation into one process. She said that she would work with Council on what degree they want the Planning Staff and the CAC to handle community participation. She said she would like to complete some other items that the Planning Staff are working on before focusing on the comprehensive planning process. She said that it would be time-consuming, and she felt it should be because she thinks the community deserves that kind of attention on said plan.

Council Liaison Tugman asked Ms. Shook how the comprehensive plan's revising gets done. Ms. Shook explained that this was the first one she had been involved in. She said the plan was updated in 2006 by the Planning Commission. She explained that in that update they divided into assigned groups and worked on each portion of the plan. There were a couple of public hearings. Ms. Shook said the 2030 Plan is the only model, and some consultants managed and led it through multiple Charrettes where stakeholders were identified.

Ms. Shook disclosed the Planning Staff's recommendations for updating the comprehensive plan. She said the process would probably be a hybrid model with the Planning Staff and some consultants. She said she feels that this is what is best for our community. She noted that she is not qualified to do certain analyses on transportation and some other things. She said that the Planning Staff would need guidance on a layout for the next 20 years of transportation improvements that coincide with other adopted plans the town has participated in, such as the county transportation plan. She said that as soon as the Planning Staff gets an outline that will work best for this process the Planning Staff will present it to Council for their review.

Chair Cagle confirmed with Ms. Shook that the comprehensive plan was last updated in 2006. She asked Ms. Shook when reviewing the design standards if the CAC should be including the downtown historic district. Ms. Shook said yes, and the Planning Staff can include a map of that area in the Google folder that shows the downtown areas and the area outside of it. Chair Cagle said this would be helpful because the CAC would better understand the land sizes.

Ms. Shook explained the process for researching properties using the Watauga County GIS system and gave everyone their website: www.wataugacounty.org. She stated that from the County's website, the navigation includes selecting Departments, then Tax Administration, next type in the property owner's name, address or parcel identification number, and lastly click on the search button. She told the CAC members that if they cannot find the data on the property to email the Planning Staff and they will research the property and email the data back to them.

Chair Cagle asked Ms. Shook if we needed to set a timeline. Ms. Mitchell said she believed the April CAC meeting could be the deadline for the CAC to have their research completed.

Ms. Shook said she would communicate to the Boone Police Department that groups of citizens would take photos of buildings. Chair Cagle suggested setting some perimeters for the taking of photographs. She suggested it needs to be daylight or dusk hours and nothing after 8 p.m. Ms. Shook agreed with Chair Cagle.

Vice-Chair Bugge suggested that since there will not be a CAC meeting, perhaps the CAC might collaborate somehow; if not, WebEx maybe use an email thread. Ms. Shook informed Vice-Chair Bugge that his suggestion would violate the open meetings law. She asked the CAC to upload their information to the Google folder, and it could all be discussed at the next CAC meeting.

Public Comment

No individuals requested the opportunity to speak during public comment.

OTHER MATTERS BY BOARD MEMBERS OR STAFF

Chair Cagle confirmed that it was the consensus of the CAC members not to hold the March 22, 2022, CAC meeting and to have the April 26, 2022, CAC meeting.

Ms. Shook said that the Planning Staff would email the CAC and keep them updated on certain things as we go along.

ADJOURNMENT

Chair Cagle made a motion, seconded by Vice-Chair, to adjourn the meeting at 6: 38 p.m.

Vote: Aye – All
Nay – None
The motion passed.

Sarah-Davis Cagle, Chair

Marlene Crosby, Board Secretary

Commercial and Multi-Family Buildings - Community Appearance Standards Review

At the February 22, 2022, CAC meeting, Planning Staff presented the Commission with the task of reviewing the current [Community Appearance Standards](#) in the Town of Boone Unified Development Ordinance (UDO) [Section 25](#). Additionally, a review of the relevant [Comprehensive Plan](#) policies, such as Section 2.3, was discussed.

The task assigned was to evaluate how design elements are currently written in UDO Article 25. In addition, the CAC was to consider possibly regulating design (such as incentives, point system) and if a CAC member was influenced by another jurisdiction to investigate, if possible, the jurisdiction's appearance standards. Additional considerations discussed include innovative standards for green products and considering the minimum standard that developers will most likely reach in construction projects.

Planning and Inspections Staff has compiled the following list of Commercial and Multi-Family Buildings permitted and completed from 2011 through 2021. Please note that most projects permitted in 2022 have not been completed, and those are not included.

Please view the images and comment on the "Pros" and "Cons" for each building presented on the following pages. The photos are also available in the folder (available [here](#)), where there are separate folders for each Multi-Family Construction and Commercial Construction project.

Note: For address reference, please view the address included with each item number. The address reference in the images may be incorrect due to the location services when the images were taken.

For any questions, please contact Jessica (jessica.mitchell@townofboone.net).



Commercial Construction

1. Alliance Bible Fellowship (New Sanctuary)

Address: 1035 Hwy 105 Bypass

Application Date: 2012





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)
Example	Pitched roofs are appealing; Mix use of stone	Color blocked painting - although it provides some design variety

2. ARHS (New Parking Lot)

Address: Mary Street

Application Date: 2018





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

3. Beaver College of Health Sciences

Address: State Farm Rd

Application Date: 2016





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



4. Bojangles

Address: 1277 Hwy 421 S Application Date: 2013



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

5. Boone Commons (Chipotle)

Address: 1787 Blowing Rock Road

Application Date: 2013





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

6. Bubbles Carwash
Address: 1157 Hwy 421 A

Application Date: 2014



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

7. Caldwell Hospice & Palliative Care

Address: 137 Moonstruck Lane

Application Date: 2020





272 Archie Carroll Road
Boone, Watauga County 28607
United States
Apr 11, 2022 1:49:36 PM

NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



8. Davidson Office Building

Address: 128 Meadowview Drive Application Date: 2015



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

9. Dollar General

Address: 140 Forest Hill Drive

Application Date: 2011



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

Communication: Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years

10. Five Guys & Retail Buildings
Address: 1435 Blowing Rock Road

Application Date: 2011



1435 U.S. 221
Boone, Watauga County 28607
United States
Apr 8, 2022 12:23:55 PM

NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



11. FMC Watauga

Address: 2640 Hwy 105

Application Date: 2015



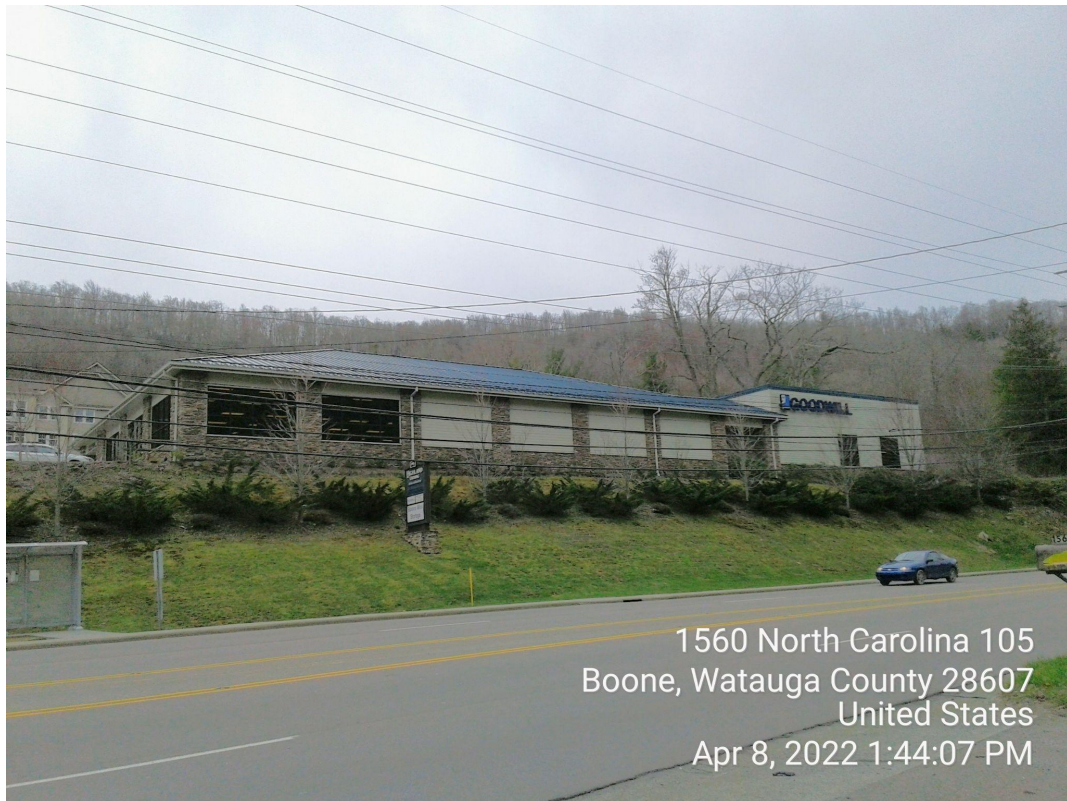
NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



12. Goodwill

Address: 128 Crossing Way

Application Date: 2014



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

13. Hampton Inn

Address: 1252 US Hwy 421 S

Application Date: 2014



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

14. Harris Teeter Fuel Center

Address: 1461 Blowing Rock Road

Application Date: 2020



1435 U.S. 221
Boone, Watauga County 28607
United States
Apr 8, 2022 12:24:17 PM



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

15. High Country Auto Sales & Services
Address: 245 Daniel Boone Drive

Application Date: 2018



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

16. Krispy Kreme

Address: 1641 Blowing Rock Road

Application Date: 2015



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

Communication: Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years



17. MacIntosh, Scott

Address: 736 W King Street

Application Date: 2019



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



18. Modern Toyota & Subaru
 Address: 225 Modern Drive

Application Date: 2014



Communication: Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

19. Pet Care Clinic

Address: 1614 Hwy 105

Application Date: 2016



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

20. Publix

Address: 1620 Blowing Rock Road

Application Date: 2015



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



21. Starbucks

Address: 1700 Blowing Rock Road

Application Date: 2016



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

22. Take 5 Oil Change

Address: 1100 Blowing Rock Road

Application Date: 2021



1093 U.S. 321
Boone, Watauga County 28607
United States
Apr 8, 2022 12:56:24 PM

NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



23. Temple of the High Country
Address: 1043 W King Street

Application Date: 2011



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



24. TownePlace Suites by Marriott (Hotel)

Address: 1110 Meadowview Drive

Application Date: 2017





1121 Meadowview Drive
Boone, Watauga County 28607
United States
Apr 8, 2022 12:39:07 PM

NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

25. University Nissan



Address: 135 Innovation Drive

Application Date: 2012



Communication: Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

26. Waffle House

Address: 881 Blowing Rock Road

Application Date: 2012



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

27. Watauga County Recreation Center
Address: 1036 State Farm Road

Application Date: 2018



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)
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28. Watauga County Farm Bureau Inc.
Address: 135 State Farm Road

Application Date: 2018



Communication: Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



29. Watauga Medics Garage

Address: 133 Longview Drive

Application Date: 2011



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



30. Zaxbys

Address: 545 Hwy 105 Ext

Application Date: 2014



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



Multi-Family Construction

1. Appalachian Suites

Address: 130 Green Street Application Date: 2016



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



2. Boone Exchange Apartments (Phase 2)
 Address: 295 Old Bristol Road Application Date: 2012



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



3. Brooks Apartments

Address: 302 Faculty Street

Application Date: 2013



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)
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4. Greenway Cove Apartments

Address: 164 Winklers Meadow

Application Date: 2012





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

5. King & College (Mixed Use)
Address: 330 W King Street

Application Date: 2017





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

6. Mountaineer Crossing

Address: Crossing Way Application Date: 2012



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

7. Project Peak (Mixed Use)

Address: Hwy 105 Ext

Application Date: 2018





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



8. Rivers Walk (Mixed Use)
Address: 178 S Water Street

Application Date: 2017





915 West King Street
Boone, Watauga County 28607
United States
Apr 8, 2022 2:03:45 PM

NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



9. Skyline Terrace Apartments
Address: Perkinsville Drive

Application Date: 2015



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



10. Standard of Boone (Mixed Use)

Address: Blowing Rock Road

Application: 2014







NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

11. State Farm Road Apartments
Address: 686 State Farm Road

Application Date: 2011



Town of Boone
Planning and Inspections Department



Communication: Planning and Inspections Staff compiled a list of Commercial and Multi-Family construction projects in the last ten years





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



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12. The Finmore at 241 (Mixed Use)

Address: 241 Shadowline Drive

Application Date: 2018







NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

13. The Forum on East King Street

Address: 275 E King Street

Application Date: 2018



Town of Boone
Planning and Inspections Department



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



14. The Lofts

Address: 494 W King Street

Application Date: 2014



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



15. Turtle Creek West (Buildings 3, 4, and 5)

Address: 357 Old E. King Street

Application Date: 2012



359 Old East King Street
Boone, Watauga County 28607
United States
Apr 8, 2022 11:38:34 AM

NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



16. University Overlook (Mixed Use)

Address: 475 Blowing Rock Road

Application Date: 2016





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)

17. Watauga Green Apartments

Address: Clawson Street

Application Date: 2014



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



18. Winkler Oaks (Multi-Family)
Address: 203 Pine Street

Application Date: 2015



NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



19. Winkler Square (Mixed Use)
Address: 114 Clement Street

Application Date: 2014





NAME	PROS (List aspects of the building facade or construction you find beneficial, appealing in design, or features you would want in future construction.)	CONS (List aspects of the building facade or construction you do not find beneficial, appealing in design, or features you would not want in future construction.)



ARTICLE 25 COMMUNITY APPEARANCE STANDARDS

25.01	Applicability	25-1
25.02	Building Design	25-1
25.03	Parking Structures	25-7
25.04	Site Walls	25-7
25.05	Lighting	25-9
25.06	Flexibility in Administration.....	25-10
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25.01 Applicability

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

- A.** A building façade shall be deemed publicly visible when more than thirty percent (30%) of the façade is visible from any street or adjacent residentially zoned property.
- 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, vegetative buffer, 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. PL01390-032818, 04-26-2018)

25.02 Building Design

25.02.01 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 ten percent (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 eighty feet (80') in length.

25.02.02 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 (4');
2. A colonnade with columns or other vertical elements of sixteen feet (16') or less on center;
3. A change in building material, with a maximum of two (2) 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 (2'8") and a minimum height of three feet and four inches (3'4");
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:

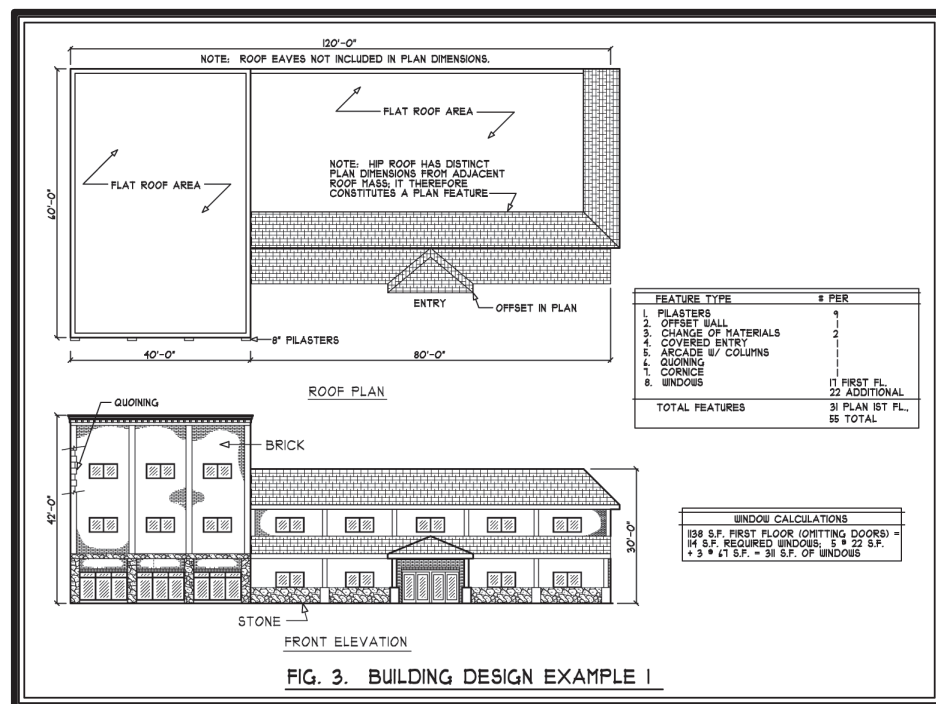
Table A
Feature Schedule – Plan

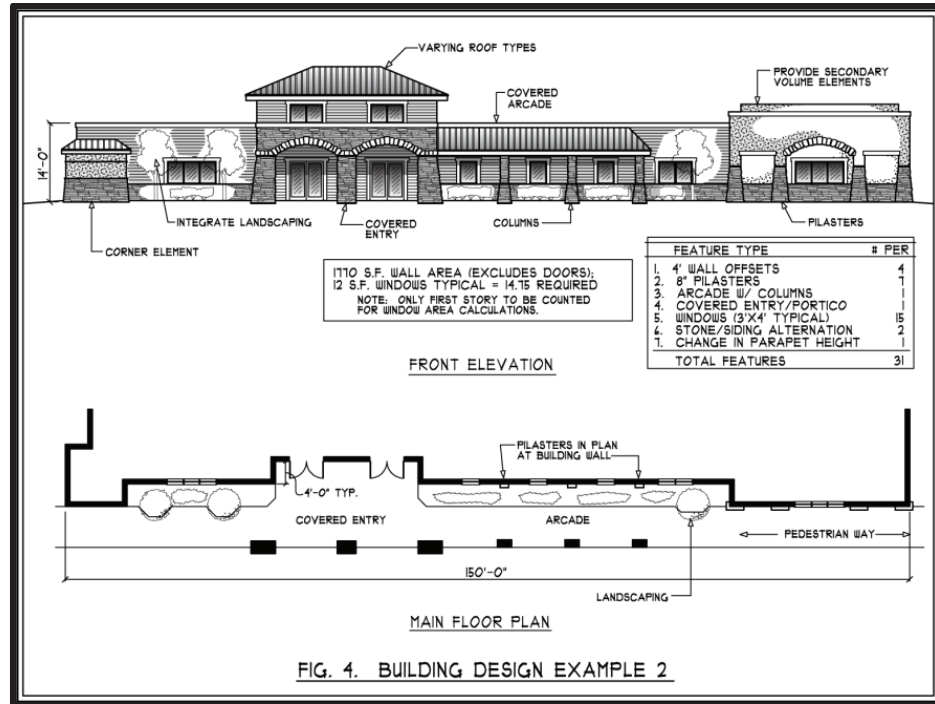
Linear Dimensions, in Plan	Minimum # of Feature Types	Minimum # of Total Features
10' to less than 40'	2	4
40' to less than 80'	3	8
80' to less than 120'	4	12
120'+	5	16

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

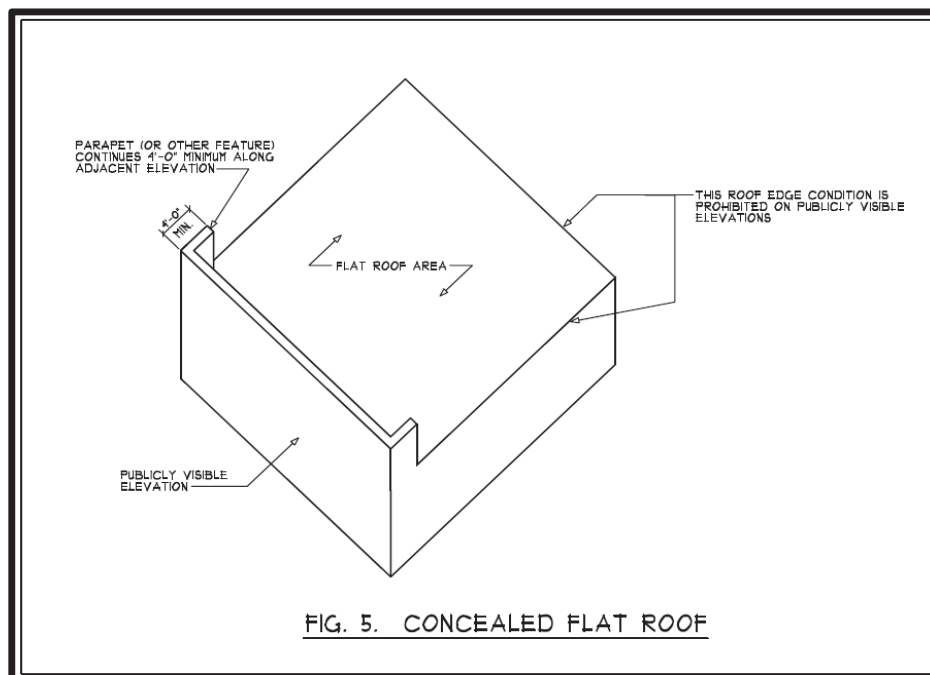
- E. Features which serve to interrupt the building façade in both plan and elevation shall be credited as such using the above charts. Windows are considered plan and elevation features. See examples in Figures 3 and 4 below.



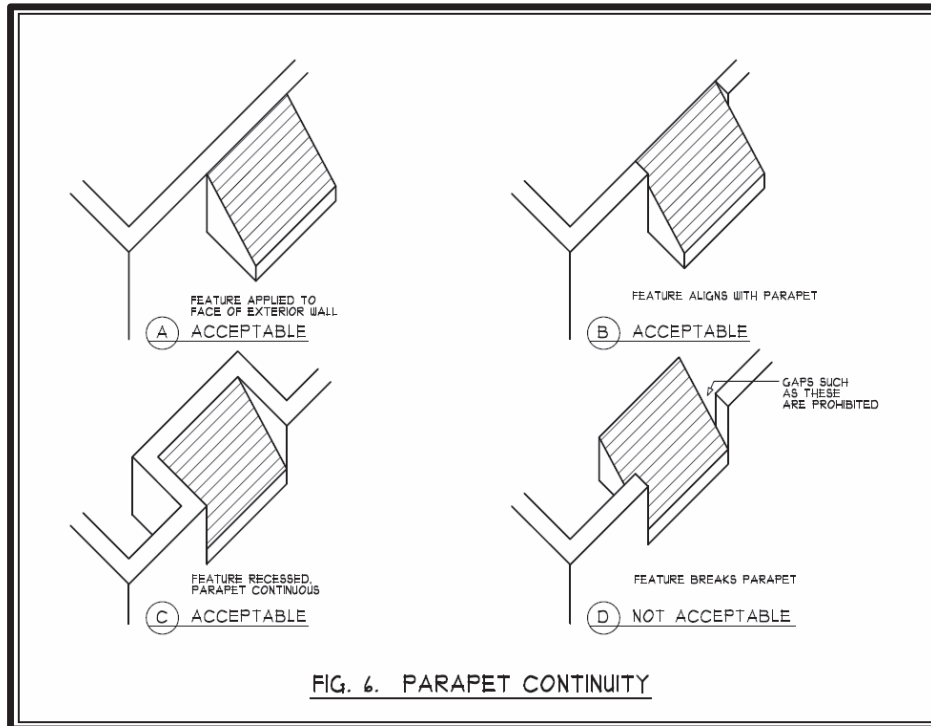


25.02.03 Roofs: This Section regulates both pitched and flat roofs. The intent is to interrupt expanses of pitched roofs and minimize or prevent the visibility of flat roofs.

- 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 (4') along the adjacent elevation. See Figure 5 below.



- 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 on page 22-17.



- 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 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, a minimum of twenty-five percent (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. Mirrorized glass is prohibited from use. Reflective tinted glass is acceptable up to thirty percent (30%) tint. Anything above thirty percent (30%) tint is subject to review by the Administrator pursuant to 25.07.01.
- C. Architectural concrete masonry such as split face, or ground-face block is acceptable.
- D. Stucco and synthetic stone are acceptable finish materials.
- E. 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
- F. 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.
- G. 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.
- H. Any materials which comprise less than ten percent (10%) of a publicly visible exterior building wall and are components of windows or trim systems are allowed (example: aluminum storefront, metal corner trim, etc.).
- I. FRP, PVC, and other composites formed into architectural detail elements such as columns, cornices, etc., are approved for use as long as such material is intended to be a decorative enhancement for the façade.

25.02.05 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.
 - 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. 20150767, 11-19-2015; Ord. 20160438, 03-16-2017; Ord. PL04727-050721, 07-01-2021)

25.03 Parking Structures

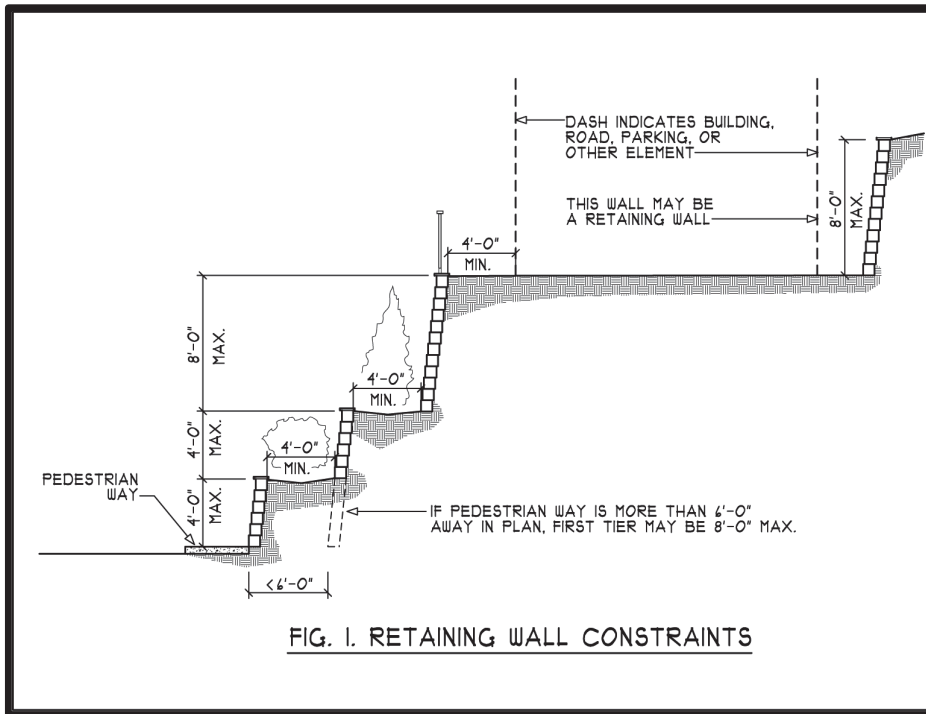
- 25.03.01** The intent of this Section is to regulate aesthetic features on parking structures to prevent a utilitarian appearance, and to provide a safe, secure environment for patrons, employees and vehicles.
- 25.03.02** Publicly visible facades must comply with provisions of this Article pertaining 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” above the finished floor.
- 25.03.04** 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.
- 25.03.05** Lighting shall be uniform throughout the structure so that dark hiding places are not created. Lighting levels must conform to IESNA standards.

(Ord. PL04727-050721, 07-01-2021)

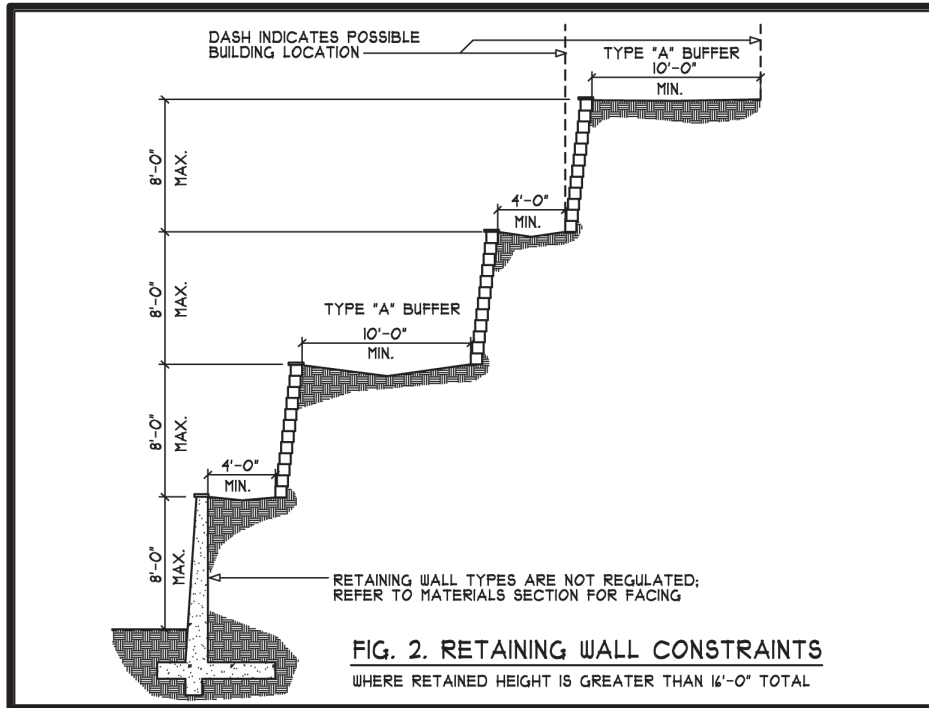
25.04 Site Walls

- 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 (8’) in height. This height does not include decorative caps that are less than eight inches (8”) in height. Screen walls shall not be taller than necessary to conceal the item screened (such as a dumpster, HVAC equipment, etc.)
- 25.04.03** Buildings located near the top of site retaining walls shall be a minimum of four feet (4’) horizontally from the top of the retaining wall.

- 25.04.04** Retaining walls, any portion of which are within six feet (6') of a sidewalk or pedestrian way, shall not exceed four feet (4') in height. Subsequent walls must be offset a minimum of four feet (4') in plan. See Figure 1 below.



- 25.04.05** A series of two (2) retaining walls must have a minimum of four feet (4') 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 (3) 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 in Appendix C, Town of Boone Details and Specifications Manual and may contain shrubs and trees not to exceed thirty-five feet (35') 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 sixteen feet (16') in height shall have a minimum of one (1), ten foot (10') 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.



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

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 sports field 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. All sports fields 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 Canopies associated with vehicle related services 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 (7) 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.

25.05.08 At the end of a development permit, the applicant shall submit a final certification that a post installation inspection was conducted to check for compliance with a light meter against the approved lighting plan. Substitutions by electricians and contractors are common and will not be accepted unless substitutions are reviewed and approved.

The post installation inspection should be conducted by a professional engineer with demonstrable expertise in lighting design and mitigation strategies, or a lighting specialist who is lighting certified (LC) by the National Council on Qualifications for the Lighting Professions (NCQLP).

(Ord. PL04727-050721, 07-01-2021; Ord. PL05270-110121, 12-08-2021; Ord. PL05272-110121, 12-08-21)

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).

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 they find that the alternative meets the purpose and intent of the provisions contained within this Article. When the Administrator approves an

alternative, they 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. 20160438, 03-16-2017; Ord. PL04727-050721, 07-01-2021)