Town of Boone
Public Hearing
6:00 PM, Jul. 27, 2020
WebEx, WebEx

Public Participation:

Watch the Meeting: Anyone can view the Council meeting live at: https://townofboone.viebit.com/?folder=ALL

Public Participation: Individuals who wish to address Council during remote public participation can do so through WebEx either online or by phone. If you wish to provide public comment, please email Town Manager, John A. Ward III at john.ward@townofboone.net or call in at 828-268-6205 and you will be provided with an invite to the meeting. All registrations must be completed by 5:45PM on the day of the meeting. Participants should complete the registration form provided in the meeting invite to be included in public participation and view further instructions. Staff will moderate the WebEx session to ensure all participants have an opportunity to address Council. Note: To preserve bandwidth and ensure an orderly meeting, only individuals who wish to address Council should use the WebEx link. Anyone who wants to watch the meeting, but not address Council, should view the livestream at the link above.

I. Call to Order of Town Council

II. Call to Order of Planning Commission

III. Approval of Public Hearing Minutes by Town Council & Planning Commission

June 22, 2020 Public Hearing Minutes

IV. Public Hearing

General Guidelines for Each Case Presented at Public Hearing

i. Presentation of Case

ii. Questions by Town Council & Planning Commission

iii. Public Comment

iv. Discussion/Questions by Town Council & Planning Commission

v. Public Hearing For Case is Closed

A. Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning Map Amendments

1. Case PL03943-060520 Application Information
2. Case PL03944-060520 Application Information
3. Cases PL03943-060520 & PL03944-060520 Surveys
4. Case PL03943-060520 & PL03944-060520 Staff Report

B. Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment

1. Case PL03979-061620 Application Information
2. Case PL03979-061620 Project Narrative
3. Case PL03979-061620 Building Square Footage Calculations
4. Case PL03979-061620 Traffic Impact Analysis
5. Case PL03979-061620 Site Lighting Analysis
6. Case PL03979-061620 Plans and Building Elevations
7. Case PL03979-061620 Project Renderings
8. Case PL03979-061620 Livaiblity Space Exhibit
9. Case PL03979-061620 Built Upon Area Exhibit
10. Case PL03979-061620 Transitional Zone Mitigation Report
11. Case PL03979-061620 Staff Report

V. Adjournment of Town Council

PLANNING COMMISSION

VI. Board Training - Town Attorney

VII. Approval of Planning Commission Meeting Minutes

June 22, 2020 Planning Commission Meeting Minutes

VIII. Planning Commission Consideration of Cases Heard at Public Hearing

IX. Other Matters

X. Adjournment of Planning Commission

PUBLIC HEARING MINUTES
MONDAY, JUNE 22, 2020, 6:00 P.M.
WebEx, Video Conferencing Software

COUNCIL MEMBERS: Rennie Brantz-Mayor, Loretta Clawson-Mayor Pro-Tem, Sam Furgiuele, Dustin Hicks, and Nancy LaPlaca

PLANNING COMMISSION MEMBERS: Elizabeth Shay-Chairperson, Eric Plaag-Vice Chairman, Frank Veno, Chris Behrend, John Tippett, Adam Zebzda and James Hedrick

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections and Marlene Crosby-Board Secretary

OTHERS PRESENT: John Ward-Town Manager, Allison Meade-Town Attorney, Rick Miller-Director of Public Works and Anna Twigg-Town Manager Intern

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CALL TO ORDER
Mayor Brantz called the Town Council to order at 6:05 p.m.

Chairman Shay called the Planning Commission to order at 6:05 p.m.

Adoption of Agenda
Mayor Pro-Tem Clawson made a motion, seconded by Council Member Furgiuele to amend the agenda to add possible discussion on a Resolution Requesting Changes to State Law Relative to the Rights of Tenants.

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

Approval of Meeting Minutes
Council Member Furgiuele made a motion, seconded by Mayor Pro-Tem Clawson to approve the January 27, 2020 public hearing minutes as written.

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

Planning Commission Vice-Chairperson Plaag made a motion, seconded by Planning Commission Member Behrend to approve the January 27, 2020 public hearing minutes as written.

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

Case PL03541-013120 & Case PL03608-022820 ASU Child Development Center – General Use Zoning Map Amendments
Due to how Case PL03541-013120 & Case PL03608-022820 deal with the same parcel, Staff has prepared a combined Staff Report for ease of explanation.

Case PL03541-013120 Information: The Board of Trustees of the Endowment Fund of Appalachian State University has requested a General Use Zoning Map Amendment for 1.61 acres of property located at or

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near 538 Poplar Grove Road (Watauga County PINs: 2900-58-7299-000 and 2900-58-6723-000) to rezone portions of the properties from R1 Single-Family Residential to E1 Educational District.

Case PL03608-022820 Information: The Town of Boone has initiated the zoning of approximately 2.27 acres of property located off of 538 Poplar Grove Rd. (portions of Watauga County PINs: 2900-58-7299-000 and 2900-58-6723-000) owned by the Board of Trustees of the Endowment Fund of Appalachian State University to E1 Educational Zoning District in conjunction with the property owner's request for annexation of the property.

Ms. Jane Shook, Director of Planning and Inspections presented this case as outlined in the meeting packet as follows:

The Board of Trustees of the Endowment Fund of Appalachian State University currently owns two adjacent parcels as shown on the map on page 1 (536 & 538 Poplar Grove Road).

The 536 Poplar Grove lot currently contains 6.47 acres and the use on the lot is a single-family dwelling unit. The 538 Poplar Grove lot currently contains 10.6 acres and the use on the lot is the ASU Child Development Center. These two lots are outlined in white on the map above (please note the external boundaries are either in yellow or green with the white line providing the current boundary which provides the interior separation between the two lots. Also see the attached annexation survey in Exhibit 1 for additional clarification.

The Board of Trustees of the Endowment Fund of Appalachian State University is proposing to recombine the two existing lots into two (2) new lots with new property boundaries:

1. The new 538 Poplar Grove lot (ASU Child Development Center) outlined in yellow on the attached map will contain 3.88 acres of which 2.27 acres are outside of corporate limits. The Town has been petitioned to annex the 2.27 acres outside of corporate limits. This new lot is the subject for the cases noted above. The requests are to rezone the existing zoned portions from R1 to E1 and to zone the un-zoned portion to E1.
2. The new 536 Poplar Grove lot (single-family dwelling) will contain the remaining 13.18 acres (outlined in green on the map above). Other than changes to the property boundaries, no other changes to the zoning or jurisdiction are being proposed for this lot.

Ms. Shook led Council and the Planning Commission through the Staff Report for the case.

Ms. Shook said that Mr. Rick Miller, Director of Public Works Department is attending this meeting via phone, if anyone has questions. She pointed out that there is an attached memo in the meeting packet from Mr. Mike Trivette, Utility Services Technician regarding the property located at 538 Poplar Grove Rd.

She noted that under Use 9.0 Education, Use 9.01 and Use 9.02 Public colleges and universities that a special use permit would be required, if a 200 ft. Transitional Zone is triggered in the E1 zoning district.

Mr. Matt Dull from Appalachian State University stated that the University is excited to expand their existing child development center. He said there is a significant need for additional child care spaces both on the University campus and in the community. He said that child care is one of the highest concerns for their faculty and staff that are moving to Boone. He said the existing child care center serves 68 children and the proposed expansion would add 54 more spaces and there would be some limited number of community spaces available. He said the proposed addition would allow for a single-story, 5,000 square

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foot building that would be adjacent to the existing structure. He said the expansion would include the expanding of the playground, widen and improve the existing road that accesses the child care center, will facilitate better traffic flow, include drop-off and pick-up zones, add an additional storm water retention system on the site, addition of sidewalks along Poplar Grove Road, Appalcart pull off, and will bury some of the over ground utilities that serves some of the neighbors. He said the University is only wanting to expand the number of childcare slots available for the community and they would like to annex into the Town to use Town utilities.

Planning Commission Vice-Chairperson Plaag asked Ms. Shook how long has the existing parcel that has the child care center on it been zoned R1. She said she did not have that information available, she said Staff would have to research it. She said that she thought that zoning designation has been in place for a while. She said that it could have been a permitted use at one time but is no longer a permitted use.

Planning Commission Vice-Chairman Plaag pointed out that the driveway for the parcel that will remain that is still zoned R1 and the only street footage to access a Town street is 22.08 feet long whereas the R1 requires a 56 foot street footage for any Town lot. Ms. Shook reviewed the survey and noted that while the property is required to have street frontage that the street frontage does not have to be on a street in the corporate limits. Discussion ensued regarding the street frontage regulation. Planning Commission Vice-Chair Plaag noted a concern that the University could potentially sell off a section of their property and then the zoning of that property will continue to allow for the 22.08 foot street footage because the Town can no longer mandate that there be any other street frontage on that lot.

Ms. Allison Meade, Town Attorney explained that the triangle outlined in green that is in the Town limits is not a separate lot and the area of property in the triangle does not have to meet Town requirements in of itself, but that the whole parcel would be reviewed for compliance. She said there is an agreement between the Town and County about cross jurisdictional parcels and that if the University did come in, subsequently, and tried to divide off the triangle of property that is in the corporate limit and create that triangular lot, they would not be given permits to development if they make it non-conforming. She said that development rights are permitted to some non-conforming lots but they have to date back to a certain time.

Planning Commission Chairman Plaag confirmed that the Grandview Heights area is a Neighborhood Conservation District. He was concerned for the increase in traffic from the child care center and possible problems with traffic backing up onto Poplar Grove Road. He asked in general about the plans that the University has to accommodate the said concerns. Ms. Meade explained that during a general use rezoning, the details of site specific plans are not to be considered in the decision making.

Council Member Furguiele asked Ms. Shook if the request just constitutes an expansion of the University campus and anything that is on campus and any use that is allowed by the University other than dormitories under this designation. Ms. Shook said this is correct. He talked about the neighbors that live in the Kalmia area. He noted that they voiced their concerns about a cottage development that had been proposed in the past. He asked if these specific people had been notified of these zoning requests. Ms. Shook said that all property owners within 150 feet of both parcel boundaries as they exist now received notification. Ms. Shook pointed out that a neighbor had indicated they would like to speak during public comment. Mr. Matthew Dull noted that the University reached out to the same neighbors by phone calls and some type of mailers. Mr. Dull said that Mr. and Mrs. Combs came to the event held by the University in the neighborhood and they did review the proposed plans for these zoning application requests. Council Member Furgiuele pointed out that the Town has no control over what University uses

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are made of this property in the future, if there is a general use rezoning. Ms. Shook said if the University does anything within 200 feet of a protected district, it will trigger a transitional zone for the remaining property located across the street. Council Member Furgiuele asked if the University had an opportunity to request conditional district zoning and Ms. Shook noted that Staff had discussed this issue with the applicant and that the University choose to move forward with the General Use Zoning Map Amendment request instead.

Discussion ensued on transitional zones. Ms. Meade asked Ms. Shook to explain the reference to the transitional zones in the Staff report. Ms. Shook said per the current ordinance language, the applicant would be required to apply for a special use permit for any proposed development on the property if a transitional zone is triggered.

Council Member LaPlaca asked Mr. Matthew Dull from Appalachian State University, if approved, will the proposed expansion of the child care center fulfill the need that the University has for child care. Mr. Dull said it would probably not meet the need for the University or the community because there is a very significant need for child care in the High Country. He said that they have a waiting list that has about 100 children on it waiting for child care options on campus. He reiterated that the proposed expansion will accommodate about 54 more children but they are in the design process and this number could change.

Planning Commission Vice-Chairman Plaag asked Ms. Meade based on the guidance for general use zoning map amendments, if questions about the need for the proposed child care center expansion are irrelevant to the consideration of the review of the cases. Ms. Meade said yes.

Mayor Brantz asked Mr. Dull about the timeframe for developing the child care center, if the proposed requests are approved. Mr. Dull said there would be approximately a six to eight month construction window after all of the Town permitting processes are completed. He said that construction could start in October or November 2020 and continue through the spring semester into early summer of 2021.

Mayor Pro-Tem Clawson asked Mr. Dull if the child care center will serve the community or only children associated with the University. He said it will primarily serve children associated with the University; but there will be some child care spaces for the community, especially, for some pre-school age children. He said that they currently have children from the community in the child care center now.

Planning Commission Member Adam Zebzda said that he heard Council Member Furgiuele say that the University declined to apply for a conditional district application. He said why did the University not choose to follow the conditional district process but they proposed to rezone the whole property to E1. He said at the moment, he would be hesitant to eliminate the opportunity for housing anywhere in Boone. Ms. Meade noted that Planning Commission Member Adam Zebzda is raising two questions in his discussion of these proposed cases. She explained that the E1 use allows all University uses except housing. She explained that the University does not intend to put in dormitory-style housing. She pointed out the University knows that there would be most likely opposition from Council to allowing a dormitory-style or other housing use on the property. She explained that the University has chosen the more narrow use category that still meets their needs. She explained that conditional district application would require a formal site specific development plan along with the request for the E1 zoning. She explained that in the past Council Member Furgiuele had noted that he would prefer that the University apply for a conditional district application with a site specific plan. She noted that Council Member Furgiuele had expressed that he is uncomfortable with a general use rezoning that would allow any type of use other than the residential use in the future. She also explained that the University decided as a matter of policy they

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would not seek conditional district rezoning because they would have to go through a special process that involves the Council of State. She said because of this process the University has repeatedly declined the conditional district process of which some of the Council members would prefer that the University go through.

Public Comment

Mr. Brady Combs and Mrs. Austin Combs gave their public comment regarding these proposed cases. Mr. Combs said that he and his wife live at 592 Poplar Grove Road. He said that they are in favor of the proposed cases. He said that both the Town and University had notified him and his wife of the proposed general use rezoning cases. He said they did attend the neighborhood meeting.

Mrs. Combs noted that the current traffic flow from the child care center has been before 8:00 a.m. and after 5:00 p.m. She said that she does not see traffic issues and does not for see any traffic issues in the future with the proposed cases. Mr. Combs said there is a lot of foot traffic on Popular Grove Road and the proposed sidewalks will improve pedestrian safety. Mr. Combs liked the idea of proposed plantings along the property line because they would help shelter his property from the road from the proposed development. Ms. Combs said the child care center have been good neighbors. She said that she supports the possibly of the expansion of the child care center because it would help the community as a whole with their child care needs.

Council Member Furgiuele asked Mr. and Mrs. Combs, if they would have the same level of enthusiasm if ten years from now if the University instead wanted to build a 67 foot classroom building on this property. He further explained that the University would have the freedom to do other types of developments. Mr. Combs responded and said that he would have to consider any future proposed projects at that future time. Mr. Combs added that because of the current setbacks language in the Unified Development Ordinance future developments do not concern him at this time. Mrs. Combs agreed with Mr. Combs.

With no further questions or comments, Mayor Brantz closed the public hearing for this case.

Case PL03942-060520 Temporary Classrooms – UDO Text Amendment

The Town was approached by the Watauga County Board of Education in late 2019 with concerns about the pending expiration date (September 2020) for the temporary classrooms installed at Hardin Park Elementary. Duet to large class sizes, the school system is in the planning process of exploring long-term solutions but the permitting for this would not be completed before their current temporary classroom permit expires.

Council discussed and gave approval to Town Staff at the 2020 Planning Retreat to move forward with an amendment to address this issue. The current text was also modified to provide further clarification on temporary classrooms.

Ms. Shook read aloud the proposed Ordinance Amendment. She pointed out that the ordinance currently allows for temporary classrooms. Ms. Shook explained that the Watauga Medical Center approached the Town regarding temporary classroom that they needed on Mary Street. She said that these temporary classrooms have been removed. She added that for four or five years Hardin Park School has needed temporary class rooms due to high student enrollments.

Ms. Shook reviewed the Table of Temporary Uses in Article 15.07.03. She said that temporary class rooms are allowed in the OI, B3 and E3 districts. She explained what the E3 zoning district is for elementary and

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high schools. She said if these type schools would want to do more development, it could only be done in these zoning districts.

Ms. Shook reviewed Article 15.69 Temporary Uses, Article 15.69.01 General Regulations and noted there were no proposed text changes to this subsection.

Ms. Shook reviewed the proposed changes in Article 15.69.06 Temporary Classroom as detailed in the Staff Report. She noted the exemption for meeting the requirements of the Community Appearance Standards and the change in the length of time for the temporary use to ten years.

Mayor Brantz asked Ms. Shook why the permit shall be valid for ten (10) years from the date of issuance. Ms. Shook said that when the Council gave direction to move forward with this proposed text, the Staff was not given a specific timeframe. She said the school had told the Staff that they were seven to ten years out in their planning efforts. She said this is why Staff proposed ten years.

Planning Commission Vice-Chairman Plaag talked about his concern in Article 15.69.06 regarding the proposed change from three (3) to ten (10) years that a permit shall be valid for from the date of issuance. He talked about the stated goal of the school system that led this request to the public hearing process which is to move away from temporary structures and move towards an expansion that will more appropriately accommodate children at the school. He said he was concerned for extending the length of this permit for such a long time. He said it would take away any incentive from a permitting and administrative process and pushing the school system to make changes at the school. He said that he is also concerned about other areas that do not have temporary classrooms and it gets approved for ten years and in five years or one year into the issued permit you have neighborhoods that are adjacent to that school expressing concerns about noise by the outside temporary classrooms. Ms. Shook said for Hardin Park Elementary School there is a limiting factor which is one temporary classroom for every five acres. She said the ordinance requires that they place them to minimize the impacts to adjacent property owners. She said that Hardin Park Elementary School worked with Staff to find a location that met their needs and the requirements of the ordinance. She said based on their acreage, they have room for only one more structure. She said they are limited on where they can put a structure and the structure would take up the space of any outdoor recreation facility at the school.

Planning Commission Vice-Chair Plaag asked Ms. Shook if there was a specific reason for extending validity of the permit from three to ten years either to this case or to another school in our community. Ms. Shook explained that the planning and funding process for a new school or a renovation of the existing school takes a while to achieve. She said that she chose ten years because of the information that was presented to Staff from the school system. Mr. John Ward, Town Manager agreed that Ms. Shook was correct with using the ten years based off the information from the school system. Mr. Ward further added that the need for more space is not going to go away but potentially increase and it will be limited by the number of structures per acre.

Mayor Brantz asked Ms. Shook if there are special maintenance rules that accompany these temporary classrooms. He pointed out if the temporary class rooms are just sitting without use, they could deteriorate. Ms. Shook said the temporary class rooms would have to meet the building code and any other codes that are applicable.

Mr. Ward noted that as part of the consideration of this case, he wanted to clarify that part of the reason for the extra need for space at Hardin Park Elementary School is because Hardin Park is the school in

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Watauga County that accommodates most of the special needs. He said this has put the additional growth on said school.

Planning Commission Chairman Plaag asked Ms. Shook, if there was a mechanism for a solution that would specifically address the Hardin Park Elementary School need but would not affect the other use allowed. Ms. Shook referred to Article 15.69.06(H) and noted a solution could be made by limiting the temporary permits for classrooms for Use 11.23 Hospital for three (3) years and allow for the Use 9.05 for ten (10) years. He said that he would be more comfortable with this proposed solution.

Ms. Meade asked Ms. Shook, if there are other schools in the Town limits other than the Watauga High School and Hardin Park Elementary School. Ms. Shook said no other public schools. She noted that there are some small private schools and one of which is located in the Boone Methodist Church.

Council Member Hicks asked about the process for someone coming back to the Town after the three (3) or ten year (10) period has ended, what is the process to extend the period of time. Ms. Shook referred noted that a process for an extension is outlined in the text.

Ms. Meade pointed out a proposed change to the text in Article 15.69.06 Temporary Classroom, in the first line she suggested changing the word "school" to "classroom use."

With no further questions or comments, Mayor Brantz closed the public hearing for this case at 7:19 p.m.

OTHER MATTERS

Resolution Requesting Changes to State Law Relative to the Rights of Tenants

Council Member Furgiuele explained that there was no substantive change to the resolution other than what was presented at the last Council meeting which included the proposed changes by Council Member Hicks regarding 5.b. disclosure of the type of flood zone that a property is in and 5.c. the category of the flood zone may not accurately reflect the frequency of the actual flooding that takes place.

Motion and Vote:

Council Member Furguiele made a motion, seconded by Council Member Hicks to adopt the Resolution Requesting Changes to State Law Relative to the Rights of Tenants as presented.

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

ADJOURNMENT OF TOWN COUNCIL

Mayor Pro-Tem Clawson made a motion for Town Council to adjourn at 7:22 p.m. The motion was seconded by Council Member LaPlaca.

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

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Rennie Brantz, Mayor **Marlene Crosby, Board Secretary**

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Elizabeth Shay, Planning Commission Chairperson

Continuation of Planning Commission Meeting

Chairperson Shay called a break in the Planning Commission meeting from 7:23 p.m. until 7:30 p.m.

Chairperson Shay called the meeting to order at 7:30 p.m.

Chairperson Shay welcomed new Planning Commission Member Adam Zebzda.

Approval of Meeting Minutes

Member Behrend made a motion, seconded by Vice-Chairman Plaag to approve the September 23, 2019 meeting minutes as written.

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

Member Behrend made a motion, seconded by Vice-Chairman Plaag to approve the October 28, 2019 meeting minutes as amended.

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

Case PL03541-03120 & PL03608-022820 ASU Child Development Center -General Use Zoning Map Amendments

Member Veno asked for clarification on the Poplar Grove Road being in the corporate Town limits. Ms. Jane Shook, Director of Planning and Inspections explained that a portion of Popular Grove Road which is a state maintained road goes through the corporate limits and it continues on outside of the corporate limits.

Vice-Chairman Plaag said that he had concern for the non-conforming use at the site for the R1 zoned lot. He said you have a child care center there as an E1 use in an R1 zoning district. He said that this could be argued that this was an error by the Town in allowing this zoning classification to the property with a non-conforming use. He said also that the University who owned the property decided to use it for the E1 use without going through the Town for approval. He further explained that the University now needs to rezone the property to be able to expand it; because of the non-conforming use. He said that he agrees with Council Member Furgiuele's concerns of the other things that would be allowed on this site like an academic building, parking deck or tennis courts allowed with the E1 use. He noted that a dormitory could not be built on this site. He said he is also concerned that the proposed expansion is located across the street from a protected Neighborhood Conservation District and surrounded by almost entirely R1 properties.

Chairman Shay asked Ms. Shook about the comment that was made in the public hearing for this case regarding how either the University system or Appalachian State University would not commit to the conditional district process. Ms. Shook stated that this question would have been good to have been asked during the public hearing. She said that when Council had asked this question, the response has

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been that Appalachian State University has declined to pursue the process. She said she was not sure if it is University issue system wide. She said that comments have been made that no other Universities have been subject to a conditional district process.

Chairman Shay noted that she agrees that additional child care is needed in Boone. She said that she appreciated the comments made by Mr. and Mrs. Combs that were made in the public hearing as it related to additional child care spaces would be available for people that are traveling in our community.

Member Hedrick noted that he agreed with Council Member Furgiuele and Vice-Chairperson Plaag regarding their concerns for the broad scope of the E1 use.

Member Veno noted that he agrees with the concerns that Vice-Chairman Plaag voiced in this meeting. He said that he likes what is being requested but is concerned with the broad scope for the E1 use. He said as far as making recommendations what are the alternatives. He said that he believes that an alternative for the University would be the conditional district application process. Ms. Shook explained that they have to annex the property and concurrently get zoned in order to receive Town services. She also explained that the property has to be zoned appropriately for what the University wants to do whether it be a general use rezoning or a conditional district rezoning. She said it is up to the applicant on which type of application they want to submit to the Town. She told Member Veno that overall the Planning Commission has the ability in the case of the general use district to recommend approval or denial. She added that it does not prohibit the Planning Commission from sending recommendations to Council.

Member Behrend said that she does understand what can happen with E1 use. She noted that she likes the whole idea of what is being proposed for the expansion of the child care center. She also said that she likes the University is being considerate of the neighbors. She said that she supports the E1 use on the property.

Vice-Chairman Plaag said he is not opposed to child care and neither does he think that Council Member Furgiuele, Members Hedrick or Veno are opposed to child care. He said the Planning Commission is not to consider what the proposed specific site use is for the property. He said the Planning Commission should only consider the proposed uses listed under that zoning classification that is being requested. He explained that with an approved E1 use, the University can come to the Town and say they have changed their minds and say they are moving their child care center to another place on campus and put a large academic tower on that property and there is nothing that can stop the University under this specific request. He suggested that the Planning Commission members not be swayed by the need for child care because the Planning Commission should not be considering this topic in reviewing these cases.

Member Zebzda asked if the Planning Commission could recommend keeping the current parcel R1 and rezoning the other parcel to R1 as well. He said that he did not understand the request if the child care facility is doing well now how would rezoning to an E1 use change it. Ms. Shook further explained that when the Council approved these cases to be heard at a public hearing the E1 was the only zoning district under consideration. She said the choices for the University to request a zoning change that would allow them to operate is either U1 or E1.

Chairman Shay asked Ms. Shook is there another zoning district that could have been requested by the University and keep all the goals that have been discussed. Ms. Shook said the only zoning district choices

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that the University has is either U1 or E1 and that the two process options are general use or conditional district zoning map amendments.

Member Tippett said that he agrees that there is a need for additional child care. He said that he knows that things can change five to ten years or even six months from now. He said he was not comfortable with the potential impact of the broad scope of uses that the E1 allows. He said the conditional district does sound like a better option for the University to follow to get what they need in the rezoning of the property.

Member Zebzda said he agrees with Member Tippett on the University requesting the conditional district process.

Chairman Shay asked Ms. Shook about the outcome of other University rezoning requests. Ms. Shook said one of the more recent University rezoning requests was the Watauga High School property with a request for E1. She said it was approved with some discussion on the potential to use the conditional district process at that time. She said another request was approved for U1 for the former First Presbyterian site adjacent to campus.

Vice-Chairman Plaag noted his concerns that the University does not always follow through with what they had committed to. He said on the Walker Space case the University agreed that they would not teach classes in that space and less than one year later, they were advertising on their website and doing interviews saying that this is a Walker Experience building where we offer classes on how to be better business people. He said this is a recent example of why he is concerned with the E1 district. He said at this point in time, he has little trust in the representations that are made by the University when changes or exceptions are requested by the University.

Ms. Shook shared her experience regarding the Walker Space case. She said that the communication between the University and the Town has changed over the last four to five years than how it worked in the past. She feels that there has been better open communication between the Planning and Inspections Department and the people in the University construction department. She said there was some growing pains but the University is working harder to ensure better communication.

Ms. Shook reviewed the General Use Zoning Map Amendment Guidance located on page 45 of the meeting packet. She noted that the decision that the Planning Commission makes will be sent to Council with any recommendations.

First Motion and Vote

Vice-Chairman Plaag made a motion, seconded by Member Zebzda that the proposed amendments to the Town's zoning map are not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because the proposed amendment is not keeping with comprehensive plan:
2.1.2 Commercial Development
C. Community/Commercial Centers shall be located adjacent to a major street and contain or be adjacent to other appropriate community facilities.

2.3.2 Community 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, and supportive, whenever possible, of Boone's original community character as a High Country small town.

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

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

Second Motion and Vote:

Vice-Chairman Plaag made a motion, seconded by Member Hedrick that the Planning Commission recommends denial of the proposed amendment to the Town's Zoning map and believes denial is reasonable and in the public interest because E1 zoning classification for the proposed parcel is not appropriate to the surrounding properties considering that there is a neighborhood conservation district located directly across the street. All of the parcels surrounding the proposed amendment changes are either family residences that are currently zoned R1 or during the period of the ETJ were zoned R1 with the exception of two R3 parcels that are located just to the southeast.

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

Friendly Amendment: Member Zebzda asked if he could add that the E1 use is too broad of a zoning classification given the surrounding parcels. Vice-Chairman Plaag and Member Zebzda accepted this friendly amendment.

Ms. Shook confirmed that there was consensus of the Planning Commission members regarding reviewing a possible conditional district zoning application for these specific use.

Chairman Shay and Vice-Chairman Plaag wanted it noted on record that they are not against child care.

Case PL03942-060520 Temporary Classrooms – UDO Text Amendment
The Town was approached by the Watauga County Board of Education in late 2019 with concerns about the pending expiration date (September 2020) for the temporary classrooms installed at Hardin Park Elementary. Due to large class sizes, the school system is in the planning process of exploring long-term solutions but the permitting for this would not be completed before their current temporary classroom permit expires.

Ms. Shook reviewed the proposed changes to the text that occurred in the public hearing regarding Article 15.69.06 Temporary Classroom. The first sentence would read: A temporary structure serving as expansion space for classrooms may be permitted as a temporary use to Use 9.5 Elementary School and Use 11.23 Hospital subject to the following conditions. In Article 15.69.06(H), "The permit shall be valid from the date of issuance for three (3) years for Use 11.23 Hospitals and ten (10) years for Use 9.05 Elementary School.".

Member Veno said that he agrees with the proposed changes to Article 15.69.06(H). Temporary Class Room.

Vice-Chairman Plaag confirmed with Ms. Shook that there is only one elementary school currently that is in the Town limits that is able to employ temporary classrooms. Ms. Shook said that is correct. She said the only other elementary school is a private school that is Grace Academy located at Boone United

Communication: June 22, 2020 Public Hearing Minutes (Approval of Public Hearing Minutes by Town Council & Planning Commission)

Methodist Church. She said that Grace Academy has a special use permit that restricts or limits the occupancy of the portion of church.

First Motion and Vote:
Member Tippett made a motion, seconded by Member Hedrick that the proposed amendment to the Town's zoning ordinance is consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because it complies with:
Comprehensive Plan Policy 2.1.1 Economic Development Sections A, B, C, D, E, F, G, H, I, J, and K.

Comprehensive Plan Economic Development Plan Policy
E.1 Continue to look for ways to make development regulations and permit procedures more predictable and timely. Evaluate opportunities for 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.

Vice-Chairman Plaag asked how all of the Economic Development sections listed above apply to the school use. Member Tippett said that the Staff had recommended these sections in the Staff report. Member Tippett agreed that some of these sections may not apply to the school and welcomed a friendly amendment.

Vice-Chairman Plaag recommended as friendly amendment to choose Economic Development 2.3.
D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

Vice-Chairman Plaag explained his reasoning for a proposed change to a town rule to accommodate a County need which goes along with the inter-governmental co-operation for allowing these temporary structures to be on site for longer than they would be. Member Veno agreed with Vice-Chairman Plaag's reasoning on this topic. Member Veno noted that he reviewed the Economic Development Plan and he did not see a supporting policy that would fit this proposed text amendment.

Ms. Shook explained why the Staff included the Economic Development sections in the Staff Report. She said it is because it helps to see all of the policy sections rather than just a single section, when making proposed recommendations.

Chairman Shay said that she understands the Economic Development connection to the proposed cases and she agrees with Vice-Chairman Plaag's reasoning on this topic.

Member Tippett asked Vice-Chairman Plaag, if he agreed with including 2.1.1 Economic Development
A.1 Continue to evaluate and amend development regulations to help insure aesthetic quality in the area and preserve the natural beauty of the area. He did not support including A.1 in the motion, it and he said that he was concerned with one of the proposed changes which is one of the buildings will not be subject to the design standards which seems to be contradictory to A.1

Vice-Chairman Plaag noted that he agreed with including E.1 in the motion.

Member Tippet accepted the friendly amendment from Vice-Chairman Plaag for this motion to include only Economic Development 2.3(D and 2.1.1(E.1.) Member Hedrick accepted this friendly amendment.

Communication: June 22, 2020 Public Hearing Minutes (Approval of Public Hearing Minutes by Town Council & Planning Commission)

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

Second Motion and Vote:

Member Tippett made a motion, seconded by Member Zebzda that the Planning Commission recommends approval of the proposed amendment to the Town's Zoning ordinance and believes approval is reasonable and in the public interest because of the proposed revisions to UDO Section 15.69.06 Temporary Classrooms which to change the "space to schools" to "space for classroom use" and the change to UDO Section 15.69.06 (H) Temporary Classrooms change the "permit shall be valid for (3) years for Use 11.23 Hospitals and the permit shall be valid for (10) years for Use 9.05 Elementary Schools.

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

OTHER MATTERS

Member Hedrick said his term is expiring for the Planning Commission and he would not be able to re-apply for a position on the Commission at this time due to personal reasons. He noted that he would be interested in serving on the Commission in the future.

Ms. Shook noted that the next public hearing would be on July 27, 2020.

ADJOURNMENT OF PLANNING COMMISSION

Member Behrend made a motion, seconded by Vice-Chairperson Plaag to adjourn the meeting at 8:42 p.m.

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

_____ _____

Elizabeth Shay, Planning Commission Chairperson **Marlene Crosby, Board Secretary**

DRAFT

Communication: June 22, 2020 Public Hearing Minutes (Approval of Public Hearing Minutes by Town Council & Planning Commission)

General Use Zoning Map Amendment Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C • Boone, North Carolina 28607
Phone (828) 268-6960 • Fax (828) 268-6961 • Email: planning@townofboone.net • www.townofboone.net

A. Required to be Submitted at Time of Application

Notes: It is recommended that applicants schedule a meeting with Planning & Inspections Staff prior to application submittal.

Failure to provide the info required on this application may delay the review and scheduling of the requested hearing.

- ☐ Property Owner Authorization for all property included in the request. See Section D.
- ☐ Deed(s) of all property to be included in the request,
- ☐ Both a digital and a hard copy of a written metes and bound legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule)

Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Property Information

Street Address: 146 Clawson Street, Boone, NC 28607

Watauga County Parcel Identification Number: 2910691946000

Existing Zoning District(s): R1

Proposed Zoning District(s): R3

Adjacent Land Uses: N: BMOH E: R1

S: B3 W: R3

Are there any existing variances or special use permits granted to the property? ☐Yes ☐No ☐Unknown

If yes, describe:

Total Land Area:

C. Property Owner Information

Name: Wayne Clawson

Complete Mailing Address (Street, City, Zip): P. O. Box 1208, Boone, NC 28607

Phone Number: 828-964-5748

Email Address: clawsonw@charter.net

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

D. Applicant Signature and Property Owner Authorization

By signing this form you are certifying that this application and any attached information are accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

Wayne Clawson	Wayne Clawson	3/30/2020
Property Owner (Print)	Property Owner (Signature)	Date

Official Use Only				
Permit Name: Clawson, Wayne - General Use Zoning Map Amendment				
Permit Number: PL03943-060520				
Date:	Fee: $340.00	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number:	Paid By:

Official Use Only - Hearing/Decision Information

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No If yes, date request sent to GIS: _____

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Communication: Case PL03943-060520 Application Information (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning Map

General Use Zoning Map Amendment Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C • Boone, North Carolina 28607
Phone (828) 268-6960 • Fax (828) 268-6961 • Email: planning@townofboone.net • www.townofboone.net

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- ☐ Deed(s) of all property to be included in the request,
- ☐ Both a digital and a hard copy of a written metes and bound legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule)

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B. Property Information

Street Address: 170 Clawson Street, Boone, NC 28607

Watauga County Parcel Identification Number: 2911602149000

Existing Zoning District(s): BOMH

Proposed Zoning District(s): R3

Adjacent Land Uses: N: R3 E: R3 S: R1 W: R3

Are there any existing variances or special use permits granted to the property? ☐Yes ☐No ☐Unknown

If yes, describe:

Total Land Area:

C. Property Owner Information

Name: Wayne Clawson

Complete Mailing Address (Street, City, Zip): P. O. Box 1208, Boone, NC 28607

Phone Number: 828-964-5748

Email Address: clawsonw@charter.net

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

D. Applicant Signature and Property Owner Authorization

By signing this form you are certifying that this application and any attached information are accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

Wayne Clawson	Wayne Clawson	3/30/2020
Property Owner (Print)	Property Owner (Signature)	Date

Official Use Only				
Permit Name: Clawson Family - General Use Zoning Map Amendment				
Permit Number: PL03944-060520				
Date:	Fee: $340.00	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number:	Paid By:

Official Use Only - Hearing/Decision Information

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No If yes, date request sent to GIS: _____

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General Use Zoning Map Amendment Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C • Boone, North Carolina 28607
Phone (828) 268-6960 • Fax (828) 268-6961 • Email: planning@townofboone.net • www.townofboone.net

A. Required to be Submitted at Time of Application

Notes: It is recommended that applicants schedule a meeting with Planning & Inspections Staff prior to application submittal.

Failure to provide the info required on this application may delay the review and scheduling of the requested hearing.

- ☐ Property Owner Authorization for all property included in the request. See Section D.
- ☐ Deed(s) of all property to be included in the request,
- ☐ Both a digital and a hard copy of a written metes and bound legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule)

Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Property Information

Street Address: 170 Clawson Street, Boone, NC 28607

Watauga County Parcel Identification Number: 2911602149000

Existing Zoning District(s): BOMH

Proposed Zoning District(s): R3

Adjacent Land Uses: N: R3 E: R3 S: R1 W: R3

Are there any existing variances or special use permits granted to the property? ☐Yes ☐No ☐Unknown

If yes, describe:

Total Land Area:

C. Property Owner Information

Name: Wayne Clawson, Trustee of the Christopher Clawson Trust, dated October 31, 2015

Complete Mailing Address (Street, City, Zip): P. O. Box 1208, Boone, NC 28607

Phone Number: 828-964-5748

Email Address: clawsonw@charter.net

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

D. Applicant Signature and Property Owner Authorization

By signing this form you are certifying that this application and any attached information are accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

Christopher Clawson Trust	Wayne Clawson, Trustee	3/30/2020
Property Owner (Print)	Property Owner (Signature)	Date

Wayne Clawson, Trustee

Communication: Case PL03944-060520 Application Information (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning Map

Official Use Only				
Permit Name:				
Permit Number:				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number:_____	Paid By:

Official Use Only - Hearing/Decision Information

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No If yes, date request sent to GIS: _____

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General Use Zoning Map Amendment Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C • Boone, North Carolina 28607
Phone (828) 268-6960 • Fax (828) 268-6961 • Email: planning@townofboone.net • www.townofboone.net

A. Required to be Submitted at Time of Application

Notes: It is recommended that applicants schedule a meeting with Planning & Inspections Staff prior to application submittal.

Failure to provide the info required on this application may delay the review and scheduling of the requested hearing.

- ☐ Property Owner Authorization for all property included in the request. See Section D.
- ☐ Deed(s) of all property to be included in the request,
- ☐ Both a digital and a hard copy of a written metes and bound legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule)

Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Property Information

Street Address: 170 Clawson Street, Boone, NC 28607

Watauga County Parcel Identification Number: 2911602149000

Existing Zoning District(s): BOMH

Proposed Zoning District(s): R3

Adjacent Land Uses: N: R3 E: R3

S: R1 W: R3

Are there any existing variances or special use permits granted to the property? ☐Yes ☐No ☐Unknown

If yes, describe:

Total Land Area:

C. Property Owner Information

Name: Nathaniel Clawson, Trustee of the Nathanial Clawson Trust, dated October 31, 2015

Complete Mailing Address (Street, City, Zip): 18607 East Wexely Road, Bloomington, IN 47401

Phone Number: 980-323-8079

Email Address: nathaniel1040@yahoo.com

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

D. Applicant Signature and Property Owner Authorization

By signing this form you are certifying that this application and any attached information are accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

Nathaniel Clawson Trust (Trustee)	Nathaniel Clawson (Trustee)	9-Apr-2020
Property Owner (Print)	**Property Owner (Signature)**	**Date**

Official Use Only				
Permit Name:				
Permit Number:				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number:_____	Paid By:

Official Use Only - Hearing/Decision Information

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No If yes, date request sent to GIS: _____

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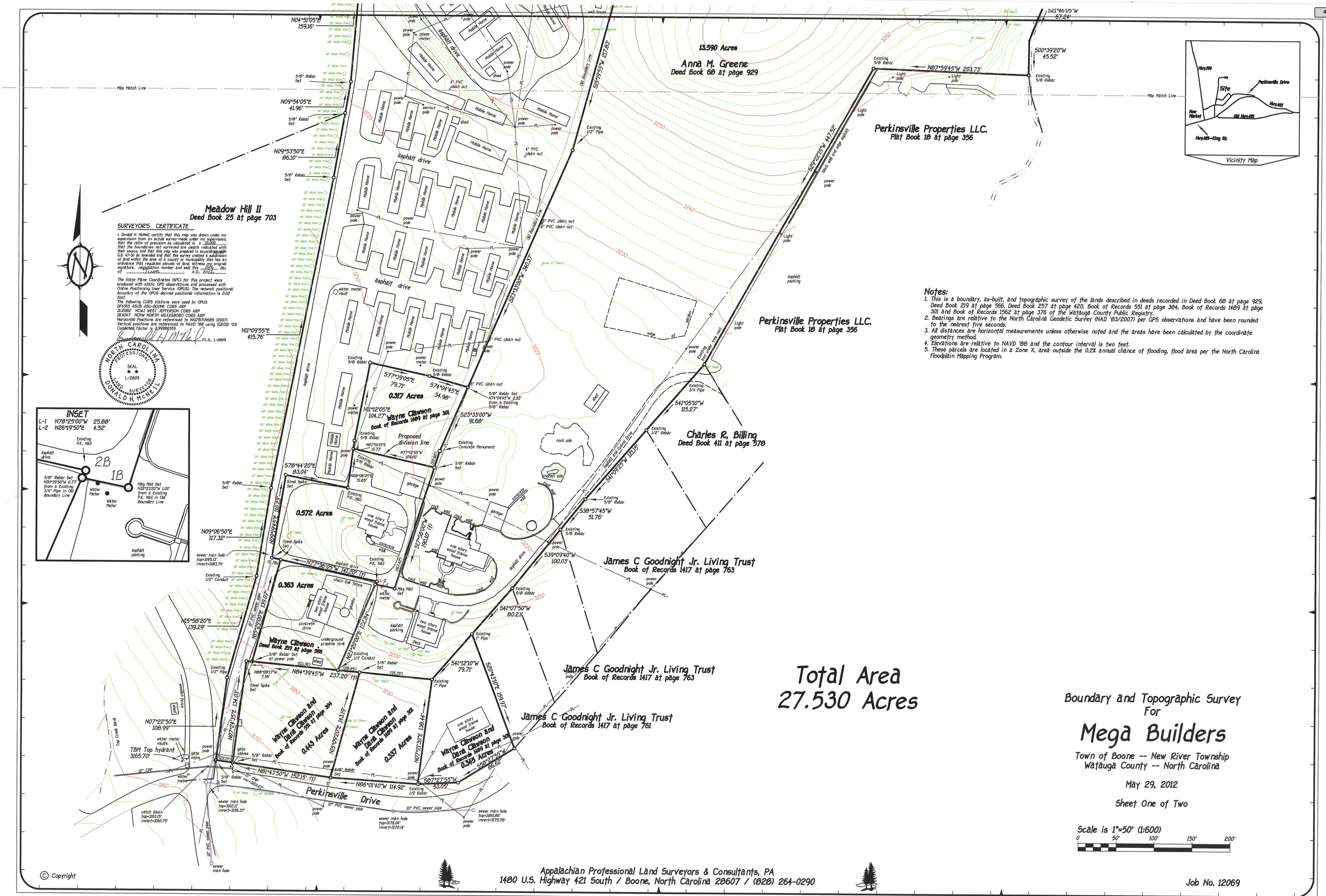
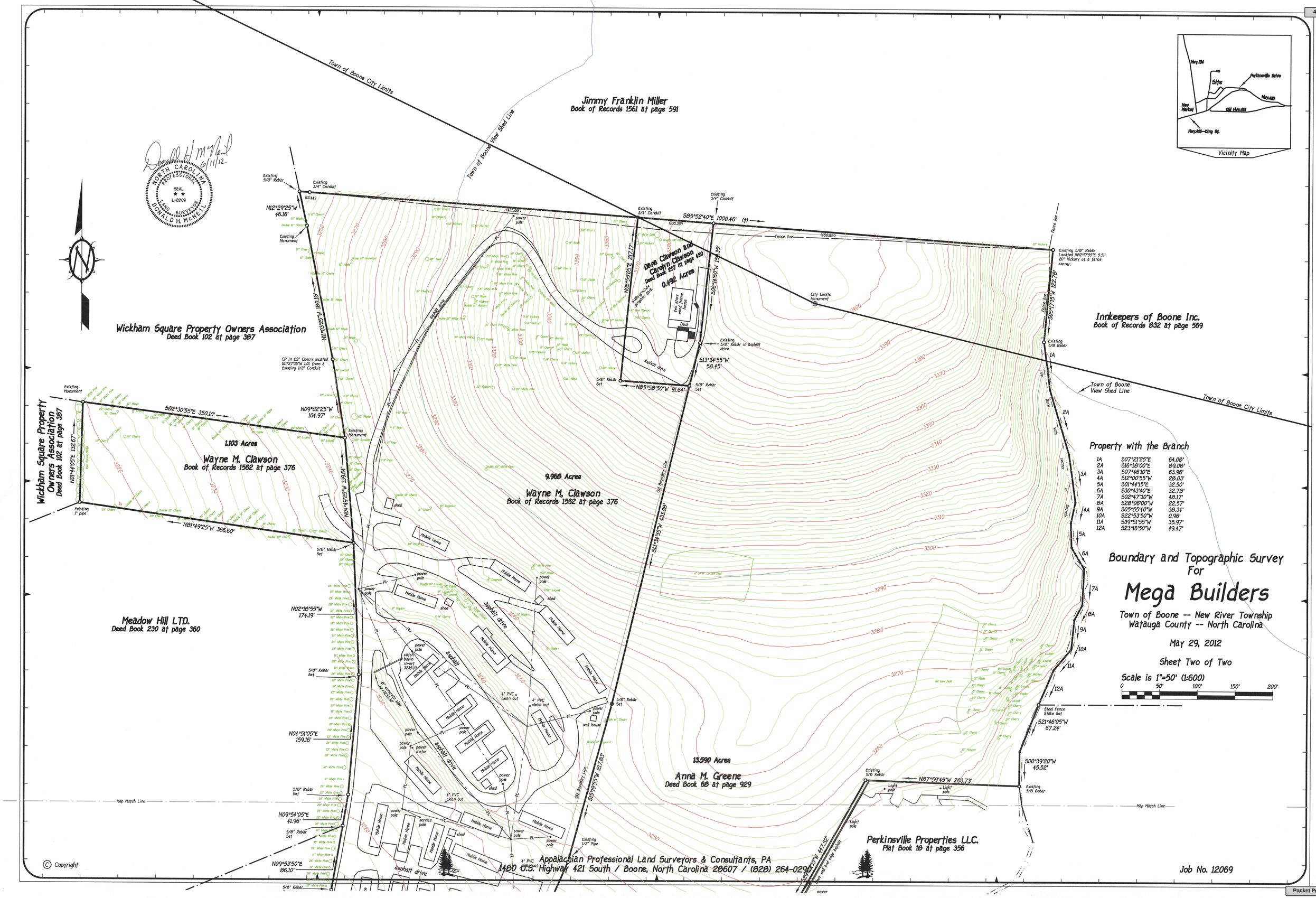


Notes:

1. This is a boundary, as-built, and topographic survey of the lands described in deeds recorded in Deed Book 68 at page 929, Deed Book 219 at page 566, Deed Book 257 at page 420, Book of Records 551 at page 384, Book of Records 1489 at page 301 and Book of Records 1562 at page 376 of the Watauga County Public Registry.
2. Bearings are relative to the North Carolina Geodetic Survey (NAD '83/2007) per GPS observations and have been rounded to the nearest five seconds.
3. All distances are horizontal measurements unless otherwise noted and the areas have been calculated by the coordinate geometry method.
4. Elevations are relative to NAVD '88 and the contour interval is two feet.
5. These parcels are located in a Zone X, area outside the 0.2% annual chance of flooding, flood area per the North Carolina Floodplain Mapping Program.

Communication: Cases PL03943-060520 & PL03944-060520 Surveys (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning Map Amendments)



Communication: Cases PL03943-060520 & PL03944-060520 Surveys (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning Map Amendments)

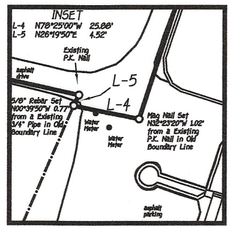
Perimeter of R/W "A"		
L-14	S73°13'00"W	37.27'
L-15	N01°24'45"W	108.40'
L-16	N78°40'55"E	53.39'
	S07°22'50"W	108.99'

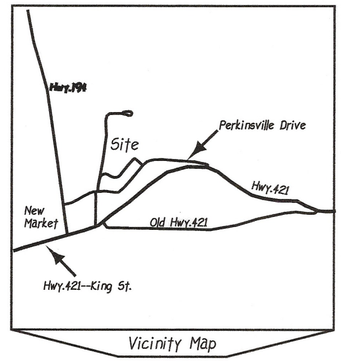
R/W "A" is over a portion of the lands owned by Meadow Hill II

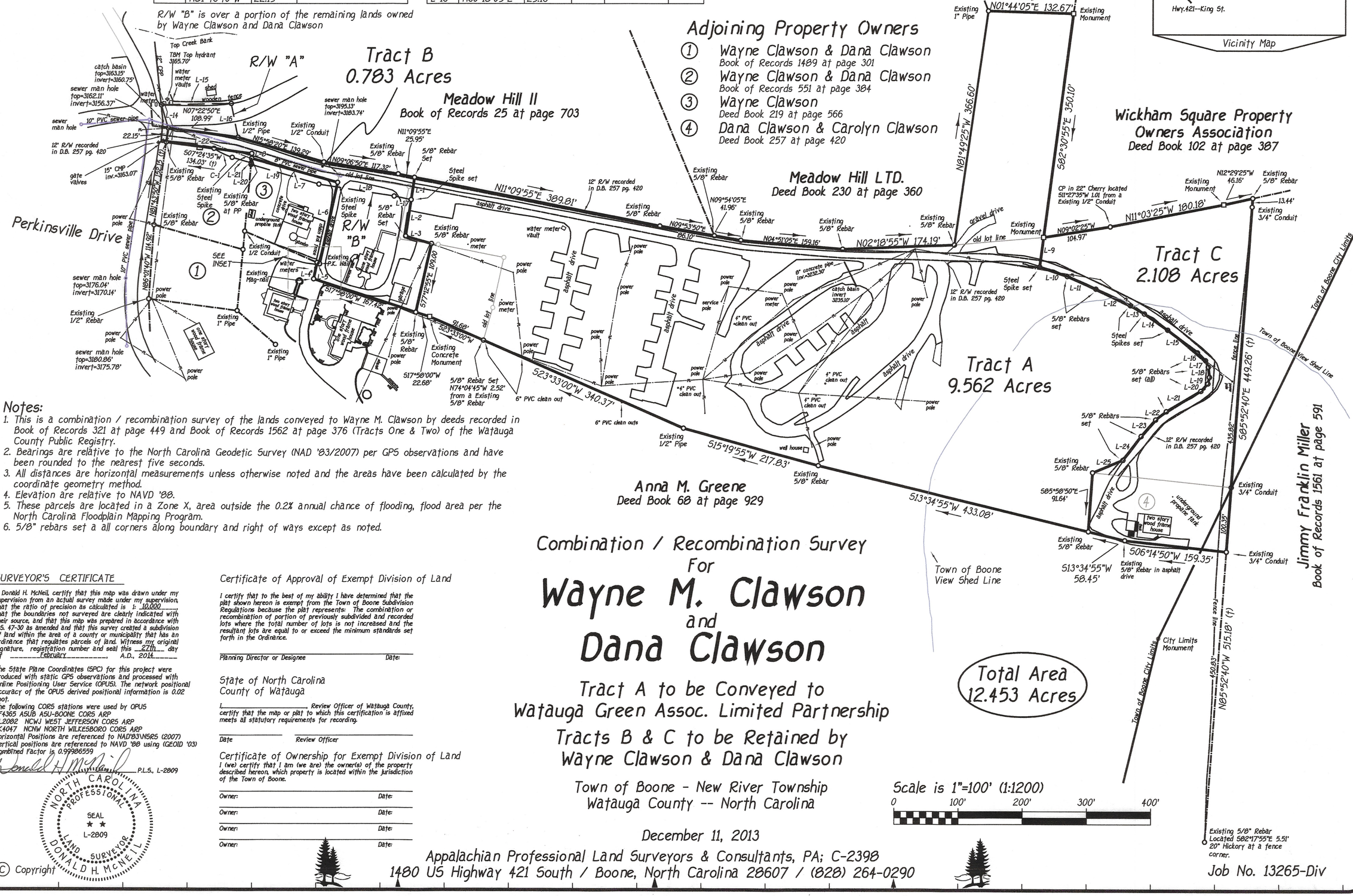
Perimeter of R/W "B"			
	N07°22'50"E	108.99'	
	N15°58'20"E	139.29'	
	N09°06'50"E	117.32'	
	N11°09'55"E	25.95'	
L-1	S81°32'50"E	35.04'	
L-17	S11°09'55"W	26.98'	
L-18	S09°06'50"W	118.80'	
L-19	S15°58'20"W	109.99'	
L-20	N84°39'45"W	2.54'	
L-21	S15°58'20"W	30.92'	
C-1	R= 90.00'	A= 31.39'	Ch.= S25°57'55"W 31.23'
L-22	S07°24'35"W	74.87'	
	N81°43'40"W	22.15'	

R/W "B" is over a portion of the remaining lands owned by Wayne Clawson and Dana Clawson

Boundary Line Table					
L-1	S81°32'50"E	35.04'	L-14	N34°35'45"E	44.34'
L-2	S81°32'50"E	57.20'	L-15	N36°57'45"E	58.24'
L-3	N16°22'20"E	41.92'	L-16	N44°04'00"E	17.56'
L-4	N78°25'00"W	25.88'	L-17	N66°10'30"E	10.93'
L-5	N26°19'50"E	4.52'	L-18	N83°43'45"E	15.89'
L-6	N77°38'05"W	129.41'	L-19	S76°53'05"E	10.41'
L-7	S15°29'00"W	139.07'	L-20	S46°18'45"E	15.97'
L-8	N88°28'15"W	7.56'	L-21	S30°34'20"E	62.37'
L-9	S82°30'55"E	46.24'	L-22	S37°53'45"E	20.88'
L-10	N18°46'45"E	45.37'	L-23	S48°26'55"E	34.18'
L-11	N23°35'45"E	48.60'	L-24	S52°46'55"E	46.38'
L-12	N25°24'20"E	59.71'	L-25	S22°23'20"E	51.23'
L-13	N30°18'05"E	25.16'			







Notes:

1. This is a combination / recombination survey of the lands conveyed to Wayne M. Clawson by deeds recorded in Book of Records 321 at page 449 and Book of Records 1562 at page 376 (Tracts One & Two) of the Watauga County Public Registry.
2. Bearings are relative to the North Carolina Geodetic Survey (NAD '83/2007) per GPS observations and have been rounded to the nearest five seconds.
3. All distances are horizontal measurements unless otherwise noted and the areas have been calculated by the coordinate geometry method.
4. Elevation are relative to NAVD '88.
5. These parcels are located in a Zone X, area outside the 0.2% annual chance of flooding, flood area per the North Carolina Floodplain Mapping Program.
6. 5/8" rebars set a all corners along boundary and right of ways except as noted.

SURVEYOR'S CERTIFICATE

I, Donald H. McNeil, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated is 1: 10,000, that the boundaries not surveyed are clearly indicated with their source, and that this map was prepared in accordance with G.S. 47-30 as amended and that this survey created a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature, registration number and seal this 27th day of February, A.D., 2014.

The State Plane Coordinates (SPC) for this project were produced with static GPS observations and processed with Online Positioning User Service (OPUS). The network positional accuracy of the OPUS derived positional information is 0.02 foot.
The following CORS stations were used by OPUS
DF4365 ASUB ASU-BOONE CORS ARP
DL2082 NCWJ WEST JEFFERSON CORS ARP
DK4047 NCNW NORTH WILKESBORO CORS ARP
Horizontal Positions are referenced to NAD'83\NSRS (2007)
Vertical positions are referenced to NAVD '88 using (GEOID '03)
Combined Factor is 0.99986559

Donald H. McNeil P.L.S., L-2809

NORTH CAROLINA PROFESSIONAL SEAL L-2809 LAND SURVEYOR DONALD H. McNEIL

© Copyright

Certificate of Approval of Exempt Division of Land

I certify that to the best of my ability I have determined that the plat shown hereon is exempt from the Town of Boone Subdivision Regulations because the plat represents: The combination or recombination of portion of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in the Ordinance.

Planning Director or Designee Date:

State of North Carolina
County of Watauga

I, _____, Review Officer of Watauga County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date Review Officer

Certificate of Ownership for Exempt Division of Land

I (we) certify that I am (we are) the owner(s) of the property described hereon, which property is located within the jurisdiction of the Town of Boone.

Owner: Date:
Owner: Date:
Owner: Date:
Owner: Date:

Combination / Recombination Survey For
Wayne M. Clawson and Dana Clawson

Tract A to be Conveyed to Watauga Green Assoc. Limited Partnership
Tracts B & C to be Retained by Wayne Clawson & Dana Clawson

Town of Boone - New River Township
Watauga County -- North Carolina

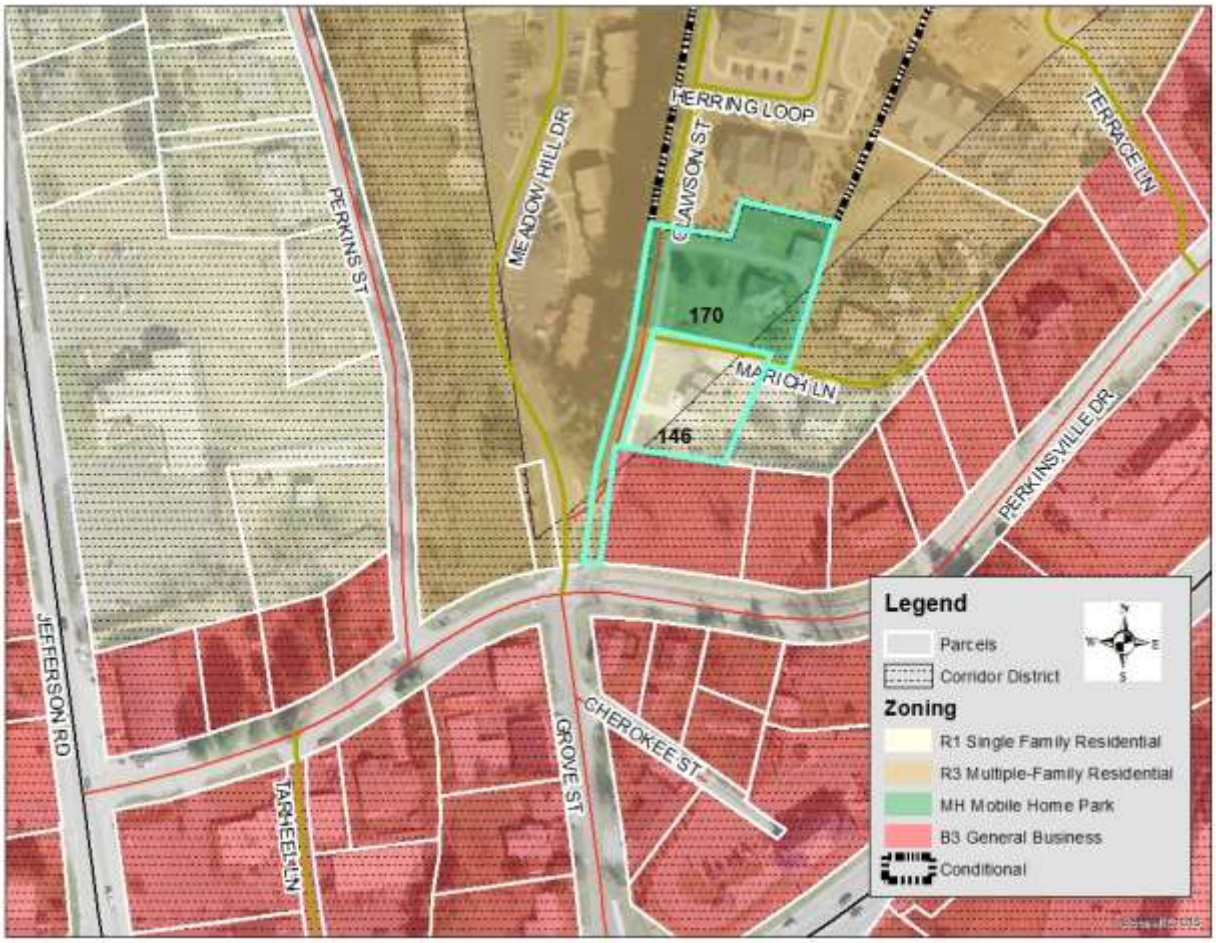
December 11, 2013

Appalachian Professional Land Surveyors & Consultants, PA; C-2398
1480 US Highway 421 South / Boone, North Carolina 28607 / (828) 264-0290

Job No. 13265-Div

Communication: Cases PL03943-060520 & PL03944-060520 Clawson General Use Zoning Map Amendments)

STAFF REPORT
PUBLIC HEARING
JUNE 22, 2020
CASE PL03943-060520 & PL03944-060520 CLAWSON GENERAL USE ZONING MAP AMENDMENTS



Requests

Due to how Case PL03541-013120 & Case PL03608-022820 deal with adjacent parcels and common petitioners, Staff has prepared a combined Staff Report for ease of explanation.

Case PL03943-060520 Information: Wayne Clawson has requested a General Use Zoning Map Amendment for property located at 146 Clawson Street (Watauga County PIN: 2910-69-1946-000) to rezone the property from R1 Single Family Residential to R3 Multiple-Family Residential. Please see the parcel outlined in blue labeled "146" on the map above.

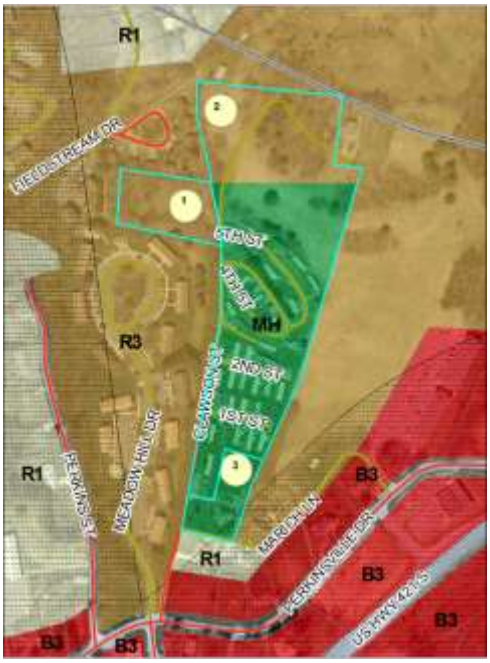
Case PL03944-060520 Information: Wayne Clawson, Trustee for the Christopher Clawson Trust Boone has requested a General Use Zoning Map Amendment for property located at 170 Clawson Street (Watauga County PIN: 291160-2149-000) to rezone the portion of the property zoned MH Manufactured Home Park to R3 Multiple-Family Residential. Please see the parcel outlined in blue labeled "170" on the map above.

History

Explanation of MH Zoning for 170 Clawson Street.

In 2012 Council approved a request (Case 20120683) from United Developers Inc. to rezone property at and near 170 Clawson Street, Clawson Mobile Home Park, from R-3 Multiple Family and MH Manufactured Home Park to Conditional District R-3 Multiple Family for a multi-family development (Watauga Green) containing 72 dwelling units.

During this process, a portion of 170 Clawson Street (marked with "3" on the map to the right" was combined with the Watauga Green project and the remaining portion was left "as is". The remainder is the portion that contains the single-family dwelling at 170 Clawson Street is under consideration with this request.



Zoning Analysis

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

	Case PL03943-060520	Case PL03944-060520
Location on Map:	Outlined in blue, marked "146"	Outlined in blue, marked "170"
Property Owner:	Wayne Clawson/Christopher Clawson Trust	Wayne Clawson
Address:	146 Clawson Street	170 Clawson Street
Watauga Co. PIN:	2910-69-1946-000	2911-60-2149-000
Use:	Single-Family Dwelling	Single-Family Dwelling
Size:	.363 acre	.783 acre
Jurisdiction:	Town of Boone	Town of Boone
Access:	Clawson Street (Town maintained)	Clawson Street (Town maintained)
Viewshed:	No	No
Watershed:	No	No
Special Flood Hazard:	No	No
Steep Slope:	Yes (small portion on other side of Clawson Street)	No
Existing Zoning:	R1 Single-Family	MH Manufactured Home/R3 Multiple Family
Requested Zoning:	E1 Educational	E1 Educational

Adjacent Zoning/Land Use (looking at parcels as a whole)

	Adjacent Zoning	Adjacent Land Use (Watauga Co. Tax Data)
North	Conditional District R3	Multi-family (Watauga Green)
East	R3 Multiple-Family & R1 Single-Family Residential	2 single-family dwellings on one lot
South	B3 General Business	Vacant
West	R3 Multiple-Family	Multi-Family (Meadow Hill)

Excerpt of ARTICLE 14 ZONING DISTRICTS AND ZONING MAP

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14.01 Residential Districts Established

14.01.01 Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

14.01.02 The R1 Single Family Residential District is established to provide a low-density living area consisting only of single-family dwelling units and other related uses necessary for a sound neighborhood. The regulations for this district are designed to stabilize and encourage a comfortable, healthy, safe, aesthetically pleasing and pleasant living environment for family life that promotes peaceful quiet enjoyment sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

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14.01.07 The R3 Multiple-Family Residential District is established to provide a high density area consisting of three or more dwelling units per lot plus limited service use. The regulations for this district are designed and intended to secure for the persons who reside there a comfortable, healthy, safe, aesthetically pleasing and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts

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14.01.11 The MH Manufactured Home Park District is 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. The regulations for this district are designed and intended to secure for the persons who reside there a comfortable, healthy, safe, aesthetically pleasing and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

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Excerpt of ARTICLE 15 DISTRICT USES

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15.07 Table of Principal Uses

Use #	Specific Use	R1	R3	MH	Reference
1.0 Household Living					
1.01	**Single-Family Dwelling**	**P**			
1.02	**Manufactured Home "Class A"**			L	**15.08**
1.03	**Manufactured Home "Class B"**			L	**15.08**
1.04	**Manufactured Home "Class C"**				
1.05	**Manufactured Home Park**			L	**15.09**
1.06	**Duplex (one duplex building per lot)**		P		
1.07	**Duplex (more than one duplex building per lot)**		L		**15.10**
1.08	**Townhouse (up to 30 bedrooms)**		L[T50]		**15.10**

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
1.09	Townhouse (31-100 bedrooms)		L^{T75}		15.10
1.10	Townhouse (> 100 bedrooms)		L^{125}		15.10
1.11	Multi-Family Dwelling (up to 30 bedrooms)		L^{T125}		15.10
1.12	Multi-Family Dwelling (31-100 bedrooms)		L^{T200}		15.10
1.13	Multi-Family Dwelling (> 100 bedrooms)		L^{T300}		15.10
1.14	Multi-Family Dwelling in Mixed Use (up to 30 bedrooms)				15.11
1.15	Multi-Family Dwelling in Mixed Use (31-100 bedrooms)				15.11
1.16	Multi-Family Dwelling in Mixed Use (> 100 bedrooms)				15.11
1.17	Adult Living Community		P^{T300}		
2.0 Group Living					
2.01	Family Care Home	L	L		15.13
2.02	Family Care Institutions				15.14
2.03	Halfway House, Category 1				15.14
2.04	Halfway House, Category 2				15.14
2.05	Residential Care Facility				
2.06	Fraternity or Sorority Dwelling		S^{T300}		15.16
2.07	Boarding House		L		15.17
3.0 Transient Living					
3.01	Home for Survivors of Domestic Violence	L			15.18
3.02	Shelter for Homeless, Category 1		L^{T50}		15.19
3.03	Shelter for Homeless, Category 2		L^{T300}		15.19
3.04	Bed and Breakfast, Category 1	S^{T50}			15.20
3.05	Bed and Breakfast, Category 2				15.20
3.06	Vacation Rental		L^{T75}		15.21
3.07	Motel				
3.08	Hotel				
4.0 Institutional					
4.01	Airport/Landing Strip				15.22
4.02	Heliport				15.22
4.03	Funeral Home Establishment				
4.04	Cemetery	P	P	P	

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
4.05	Post Office				
4.06	Post Office, Distribution				
4.07	Animal Sanctuary				
5.0 Government Uses					
5.01	Government Cultural Facility				
5.02	Government Neighborhood Cultural Facility, Indoor Activity Only	S			
5.03	Government Neighborhood Cultural Facility, Includes Outdoor Activity				
5.04	Recreation Facility, Category 1		P		
5.05	Recreation Facility, Category 2	P			
5.06	Recreation Facility, Category 3	S	P		
5.07	Event Venue, Category 1		P	P	
5.08	Event Venue, Category 2		S	S	
5.09	Event Venue, Category 3				
5.10	Landfill				
5.11	Solid Waste Processing				
5.12	Police Substation	P			
5.13	Utility Facility, Town	L			15.23
5.14	Utility Facility, Government, Neighborhood	L	P	P	15.23
5.15	Utility Facility, Government, Regional		L	L	15.23
5.16	Government Facility		L	L	
6.0 Non-Government Utility Facility					
6.01	Utility Facility, Neighborhood	L	L	P	15.23
6.02	Utility Facility, Regional				15.23
7.0 Wireless Communication					
7.01	Small Wireless Collocation	L	L	L	15.25
7.02	Wireless Facility Collocation on Existing Wireless Support Structure or Utility Pole	L	L	L	15.24
7.03	Stealth Wireless Facility Attached to Existing Building or Structure	L	L	L	15.24
7.04	Non-stealth Wireless Facility Attached to Existing Building or Structure				15.24

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
7.05	Non-stealth Wireless Facility Collocation on Electrical Transmission Towers	L	L	L	15.24
7.06	Stealth Wireless Support Structure	S/L	L	L	15.24
7.07	Non-stealth Wireless Support Structure		L		15.24
7.08	Reserved				
7.09	Reserved				
7.10	Emergency Response Communication Antenna	P	P	P	
8.0 Assembly					
8.01	Religious Assembly, Category 1	P	P	P	
8.02	Religious Assembly, Category 2	P[T125]	P[T125]	P[T125]	
8.03	Religious Assembly, Category 3				
8.04	Club/Lodge, Category 1				
8.05	Club/Lodge Which Does Not Serve Alcohol				
9.0 Education					
9.01	Public colleges and universities				
9.02	Private colleges and universities				
9.03	Trade school				
9.04	High school				
9.05	Elementary school				
9.06	Boarding school				
9.07	College- or university-operated community enterprise				15.70
10.0 Daycare					
10.01	Child Daycare, Large		L		15.26
10.02	Child Daycare Center				15.26
10.03	Adult Daycare, Large		L		15.26
10.04	Adult Daycare Center				15.26
10.05	All Other Daycare				
11.0 General Sales and Service					
11.01	Kennel				15.27
11.02	Veterinary Office/Hospital with Outdoor Kennels				15.27

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
11.03	Veterinary Office/Hospital without Outdoor Kennels				
11.04	Financial Institution ≤ 5,000 ft^2				
11.05	Financial Institution > 5,000 ft^2				
11.06	Restaurant ≤ 2,500 ft^2 open to the public during 10 pm – 6 am				
11.07	Other Restaurants ≤ 2,500 ft^2				
11.08	Restaurant > 2,500 ft^2 open to the public during 10 pm – 6 am				
11.09	Other Restaurants > 2,500 ft^2				
11.10	Restaurant ≤ 3,500 ft^2 open to the public during 10 pm-6 am				
11.11	Other Restaurants ≤ 3,500 ft^2				
11.12	Bar				
11.13	ABC Store				
11.14	Personal Service Establishment open to the public during 10 pm-6 am				
11.15	Other Personal Service Establishments				
11.16	Retail Store up to 5,000 ft^2				
11.17	Retail Store more than 5,000 but less than 25,000 ft^2				
11.18	Retail Store 25,000 ft^2 and greater				15.28
11.19	Reserved				
11.20	Business or Professional Office open to the public during 10 pm - am				
11.21	Other Business or Professional Office				
11.22	Medical Office, Category 1				
11.23	Medical Office, Category 2				
11.24	Medical Office, Category 3				
11.25	Medical Office, Category 4				
11.26	Hospital				
11.27	Medical Emergency Response				
11.28	Open Air Market, Recurring				15.29
11.29	Vehicle Sales and Service				15.30

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
11.30	Equipment Sales and Service				15.31
11.31	Moped Sales and Service				
11.32	Boat or Marine Craft Sales and Service				15.32
11.33	Impound Lot/Towing Service				15.33
11.34	Gas Station				
11.35	Car Wash				
11.36	Seasonal Retail Activities and Amusements				
12.0 Recreation & Entertainment Uses					
12.01	Indoor Shooting Range				15.34
12.02	Outdoor Shooting Range				
12.03	Indoor Theater				
12.04	Outdoor Theater				
12.05	Event Venue, Category 1				
12.06	Event Venue, Category 2				
12.07	Event Venue, Category 3				
12.08	Campground and Recreational Vehicle Park				15.35
12.09	Coliseum				
12.10	Recreation Facility, Category 1				
12.11	Recreation Facility, Category 2				
12.12	Recreation Facility, Category 3				
12.13	Racetrack				
13.0 Agriculture					
13.01	Garden, Community	L			15.36
13.02	Garden, Residential	L			15.37
13.03	Agricultural Operation Excluding Livestock				
13.04	Agricultural Operation Including Livestock				
13.05	Swine Farm				
13.06	Confined Animal Feeding Operation (CAFO)				
13.07	Custom Slaughterhouse				

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
13.08	Other Slaughterhouse				
13.09	Forestry	L	L		15.38
14.0 Manufacturing					
14.01	Microbrewery				15.39
14.02	Brewpub				15.39
14.03	Brewery/Distillery				15.40
14.04	Brewery/Distillery, Other				15.41
14.05	Winery Associated with a Vineyard				15.42
14.06	Winery				15.42
14.07	Winery, Other				
14.08	Extraction of Earth Materials				
14.09	Machine/Welding Shop				15.44
14.10	Manufacturing, Other				15.45
15.0 Parking					
15.01	Parking Lot				15.46
15.02	Parking Structure		L[T125]		15.47
15.03	Park and Ride Lots				15.46
16.0 Storage					
16.01	Self-Storage Facilities				15.48
16.02	Outdoor Storage				15.49
16.03	Warehouse				
16.04	Fuel Storage Facility				
16.05	Chemical Storage Facility				
17.0 Transportation					
17.01	Passenger Terminals				
17.02	Trucking or freight terminal ≤ 10,000 ft^2				
17.03	Trucking or freight terminal > 10,000 ft^2				
18.0 Waste Related Uses					
18.01	Recycling Drop-off Station				15.49
18.02	Recycling and Salvage				15.49

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Use #	Specific Use	R1	R3	MH	Reference
18.03	Junkyard				
18.04	Private Landfill				
19.0 Particular Activities Which Pose Particular Concern About Public Health					
19.01	Electronic and Internet Gaming				
19.02	Adult Establishments				

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Excerpt from ARTICLE 16 DISTRICT STANDARDS

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16.01 Schedule of Land Use Intensity Regulations

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16.01.02 Intensity Table

Zoning District	Minimum Gross Land Area	Minimum Lot Width	Minimum Street Frontage	Minimum Livability Space Ratio* (LSR)	Minimum Setbacks	
					Street	Interior
R1	8,000 sq. ft.	70 ft.	56 ft.	.53	20 ft.	14 ft.
R3	20,000 sq. ft.	80 ft.	64 ft.	.40	20 ft.	13 ft.
MH	87,120 sq. ft.	None	56 ft.	.51	20 ft.	20 ft.

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16.08 Building Height

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16.08.02 Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as follows:

Zone	Height Limitation
R1	3 stories/40'; accessory structures may not exceed 25'
R3	3 stories
MH	35'

…

16.08.03 In the R3, B2, B3, E1, E2 and E3 districts the height limitation may range between the primary height limitation in the table to the secondary height limitation (which is the maximum for the district), subject to the provisions below:

A. For each foot the height of the structure exceeds the primary height limitation, the boundary lot setback applicable to the entire structure shall increase by one foot (1').

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

B. For each story which exceeds the primary height limitation, the boundary lot setback applicable to the entire structure shall increase by 11 feet (11').

C. In no case shall the height of a structure exceed the secondary height limitation established in the table.

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2006 Comprehensive Plan Analysis

1.1 OVERALL OBJECTIVES FOR THE BOONE COMPREHENSIVE PLAN (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

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.

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.

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

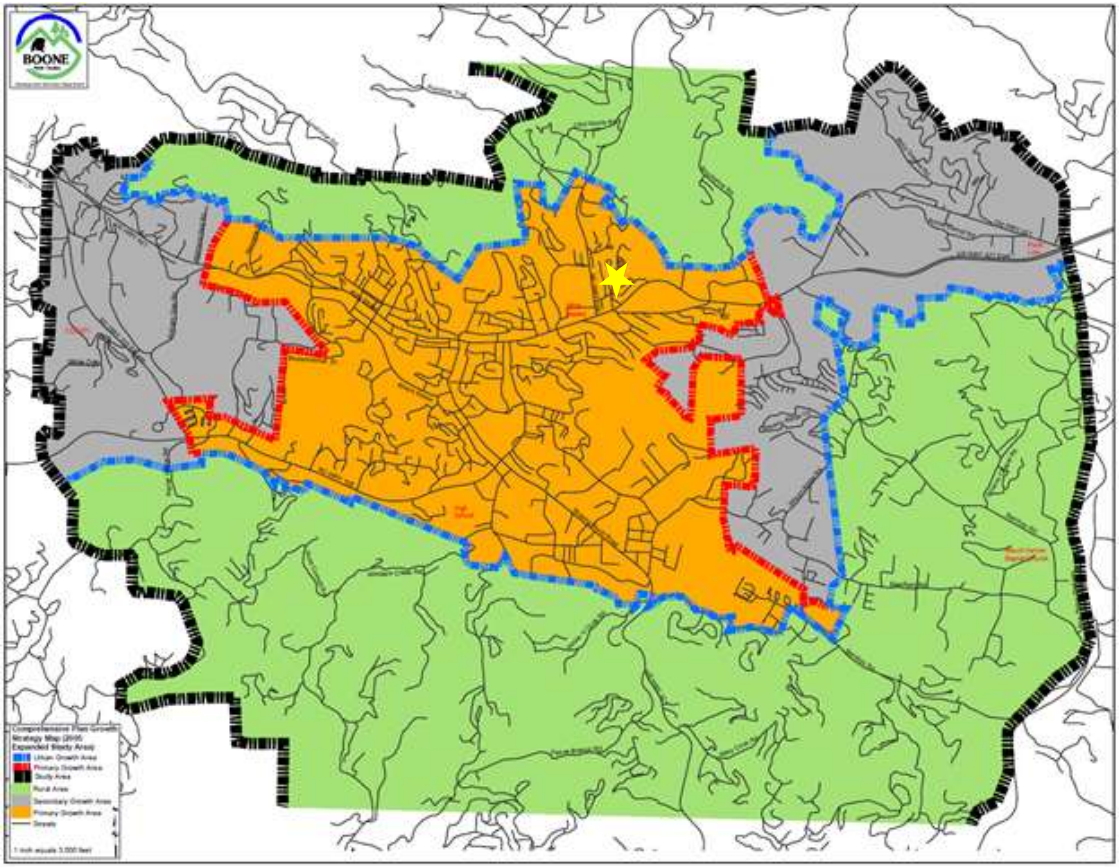
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

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

1.2 GROWTH STRATEGY MAP (p. 17):



The portion of the property within the corporate limits is located within the Primary Growth area.

The Primary Growth Area is that portion of the urban growth area where urban level or facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged.

The Secondary Growth Area is that portion of the urban growth area where urban level services can be provided, but on a lower priority basis than in the primary growth area.

The Rural Area is that portion of the planning study area that is influenced by urban area growth forces, but within which urban level development should be strongly discouraged. Urban level services and associated development densities should not be planned for this area, except in case by case evaluations of major economic development projects.

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Staff has reviewed land use and comprehensive plan policies, and listed those policies and actions which in staff's opinion have a bearing on the request. Council should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight.

2.1 Economy (page 21)

2.1.1 Economic Development

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.

A.1 Continue to evaluate and amend development regulations to help insure aesthetic quality in the area and preserve the natural beauty of the area.

A.2 Adopt analytically sound, technically based hillside development regulations to preserve natural beauty.

A.3 Support the Arts Council, Jones House, ASU and others in attracting quality cultural events to Boone.

A.4 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 objective.

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

D.1 Evaluate development regulations for amendments providing flexibility in the renovation and redevelopment of existing structures and sites.

D.2 Urge the resolution of the clean-up process of the 482 State Farm Road site so as to render the building suitable for use as soon as possible.

D.3 Pursue annually at least one joint public-private venture that will benefit the community at large.

E. The Town shall encourage 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.

E.1 Continue to look for ways to make development regulations and permit procedures more predictable and timely. Evaluate opportunities for 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. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

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

G.1 Identify suitable property for possible business park development.

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

H.1 Assist business recruitment and expansion efforts by providing demographic and market data and development information to potential developers and business prospects. Direct such interested parties, by referral through the Economic Development Director, to identified locations in the community.

H.2 Include economic development as a specific point of discussion by the recently created Community Council.

H.3 Continue to support the Economic Development Commission as the lead economic development agency in the county. Continue to support and work with the Committee of 100, Chamber of Commerce, Tourism Development Authority, High Country Host, Broyhill Institute for Business Development, High Country Council of Governments, Caldwell Community College and Technical Institute, JobLink and others on issues of economic benefit to the whole community.

I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.

J. 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.

J.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.

J.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.

J.3 Support careers education programs in the public schools.

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

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

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2.2 Infrastructure

2.2.2 Utilities (page 49)

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

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.

B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.

B.1 Continue to monitor water consumption at the Boone Water Treatment Plan with an eye toward planning for expansion of the facility when appropriate.

C. The Town shall consider the highest level of participation in the cost of providing water and sewer services within the Primary Growth Area with the next highest level of participation considered for the Secondary Growth Area.

D. Water and sewer services shall not be extended to properties in the Rural Area (outside the Urban Growth Area). Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development initiatives, and extensions needed to address imminent public health problems or related environmental hazards.

D.1 Establish revised written water and sewer service extension policies consistent with the designated growth area on the Growth Strategy Map of this plan. Coordinate with the County in assessing water and sewer needs in the areas of the county that are already facing significant development pressures, and that are supportive of an organized, planned growth strategy.

E. The Town shall employ incentives to encourage a concentration of intense urban type development within the Urban Growth Area.

E.1 Establish an incentive program to encourage development within the Urban Growth Area.

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

F.1 Consider the establishment of an "Alternate Energy Commission" to address this and other energy issues on an on-going basis.

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

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

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2.3 Community

2.3.2 Community Character (page 75)

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.

A.1 Conduct on-going assessments of critical locations in community deserving special attention by the zoning ordinance, in light of their high visibility, traffic impact, strategic location, or other unique features. Continue to encourage significant new public buildings and outdoor spaces to

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

locate in these and other positions of visibility and strategic prominence. Encourage the private sector to do likewise.

A.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.

B.1 Amend development regulations to offer flexibility for restoration and active use of historic structures and other resources.

C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.

C.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 planning area shall be discouraged.

D.1 Carefully scrutinize proposed road widening to ensure that such actions do not destroy community and neighborhood character.

D.2 Continue to support the Town's tree preservation standards. Evaluate the effectiveness of the tree regulations since their establishment and amend them as necessary.

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, and supportive, whenever possible, of Boone's original community character as a High Country small town.

2.3.3 Housing & Neighborhoods (page 79)

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

A.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.

A.2 Prepare at least two neighborhood plans, working closely with neighborhood residents, and incorporating the full range of neighborhood issues to include: land use, traffic, housing, neighborhood business services, infrastructure improvements, parks and recreation needs, crime and safety.

A.3 Prepare a document readily accessible to the public that details residential zoning areas and the date on which each was implemented.

A.4 Establish a planning and development policy that protects older established residential neighborhoods from the negative effects of adjacent commercial development.

A.5 Establish a task force to determine how like communities successfully enforce their existing residential codes. Items requiring focused attention: Detailed analysis of implementation and

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

enforcement. For example, penalties, personnel requirements, budget implications, long-term effect on town character and economic development.

A.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.

B.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.

B.2 To the extent federal and state funding programs will allow, seek and apply for at least one grant 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.

C.1 Amend the zoning map and development regulations 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 land, water, energy and historic resources.

D.1 Continue to evaluate opportunities in the zoning ordinance for flexibly designed and located single-family and multi-family residential developments.

D.2 Establish ongoing relationships with ASU's departments of Geography and Planning, Appropriate Technology, and Sustainable Development to develop, enhance, and implement efforts toward creating affordable housing, appropriate infill development, neighborhood livability standards, 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 major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.

E.1 Review the zoning ordinance 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.

F.1 To the extent the federal and state funding programs will allow, seek and apply for at least one grant to provide for low to moderate income housing.

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.

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

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

…

Certificate of Mailing

I, Brenda Henson, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on July 7, 2020.

/s/ Brenda Henson

Brenda Henson, Administrative Support Specialist

Certification of Posting

I, Darrell Pulliam, certify that the subject property was posted as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on July 7, 2020.

/s/ KC Banner

KC Banner, Building Inspector

General Use Zoning Map Amendment Guidance

Pursuant to UDO Subsection 9.07.01, in deciding whether to adopt a proposed amendment to the UDO, the central issue before the Council is whether the proposed amendment advances the public health, safety, or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the Mayor and be excluded. In particular, when considering proposed general use map amendments, the Council shall not consider any representations made by the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Council shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. The Council shall only consider the impact of the proposed change on the public at large.

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council

First motion and vote: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because [*describe elements of controlling land use plans and how the amendment is or is not consistent*]:

Second Motion and Vote: The Planning Commission recommends ☐**approval** OR ☐**denial** of the proposed amendment to the Town's Zoning map and believes ☐**approval** OR ☐**denial** is reasonable and in the public interest because *[Briefly explain why. Factors may include public health and safety, character of the area, relationship of uses, applicable plans, or balancing benefits and detriments]* :

Third Motion and Vote – Required only if the Commission recommends approval despite inconsistency with the comprehensive plan and/or any other applicable plan: The Planning Commission recommends approval of the amendment despite inconsistency with the comprehensive plan and/or other applicable adopted plans because [*provide explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment*]:

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

TOWN COUNCIL ACTION

Per NCGS 160A-383, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest.

First motion and vote: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that is applicable because [*describe elements of controlling land use plan(s) and how the amendment is or is not consistent*]:

Second Motion and Vote: The Town Council ☐**approves** OR ☐**denies** the proposed amendment to the Town's Zoning map and believes ☐**approval** OR ☐**denial** is reasonable and the public interest because *[Briefly explain why. Factors may include public health and safety, character of the area, relationship of uses, applicable plans, or balancing benefits and detriments]* :

Third Motion and Vote – Required only if the proposed amendment is approved despite inconsistency with the comprehensive plan and/or any other applicable adopted plan(s): The Town Council approves the amendment and declares that this approval also amends the Comprehensive Plan (and/or other approved and applicable plan) because [*provide explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment*]:

Communication: Case PL03943-060520 & PL03944-060520 Staff Report (Case PL03943-060520 & PL03944-060520 Clawson General Use Zoning

Conditional District Zoning Map Amendment Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961◆ Email: planning@townofboone.net ◆ www.townofboone.net

A. Required to be Submitted at Time of Application (check all that apply)

Note: A pre-application meeting is required prior to application submittal.
Failure to provide the info required on this application may delay the review and scheduling of the requested hearing.

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ 6 paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO) Appendix A (max. size 30" x 42")
- ☐ Deed(s) of all property to be included in the request
- ☐ Both a digital and a hard copy of a written metes and bound legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule). Each variance requires a separate application and fee.

  Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Requested Hearing – See latest published Meeting Schedule for dates

Date of requested hearing: July 23, 2020

C. Property Information (Project Location)

Street Address: 134, 182, 210 & 336 Deerfield Road

Watauga County Parcel Identification Number(s): 2910-71-6688-000; 2910-71-7264-000; 7910-70-6917-000; and a portion of 2910-70-7453-00

D. Property Owner Information

Name: *Watauga Medical Center, Inc.

Complete Mailing Address (Street, City, Zip): 336 Deerfield Road, Boone, NC 28607

Phone Number: 828-262-4117

Email Address: msigmon@apprhs.org

E. Applicant Information

Name: Maran Sigmon

Company: Watauga Medical Center, Inc.

Complete Mailing Address (Street, City, Zip): 336 Deerfield Road, Boone, NC 28607

Phone Number: 828-262-4117

Email Address: msigmon@apprhs.org

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☒ Email

F. Detailed Description of Project

Construction of a replacement 2-story Central Energy Plant and a new 4-story Hospital Expansion and relocation of existing Mary Street.

Communication: Case PL03979-061620 Application Information (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

G. Project Cost

Project Cost:

$ 72,900,000.00

H. Development Information

Is the development subject to a previous Special Use Permit? ☐ Yes ☒ No ☐ Unknown

If yes, please describe: _____

Are there any other variances granted that impact the property? ☐ Yes ☒ No ☐ Unknown

If yes, please describe: _____

Are there any other variances requested with this development? ☐ Yes ☒ No

If yes, please describe: _____

I. District/Use Information

Existing Zoning District: Commercial District - OI (Office/Institutional), B3 (General Business)

Proposed Zoning District(s): Conditional District - Office/Institutional

Existing Land Use(s): Hospital, Residential/Commercial

Proposed Land Use(s) (Specific Use # from UDO Section 15.07 Required): Hospital (11.26)

J. Environmental Information

Total Land Area : 17.64 ☐ Sq. Feet or ☒ Acres

Disturbed Area: 8.85 ☐ Sq. Feet or ☒ Acres

Viewshed: Is development occurring within the Viewshed Protection District? ☐ Yes ☒ No ☐ Unknown

Slope: Is development occurring on slopes in excess of 30%? ☐ Yes ☒ No ☐ Unknown

Is development occurring on slopes in excess of 50%? ☐ Yes ☒ No ☐ Unknown

Watershed: Is the property located within a designated Water Supply Watershed Area? ☒ Yes ☐ No ☐ Unknown

If yes, please select: ☐ WS-II-CA ☐ WS-IV-PA ☒ WS-IV-CA

Stream/River: Is there a stream or river on or near the property? ☒ Yes ☐ No

SFHA: Is the property located within the Special Flood Hazard Area? ☐ Yes ☒ No ☐ Unknown

Impervious Area: What is the existing impervious area in the development? 10.87 ☐sq. feet ☒ acres

What is the proposed impervious area in the development? 11.45 ☐sq. feet ☒ acres

Communication: Case PL03979-061620 Application Information (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

K. Design Professional Information

Designer is an: ☒Architect ☒Engineer ☐Owner ☐Other: _____

Name: Christie Adams/ James Peltier

Company: McMillan, Pazdan, Smith Architecture, LLC / EMH&T

Complete Mailing Address (Street, City, Zip): 328 W. Carson Blvd, Charlotte, NC 28203 /301 McCullough Drive, Ste 109, Charlotte, NC 28262

Phone Number: 980.201.3036 / 614-775-4363

Email Address: cadams@mcmillanpazdansmith.com / jpeltier@emht.com

Additional Designer Information: If additional designers are involved beyond the 1 listed, please provide additional info on a separate sheet.

L. Brownfields Agreement Notification

1. Does the applicant have or is the applicant planning to enter into a Brownfields Agreement with the NC Brownfields Program? ☐ Yes ☒ No (If yes, please answer question #2 below.)

2. Anticipated date for the first year of partial exclusion of property taxes: _____

M. Applicant Signature and Property Owner Authorization

I hereby certify that I am authorized to submit this application; that all information is correct and complete; and all work will comply with all applicable State and local laws, ordinances, and regulations. I will ensure that the Planning and Inspections Department is notified of any changes in the approved plans and specifications for the project permitted herein.

Applicant (Print)	Applicant (Signature)	Date
Watauga Medical Center, Inc.	Marvin Lipman Vice President	06/05/2020

Property Owner (Print)	Property Owner (Signature)	Date
Watauga Medical Center, Inc.	Marvin Lipman Vice President	06/05/2020

*Per Joint Use Agreement, Deed Book 1085 Page 120, all three parcels associated with hospital development are considered one common parcel.

Communication: Case PL03979-061620 Application Information (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

Official Use Only				
Permit Name:				
Permit Number:				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number:_____	Paid By:

Official Use Only - Hearing/Decision Information

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No If yes, date request sent to GIS: _____

S:\FORMS\PI_Forms_Current\Planning Forms\CDZMapAmend_07012019.docx

Communication: Case PL03979-061620 Application Information (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

Town of Boone
Planning & Inspections
Date Received
07-20-2020

EMH&T
Engineers, Surveyors, Planners, Scientists

July 20, 2020

RE: Watauga Medical Center
Conditional District Application Narrative

The Watauga Medical Center is proposing to upgrade the existing hospital campus facility inclusive of a new Central Energy Plant (CEP) and expansion of the existing hospital. Although there are additional improvements being completed, the focus of action as required by public process are focused on these two improvements as they are within the transitional zone area.

Our team has previously identified two additional projects, shown on this package as Johnson Street relocation and Deerfield Road improvements, which will require action in the future. The improvements are under design, will be constructed conforming to city requirements, and will be proposed for dedication as part of future action. Additionally, the new Johnson Street dedication will replace the existing Mary Street and we will request abandonment of this Right-of-Way once Johnson is accepted.

The development includes multiple phases which are outlined within the phasing sheet and are being requested to be part of a muti-phase approval. A document is attached from the County outlining some historic issues and support for the development.

This documentation package is being submitted for approval and includes necessary information as required by ordinance as well as additional documentation to provide detailed representation of the improvements.

If you have any questions, please do not hesitate to call.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Jeff Mangas
Sr. Project Manager/Associate

Communication: Case PL03979-061620 Project Narrative (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

301 McCullough Drive, Suite 109, Charlotte, NC 28262 • Phone 704.548.0333 • Fax 704.548.0334
Columbus • Charlotte
emht.com

WATAUGA COUNTY

OFFICE OF THE
COUNTY MANAGER

Administration Building, Suite 205 – 814 West King Street – Boone, NC 28607 – (828) 265-8000
TDD 1-800-735-2962 – Voice 1-800-735-8262 – FAX (828) 264-3230

January 14, 2020

John Ward
Town Manager
567 West King Street
Boone, NC 28607

Hello John:

The County is aware of the many upcoming construction projects at Watauga Medical Center. The Watauga Medical Center is a key component in the economic engine of the county and serves a vital role in the health, safety, and well-being of our citizens and visitors to the community.

The Watauga Medical Center will be experiencing many changes over the next several years that will modernize the campus and allow for Watauga County to have a state-of-the-art health facility. The County understands in order for this process to commence Appalachian Regional Healthcare System (ARHS) will apply for a Special Use Permit from the Town of Boone in order to complete a new Central Energy Plant (CEP) on the Watauga Medical Center campus. The new CEP will replace the existing facility, which was originally built in 1964.

In 2018, ARHS contracted an engineering firm to conduct an audit of Watauga Medical Center's infrastructure. The audit revealed over $22 million in infrastructure repairs. In addition, the report prioritized the repairs based on the critical nature for ensuring the highest levels of care and safety for patients. A new CEP was identified as the most critical. Upon approval of the new CEP, Watauga Medical Center experienced several infrastructure issues including power failures, plumbing leaks, and a heating oil line leak. This past summer, the Watauga Medical Center experienced a failure with the HVAC system causing a loss of cooling for over three days during the hottest week of the year. The County assisted with restoring the HVAC system by requisitioning cooling units from Charlotte and other areas. These failures emphasize the necessity for ARHS to conduct the critical repairs to the infrastructure on the campus.

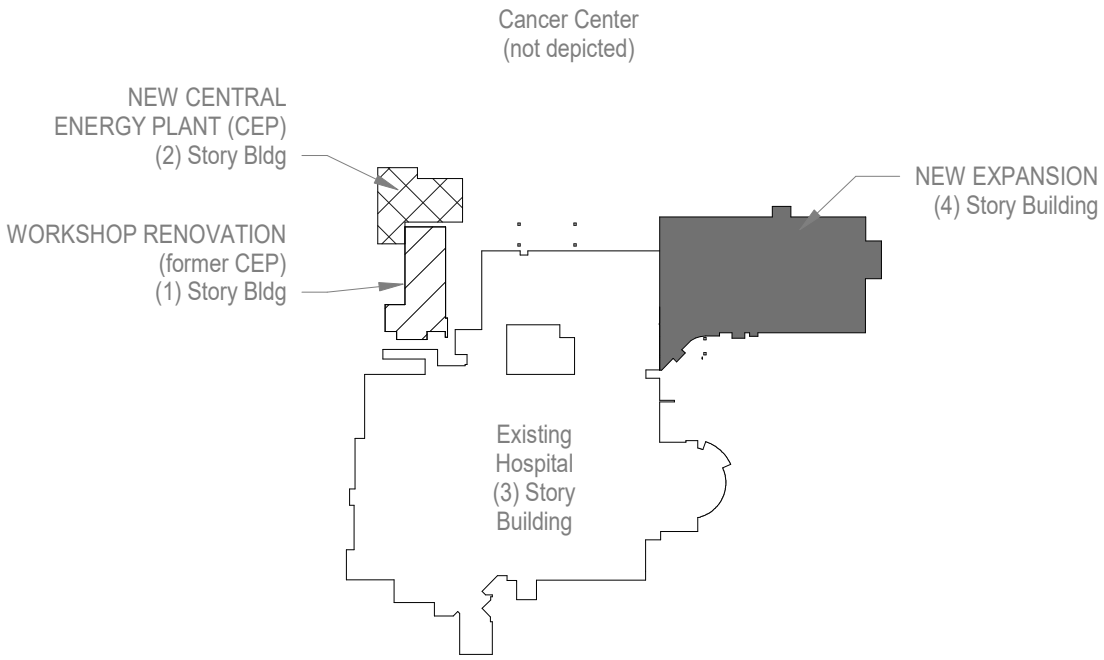
ARHS serves a dynamic role in the vitality of Watauga County by providing employment opportunities, assisting in the recruitment and retention of employees, and safeguarding the health and well-being of our citizens and visitors. The County is excited to see the continued upgrades at the Watauga Medical Center that will allow for the enhancement of services.

On behalf of Watauga County, I express the whole-hearted support of our leaders, residents and visitors for the new Central Energy Plant at the Watauga Medical Center. Thank you for the Town's willingness to work with ARHS during this transition period.

Sincerely,

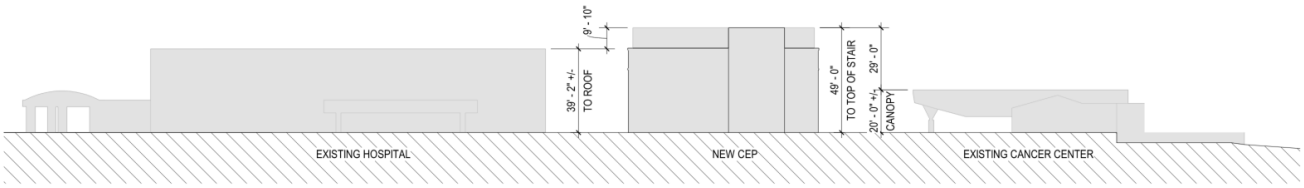
Deron T. Geouque
County Manager

Communication: Case PL03979-061620 Project Narrative (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map



KEY PLAN

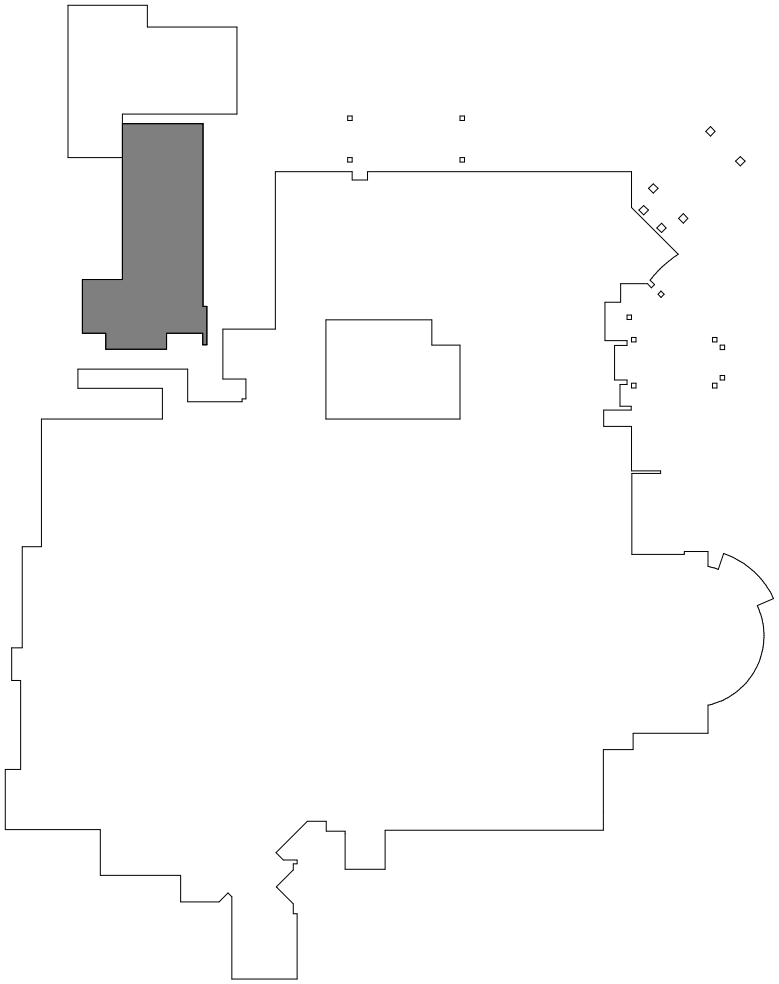
Hospital	SQFT		BUILDING HEIGHT	
Floor	Existing	Expansion	Existing	Proposed
Basement	10080		39'-2"	60'-0" top of parapet
First Floor	98533	28355		
Second Floor	67002	26584		
Third Floor	57124	18955		67'-0" Top of Stairtower
Fourth Floor	0	18955		
Sub Total	*232739*	*92849*		
Workshop Renovation (former CEP)	5185	0	15'-7"	
Sub Total	*5185*			
CEP Proposed				39'-2" top of parapet
Ground Floor		5125		
Second Floor		5100		49'-0" Top of Stairtower
Sub Total		*10225*		
Cancer Center			20 feet	
First Floor	7972			
Second Foor	7028			
Sub Total	*15000*			
Total Existing Square Footage all Buildings	252924			
Total Square Footage Proposed		*103074*		
Total Square footage Existing and new Work		355998		



BUILDING ELEVATIONS ON SITE

NTS

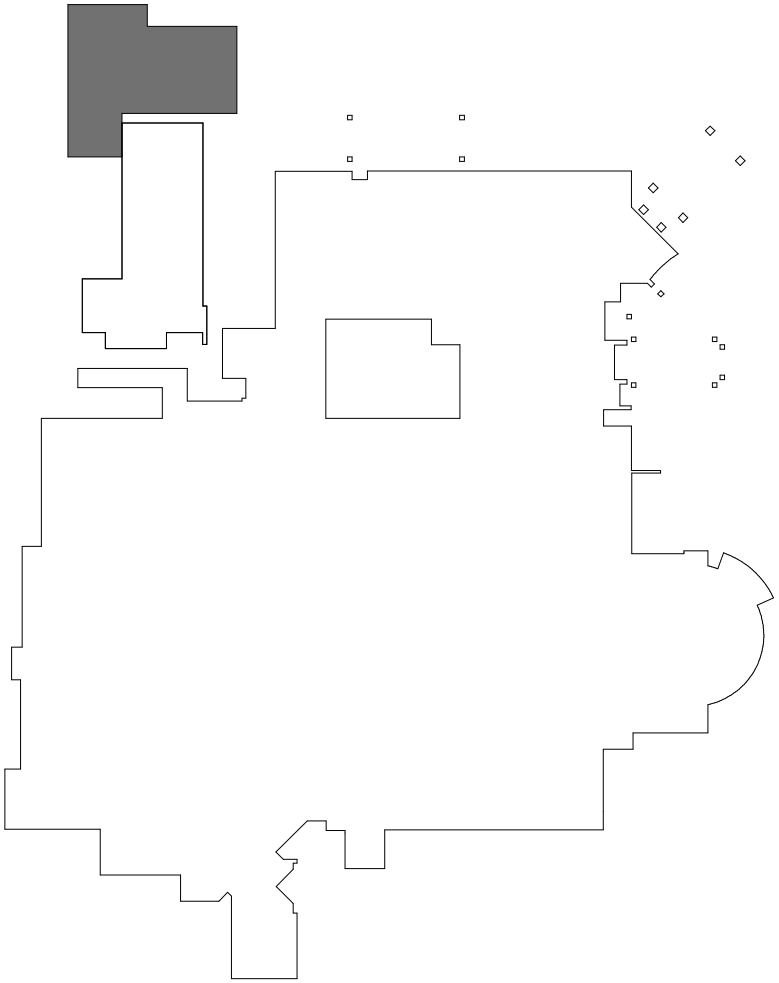
Communication: Case PL03979-061620 Building Square Footage Calculations (Case PL03979-061620 Watauga Medical Center Conditional



KEY PLAN SHOWING WORKSHOP RENOVATIONS

TOTAL AREA = 5185 SQUARE FEET

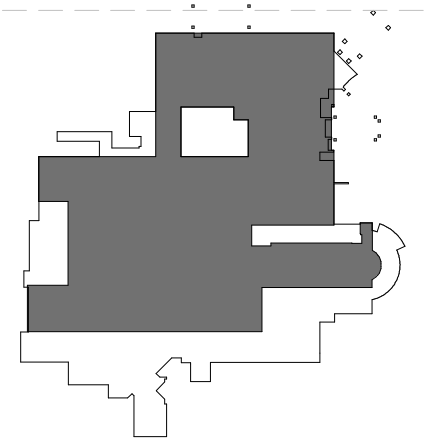
Communication: Case PL03979-061620 Building Square Footage Calculations (Case PL03979-061620 Watauga Medical Center Conditional



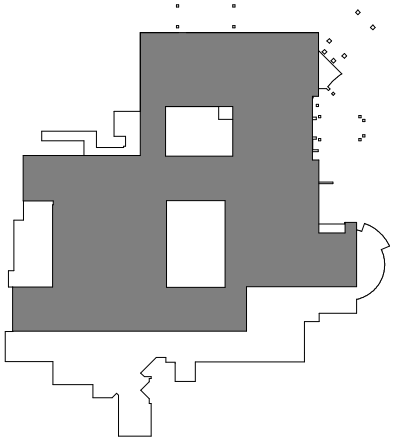
KEY PLAN SHOWING NEW CENTRAL ENERGY PLANT

First Floor =	5,125 SQUARE FEET
Second Floor =	5,100 SQUARE FEET
TOTAL AREA =	10,255 SQUARE FEET

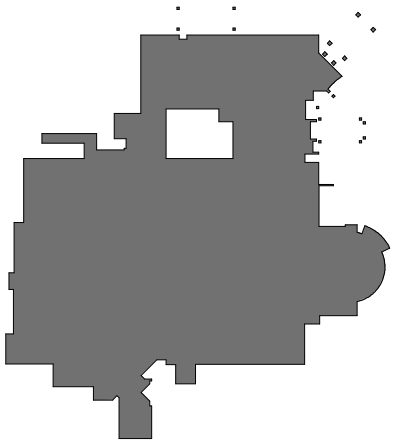
Communication: Case PL03979-061620 Building Square Footage Calculations (Case PL03979-061620 Watauga Medical Center Conditional



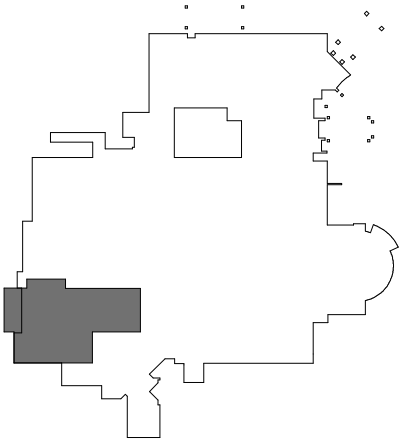
Third Floor = 57,124 Square Feet



Second Floor = 67,002 Square Feet



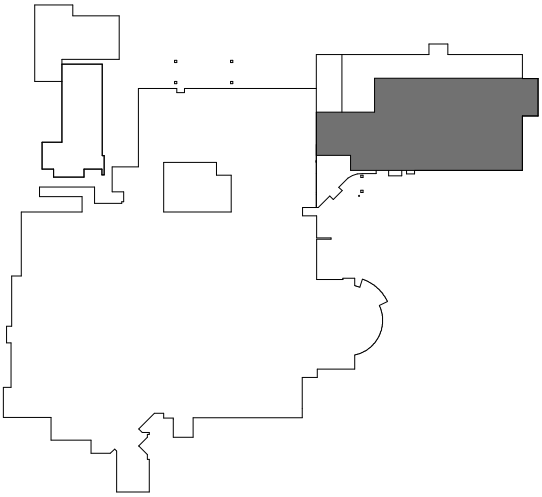
Ground Floor = 98,533 Square Feet



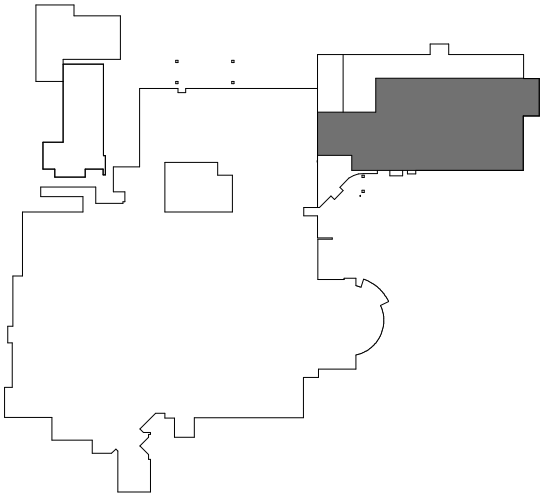
Basement = 10,800 Square Feet

Total = 232,739 Square Feet

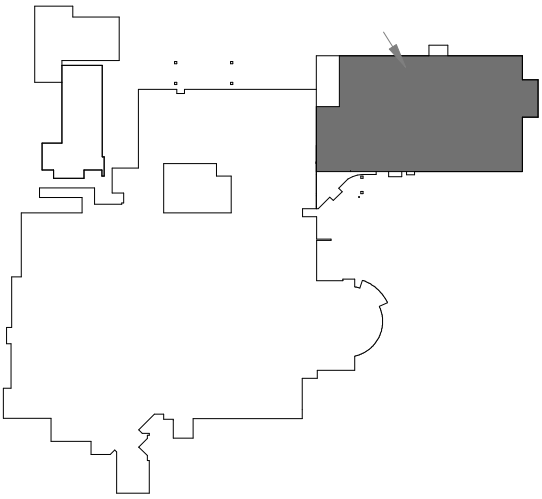
Communication: Case PL03979-061620 Building Square Footage Calculations (Case PL03979-061620 Watauga Medical Center Conditional



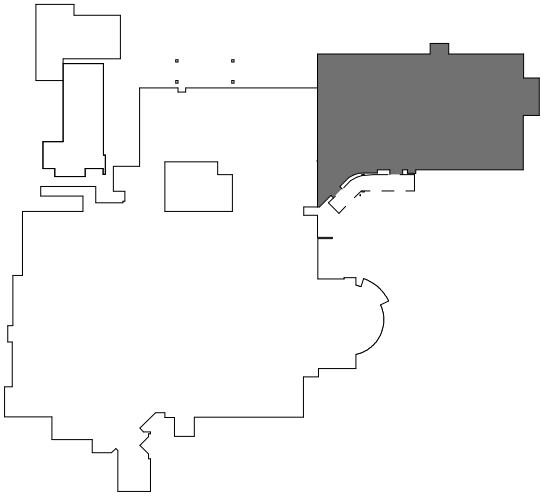
THIRD FLOOR EXPANSION = 18,955 SQ.FT.



FOURTH FLOOR EXPANSION = 18,955 SQ.FT.



SECOND FLOOR EXPANSION = 26,584 SQ.FT.



GROUND FLOOR EXPANSION = 28,355 SQ.FT.

TOTAL SQUARE FEET NEW EXPANSION = 92,849 SQ.FT

Communication: Case PL03979-061620 Building Square Footage Calculations (Case PL03979-061620 Watauga Medical Center Conditional

DAVENPORT

Original: March 23, 2020

Revised: July 20, 2020

TRANSPORTATION IMPACT ANALYSIS

Watauga Medical Center Expansion

Boone, NC

Prepared for
Appalachian Regional Healthcare System

Town of Boone
Planning & Inspections

Date Received

07-20-2020

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Transportation Impact Analysis

Watauga Medical Center Expansion
Boone, NC

Appalachian Regional Healthcare System
Original: March 23, 2020
Revised: July 20, 2020

Analysis by: Tou Lee, EI

Drafting/Graphics by: Tou Lee, EI

Reviewed by: Frank Amenya, P.E., PTOE

Sealed by: Frank Amenya, P.E., PTOE

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Watauga Medical Center Expansion
Transportation Impact Analysis
Boone, NC
Prepared for Appalachian Regional Healthcare System
Original: March 23, 2020
Revised: July 20, 2020

Executive Summary

The proposed medical center expansion is to be located at 336 Deerfield Road in Boone, North Carolina. The site includes the existing hospital and is proposed to consist of a 93,000 square feet expansion of the hospital and 48,000 square feet of medical offices. However, for worse-case analysis, 96,000 square feet of hospital expansion was used.

The Watauga Medical Center Expansion will be analyzed for two (2) phases:

- **Hospital Expansion** phase will consist of 96,000 square feet expansion of the hospital. The build year for the Hospital Expansion is assumed to be 2021 based on the estimated project schedule.
- **Future Medical Village** phase includes the addition of 48,000 square feet of medical offices. The build year for the Future Medical Village is assumed to be 2022 based on the estimated project schedule.

As shown in Figure 1, Mary Street would realign with the CVS driveway. The purpose of the realignment will allow better connectivity with the two parking lots and Johnson Street. The new intersection of Deerfield Road at Mary Street / CVS driveway has been evaluated for signalization. Additionally, the existing hospital entrance across Longvue Road and north of Longvue Road will be closed off and traffic rerouted to the future Mary Street.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), the Hospital Expansion of this development has a trip generation potential of 3,288 daily trips with 197 trips in the AM peak and 181 trips in the PM peak. The Future Medical Village of the development, including Hospital Expansion has a trip generation potential of 4,958 daily trips with 330 trips in the AM peak and 347 trips in the PM peak.

Capacity Analysis

Overall, the analysis indicates LOS D or better can be expected at the study intersections during the future build peaks except for Deerfield Road at Longvue Road. The future Mary Street should be designed based on Town of Boone standards.

Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

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Based on the capacity analysis, recommendations have been given where necessary to mitigate the impacts of future traffic. The relocation of Mary Street will occur approximately one year before the completion of the Hospital Expansion. The proposed southbound and westbound left turn lanes are expected to be implemented concurrently with the realignment of Mary Street. Signalization of Deerfield Road and the future Mary Street will not be warranted until after the completion of the Hospital Expansion.

Currently the unsignalized intersection of Deerfield Road and Longvue Road operates at level of service F conditions on the stop-controlled approaches, particularly during peak hours. LOS F conditions are typical for stop-controlled approaches onto major routes such as Deerfield Road during peak hours. This is a preexisting condition regardless of whether the proposed development is built, and this development is proposed to reduce the delay by removing the westbound approach.

At the intersection of Deerfield Road and State Farm Road, there are currently sporadic queueing delays. This is a preexisting condition regardless of the proposed development; however, the routine optimization of the traffic signal timings by NCDOT will be adequate to mitigate the queues on Deerfield Road and handle the future traffic.

The internal intersection is proposed to have full access configuration. This intersection will primarily serve the hospital traffic and existing residents east of the hospital. This intersection was analyzed to confirm that vehicle queueing does not back up to Deerfield Road or create operational issues at Deerfield Road. Based on the results, the LOS does not show any operational issues, and it is recommended to provide an internal protected stem from Deerfield Road to the intersection of 100 feet.

Multimodal Accommodations

Currently, there are sidewalk facilities along the western side of Deerfield Road within the vicinity of the proposed site. Sidewalks are proposed along the future Mary Street along the both side of the property. The AppalCART Bus Service runs along Deerfield Road through the vicinity of the study area. The Red, Pink, Express, and Wellness District routes can be used to travel to and from the site. All routes have a bus stop for the Watauga Medical Center.

Conclusion

In conclusion, this analysis has been conducted based on NCDOT and Town of Boone guidelines. Areas of deficiency have been identified and recommendations for improvements have been made where necessary. With the recommendations in place, the proposed development is not expected to have a detrimental effect on transportation capacity and mobility within the study area. It is recommended that the future Mary Street should be designed based on Town of Boone standards. Table A and Exhibit A summarizes the recommended improvements for both the Hospital Expansion and Future Medical Village build scenario.

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Table A - Recommended Improvements		
	Hospital Expansion	Future Medical Village
Deerfield Road at CVS Driveway / Future Mary Street	• Provide a southbound left turn lane with 100 feet of storage and appropriate taper. • Provide a westbound left turn lane with 100 feet of storage and appropriate taper. • Signalize intersection. • Design future Mary Street according to Town of Boone standards.	• No additional improvements are recommended.
Deerfield Road at Mary Street	• Close access and relocate to Deerfield Road at CVS Driveway.	• No additional improvements are recommended.
Deerfield Road at Longvue Road / Hospital Driveway	• Close access to hospital and reroute existing traffic to Mary Street.	• No additional improvements are recommended.
Deerfield Road at Doctors Drive	• No improvements are recommended.	• No improvements are recommended.
Deerfield Road at State Farm Road	• No improvements are recommended.	• The routine optimization of the traffic signal timings by NCDOT will be adequate to handle the future traffic.
US 321 at Deerfield Road	• No improvements are recommended.	• No improvements are recommended.
US 321 at Longvue Road	• No improvements are recommended.	• No improvements are recommended.
Mary Street at Parking Lot	• Provide stop-controlled intersection with an internal protected stem of 100 feet.	• Design northbound approach according to Town of Boone standards.
Pedestrian Accommodations	• New sidewalk is proposed along future Mary Street.	• New sidewalk is proposed along future Mary Street.

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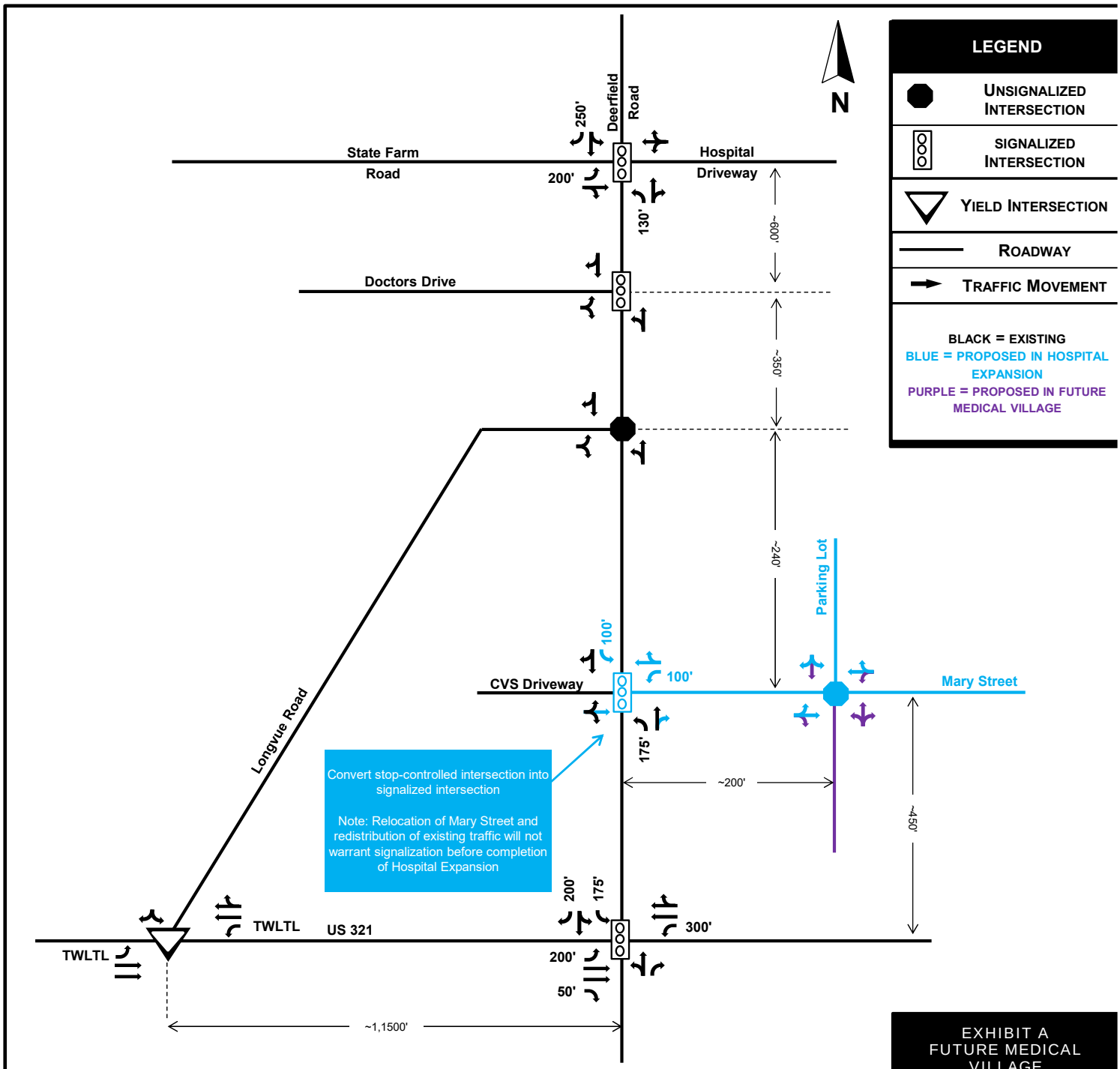

EXHIBIT A
FUTURE MEDICAL VILLAGE RECOMMENDED IMPROVEMENTS

WATAUGA MEDICAL CENTER EXPANSION

PROJECT NUMBER 190067

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Watauga Medical Center Expansion
Transportation Impact Analysis
Boone, NC
Prepared for Appalachian Regional Healthcare System
Original: March 23, 2020
Revised: July 20, 2020

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Watauga Medical Center Expansion
Transportation Impact Analysis
Boone, NC
Prepared for Appalachian Regional Healthcare System
Original: March 23, 2020
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1.0 Introduction

The proposed medical center expansion is to be located at 336 Deerfield Road in Boone, North Carolina. The site includes the existing hospital and is proposed to consist of a 93,000 square feet expansion of the hospital and 48,000 square feet of medical offices. However, for worse-case analysis, 96,000 square feet of hospital expansion was used. Figure 1 presents the preliminary site plan. Figure 2A and Figure 2B show the site location map and vicinity map, respectively.

The Watauga Medical Center Expansion will be analyzed for two (2) phases:

- **Hospital Expansion** phase will consist of 96,000 square feet expansion of the hospital. The build year for the Hospital Expansion is assumed to be 2021 based on the estimated project schedule.
- **Future Medical Village** phase includes the addition of 48,000 square feet of medical offices. The build year for the Future Medical Village is assumed to be 2022 based on the estimated project schedule.

As shown in Figure 1, Mary Street would realign with the CVS driveway. The purpose of the realignment will allow better connectivity with the two parking lots and Johnson Street. The new intersection of Deerfield Road at Mary Street / CVS driveway has been evaluated for signalization. Additionally, the existing hospital entrance across Longvue Road and north of Longvue Road will be closed off and traffic rerouted to the new Mary Street.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Deerfield Road at CVS Driveway (Future connection with Mary Street)
- Deerfield Road at Mary Street
- Deerfield Road at Longvue Road / Hospital Driveway
- Deerfield Road at Doctors Drive
- Deerfield Road at State Farm Road
- US 321 at Deerfield Road
- US 321 at Longvue Road

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- Mary Street at Parking Lots (Proposed Stop-Controlled)

The study intersections were analyzed for AM (7-9 am) and PM (4-6 pm) peaks for the following conditions:

- 2020 Existing Conditions
- 2021 Future No Build Conditions
- 2021 Future Hospital Expansion Build-Out Conditions
- 2021 Future Hospital Expansion Build-Out with Improvements (as necessary)
- 2022 Future No Build Conditions
- 2022 Future Medical Village Build-Out Conditions
- 2022 Future Medical Village Build-Out with Improvements (as necessary)

The Town of Boone and North Carolina Department of Transportation (NCDOT) were contacted about the scope of this study and have agreed on the NCDOT TIA Checklist, which is provided in the Appendix. Information regarding the property was provided by the developer, Appalachian Regional Healthcare System and by the site civil engineer, EMH&T.

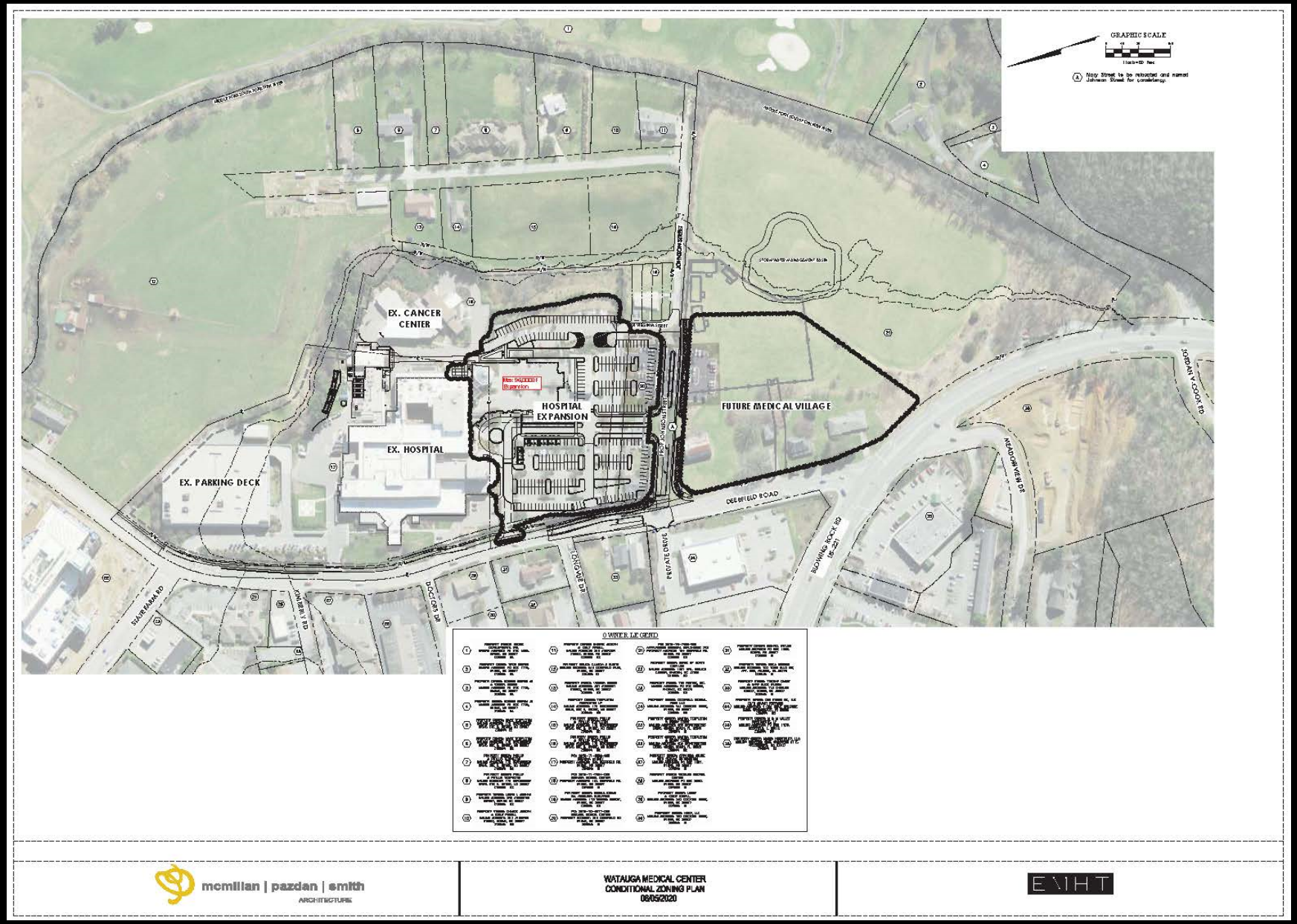

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FIGURE 1
SITE PLAN

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FIGURE 2A
Site Location Map

SITE

Site

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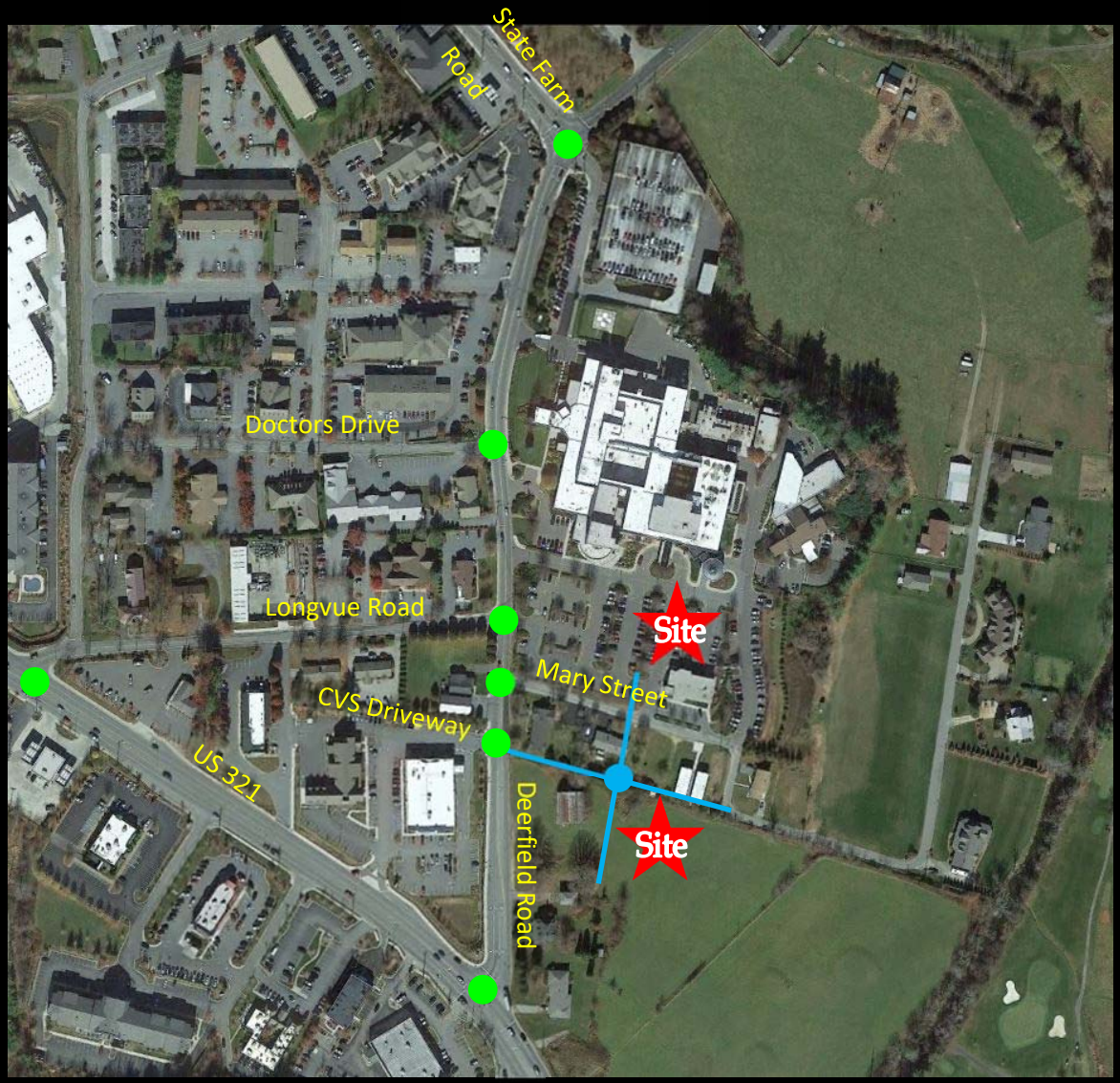

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FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
EXISTING
PROPOSED

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2.0 Existing Conditions

2.1 Inventory

A field investigation was conducted by DAVENPORT staff to determine the existing roadway conditions in the study area. Table 2.1 presents a summary of this review. Figure 3 illustrates the existing lane geometry.

Table 2.1 - Street Inventory

Facility Name	Route #	Typical Cross Section	Pavement Width	Speed Limit	Maintained By
Deerfield Road	SR 1521	2-lane undivided	Approx. 24’	25 MPH	NCDOT
Mary Street	N/A	2-lane undivided	Approx. 20’	25 MPH	Town of Boone
Blowing Rock Road	US 221-321	5-lane undivided	Approx. 60’	35 MPH	NCDOT
Longvue Road	N/A	2-lane undivided	Approx. 20’	20 MPH	Town of Boone
Doctors Drive	N/A	2-lane undivided	Approx. 20’	20 MPH	Town of Boone
State Farm Road	N/A	2-lane undivided	Approx. 22’	35 MPH	Town of Boone

2.2 Existing Traffic Volumes

Existing traffic volumes for this project were collected by Quality Counts staff. Table 2.2 below contains the dates these counts were conducted. Appalachian State University (ASU) and Watauga County Schools were in session at the time of traffic counts. The AM Peak Hour used for this study is 7:30-8:30 AM, and the PM Peak Hour is 4:30-5:30 PM. Traffic volumes were balanced along study intersections. Figure 4 shows existing AM and PM peak hour volumes. The full reports for these volumes can be found in the appendix.

Table 2.2 - Traffic Volume Data

Count Location:	Date Taken:	By:
Deerfield Road at CVS Driveway	02/11/2020	Quality Counts
Deerfield Road at Mary Street	02/11/2020	Quality Counts
US 321 at Deerfield Road	02/11/2020	Quality Counts
Deerfield Road at Longvue Road	02/11/2020	Quality Counts
US 321 at Longvue Road	02/25/2020	Quality Counts
Deerfield Road at Doctors Drive	02/11/2020	Quality Counts
Deerfield Road at State Farm Road	02/11/2020	Quality Counts

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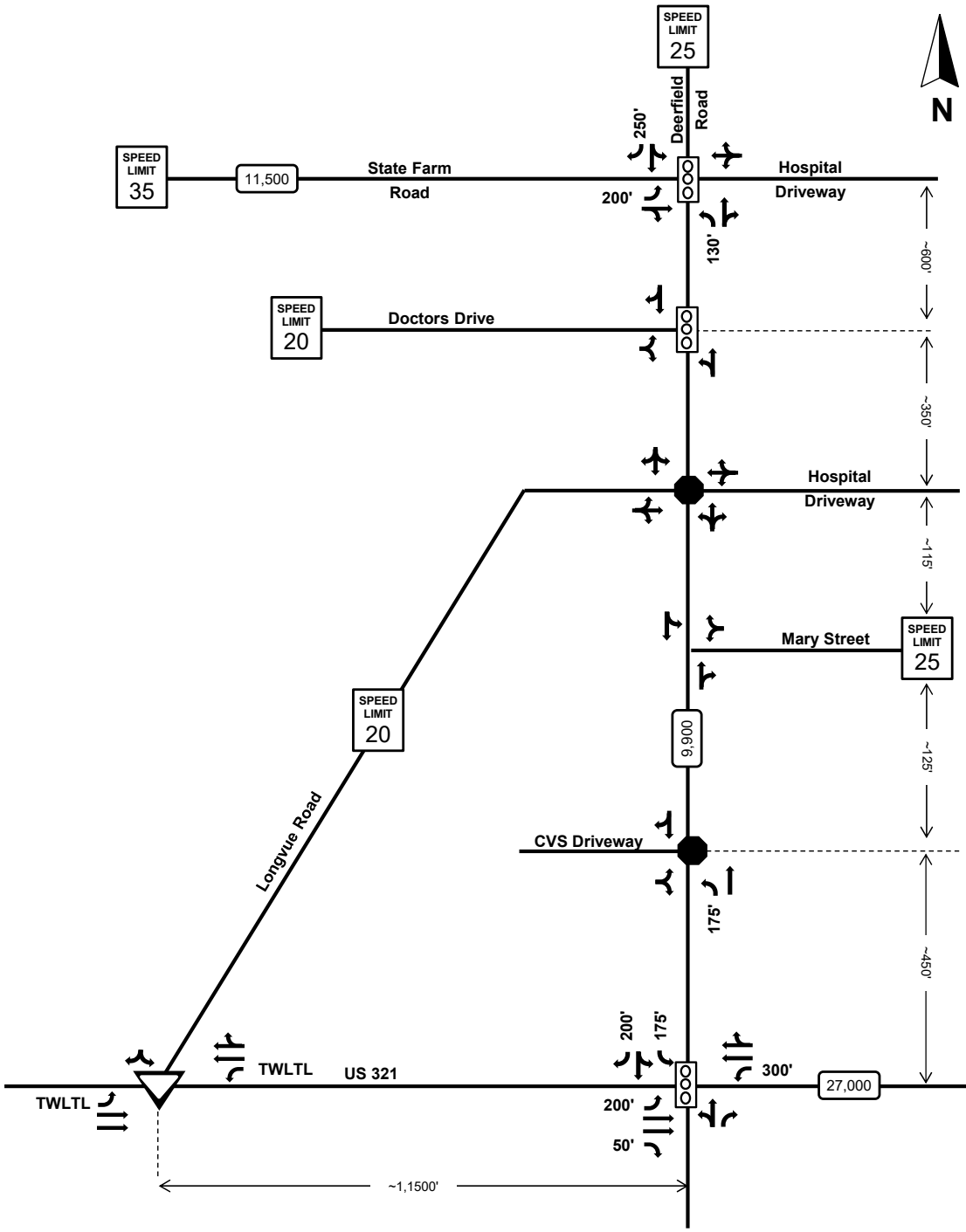

LEGEND

- UNSIGNALIZED INTERSECTION
- SIGNALIZED INTERSECTION
- YIELD INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT
- BLACK = EXISTING
- ## 2017 AADT

FIGURE 3
EXISTING LANE GEOMETRY

WATAUGA MEDICAL CENTER EXPANSION

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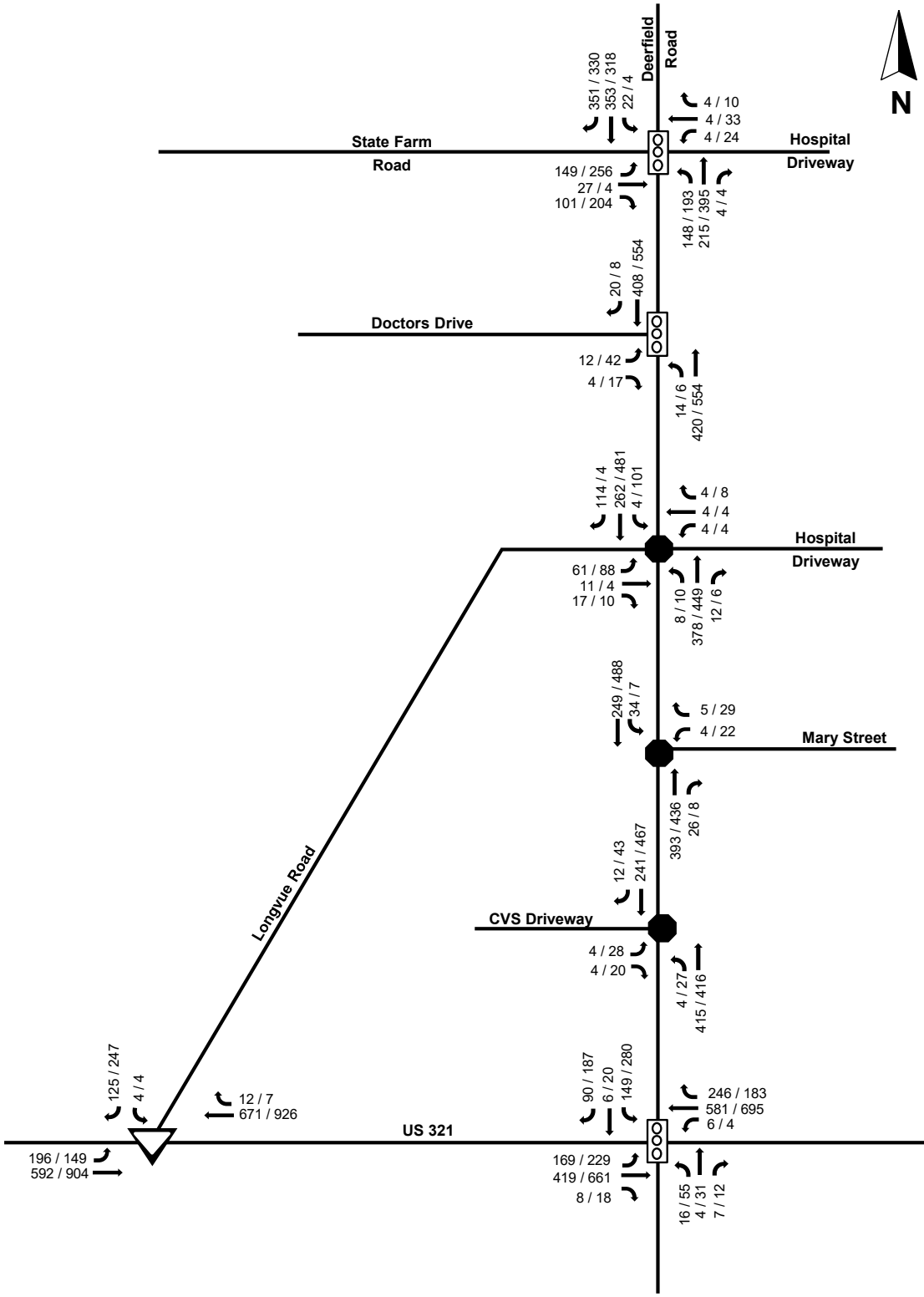

LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Yield Intersection
- Roadway
- Traffic Movement
- Black = Existing
- AM / PM Peak Hour

FIGURE 4
EXISTING TRAFFIC VOLUMES

Watauga Medical Center Expansion

Project Number 190067

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3.0 Approved Developments and Committed Improvements

3.1 Approved Developments

Approved developments are developments that have been recently approved in the area, but not yet constructed. Per NCDOT and Town of Boone staff, no adjacent approved developments were to be included in this study, but the 4% annual growth rate would be adequate to account for background growth.

3.2 Committed Improvements

Committed Improvements are improvements that are planned by NCDOT, a local municipality, or a developer in the area, but not yet constructed. Per NCDOT and Town of Boone staff, R-5874 and R-5830 are the only projects in the area.

R-5874 realigns the intersection of US 321 at Deerfield Road in 2030. Per NCDOT, there are currently no preliminary plans or concepts at this time.

R-5830 widens Deerfield Road from State Farm Road to Wilson Ridge Road in 2022. Per NCDOT, there are currently no preliminary plans or concepts at this time.

3.3 2021 No-Build Volumes

The 2021 future no-build traffic volumes were computed by applying a 4.0% compounded annual growth rate to the existing traffic volumes. Figure 5 shows the 2021 future no-build traffic volumes for AM and PM peaks.

4.0 Methodology

4.1 Base Assumptions and Standards

In general, the analysis for this project was conducted utilizing commonly accepted NCDOT and Town of Boone capacity analysis standards. The following table contains a summary of the base assumptions:

Table 4.1 - Assumptions	
Peak Hour Factor	0.90
Background Traffic Annual Growth Rate	4.0% per year for all roadways
Base Signal Timing/Phasing	Provided by NCDOT
Analysis Software	Synchro/SimTraffic Version 10.0 (signalized and unsignalized)
Lane widths	12-feet
Truck percentages	2%

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5.0 2021 Hospital Expansion Build Conditions

5.1 Trip Generation

As previously mentioned, the proposed Hospital Expansion will consist of 93,000 square feet expansion of the hospital. However, for worst-case analysis 96,000 square feet expansion of the hospital was used. The trip generation potential of this site was computed using TripGen 10 software, which is based on the 10th edition of ITE Trip Generation Manual. Table 5.1 presents the results.

Table 5.1 - ITE Trip Generation

Average Weekday Driveway Volumes					24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Data Source	Volume	Enter	Exit	Enter	Exit
Hospital (Expansion)	610	96	Th.Sq.Ft GFA	Adjacent - Equation	3288	134	63	58	123
Total Trips					**3288**	**134**	**63**	**58**	**123**

5.2 Trip Distribution

Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment. The directional distributions for site trips are listed below:

- 30% to/from the west on US 321
- 30% to/from the east on US 321
- 24% to/from the north on Deerfield Road
- 16% to/from the west on State Farm Road

The trip distribution model for this project is shown in Figure 6.

5.3 2021 Hospital Expansion Build Volumes

The 2021 Hospital Expansion build volumes were obtained by summing future no build volumes and Hospital Expansion site trips. Hospital Expansion site trips are shown in Figure 7.

Hospital Expansion build volume totals for AM and PM peaks are shown in Figure 8.

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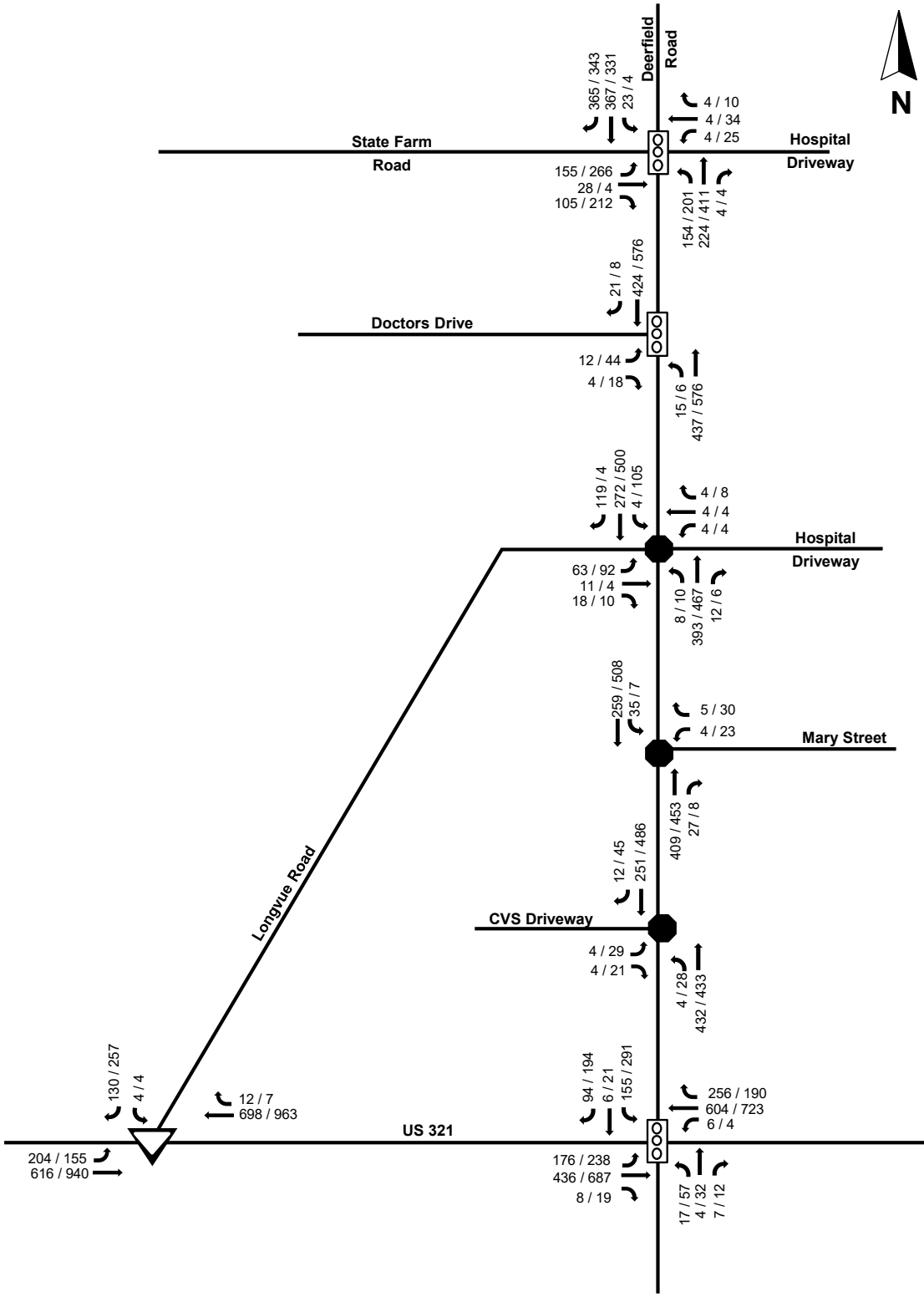

LEGEND

- UNSIGNALIZED INTERSECTION
- SIGNALIZED INTERSECTION
- YIELD INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT
- BLACK = EXISTING
- AM / PM PEAK HOUR

FIGURE 5
2021 FUTURE NO BUILD VOLUMES

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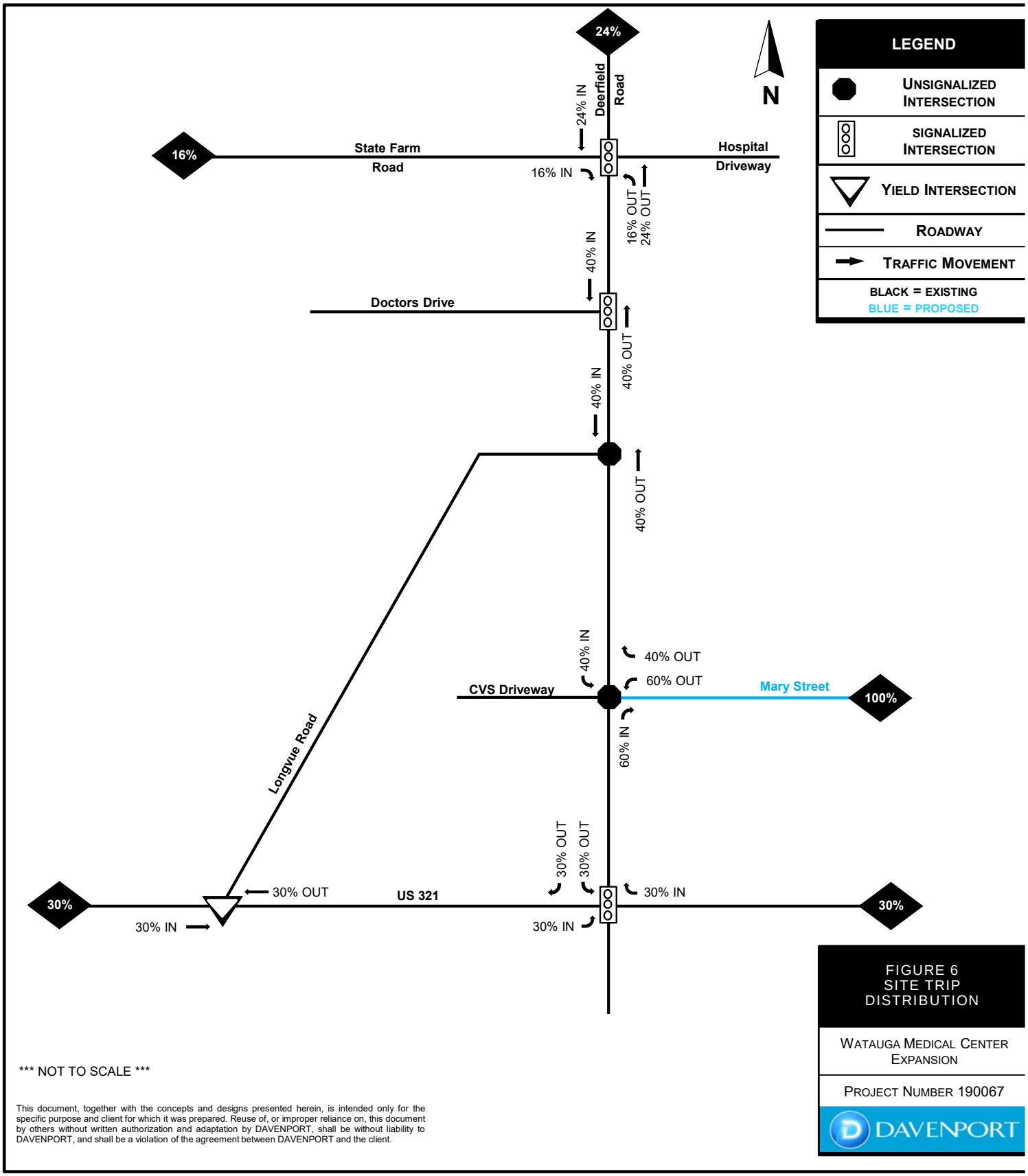
24%
Deerfield Road
24% IN
N
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
YIELD INTERSECTION
ROADWAY
TRAFFIC MOVEMENT
BLACK = EXISTING
BLUE = PROPOSED
16%
State Farm Road
16% IN
Hospital Driveway
16% OUT
24% OUT
40% IN
Doctors Drive
40% OUT
40% IN
40% OUT
40% IN
40% OUT
60% OUT
CVS Driveway
Mary Street
100%
60% IN
Longvue Road
30% OUT
30% OUT
30%
30% OUT
US 321
30% IN
30%
30% IN
30% IN
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FIGURE 6
SITE TRIP DISTRIBUTION
WATAUGA MEDICAL CENTER EXPANSION
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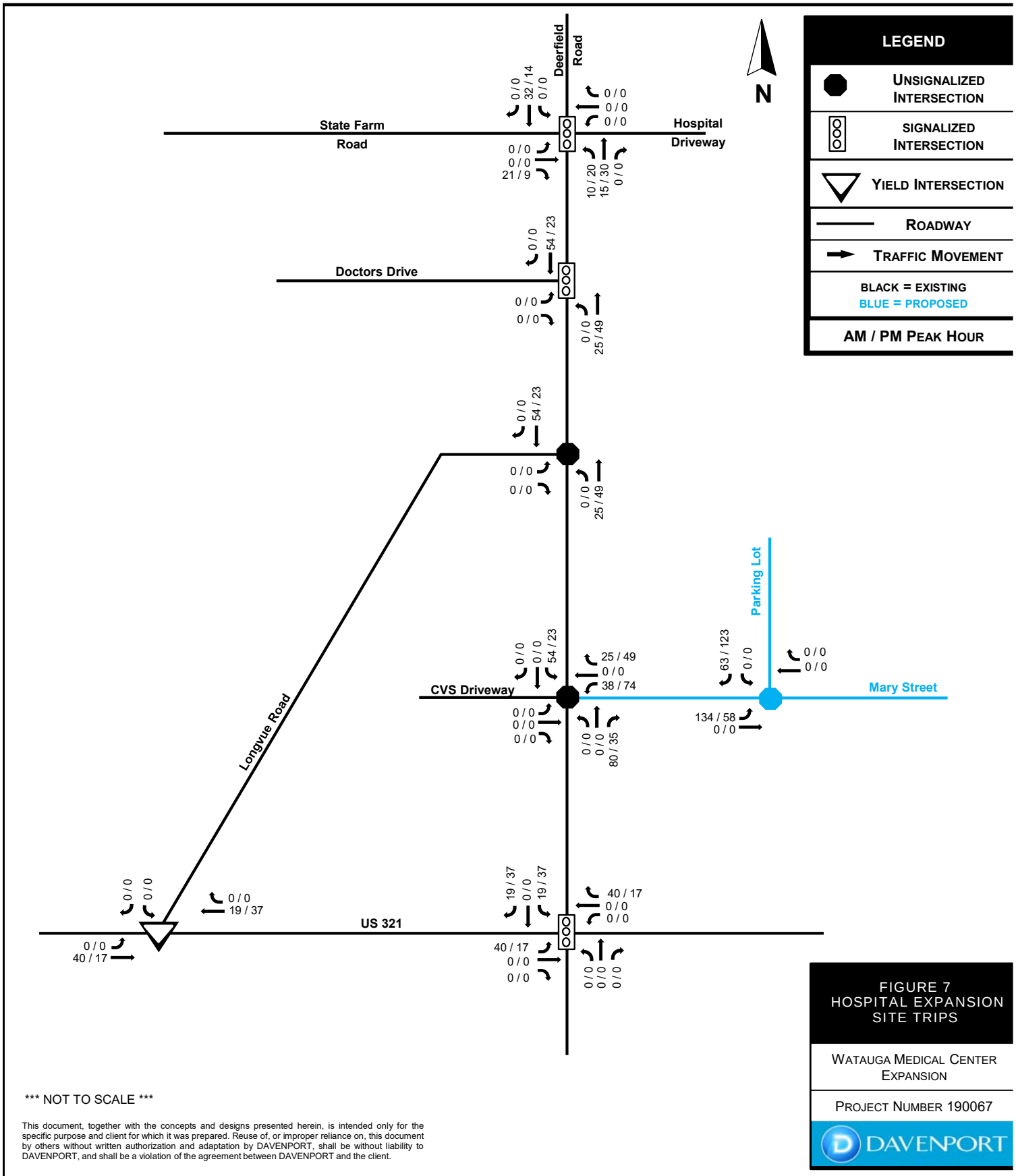

FIGURE 7
HOSPITAL EXPANSION
SITE TRIPS

WATAUGA MEDICAL CENTER EXPANSION

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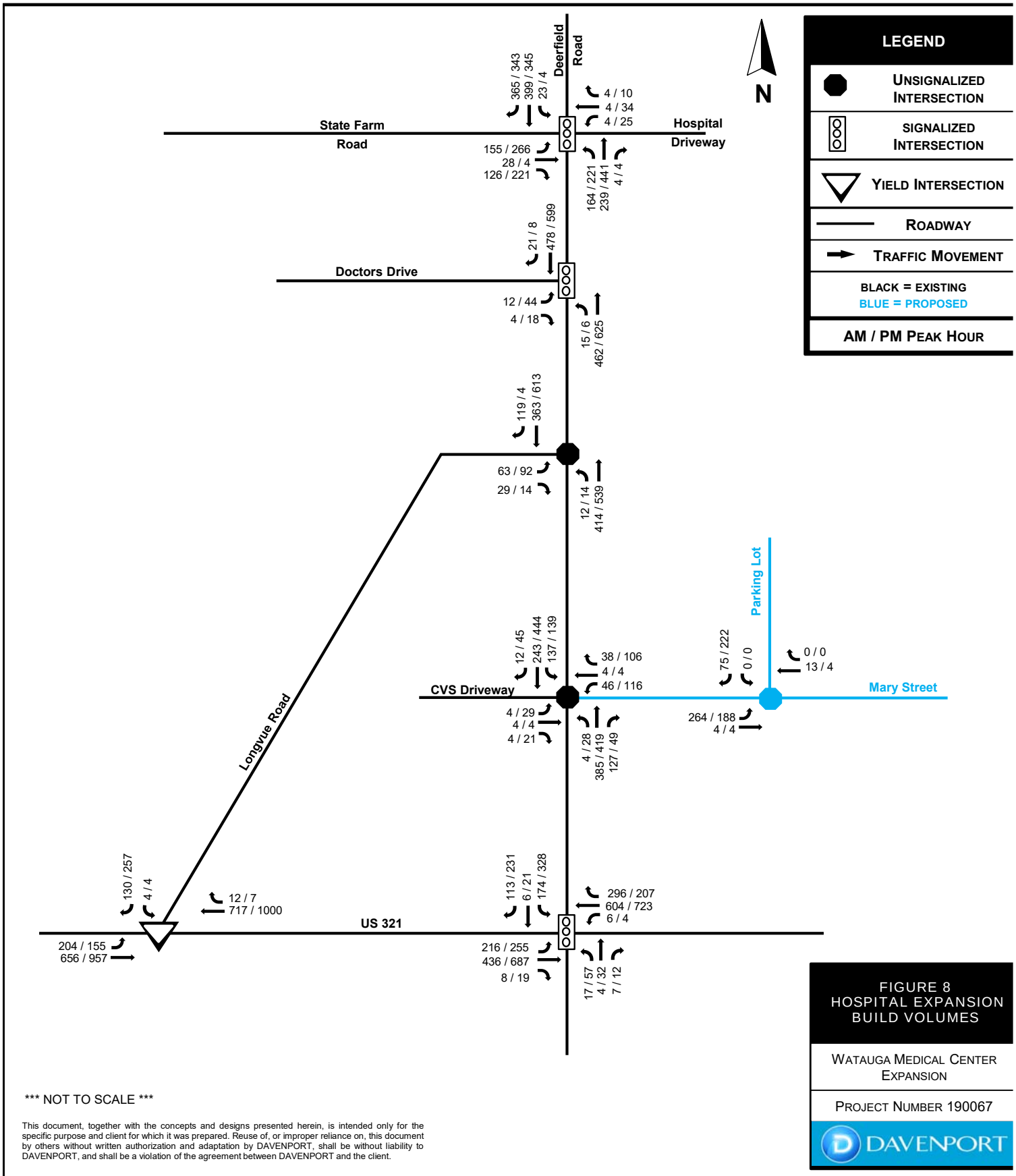

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6.0 2021 Hospital Expansion Capacity Analysis

6.1 Level of Service Evaluation Criteria

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" to measure how traffic operates in intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of service "A" represents low-volume traffic operations and Level of Service "F" represents high-volume, oversaturated traffic operations. Synchro Traffic Modeling software was used to determine the level of service for studied intersections. Note for unsignalized intersection analysis, the level of service noted is for the worst approach of the intersection. This is typically the left turn movement for the side street approach, due to the number of opposing movements. All worksheet reports from the analyses can be found in the Appendix.

Table 6.1 – Highway Capacity Manual

Levels of Service and Control Delay Criteria			
Signalized Intersection		**Unsignalized Intersection**	
Level of Service	Control Delay Per vehicle (sec)	Level of Service	Delay Range (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

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6.2 Level of Service Summary

Table 6.2 presents the summary of the level of service analysis for all study intersections:

Table 6.2 - Level of Service Summary

AM Peak	2020 Existing	2021 Future No Build	2021 Hospital Expansion Build	2021 Hospital Expansion Build with Improvements
Deerfield Road at CVS Driveway / Future Mary Street	B (12.2) EB Approach	B (12.4) EB Approach	D (30.8) WB Approach	A (6.9) Signalized
Deerfield Road at Mary Street	B (13.2) WB Approach	B (13.5) WB Approach		
Deerfield Road at Longvue Road / Hospital Driveway	C (20.6) EB Approach	C (21.9) EB Approach	C (20.2) EB Approach	
Deerfield Road at Doctors Drive	A (2.3)	A (2.3)	A (2.4)	
Deerfield Road at State Farm Road	C (22.4)	C (23.0)	C (23.7)	
US 321 at Deerfield Road / Walgreens Driveway	C (26.3)	C (26.8)	C (29.1)	
US 321 at Longvue Road	B (11.0) SB Approach	B (10.9) SB Approach	B (11.0) SB Approach	
Mary Street at Parking Lots (Proposed Stop-Controlled)			A (8.7) SB Approach	
PM Peak	**2020 Existing**	**2021 Future No Build**	**2021 Hospital Expansion Build**	**2021 Hospital Expansion Build with Improvements**
Deerfield Road at CVS Driveway / Future Mary Street	C (19.0) EB Approach	C (20.0) EB Approach	F (383.4) WB Approach	B (11.6) Signalized
Deerfield Road at Mary Street	C (16.5) WB Approach	C (17.3) WB Approach		
Deerfield Road at Longvue Road / Hospital Driveway	F (114.1) EB Approach	F (158.6) EB Approach	F (54.0) EB Approach	
Deerfield Road at Doctors Drive	A (6.5)	A (6.7)	A (7.0)	
Deerfield Road at State Farm Road	C (26.9)	C (28.4)	C (30.6)	
US 321 at Deerfield Road / Walgreens Driveway	D (40.6)	D (41.5)	D (44.0)	
US 321 at Longvue Road	B (11.9) SB Approach	B (12.3) SB Approach	B (12.5) SB Approach	
Mary Street at Parking Lots (Proposed Stop-Controlled)			A (9.3) SB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

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6.3 Level of Service Results

The results of the study are discussed by intersection below:

Deerfield Road at CVS/Future Mary Street

In existing conditions, this unsignalized intersection operates at LOS B during the AM peak and LOS C during the PM peak. In 2021 future no-build conditions, with the growth in background traffic, the level of service is expected to remain unchanged. In 2021 Hospital Expansion build conditions, with the addition of the fourth leg, site-generated trips, and redistribution of the closed entrances, the level of service is expected to operate at LOS D during the AM peak and LOS F during the PM peak.

The following improvements are recommended during the Hospital Expansion:

- Provide a southbound left turn lane with 100 feet of storage and appropriate taper
- Provide a westbound left turn lane with 100 feet of storage and appropriate taper
- Convert stop-controlled intersection to signalized intersection

With recommendations in place, this intersection is expected to operate at LOS A during the AM peak and LOS B during the PM peak. Anticipated delays and queue lengths on the southbound and northbound approach from Synchro and SimTraffic suggest the need for a traffic signal. More information about the signal warrant analysis can be found in Section 9 of the report. The future Mary Street realignment should be designed in accordance with Town of Boone standards as applicable.

The relocation of Mary Street will occur approximately one year before the completion of the Hospital Expansion. The proposed southbound and westbound left turn lanes are expected to be implemented concurrently with the realignment of Mary Street. After the realignment of Mary Street and redistribution of the existing traffic, this intersection is expected to operate at LOS C during the AM peak and LOS D during the PM peak. Based on the signal warrant analysis, a signal will not be warranted until the completion of the hospital expansion. More information regarding the delay and signal warrant can be found in the Appendix and Section 9 of the report, respectively.

Deerfield Road at Mary Street (Existing)

This unsignalized intersection currently operates at LOS B during the AM peak and LOS C during the PM peak. In 2021 future no-build conditions, with the growth in background traffic, the level of service is expected to remain unchanged. In 2021 Hospital Expansion build conditions, this existing access point is proposed to be closed and relocated across CVS Driveway as part of this development.

Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

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Deerfield Road at Longvue Road

This unsignalized intersection currently operates at LOS C during the AM peak and LOS F during the PM peak. In 2021 future no-build conditions, with the growth in background traffic, the level of service is expected to remain unchanged. In 2021 Hospital Expansion build conditions, the existing access leg into the hospital is proposed to be cut off as part of this development. The existing trips shall be redistributed at the future Mary Street. With this recommendation in place, the delay during the PM peak is expected to decrease from 158 seconds to 54 seconds. LOS F conditions are typical for stop-controlled approaches onto major routes such as Deerfield Road during peak hours. This condition exists regardless of whether the proposed development is built, and this development is proposed to reduce the delay by removing the westbound approach.

Deerfield Road at Doctors Drive

This signalized intersection currently operates at LOS A during the AM and PM peaks. In 2021 future no-build and Hospital Expansion build conditions, with the growth in background traffic and addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

Deerfield Road at State Farm Road

This signalized intersection currently operates at LOS C during the AM and PM peaks. In 2021 future no-build and Hospital Expansion build conditions, with the growth in background traffic and addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

US 321 at Deerfield Road

This signalized intersection currently operates at LOS C during the AM peak and LOS D during the PM peak. In 2021 future no-build and Hospital Expansion build conditions, with the growth in background traffic and addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

US 321 at Longvue Road

This unsignalized intersection currently operates at LOS B during the AM peak and LOS D during the PM peak. In 2021 future no-build and Hospital Expansion build conditions, with the growth in background traffic and addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

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Mary Street at Parking Lots (Proposed Stop-Controlled)

This internal intersection is proposed to have full access configuration. This intersection will primarily serve the hospital traffic and existing residents east of the hospital. In 2021 Hospital Expansion build conditions, LOS A is expected during the AM and PM peaks as a two-way-stop controlled intersection.

A queuing analysis was conducted for the intersection to determine the length of internal protected stem needed to accommodate anticipated queues. Therefore, it is recommended to provide an internal protected stem from Deerfield Road to the intersection of 100 feet.

Table 6.3 - Queue Summary

AM PEAK	Max Queue	Internal Projected Stem
Mary Street at Parking Lots	78’	100'
PM PEAK	**Max Queue**	**Internal Projected Stem**
Mary Street at Parking Lots	81'	100'

The recommended improvements at the study intersections are illustrated in Figure 9.

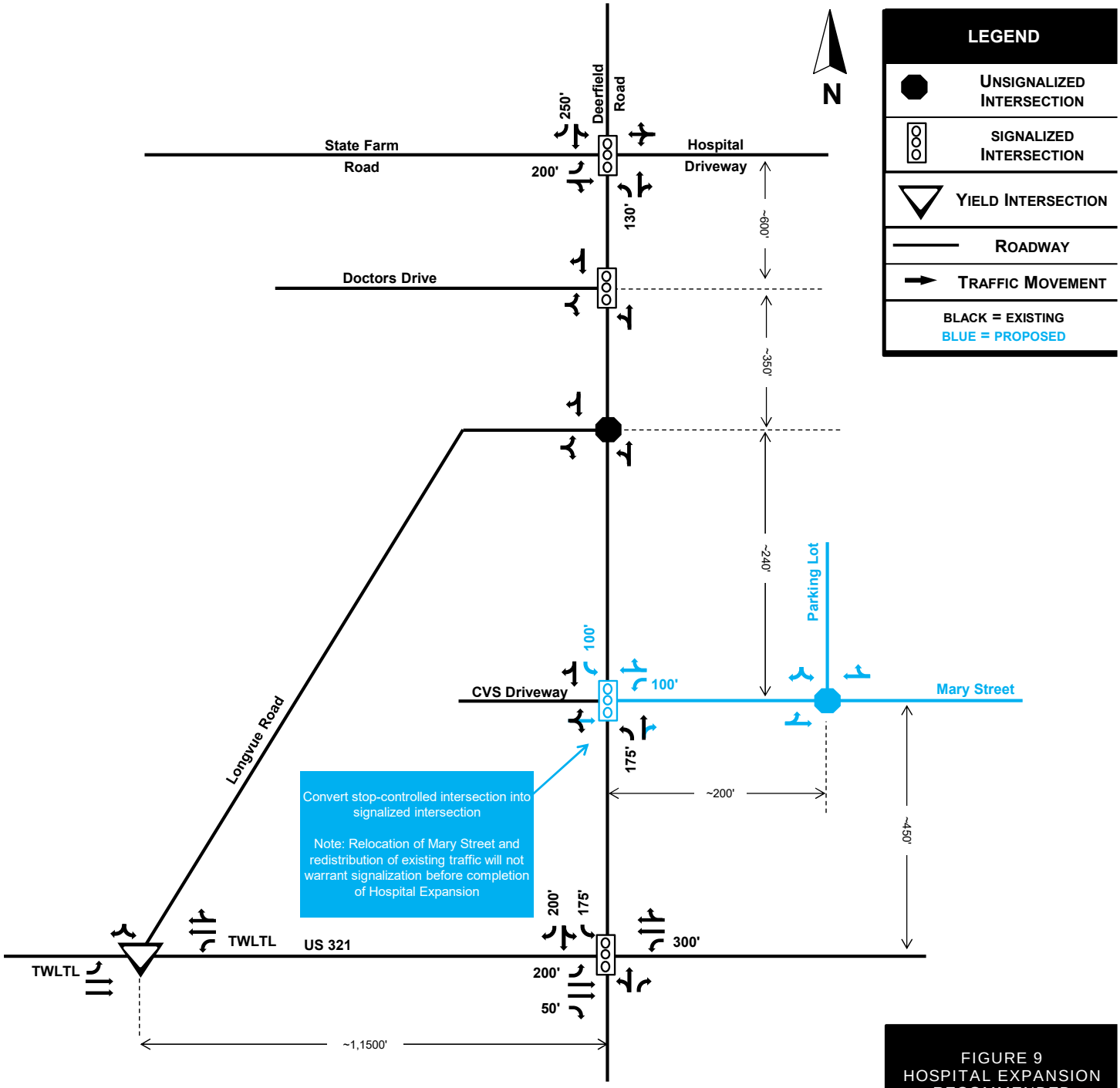

FIGURE 9
HOSPITAL EXPANSION
RECOMMENDED
IMPROVEMENTS

WATAUGA MEDICAL CENTER
EXPANSION

PROJECT NUMBER 190067

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7.0 2022 Future Medical Village Build Conditions

7.1 2022 No-Build Volumes

The 2022 future no-build traffic volumes were computed by applying a 4.0% compounded annual growth rate to the existing traffic volumes. Figure 10 shows the 2022 future no-build traffic volumes for AM and PM peaks.

7.2 Trip Generation

As previously mentioned, the proposed Future Medical Village will consist of Hospital Expansion's 96,000 square feet expansion of the hospital and the new 48,000 square feet of medical office. The trip generation potential of this site was computed using TripGen 10 software, which is based on the 10th edition of ITE Trip Generation Manual. Table 7.1 presents the results.

Table 7.1 - ITE Trip Generation

Average Weekday Driveway Volumes					24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Data Source	Volume	Enter	Exit	Enter	Exit
Hospital (Expansion)	610	96	Th.Sq.Ft GFA	Adjacent - Equation	3288	134	63	58	123
Medical Office (Future Medical Village)	720	48	Th.Sq.Ft GFA	Adjacent – Rate	1670	104	29	46	120
Total Trips					**4958**	**238**	**92**	**104**	**243**

7.3 Trip Distribution

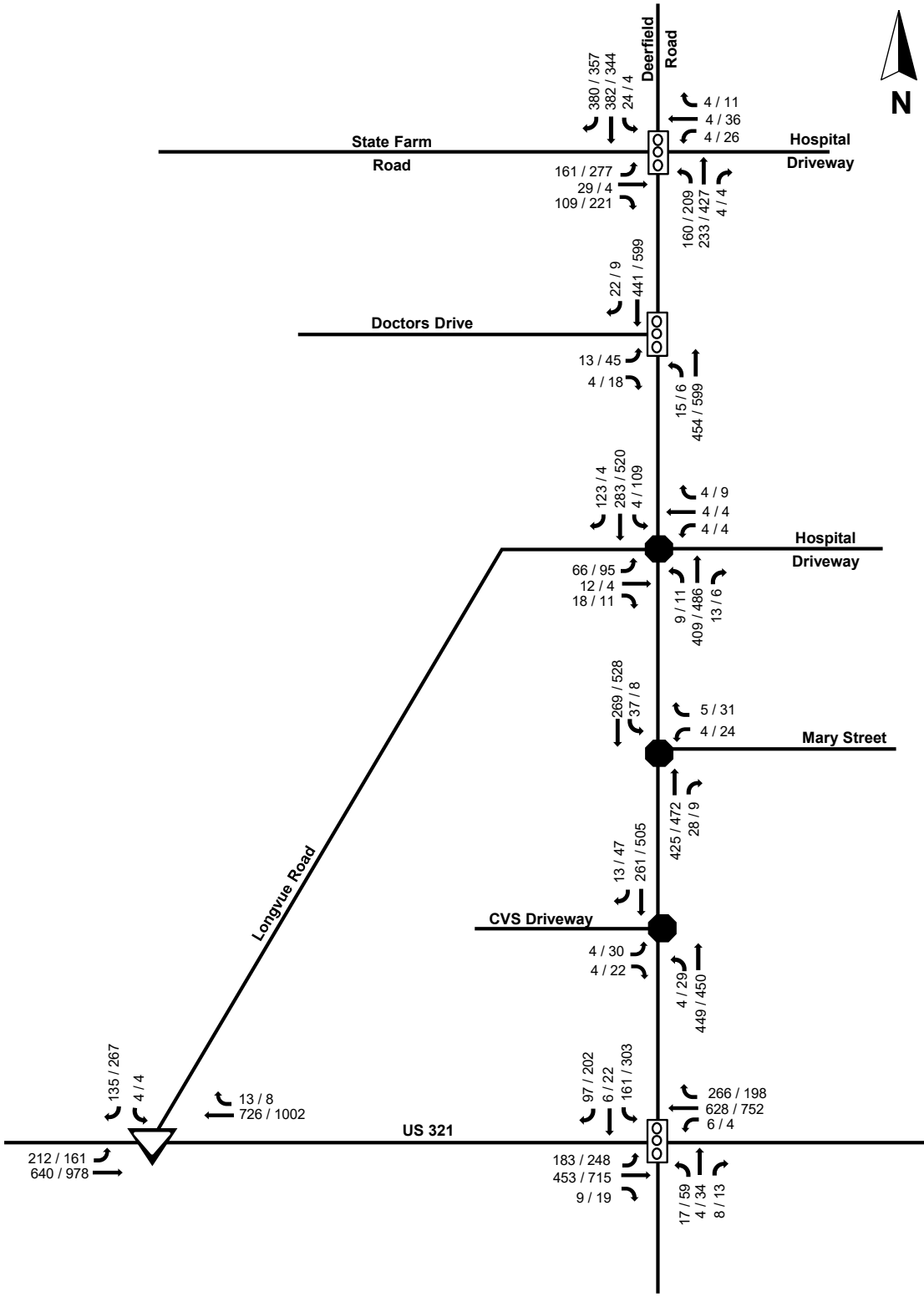
Site trips for this proposed development were distributed based on the same percentages as Hospital Expansion condition and shown in Figure 6.

7.4 2022 Future Medical Village Build Volumes

The 2022 Future Medical Village build volumes were obtained by summing 2022 future no build volumes and Future Medical Village site trips. Future Medical Village site trips are shown in Figure 11.

Future Medical Village build volume totals for AM and PM peaks are shown in Figure 12.

Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map



LEGEND

- UNSIGNALIZED INTERSECTION
- SIGNALIZED INTERSECTION
- YIELD INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT
- BLACK = EXISTING
- AM / PM PEAK HOUR

FIGURE 10
2022 FUTURE NO BUILD VOLUMES

WATAUGA MEDICAL CENTER EXPANSION

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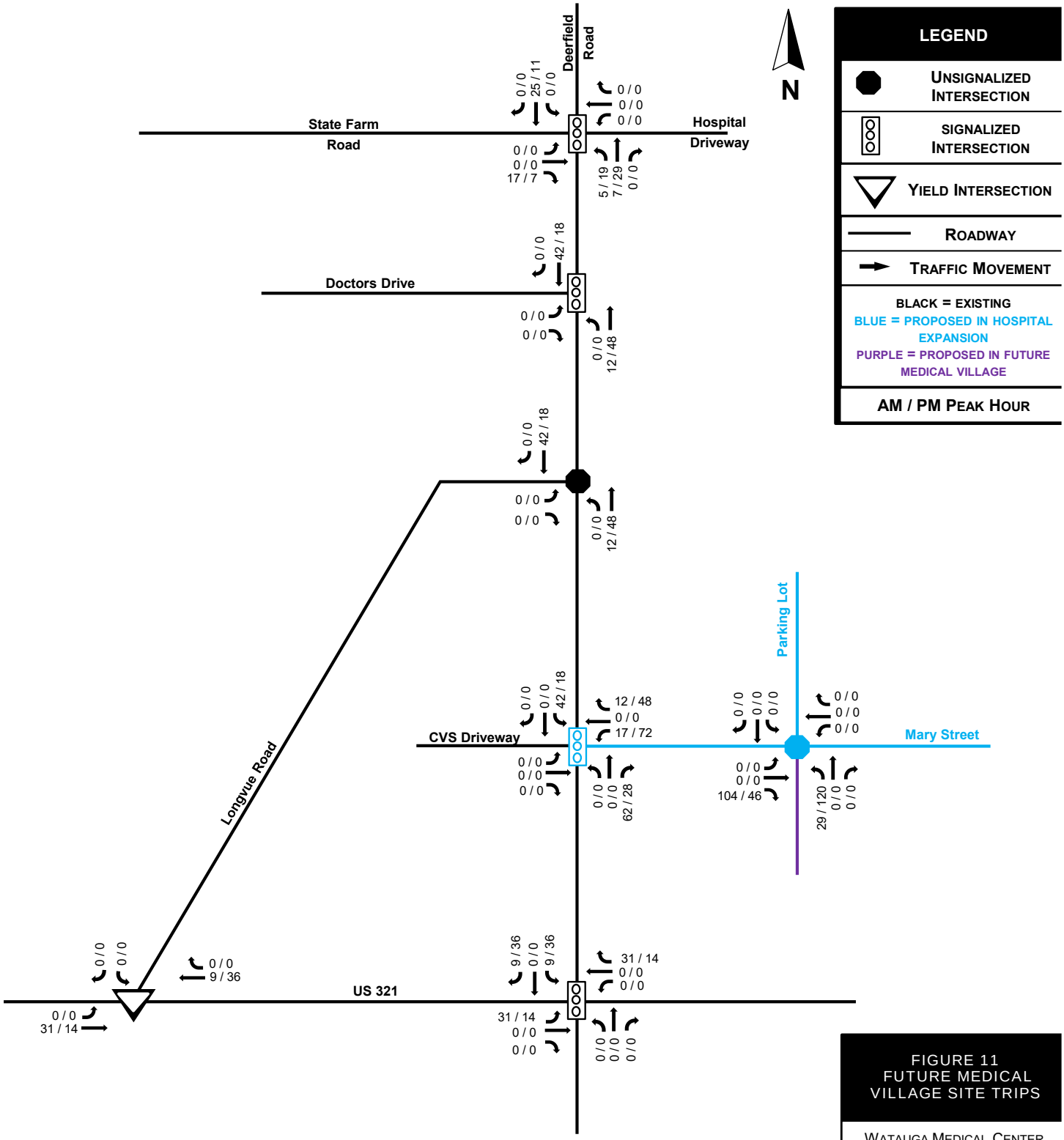

LEGEND

- UNSIGNALIZED INTERSECTION
- SIGNALIZED INTERSECTION
- YIELD INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT

BLACK = EXISTING
BLUE = PROPOSED IN HOSPITAL EXPANSION
PURPLE = PROPOSED IN FUTURE MEDICAL VILLAGE

AM / PM PEAK HOUR

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FIGURE 11
FUTURE MEDICAL VILLAGE SITE TRIPS

WATAUGA MEDICAL CENTER EXPANSION

PROJECT NUMBER 190067

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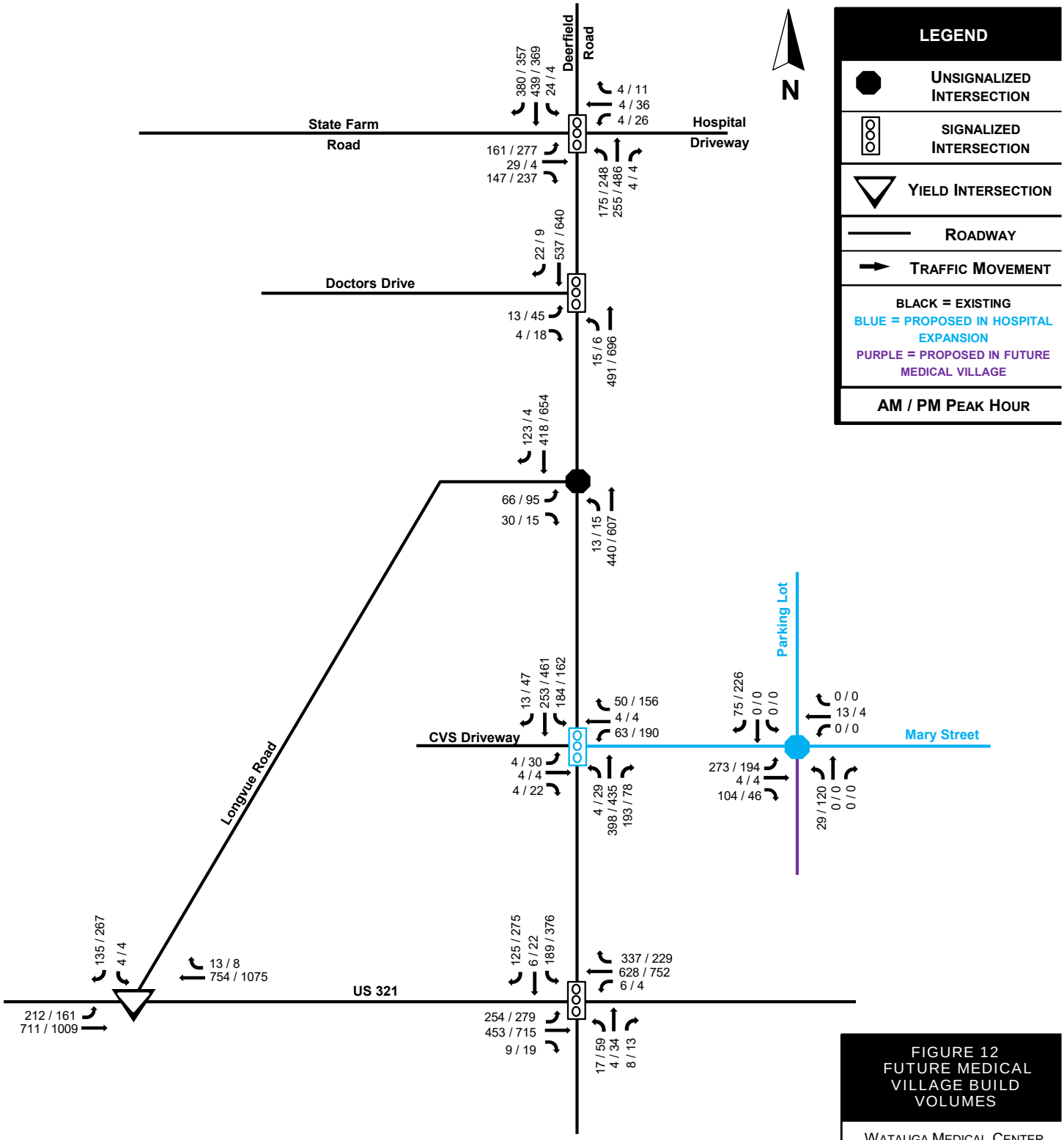

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FIGURE 12
FUTURE MEDICAL VILLAGE BUILD VOLUMES

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Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

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8.0 2022 Future Medical Village Capacity Analysis

8.1 Level of Service Summary

Table 8.1 presents the summary of the level of service analysis for all study intersections:

Table 8.1 - Level of Service Summary

AM Peak	2022 Future No Build	2022 Future Medical Village Build
Deerfield Road at CVS Driveway / Future Mary Street	B (12.7) EB Approach	B (10.9) Signalized
Deerfield Road at Mary Street	B (13.9) WB Approach	
Deerfield Road at Longvue Road / Hospital Driveway	C (23.8) EB Approach	C (23.7) EB Approach
Deerfield Road at Doctors Drive	A (2.4)	A (2.4)
Deerfield Road at State Farm Road	C (23.7)	C (23.2)
US 321 at Deerfield Road / Walgreens Driveway	C (27.3)	C (30.1)
US 321 at Longvue Road	B (10.8) SB Approach	B (11.3) SB Approach
Mary Street at Parking Lots (Proposed Stop-Controlled)		C (20.5) NB Approach
PM Peak	**2022 Future No Build**	**2022 Future Medical Village Build**
Deerfield Road at CVS Driveway / Future Mary Street	C (21.0) EB Approach	B (16.7) Signalized
Deerfield Road at Mary Street	C (18.2) WB Approach	
Deerfield Road at Longvue Road / Hospital Driveway	F (215.2) EB Approach	F (81.9) EB Approach
Deerfield Road at Doctors Drive	A (6.9)	A (7.5)
Deerfield Road at State Farm Road	C (28.2)	C (29.9)
US 321 at Deerfield Road / Walgreens Driveway	D (42.7)	D (48.2)
US 321 at Longvue Road	B (12.8) SB Approach	B (13.1) SB Approach
Mary Street at Parking Lots (Proposed Stop-Controlled)		D (28.0) NB Approach

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

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8.2 Level of Service Results

The results of the study are discussed by intersection below:

Deerfield Road at CVS/Future Mary Street

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS B during the AM peak and LOS C during the PM peak. In 2022 Future Medical Village build conditions, with the recommended improvements during the Hospital Expansion, the level of service is expected to operate at LOS B during both the AM and PM peaks. Therefore, no additional improvements are recommended.

Deerfield Road at Mary Street (Existing)

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS B during the AM peak and LOS C during the PM peak. In 2021 Hospital Expansion build conditions, this existing access point is proposed to be closed and relocated across CVS Driveway as part of the Hospital Expansion.

Deerfield Road at Longvue Road

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS C during the AM peak and LOS F during the PM peak. In 2021 Hospital Expansion build conditions, the existing access leg into the hospital is proposed to be cut off as part of the Hospital Expansion. The existing trips shall be redistributed at the future Mary Street. With this recommendation in place, in 2022 Future Medical Village build condition, the delay during the PM peak is expected to decrease from 215 seconds to 82 seconds. LOS F conditions are typical for stop-controlled approaches onto major routes such as Deerfield Road during peak hours. This condition exists regardless of whether the proposed development is built, and this development is proposed to reduce the delay by removing the westbound approach.

Deerfield Road at Doctors Drive

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS A during the AM and PM peaks. In 2022 Future Medical Village build conditions, with the addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

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Deerfield Road at State Farm Road

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS C during the AM and PM peaks. In 2022 Future Medical Village build conditions, with the addition of site-generated trips, LOS is expected to remain unchanged. Sporadic queuing issues are expected during the PM peak hours due to vehicles wishing to turn left onto State Farm Road. These queuing issues are expected to be a background issue regardless of the proposed development; however, the routine optimization of the traffic signal timings by NCDOT will be adequate to mitigate the queues on Deerfield Road and handle future traffic.

US 321 at Deerfield Road

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS C during the AM peak and LOS D during the PM peak. In 2022 Future Medical Village build conditions, with the addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

US 321 at Longvue Road

In 2022 future no-build conditions, with the growth in background traffic, this intersection is expected to operate at LOS B during the AM and PM peaks. In 2022 Future Medical Village build conditions, with the addition of site-generated trips, LOS is expected to remain unchanged. Therefore, no improvements are recommended.

Mary Street at Parking Lots (Proposed Stop-Controlled)

In 2022 Future Medical Village build conditions, with the addition of the 4th leg, LOS C is expected during the AM peak and LOS D during the PM peak as a two-way-stop controlled intersection.

A queuing analysis was conducted for the intersection to determine the length of internal protected stem needed to accommodate anticipated queues. The recommended 100 feet of internal protected stem proposed during the Hospital Expansion will be sufficient to accommodate the Future Medical Village traffic. Therefore, no additional improvements are needed.

Table 8.2 - Queue Summary

AM PEAK	95% Queue	Internal Projected Stem
Mary Street at Parking Lots	84’	100'
PM PEAK	**95% Queue**	**Internal Projected Stem**
Mary Street at Parking Lots	99'	100'

The recommended improvements at the study intersections are illustrated in Figure 13.

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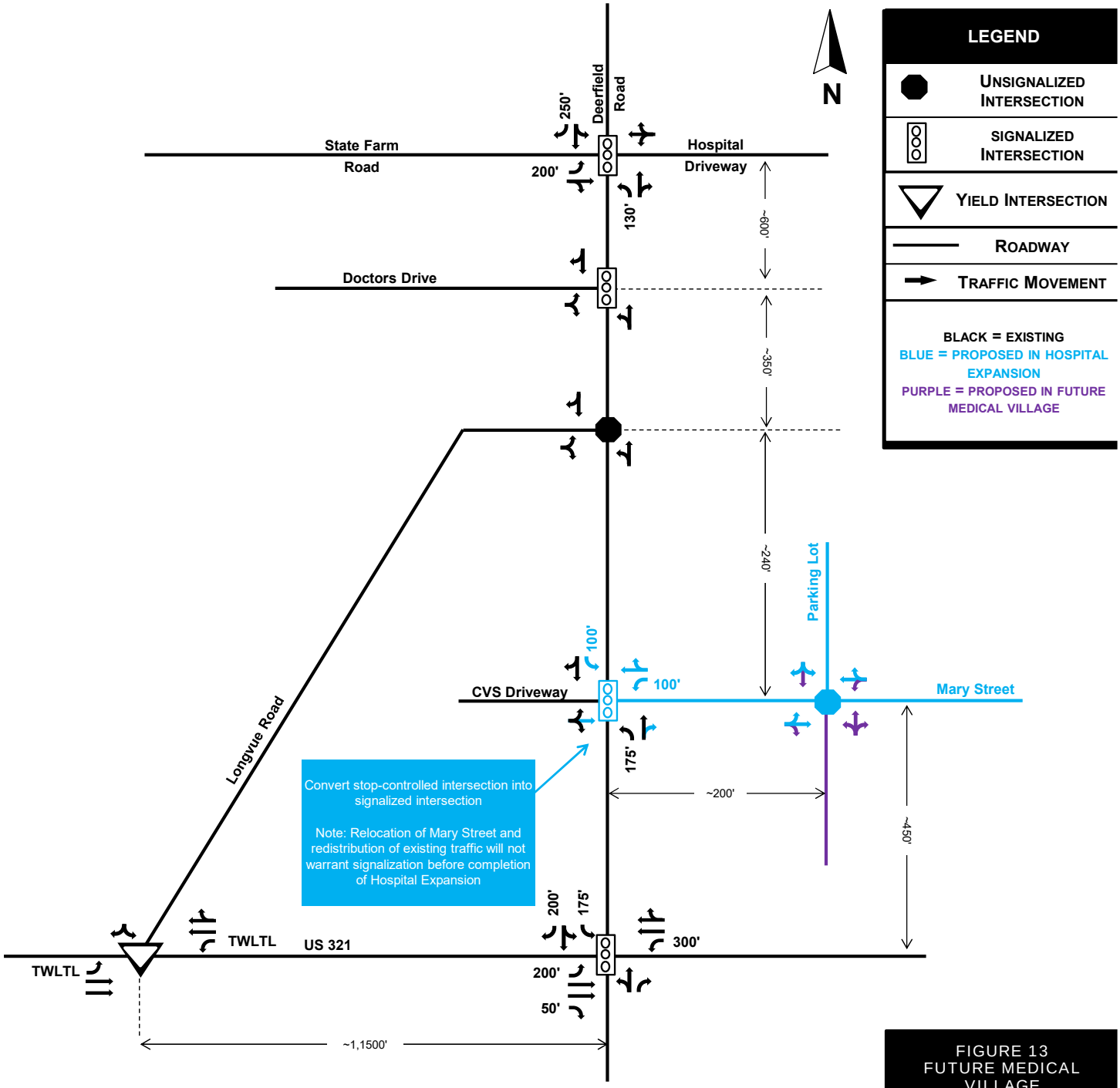

FIGURE 13
FUTURE MEDICAL VILLAGE RECOMMENDED IMPROVEMENTS

WATAUGA MEDICAL CENTER EXPANSION

PROJECT NUMBER 190067

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9.0 Signal Warrant Analysis

A signal warrant analysis was conducted for the intersection of Deerfield Road at CVS Driveway / Future Mary Street. The analysis was conducted using PC-Warrants software. The Federal Highway Administration on Uniform Traffic Control Devices (MUTCD 2009 Edition), has established nine criteria that can be used to justify the installation of a Traffic Signal, which are the following:

- **Warrant 1, Eight-Hour Vehicular Volume**
- **Warrant 2, Four-Hour Vehicular Volume**
- **Warrant 3, Peak Hour**
- Warrant 4, Pedestrian Volume
- Warrant 5, School Crossing
- Warrant 6, Coordinated Signal system
- Warrant 7, Crash Experience
- Warrant 8, Roadway Network
- Warrant 9, Intersection Near a Grade Crossing

For the purpose of this analysis, warrants 1-3 were evaluated, which are related to traffic volumes. Warrants 4-9 were not analyzed.

Based on the results, this intersection satisfies the three warrants for signalization; eight-hour volume, four-hour volume, and peak hour volume warrants. Based on MUTCD criteria, signalization may be considered when one or more of these criteria is satisfied.

In addition, it should be noted that the criteria to consider signalization are satisfied with a 30% reduction of minor street right turn volumes based on the Pagones Theorem. Table 9.1 summarize the results of the signal warrant study.

Additional information can be found in the Supporting Documentation section of the appendix.

Table 9.1 - Signal Warrant Results for Deerfield Road at CVS Driveway / Future Mary Street

Future Build	2021 Future No Build With Mary Street Relocation	Hospital Expansion No Reduction	Hospital Expansion 30% Reduction	Future Medical Village No Reduction	Future Medical Village 30% Reduction
	Warranted?				
Warrant 1 (8 hour volume)	No	Yes	No	Yes	Yes
Warrant 2 (4 hour volume)	No	Yes	Yes	Yes	Yes
Warrant 3 (peak hour volume)	No	Yes	Yes	Yes	Yes

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10.0 Multimodal Assessment / Accommodations

Per the Town of Boone TIA requirements, an assessment of modal splits and conditions relevant to the surrounding traffic study region must be discussed. This analysis reviews the accommodation of pedestrians, cyclists, and transit facilities in the surrounding network.

10.1 Pedestrian Facilities

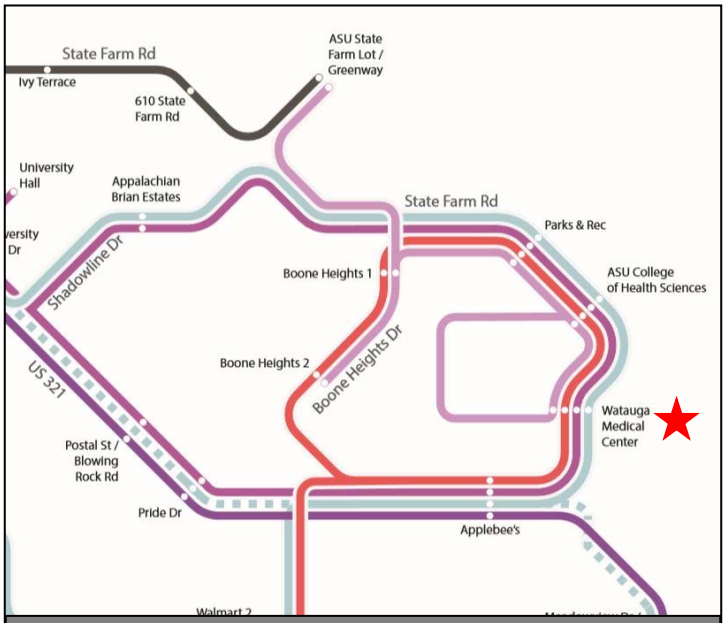
Currently, there are sidewalk facilities along the western side of Deerfield Road within the vicinity of the proposed site. Sidewalks are proposed along the future Mary Street along the both side of the property.

10.2 Bicycling Facilities

Currently, there are no bicycle facilities in the study area. No bicycle improvements are recommended, since there are no existing facilities to connect to.

10.3 Transit Facilities

Currently, the AppalCART Bus Service runs along Deerfield Road through the vicinity of the study area. The Red, Pink, Express, and Wellness District routes can be used to travel to and from the site. All routes have a bus stop for the Watauga Medical Center. More information can be found in the Supporting Documents section of the appendix.



Excerpt of AppalCart Route Map

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11.0 Summary and Conclusion

The proposed medical center expansion is to be located at 336 Deerfield Road in Boone, North Carolina. The site includes the existing hospital and is proposed to consist of a 93,000 square feet expansion of the hospital and 48,000 square feet of medical offices. However, for worse-case analysis, 96,000 square feet of hospital expansion was used.

The Watauga Medical Center Expansion will be analyzed for two (2) phases:

- **Hospital Expansion** phase will consist of 96,000 square feet expansion of the hospital. The build year for the Hospital Expansion is assumed to be 2021 based on the estimated project schedule.
- **Future Medical Village** phase includes the addition of 48,000 square feet of medical offices. The build year for the Future Medical Village is assumed to be 2022 based on the estimated project schedule.

As shown in Figure 1, Mary Street would realign with the CVS driveway. The purpose of the realignment will allow better connectivity with the two parking lots and Johnson Street. The new intersection of Deerfield Road at Mary Street / CVS driveway has been evaluated for signalization. Additionally, the existing hospital entrance across Longvue Road and north of Longvue Road will be closed off and traffic rerouted to the future Mary Street.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), the Hospital Expansion of this development has a trip generation potential of 3,288 daily trips with 197 trips in the AM peak and 181 trips in the PM peak. The Future Medical Village of the development, including Hospital Expansion has a trip generation potential of 4,958 daily trips with 330 trips in the AM peak and 347 trips in the PM peak.

Capacity Analysis

Overall, the analysis indicates LOS D or better can be expected at the study intersections during the future build peaks except for Deerfield Road at Longvue Road. The future Mary Street should be designed based on Town of Boone standards.

Based on the capacity analysis, recommendations have been given where necessary to mitigate the impacts of future traffic. The relocation of Mary Street will occur approximately one year before the completion of the Hospital Expansion. The proposed southbound and westbound left turn lanes are expected to be implemented concurrently with the realignment of Mary Street. Signalization of Deerfield Road and the future Mary Street will not be warranted until after the completion of the Hospital Expansion.

Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

Currently the unsignalized intersection of Deerfield Road and Longvue Road operates at level of service F conditions on the stop-controlled approaches, particularly during peak hours. LOS F conditions are typical for stop-controlled approaches onto major routes such as Deerfield Road during peak hours. This is a preexisting condition regardless of whether the proposed development is built, and this development is proposed to reduce the delay by removing the westbound approach.

At the intersection of Deerfield Road and State Farm Road, there are currently sporadic queueing delays. This is a preexisting condition regardless of the proposed development; however, the routine optimization of the traffic signal timings by NCDOT will be adequate to mitigate the queues on Deerfield Road and handle the future traffic.

The internal intersection is proposed to have full access configuration. This intersection will primarily serve the hospital traffic and existing residents east of the hospital. This intersection was analyzed to confirm that vehicle queueing does not back up to Deerfield Road or create operational issues at Deerfield Road. Based on the results, the LOS does not show any operational issues, and it is recommended to provide an internal protected stem from Deerfield Road to the intersection of 100 feet.

Multimodal Accommodations

Currently, there are sidewalk facilities along the western side of Deerfield Road within the vicinity of the proposed site. Sidewalks are proposed along the future Mary Street along the both side of the property. The AppalCART Bus Service runs along Deerfield Road through the vicinity of the study area. The Red, Pink, Express, and Wellness District routes can be used to travel to and from the site. All routes have a bus stop for the Watauga Medical Center.

Conclusion

In conclusion, this analysis has been conducted based on NCDOT and Town of Boone guidelines. Areas of deficiency have been identified and recommendations for improvements have been made where necessary. With the recommendations in place, the proposed development is not expected to have a detrimental effect on transportation capacity and mobility within the study area. It is recommended that the future Mary Street should be designed based on Town of Boone standards. Table 11.1 and Figure 13 summarizes the recommended improvements for both the Hospital Expansion and Future Medical Village build scenario.

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Table 11.1 - Recommended Improvements		
	Hospital Expansion	Future Medical Village
Deerfield Road at CVS Driveway / Future Mary Street	• Provide a southbound left turn lane with 100 feet of storage and appropriate taper. • Provide a westbound left turn lane with 100 feet of storage and appropriate taper. • Signalize intersection. • Design future Mary Street according to Town of Boone standards.	• No additional improvements are recommended.
Deerfield Road at Mary Street	• Close access and relocate to Deerfield Road at CVS Driveway.	• No additional improvements are recommended.
Deerfield Road at Longvue Road / Hospital Driveway	• Close access to hospital and reroute existing traffic to Mary Street.	• No additional improvements are recommended.
Deerfield Road at Doctors Drive	• No improvements are recommended.	• No improvements are recommended.
Deerfield Road at State Farm Road	• No improvements are recommended.	• The routine optimization of the traffic signal timings by NCDOT will be adequate to handle the future traffic.
US 321 at Deerfield Road	• No improvements are recommended.	• No improvements are recommended.
US 321 at Longvue Road	• No improvements are recommended.	• No improvements are recommended.
Mary Street at Parking Lot	• Provide stop-controlled intersection with an internal protected stem of 100 feet.	• Design northbound approach according to Town of Boone standards.
Pedestrian Accommodations	• New sidewalk is proposed along future Mary Street.	• New sidewalk is proposed along future Mary Street.

Communication: Case PL03979-061620 Traffic Impact Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

FIELD OBSERVATION REPORT

CHARLOTTE ENGINEERS, LLP
5838 Monroe Road | Charlotte, NC 28212
704-531-3000 | www.CharlotteEngineers.com

Project Name: Watauga Medical Center – Site Lighting Analysis

Report Revised 5/14/2020

CE Project Number: 4402

Observation Date: Sunday, February 9, 2020

Observation Time: 7pm – 8:30pm

Weather Conditions: Clear, 37F, Full Moon over horizon

Site Conditions: Parking Garage Lighting Non-Functional

Participants: Chelsea L. Hadsel, PE – Charlotte Engineers

Work Observed:
- ☐ Mechanical
- ☒ Electrical
- ☐ Plumbing
- ☐ Fire Protection/Detection
- ☐ Other: _____

Prepared By: Chelsea L. Hadsel, PE

Contact Information: CHadsel@charlotteengineers.com, 704-614-2930

Report Date: Monday, February 10, 2020

Distribution To: Jeff Mangas – EMHT
Cory Sloan - EMHT
Cory Boudreau – McMillan Pazdan Smith
Christie Adams – McMillan Pazdan Smith
Joe Hoglund - Vannoy
Greg Turner – Charlotte Engineers
Jackson Stocksdale – Charlotte Engineers

PURPOSE

The purpose of the visit to the facility was to analyze the existing site lighting to determine if site lighting levels meet the current requirements for the Town of Boone stated in Article 25 of the UDO requirements.

Rev 1: An additional site survey was performed on 5/12/2020 between 9pm and 10pm to ascertain the lighting levels in the parking garage, which was previously not working due to a lightning strike on the garage.

GENERAL NOTES

All areas of the site were analyzed for compliance with the following lighting levels, using average values measured horizontally at grade. All values are in foot candles. All measurements were taken with a foot candle light meter.

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	

Parking Deck lighting is required at comply with IESNA lighting standards. At the time of this survey, the parking deck had suffered a lightning strike and the lighting was not currently functional. Emergency generator lighting was provided on at least one floor of the garage, and was found to meet the minimum standard required by the IESNA. The existing lighting appeared to be of a type and in appropriate locations as to provide sufficient parking deck lighting during normal operation.

LIGHTING RESULTS BY AREA TYPE

Communication: Case PL03979-061620 Site Lighting Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

FIELD OBSERVATION REPORT

CHARLOTTE ENGINEERS, LLP
5838 Monroe Road | Charlotte, NC 28212
704-531-3000 | www.CharlotteEngineers.com

The following items were noted during a review of the electrical installation **(values given as site wide averages unless noted otherwise):**

1) Pedestrian Areas/Sidewalks (9 areas analyzed): 1.25fc*****

   ***Areas out of range to be demolished with the exception of Front Sidewalk (West) which is adjacent to building and entryway lighting.**

2) Building Entries (3 areas analyzed): 4.22fc

3) Street Lighting (7 areas analyzed): ~~1.43fc~~ **1.36fc****

   ****Areas out of range in this category to be demolished as a part of new construction with the exception of the "Staff Drive" area area which is affected by adjacent building and street lighting.**

   This is slightly over the limit of 1.0fc, however the majority of the brighter roadway readings are at the center/interior of the site and/or are adjacent to the main entryways, which are more brightly lit.

4) Open Parking Areas (7 areas analyzed): 2.21fc

   a) Parking Garage: 2.00fc (average of all three levels)

5) Playgrounds – not applicable to the limits of this site.

6) Site Perimeter (4 areas analyzed): 0.5fc

A more detailed annotation of the site is attached to this report. **Where average values fell outside of Article 25 range, the majority of the areas were affected by adjacent areas where the lighting requirements are met, and separation is impossible. In addition, many areas which are outside of the Article 25 range are intended to be demolished as a part of future construction. For areas to remain, light fixtures which are not full cutoff will have fixture heads replaced with full cutoff type. Existing light fixtures which are not full cutoff, but which are providing light levels above the UDO required limits, will have bulbs removed and replaced with lower wattage/less bright fixtures.**

Site up lights were found to provide well directed lighting to the intended targets, and were not overly bright in a vertical plane adjacent to each fixture (less than 12 fc).

FUTURE CEP LIGHTING:

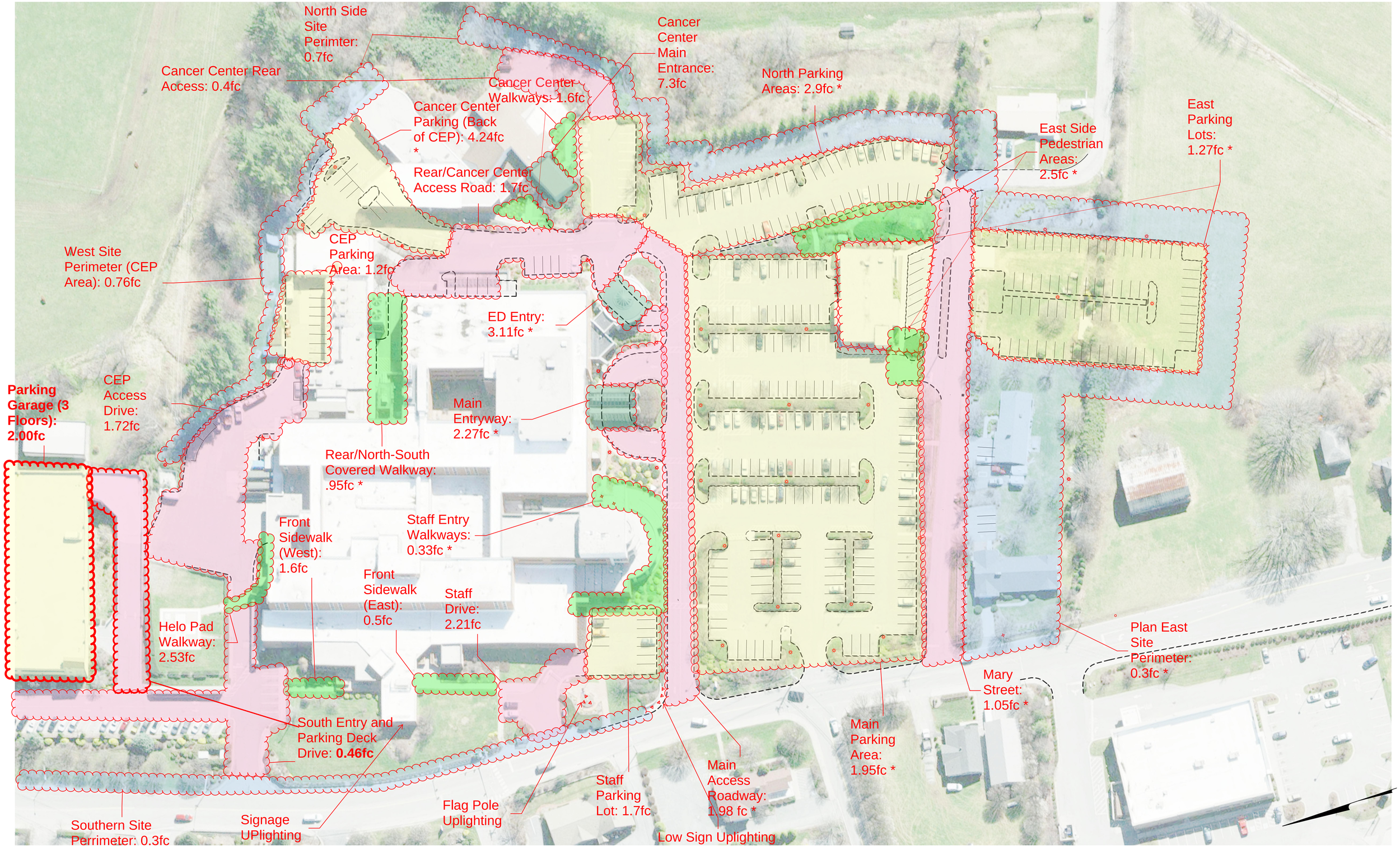
The new CEP lighting plan includes wall mounted lighting on the exterior of the CEP structure. The addition of these lights will mainly affect the areas labeled 'CEP Parking Area', 'West Perimeter Lighting', and 'Cancer Center Parking (Back of CEP).

The estimated addition to lighting will be approximately 90W to the CEP Parking area, including elevated fixtures to improve lighting for future generator area. An additional 240W will be spread between the remaining three areas, and the remainder of the CEP lighting will be on the rooftop level, pointed inwards from the parapet wall. This additional lighting should have minimal affect on the overall footcandle levels of the site, and the site is expected to remain in compliance with Article 25 of the UDO.

Additional site lighting information related to main parking lot demolition and new construction will be available as a part of Site Lighting packages 1A and 1B.

END OF REPORT

Communication: Case PL03979-061620 Site Lighting Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map



EMH&T

WATAUGA MEDICAL CENTER

OVERALL SITE LIGHTING EXHIBIT

TOWN OF BOONE, WATAUGA COUNTY, NORTH CAROLINA

***Area to be demolished or revised during future constructions.**

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

February 7, 20

Communication: Case PL03979-061620 Site Lighting Analysis (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

Town of Boone
Planning & Inspections
Date Received
07-20-2020

SHEET INDEX

Title Sheet	Z1
Overall Phasing Plan	Z2
Central Energy Plant – Existing Conditions	C100
Central Energy Plant – Site Plan	C110
Central Energy Plant – Grading & Utility Plan	C111
Central Energy Plant – Site Lighting	E100
Central Energy Plant – CEP Plan	A100
Central Energy Plant – CEP Elevations	A101
Hospital Expansion – Existing Conditions	C200
Hospital Expansion – Site Plan	C210
Hospital Expansion – Grading & Utility Plan	C211
Hospital Expansion – Site Lighting	E200
Hospital Expansion – Building Elevation & Partial Plan	A200–A202
Hospital Expansion – Building Elevation	A203

PROPERTY OWNER LEGEND

1. PID: 2910-91-3044-000
PROPERTY OWNER:
BOONE DEVELOPMENTS, INC.
MAILING ADDRESS:
PO BOX 1833, BOONE, NC 28607
ZONING: RA

2. PID: 2910-80-0017-000
PROPERTY OWNER:
WADE BROWN
MAILING ADDRESS:
PO BOX 1776, BOONE, NC 28607
ZONING: RA

3. PID: 2819-79-9863-000
PROPERTY OWNER:
EDWARD BROWN JR & CHERYL BROWN
MAILING ADDRESS:
PO BOX 1776, BOONE, NC 28607
ZONING: RA

4. PID: 2819-79-9818-000
PROPERTY OWNER:
EDWARD BROWN JR
MAILING ADDRESS:
PO BOX 1776, BOONE, NC 28607
ZONING: RA

5. PID: 2910-81-4395-000
PROPERTY OWNER: MARK TEMPLETON MAILING ADDRESS:
170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

6. PID: 2910-81-4274-000
PROPERTY OWNER:
MARK TEMPLETON
MAILING ADDRESS: 170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

7. PID: 2910-81-4146-000
PROPERTY OWNER:
PHILLIP & PHYLLIS TEMPLETON
MAILING ADDRESS: 170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

8. PID: 2910-81-4003-000
PROPERTY OWNER:
PHILLIP & PHYLLIS TEMPLETON
MAILING ADDRESS:
170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

9. PID: 2910-80-3846-000
PROPERTY OWNER:
LAURA L. GRAHAM
MAILING ADDRESS:
242 JOHNSTON STREET, BOONE NC 28607
ZONING: R2

10. PID: 2910-80-2794-000
PROPERTY OWNER:
CHANCE JOSEPH & EMILY POWELL
MAILING ADDRESS:
212 JOHNSON STREET, BOONE, NC 28607
ZONING: R2

11. PID: 2910-80-2652-000
PROPERTY OWNER:
CHANCE JOSEPH & EMILY POWELL
MAILING ADDRESS:
212 JOHNSON STREET, BOONE, NC 28607
ZONING: R2

12. PID: 2910-81-1963-000
PROPERTY OWNER:
CLAUDIA A AUSTIN
MAILING ADDRESS:
510 DEERFIELD ROAD, BOONE, NC 28607
ZONING: R2

13. PID: 2910-81-1297-000
PROPERTY OWNER:
VIRGINIA AUSTIN
MAILING ADDRESS:
321 JOHNSON STREET, BOONE, NC 28607
ZONING: R2

14. PID: 2910-81-1158-000
PROPERTY OWNER:
TEMPLETON PROPERTIES LP
MAILING ADDRESS:
170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

15. PID: 2910-81-0092-000
PROPERTY OWNER:
PHILLIP & PHYLLIS TEMPLETON
MAILING ADDRESS:
170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

16. PID: 2910-80-0748-000
PROPERTY OWNER:
PHILLIP & PHYLLIS TEMPLETON
MAILING ADDRESS:
170 MEADOWVIEW DRIVE, STE B, BOONE, NC 28607
ZONING: R2

17. PID: 2910-71-6688-000
PROPERTY OWNER:
WATAUGA COUNTY
PROPERTY ADDRESS: 336 DEERFIELD RD, BOONE, NC 28607
ZONING: OI

18. PID: 2910-71-7264-000
PROPERTY OWNER:
WATAUGA MEDICAL CENTER
PROPERTY ADDRESS: 182 DEERFIELD RD, BOONE, NC 28607
ZONING: OI

19. PID: 2910-70-8769-000
PROPERTY OWNER:
ANGELA EREMIE & MAGDALENA ANOUFRIEV
MAILING ADDRESS:
113 VIRGINIA STREET, BOONE, NC 28607
ZONING: R2

20. PID: 2910-71-7264-000
PROPERTY OWNER:
WATAUGA MEDICAL CENTER
PROPERTY ADDRESS:
182 DEERFIELD RD BOONE, NC 28607
ZONING: OI

21. PID: 2910-70-7453-000
PROPERTY OWNER:
APPALACHIAN REGIONAL HEALTHCARE SYS
PROPERTY ADDRESS:
134 DEERFIELD RD, BOONE, NC 28607
ZONING: B3

22. PID: 2910-72-6682-000
PROPERTY OWNER:
STATE OF NORTH CAROLINA
MAILING ADDRESS:
1321 MAIL SERVICE CENTER,
RALEIGH, NC 27699
ZONING: WD

23. PID: 2910-72-3294-000
PROPERTY OWNER:
THE PANTRY, INC.
MAILING ADDRESS:
PO BOX 52085, PHOENIX, AZ 85072
ZONING: B2

24. PID: 2910-72-4167-000
PROPERTY OWNER:
DEERFIELD MEDICAL PARK LLC
MAILING ADDRESS:
141 DOCTORS DRIVE, BOONE, NC 28607
ZONING: B2

25. PID: 2910-71-3962-000
PROPERTY OWNER:
MARTHA TEMPLETON & BRADY TRUST
MAILING ADDRESS:
459 BRIGHTWATERS DRIVE,
COCOA BEACH, FL 32931
ZONING: OI

26. PID: 2910-71-2998-000
PROPERTY OWNER:
MARTHA TEMPLETON & BRADY TRUST
MAILING ADDRESS:
459 BRIGHTWATERS DRIVE,
COCOA BEACH, FL 32931
ZONING: B2

27. PID: 2910-71-1890-000
PROPERTY OWNER:
BD BUILDINGS LTD PTNRP
MAILING ADDRESS:
PO BOX 1591, BOONE, NC 28607
ZONING: OI

28. PID: 2910-71-1676-000
PROPERTY OWNER:
WATAUGA MEDICAL CENTER, INC
MAILING ADDRESS:
PO BOX 2600, BOONE, NC 28607
ZONING: OI

29. PID: 2910-71-2496-000
PROPERTY OWNER:
LARRY E & CINDY J STIGALL
MAILING ADDRESS:
240 DOCTORS DRIVE, BOONE, NC 28607
ZONING: OI

30. PID: 2910-71-0489-000
PROPERTY OWNER:
HWKF, LLC
MAILING ADDRESS:
194 DOCTORS DRIVE, BOONE, NC 28607
ZONING: OI

31. PID: 2910-71-2380-000
PROPERTY OWNER:
MICHAEL TAYLOR
MAILING ADDRESS:
PO BOX 1038, BOONE, NC 28607
ZONING: OI

32. PID: 2910-71-1331-000
PROPERTY OWNER:
ERICA SYNDER
MAILING ADDRESS:
705 TOWN BLVD NW, APT. 552,
ATLANTA, GA 30319
ZONING: OI

33. PID: 2910-71-2019-000
PROPERTY OWNER:
TIMOTHY DANNY & MARY ALICE WILSON
MAILING ADDRESS:
113 CHARLES STREET, BOONE, NC 28607
ZONING: OI

34. PID: 2910-70-2849-000
PROPERTY OWNER:
CVS BOONE NC, LLC
(C/O STUART ROFFMAN)
MAILING ADDRESS:
1 CVS DRIVE MAILCODE 2320,
WOONSOCKET, RI 02895
ZONING: B3

35. PID: 2910-70-1451-000
PROPERTY OWNER:
M & M VALLEY INVESTMENTS, LP
MAILING ADDRESS:
PO BOX 1159, DEERFIELD, IL 60015
ZONING: B3

36. PID: 2819-79-0873-000
PROPERTY OWNER:
MANSA HOSPITALITY, LLC
MAILING ADDRESS:
4205 CABARRUS CT E,
GREENSBORO, NC 27407
ZONING: B3

37. PID: 2910-70-6917-000
PROPERTY OWNER:
WATAUGA MEDICAL CNETER, INC
PROPERTY ADDRESS:
210 DEERFIELD RD, BOONE, NC 28607
ZONING: OI

PROPERTY OWNER LEGEND

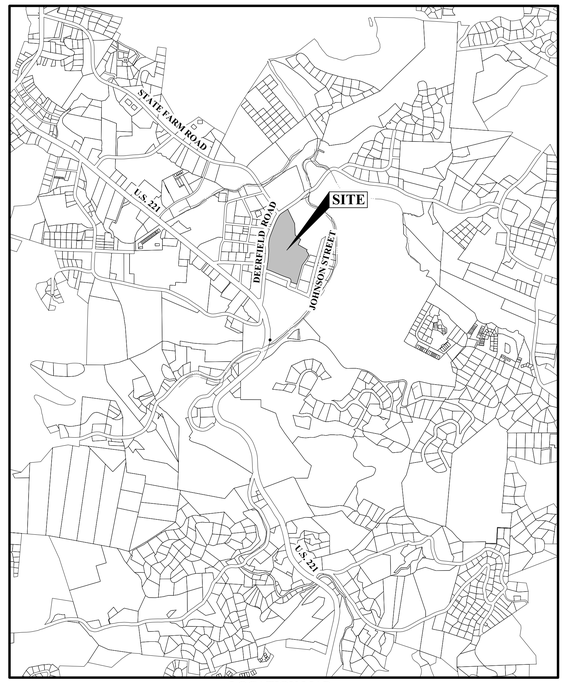
--Acreage: 17.64 acres in rezoning boundary (16.85 acres when the 0.79 acres within Johnson Street right-of-way is excluded)
--Tax Parcel #s: 2910-71-6688-000, 2910-71-7264-000, 2910-70-6917-000, and portion of 2910-70-7453-000
--Existing Zoning: OI Office / Institutional
--Proposed Zoning: OI Office / Institutional
--Existing Uses: Institutional
--Proposed Uses: Uses as allowed by right and under prescribed conditions together with accessory uses, all as allowed in the OI Zoning District.

NOTE: See Summary Sheet C100 for Building Square Footage and Building Height Information.

Plan Content:
The layout, location, and sizes of parking areas, sidewalks, drives, roadways, structures and buildings, elevations, etc, is schematic in nature. Since this project has not yet completed final design and construction plan approval, the intent of this plan is to generally represent development and phasing, understanding minor deviations will occur.

INDEX MAP

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet



LOCATION MAP
Not to Scale

APPROVAL CONDITIONS

1. Contractor shall submit a traffic control plan to the Public Works Department for any projects which contain work within a public street or sidewalk. This plan is required to be submitted at least three days prior to any lane or sidewalk closure.
2. In accordance with Town Code Section 96.005, Contractor and all persons engaged in doing work that creates any dangerous condition or obstruction in the public right-of-way of any street or sidewalk shall take whatever action is necessary, including the placement of barricades and warning signs or devices, to warn the traveling public of the condition or obstruction. Therefore, all work within or abutting any public right-of-way or public easement for streets or sidewalks must be conducted in conformance with the US Department of Transportation Federal Highway Administration's Manual on Uniform Traffic Control Devices-MUTCD (http://mutcd.fhwa.dot.gov/). This includes, but is not limited to:
   a. Contractor shall provide complete and proper signage and traffic control devices to warn the traveling public of construction.
   b. Contractor shall maintain all lanes of traffic, including sidewalks, at all times in compliance with the standards set forth in the MUTCD.
3. In accordance with Town Code Section 96.031 any infrastructure disturbed or damaged during the course of construction shall be restored to its original condition.
   a. Contractor shall ensure that any excavation, construction or other work done in the relevant public way is performed consistent with the town's specifications and other requirements for construction activities, including those relating to restoration.
   b. Contractor shall restore land, utility lines, other improvements, ground cover, and landscaping disturbed by excavation and construction in the public way to the standards specified by the town.
      i. Where permanent restoration is temporarily impractical because of weather or other circumstances, temporary restoration may be required.
      ii. Restoration shall be accomplished within the time approved by the Administrator.
      iii. If restoration work proves to be inadequate over time, as determined in the sole and reasonable discretion of the Administrator, the encroacher shall perform such additional restoration work as the Administrator may direct.
      iv. Inspection and approval by the Administrator immediately after installation does not constitute a waiver of the town's rights to determine that the restoration work is not adequate over time and must be remedied.
4. All lanes of travel, including sidewalks, shall be open during non-working hours.
5. The applicant is required to coordinate the closing of any driveway with affected property owners. Ingress and egress shall be maintained to all property owners affected by the project.
6. In accordance with Town Code Chapter 96 no parking or material storage shall be allowed to encroach in a public way.
7. Any violations of these conditions may subject the applicant to the enforcement action and penalties set forth in UDO Article 12 and the penalties set forth in Town Code Section 96.010.

OWNER
Contact: Maran Sigmon
Appalachian Regional Healthcare System
336 Deerfield Rd
Boone, NC 28697
Tel: (828) 262-4117

ARCHITECT
Contact: Christie Adams
McMillan Pazdan Smith Architecture
328 West Carson Blvd, Suite 300
Charlotte, NC 28203
Tel: (980) 201-3035

STRUCTURAL ENGINEER
Contact: Matt Lindner
Moore Lindner Engineering
13663 Providence Road, Ste 206
Matthews, NC 28104
Tel: (704) 321-1266

MEP
Contact: Greg Turner
Charlotte Engineers, LLP
5838 Monroe Rd
Charlotte, NC 28212
Tel: (704) 531-3000

CIVIL ENGINEER
Contact: Jeff Mangas
EMH&T
301 McCullough Dr
Charlotte, NC 28262
Tel: (704) 353-9956

CONTRACTOR
Contact: Joe Hoglund
Vannoy Construction
4024 Barringer Drive
Charlotte, NC 28217
Tel: (704) 529-1912

mcmillan | pazdan | smith ARCHITECTURE
Moore Lindner Engineering, Inc.
Charlotte Engineers, LLP
EMH&T
VANNOY CONSTRUCTION

APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

TITLE SHEET

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

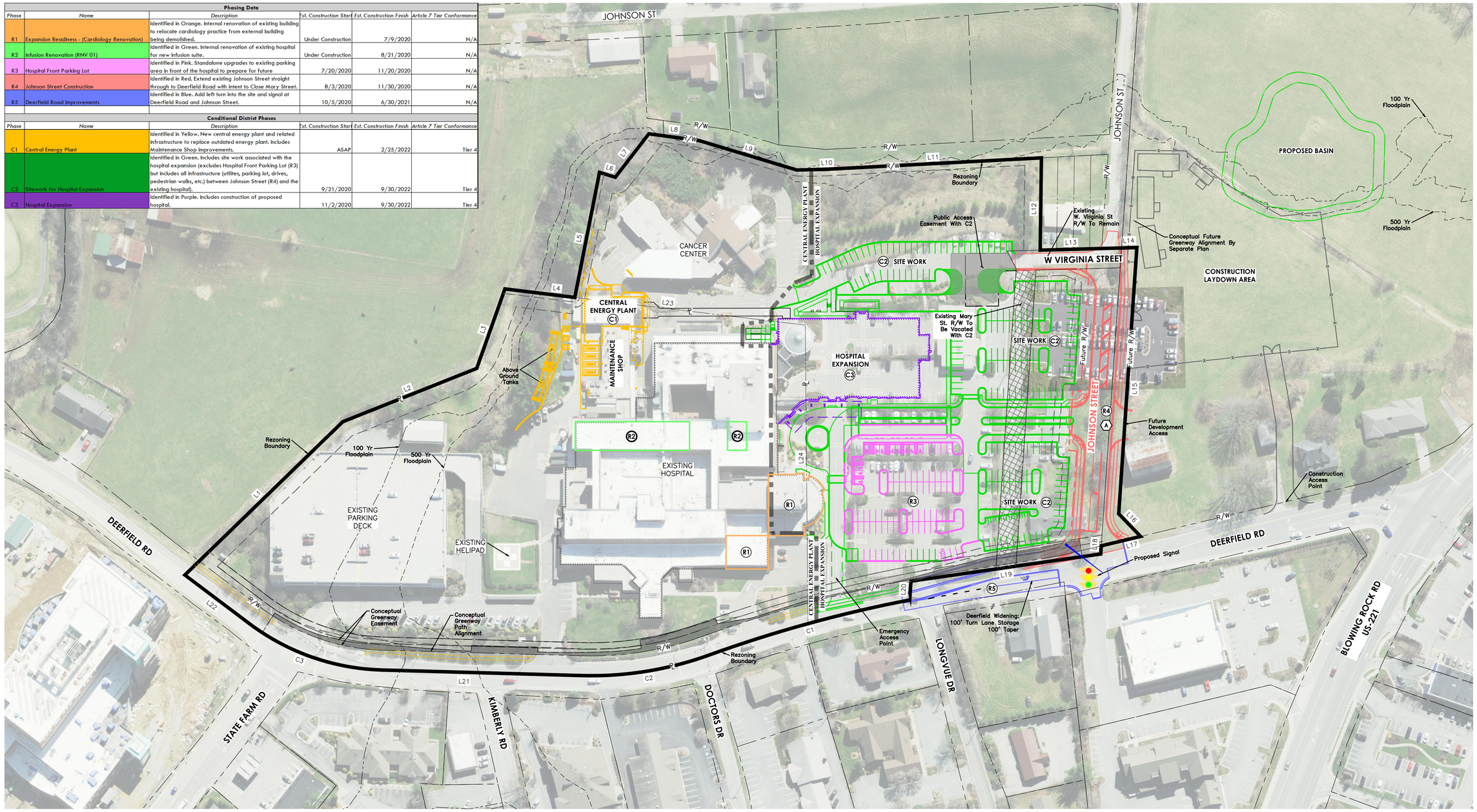
07.20.2020

Z1

Communication: Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

Phasing Data					
Phase	Name	Description	Est. Construction Start	Est. Construction Finish	Article 7 Tier Conformance
R1	Expansion Readiness - (Cardiology Renovation)	Identified in Orange. Internal renovation of existing building to relocate cardiology practice from external building being demolished.	Under Construction	7/9/2020	N/A
R2	Infusion Renovation (RNV 01)	Identified in Green. Internal renovation of existing hospital for new infusion suite.	Under Construction	8/21/2020	N/A
R3	Hospital Front Parking Lot	Identified in Pink. Standalone upgrades to existing parking area in front of the hospital to prepare for future	7/20/2020	11/20/2020	N/A
R4	Johnson Street Construction	Identified in Red. Extend existing Johnson Street straight through to Deerfield Road with intent to Close Mary Street.	8/3/2020	11/30/2020	N/A
R5	Deerfield Road Improvements	Identified in Blue. Add left turn into the site and signal at Deerfield Road and Johnson Street.	10/5/2020	6/30/2021	N/A

Conditional District Phases					
Phase	Name	Description	Est. Construction Start	Est. Construction Finish	Article 7 Tier Conformance
C1	Central Energy Plant	Identified in Yellow. New central energy plant and related infrastructure to replace outdated energy plant. Includes Maintenance Shop improvements.	ASAP	2/25/2022	Tier 4
C2	Sitework for Hospital Expansion	Identified in Green. Includes site work associated with the hospital expansion (excludes Hospital Front Parking Lot (R3) but includes all infrastructure (utilites, parking lot, drives, pedestrian walks, etc.) between Johnson Street (R4) and the existing hospital).	9/21/2020	9/30/2022	Tier 4
C3	Hospital Expansion	Identified in Purple. Includes construction of proposed hospital.	11/2/2020	9/30/2022	Tier 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°31'59"E	333.53'
L2	S03°05'59"E	218.44'
L3	S51°50'59"E	127.85'
L4	S25°36'00"W	106.63'
L5	S60°11'39"E	193.13'
L6	S35°42'08"W	25.02'
L7	S33°42'29"E	83.23'
L8	S26°16'11"W	76.97'
L9	S35°24'22"W	154.27'
L10	S17°13'24"W	44.65'
L11	S15°34'50"W	326.72'
L12	N70°36'49"W	139.87'
L13	N17°04'40"E	123.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S17°04'40"W	23.10'
L15	N67°29'19"W	404.41'
L16	S64°34'00"W	47.73'
L17	N05°09'30"E	61.23'
L18	N67°29'19"W	12.43'
L19	N10°28'45"E	290.49'
L20	N67°27'07"W	28.65'
L21	N20°12'59"E	302.73'
L22	N55°37'25"E	122.22'
L23	S25°27'18"W	351.82'
L24	N71°53'30"W	451.29'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	9°02'39"	2000.00'	315.71'	N03°15'50"E	315.38'
C2	21°28'29"	525.00'	196.77'	N09°28'45"E	195.62'
C3	35°24'26"	350.00'	216.29'	N37°55'12"E	212.86'

LEGEND

Rezoning Boundary

Phase Line

(A) Mary Street to be relocated and named Johnson Street for consistency.

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

mcmillan | pazdan | smith ARCHITECTURE

Moore Lindner Engineering, Inc.

Charlotte Engineers, LLP

EMH&T

VANNOY CONSTRUCTION

APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

OVERALL PHASING PLAN

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

07.20.2020

Z2

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

LEGEND

EXISTING

- Property Line
- Right of Way
- Parcel Line
- Easement
- Floodplain
- Pavement Marking
- Pavement
- Curb
- Wooden Guardrail
- Handrail
- Building
- Sign
- Bollard
- Tree
- STM — Storm Sewer
- SAN — Sanitary Sewer
- WM — Water Main
- Fire Hydrant
- Post Indicator Valve
- Water Valve
- Water Meter
- FO — Fiber Optic/Comm. Line
- Fiber Optic/Comm. Pedestal
- Fiber Optic/Pullbox
- E — Underground Electric Line
- OHE — Overhead Electric Line
- OHW — Overhead Utility Lines
- Electric Meter
- Guy Wire
- Utility Pole
- Light Pole
- GM — Gas Main
- Gas Valve
- PROPN — Propane Tank
- Sidewalk

EXISTING DATA REFERENCE NOTE

1. Existing Boundary, Topographic Data, and Existing Line Work shown herein is a combination of Field Run Survey, GIS Information, and Record Plan Data.

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

mcmillan | pazdan | smith ARCHITECTURE

Moore Lindner Engineering, Inc.

Charlotte Engineers, LLP

EMH&T

VANNOY CONSTRUCTION

APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

CENTRAL ENERGY PLANT

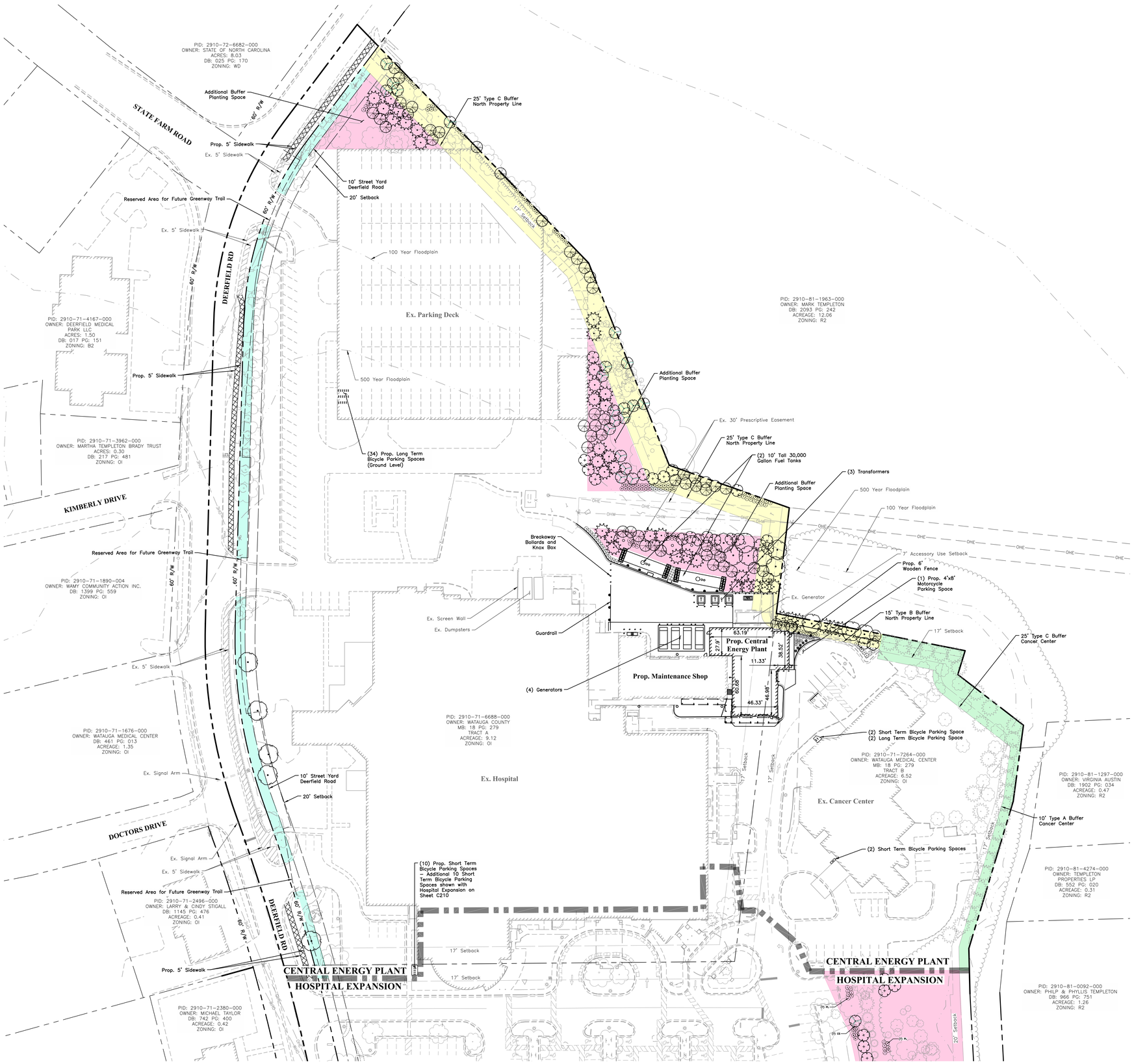
EXISTING CONDITIONS

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

07.20.2020

C100

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)



LEGEND

PROPOSED

Building

Curb & Gutter

BUILDING SUMMARY

New CEP Building Height:	49' to Top of Parapet
New CEP Building SQ FT:	10,225 SQ FT

TIER CONFORMANCE & ZONING COMPLIANCE SUMMARY

ZONING REQUIREMENTS:

16.01.02: Intensity Table
Zoning: OI
Required Livability Space Ratio – 0.27
Required Livability Space = 16.85 Ac.* x 0.27 = 4.55 Ac.
Provided Livability Space = ±5.4 Ac.
*Overall Rezoning Boundary Area – Johnson Street Right of Way Area

24.01 Parking Spaces Required
Existing Building GFA:
Existing Cancer Center GFA = 15,000 SQ FT
Existing Hospital GFA = 232,739 SQ FT
Total GFA = 247,739 SQ FT
Maximum Parking Allowed – 5 Spaces/1,000 SQ FT GFA
247,739 SQ FT x (5 Spaces/1,000 SQ FT) = 1,239 Spaces

Existing Parking Provided:
Existing Parking Garage: 252 Standard Spaces (84 Leased –> Total of 336)
Existing Surface Parking: 361 Standard Spaces & 26 ADA Spaces
Total Existing Parking: 613 Standard Spaces + 26 ADA = 639 Spaces (Excludes Leased Spaces)

Total Existing Parking (639 Spaces) < Maximum Parking Allowed (1,239 Spaces)

24.08 Bicycle Parking
Bicycle parking facilities to conform with design guidelines by Association of Pedestrian and Bicycle Professionals "Bicycle Parking Guidelines" manual
MOB Parking Requirements Used for Calculations

Cancer Center – Short Term: 1 bike parking space per 5000sf
Total GLA = 15,000 SF
Required Bike Parking (1/5000sf) = 3
Provided Bike Parking = 4
Cancer Center – Long Term: 1 bike parking space per 10,000sf
Required Bike Parking (1/10,000sf) = 2
Provided Bike Parking = 2 (Located under Existing Canopy)

Hospital – Short Term: 1 bike parking space per 5000sf
Total GLA = ±232,739 SF
Required Bike Parking (1/5000sf) = *20 short term bike racks maximum
Provided Bike Parking = 20 Total (10 Installed with Hospital Expansion)
*In no case shall more than 20 short term spaces be required
Hospital – Long Term: 1 bike parking space per 10,000sf
Total GLA = ±232,739 SF
Required Bike Parking (1/10,000sf) = 24
Provided Bike Parking = 34* Located in Existing Parking Garage
*Additional 10 Long Term Bicycle Parking Spaces provided to accommodate for Hospital Expansion – See Sheet C210 for Hospital Expansion Calculation

24.08.03 Short Term Bicycle Parking
B. Parking facilities must be located no further than 50' from main entrance or distance to closes non-ADA parking space, whichever is greater

24.08.04 Long Term Bicycle Parking
Long Term Parking must be covered or enclose. May include; parking garage, loading docks, bicycle lockers, or other incorporated whenever possible into the building design

24.09 Motorcycle Parking
1 Motorcycle Parking Space Required/40 Motor Vehicle Spaces Provided
Cancer Center Motor Vehicle Parking Provided = 28 Spaces
Motorcycle Parking Required = 1 Space
Reference Hospital Expansion for Hospital Motorcycle Parking Calculations

STORMWATER MANAGEMENT
Total Area = 16.85* Acres
Total Existing Impervious Area = 10.87* Acres
Total Impervious Area added with Central Energy Plant = .10 Acres
Total Impervious Area after Central Energy Plant = 10.97 Acres
(See Hospital Expansion for Overall Development Stormwater Management)

*Excludes R4 – Johnson Street R/W

LANDSCAPE REQUIREMENTS:

31.05 Table of Screening Requirements
Deerfield Road: Classification III. requires 10' street yard (Section 31.09)

31.06 Buffer and Screening Requirements:
Type A Buffer– 10' Buffer, 3 Evergreen Trees, 1 Large Deciduous Trees, 2 Small Deciduous, 14 Shrubs per 100 Linear Feet
Type B Buffer– 15' Buffer, 10 Evergreen Trees, 3 Large Deciduous Trees, 2 Small Deciduous, 15 Shrubs per 100 Linear Feet
Type C Buffer Required– 25' Buffer, 15 Evergreen Trees, 5 Large Deciduous Trees, 5 Small Deciduous Trees, 15 Shrubs per 100 Linear Feet

Type B Buffer and Type C Buffer Required: North Property Line (Central Energy Plant to Deerfield Road): ±865LF

Type A Buffer and Type C Buffer Required: Cancer Center: ±399LF

31.09 Screening Along Streets
2.5" tree / 30LF of Street Frontage, (1)18" Ht. Evergreen Shrub / 3LF of Property Line Abutting Public Street (subtract drives). Space 20' Min. and 40' Max.

Deerfield Road Frontage at Existing Hospital = ±896 LF

PEDESTRIAN ACCESS

Existing Sidewalk

Proposed Sidewalk

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

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VANNOY CONSTRUCTION

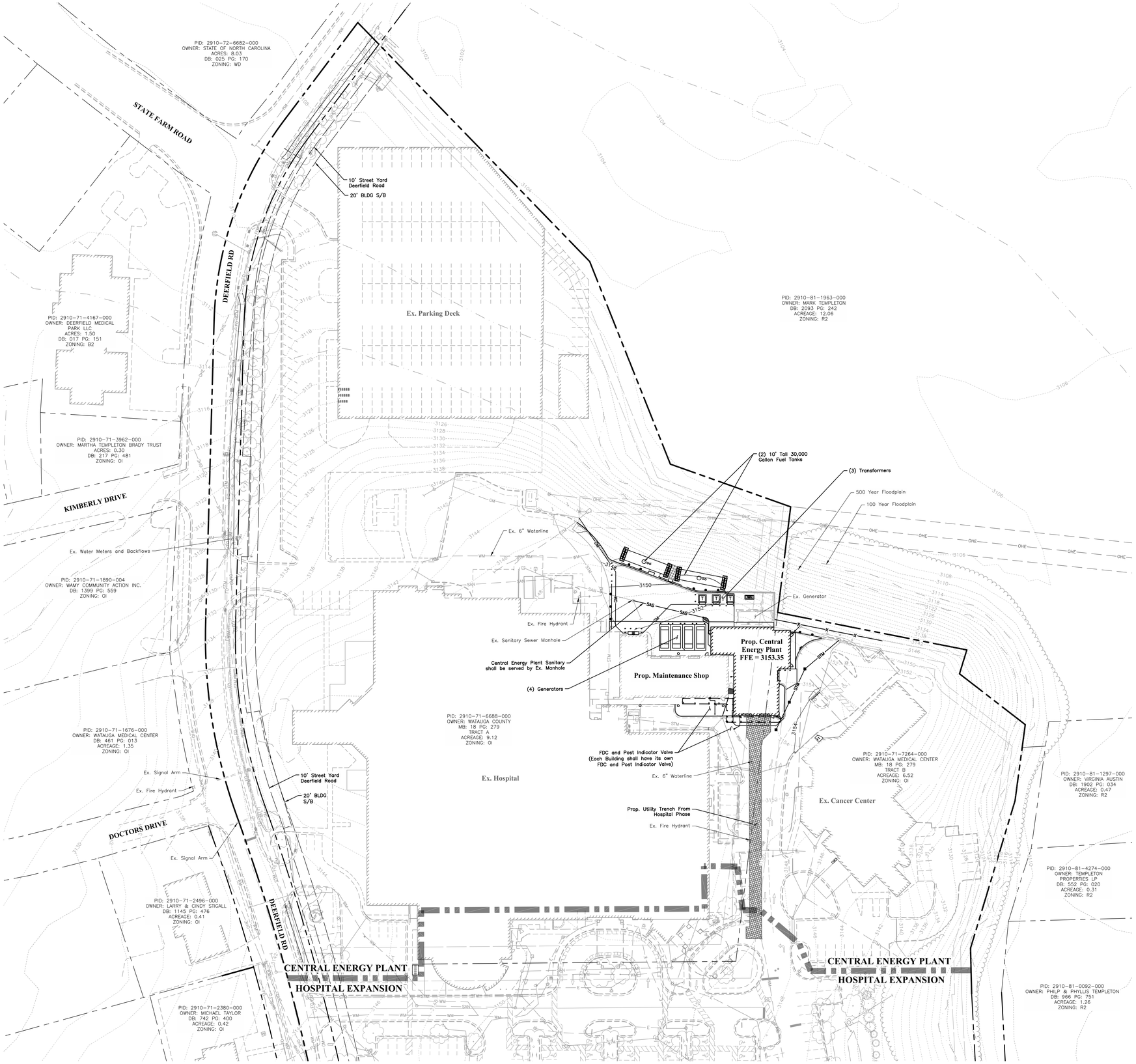
APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

CENTRAL ENERGY PLANT
SITE PLAN
WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC
07.20.2020

C110

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)



LEGEND

PROPOSED

- STM — Storm Sewer
- SAS — Sanitary Sewer
- Post Indicator Valve
- Fire Dept Connection (FDC)
- Utility Trench

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

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VANNOY CONSTRUCTION

APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

CENTRAL ENERGY PLANT

GRADING & UTILITY PLAN

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

07.20.2020

C111

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

LEGEND

EXISTING

- Property Line
- Right-of-Way/Parcel Line
- Easement
- Floodplain
- Pavement Marking
- Pavement
- Curb
- Curb & Gutter
- Fence
- Handrail
- Building
- Sign
- Bollard
- Tree
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Post Indicator Valve
- Water Valve
- Fiber Optic/Comm. Line
- Fiber Optic/Comm. Pedestal
- Fiber Optic/Pullbox
- Underground Electric Line
- Overhead Electric Line
- Overhead Utility Lines
- Transformer
- Electric Meter
- Guy Wire
- Utility Pole
- Light Pole

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

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VANNOY CONSTRUCTION

APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

HOSPITAL EXPANSION

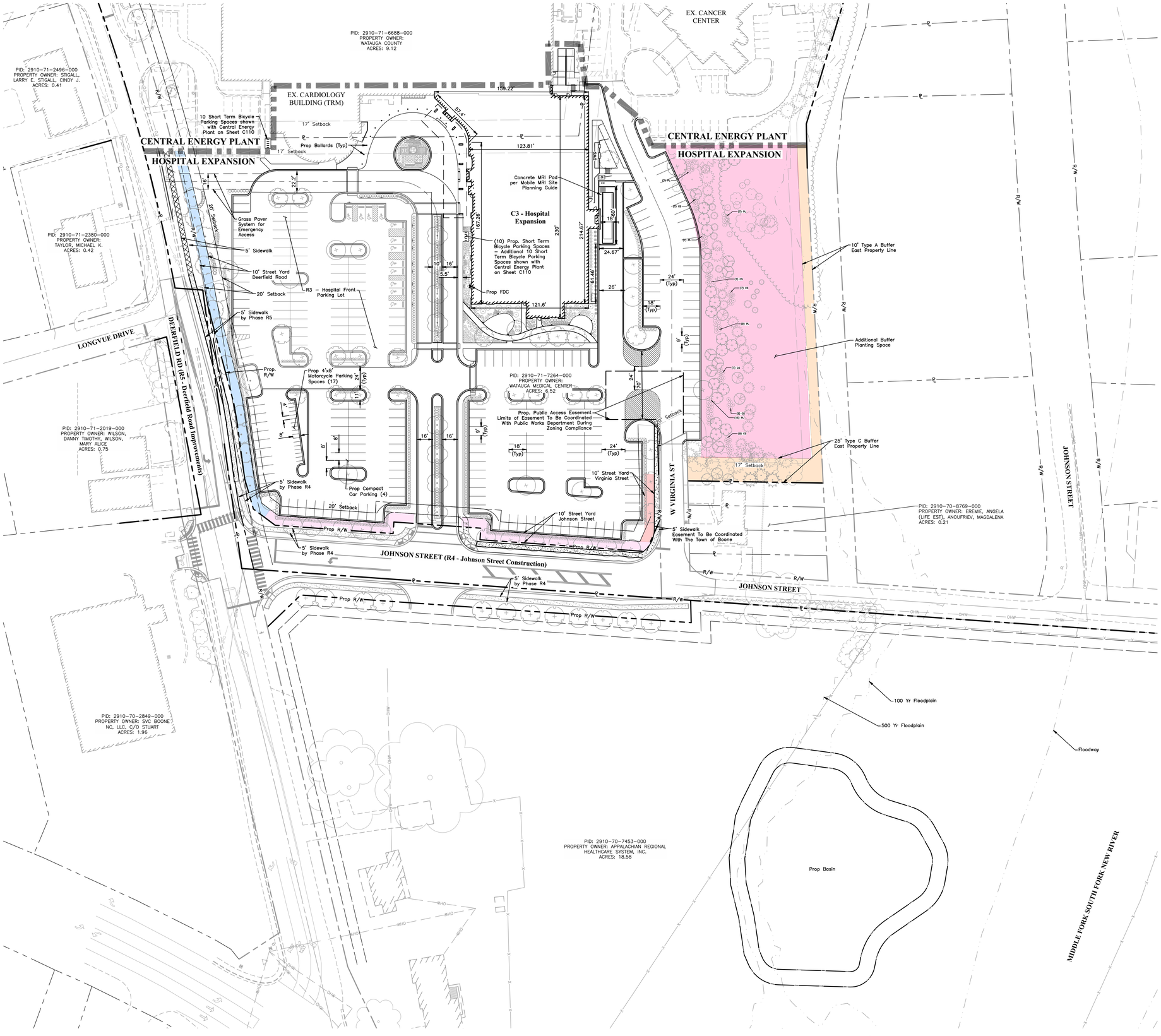
EXISTING CONDITIONS

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

07.20.2020

C200

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)



LEGEND

PROPOSED

Building

Curb & Gutter

BUILDING SUMMARY

Building Height: 60' to Top of Parapet
67' to Top of Stair Tower

TIER CONFORMANCE & ZONING COMPLIANCE SUMMARY

ZONING REQUIREMENTS:

16.01.02: Intensity Table
Zoning: OI
Required Livability Space Ratio – 0.27
Required Livability Space = 16.85 Ac.* x 0.27 = 4.55 Ac.
Provided Livability Space = ±4.8 Ac.
*Overall Rezoning Boundary Area – Johnson Street Right of Way Area

24.01 Parking Spaces Required
Existing Building GFA:
Existing Cancer Center GFA = 15,000 SQ FT
Existing Hospital GFA = 232,739 SQ FT
Proposed Hospital Expansion = 92,849
Total GFA = 340,588 SQ FT
Maximum Parking Allowed – 5 Spaces/1,000 SQ FT GFA
340,588 SQ FT x (5 Spaces/1,000 SQ FT) = 1,702 Spaces

Existing Parking Provided:
Existing Parking Garage: 252 Standard Spaces (84 Leased Spaces –> 336 Total)
Existing Surface Parking: 361 Standard Spaces & 26 ADA Spaces
Total Existing Parking: 613 Standard Spaces + 26 ADA = 639 Spaces (Excludes Leased Spaces)

Parking Breakdown with Hospital Expansion:
Existing Parking to be removed: 306
Proposed Parking to added: 260 Standard Spaces + 12 ADA Spaces = 272 Spaces
Proposed Parking Garage Spaces; Previously Leased: 84
Total Remaining Existing Plus Proposed Parking: 689

Total Hospital Parking (689 Spaces) < Maximum Parking Allowed (1,239 Spaces)

- The Hospital Expansion (building addition) is a total of 92,849 sf of which most is replacement of existing programs, regulated assets and licensed beds. Existing spaces being replaced will be decommissioned. 4,200 sf of the 92,489 sf (4.5%) is new space for a program (Women's Imaging) moving onto the hospital campus from an off campus location. Maximum allowed parking is 5 spaces per 1000 SF. As such, maximum additional parking is 21 spaces (50 additional spaces are being provided with parking modifications and additional spaces available on parking deck previously leased).

24.08 Bicycle Parking
Bicycle parking facilities to conform with design guidelines by Association of Pedestrian and Bicycle Professionals "Bicycle Parking Guidelines" manual
MOB Parking Requirements Used for Calculations

Cancer Center – Short Term: 1 bike parking space per 5000sf
Total GLA = 15,000 SF
Required Bike Parking (1/5000sf) = 3
Provided Bike Parking = 4
Cancer Center – Long Term: 1 bike parking space per 10,000sf
Required Bike Parking (1/10,000sf) = 2
Provided Bike Parking = 2 (Located under Existing Canopy)

Hospital – Short Term: 1 bike parking space per 5000sf
Total GLA = ±325,588 SF
Required Bike Parking (1/5000sf) = *20 short term bike racks maximum
Provided Bike Parking = 20 Total (10 installed with Central Energy Plant)
*In no case shall more than 20 short term spaces be required
Hospital – Long Term: 1 bike parking space per 10,000sf
Total GLA = ±325,588 SF
Required Bike Parking (1/10,000sf) = 33
Provided Bike Parking = 34 Located in Existing Parking Garage*
*Spaces to be installed with Central Energy Plant

24.08.03 Short Term Bicycle Parking
A. Parking facilities must be located no further than 50' from main entrance or distance to closes non-ADA parking space, whichever is greater

24.08.04 Long Term Bicycle Parking
Long Term Parking must be covered or enclose. May include; parking garage, loading docks, bicycle lockers, or other incorporated whenever possible into the building design

24.09 Motorcycle Parking
1 Motorcycle Parking Space Required/40 Motor Vehicle Spaces Provided
Vehicular Parking Provided = 689 Spaces
Motorcycle Parking Required = 18 Space
Motorcycle Parking Provided = 18 Spaces

STORMWATER MANAGEMENT
Total Rezoning Boundary Area excluding Johnson Street R/W = 16.85 Acres*
Total Existing Impervious Area = 10.87 Acres*
Total Impervious Area added with Central Energy Plant = 0.10 Acres
Total Impervious Area added with Hospital Expansion = 0.74 Acres
Total Impervious Area after Hospital Expansion = 11.71 Acres

*Excludes R4 – Johnson Street R/W

Built Upon Area (BUA) Note: The above noted impervious area takes into consideration the impervious area constructed before 1993. For the BUA calculation, the existing Hospital and the Central Energy Plant are compliant with the 24% max BUA when the credit for the impervious area constructed before 1993 is taken into account. The proposed Hospital expansion project is tributary to a proposed regional basin located on parcel 2910-70-7453-000 south of proposed Johnson Street. When taking into consideration the total hospital site plus the south parcel with the regional basin, both sites conform to the 24% BUA requirement for low density development.

LANDSCAPE REQUIREMENTS:

31.05 Table of Screening Requirements
Deerfield Road: Classification III. requires 10' street yard (Section 31.09)
Johnson Street: Classification III. requires 10' street yard (Section 31.09)
W. Virginia Street: Classification III. requires 10' street yard (Section 31.09)

31.06 Buffer and Screening Requirements:
Type A Buffer– 10' Buffer, 3 Evergreen Trees, 1 Large Deciduous Trees, 2 Small Deciduous, 14 Shrubs per 100 Linear Feet
Type C Buffer Required– 25' Buffer, 15 Evergreen Trees, 5 Large Deciduous Trees, 5 Small Deciduous Trees, 15 Shrubs per 100 Linear Feet
Type B Buffer Option with 6' Fence– 15' Buffer, 10 Evergreen Trees, 3 Large Deciduous Trees, 2 Small Deciduous, 15 Shrubs per 100 Linear Feet

Type A Buffer and Type C Required: East Property Line (Hospital Expansion): ±536LF

31.09 Screening Along Streets
2.5" tree / 30LF of Street Frontage, (1)18" Ht. Evergreen Shrub / 3LF of Property Line Abutting Public Street (subtract drives). Space 20' Min. and 40' Max.

Deerfield Road Frontage at Proposed Parking = ±360 LF

Johnson Street Frontage = ±349 LF

W. Virginia Street Frontage = ±71 LF

PEDESTRIAN ACCESS

Proposed Sidewalk by Phases C2 and C3 Hospital Expansion

Proposed Sidewalk by R5 – Deerfield Road Improvements

Proposed Sidewalk by R4 – Johnsons Street Cosntruction

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

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Charlotte Engineers, LLP

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VANNOY CONSTRUCTION

APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

HOSPITAL EXPANSION
SITE PLAN
WATAUGA MEDICAL CENTER, 336
DEERFIELD ROAD, BOONE, NC
07.20.2020

C210

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

LEGEND

PROPOSED

- STM — Storm Sewer
- SAN — Sanitary Sewer
- WM — Water Main
- DWS — Domestic Water Service
- Fire Dept Connection (FDC)
- EDB — Electric Duct Bank
- OHW — OVHD Utility

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

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APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

HOSPITAL EXPANSION

GRADING & UTILITY PLAN

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

07.20.2020

C211

Communication: Case PL03979-061620 Plans and Building Elevations (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

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CONDITIONAL DISTRICT PLAN
HOSPITAL EXPANSION
EXTERIOR RENDERING
WATAUGA MEDICAL CENTER, 336
DEERFIELD ROAD, BOONE, NC
07.06.2020

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EXTERIOR RENDERING
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CONDITIONAL DISTRICT PLAN
HOSPITAL EXPANSION
EXTERIOR RENDERING
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07.06.2020

I102

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HOSPITAL EXPANSION
EXTERIOR RENDERING
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CONDITIONAL DISTRICT PLAN
HOSPITAL EXPANSION
EXTERIOR RENDERING
WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC
07.06.2020

I104

Communication: Case PL03979-061620 Project Renderings (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

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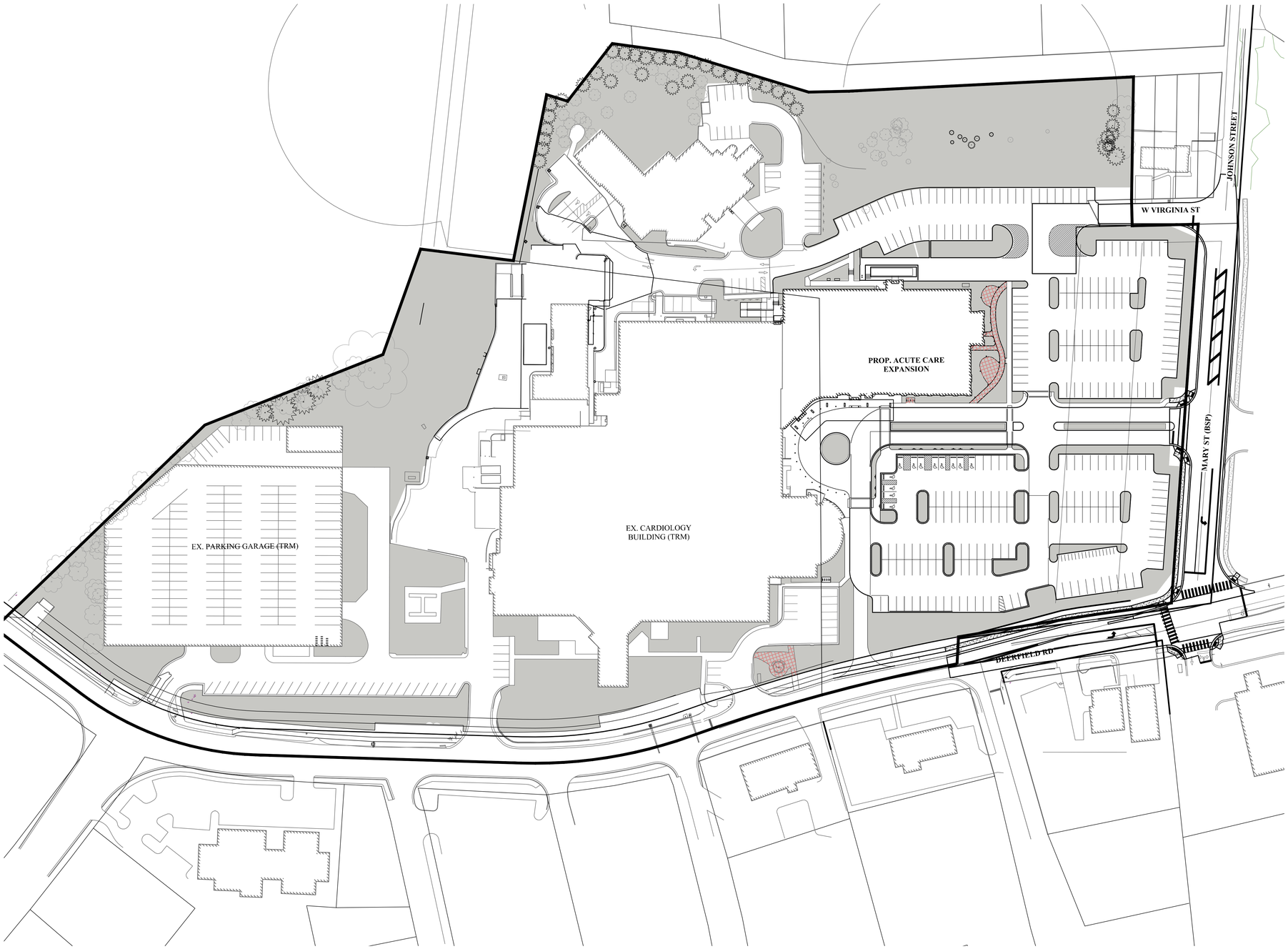
APPALACHIAN REGIONAL
HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN
HOSPITAL EXPANSION
EXTERIOR RENDERING
WATAUGA MEDICAL CENTER, 336
DEERFIELD ROAD, BOONE, NC
07.06.2020

I105

Communication: Case PL03979-061620 Project Renderings (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map



GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

Town of Boone
Planning & Inspections

Date Received

07-20-2020

UNIFIED DEVELOPMENT ORDINANCE:

16.01.02: Intensity Table
Zoning OI
Required Livability Space Ratio 0.27: 16.85 Ac x 0.27 = ±4.5 Ac.
Provided: ±4.8 Ac.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Livability Space	211,896 sf
	Impervious Area (Included in Livability Space)	2,939 sf

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APPALACHIAN REGIONAL HEALTHCARE SYSTEM

CONDITIONAL DISTRICT PLAN

INTENSITY EXHIBIT

WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC

07.20.2020

I1

Communication: Case PL03979-061620 Livability Space Exhibit (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

Town of Boone
Planning & Inspections
Date Received
07-20-2020

BUA CALCULATIONS

NORTH PROPERTY

AREA OF PARCEL	16.85 AC (EXCLUDES PROP JOHNSON STREET ROW)
EXISTING IMPERVIOUS AREA PRIOR TO 9/15/93	9.32 AC = 8.89 AC* + MARY ST + HOUSES
NET PROPERTY SUBJECT TO WATERSHED PROTECTION	7.53 AC = 16.85 AC – 9.32 AC
ALLOWABLE % IMPERVIOUS IN WATERSHED PROTECTION AREA	24%
ALLOWABLE AREA IMPERVIOUS	1.81 AC = 7.53 AC x 0.24
IMPERVIOUS AREA ADDED AFTER 9/15/93	1.55 AC
% IMPERVIOUS IN WATERSHED AS OF 2019	20.6% = 1.55 AC / 7.53 AC
PROPOSED IMPERVIOUS AREA TO BE ADDED**	0.74 AC
PROPOSED % IMPERVIOUS IN WATERSHED PROTECTION AREA	30.4% = ((1.55 AC + 0.74 AC) / 7.53 AC)

*PER "EMERGENCY DEPARTMENT ADDITIONS AND RENOVATIONS" LAND USE INTENSITY PLAN SHEET L2.2 BY PETERSON ASSOCIATES DATED MAY 26, 2006.

**INCLUDES WORK DONE UNDER PHASE C1 CENTRAL ENERGY PLANT, PHASE C2 SITEWORK FOR HOSPITAL EXPANSION, AND PHASE C3 HOSPITAL EXPANSION

SOUTH PROPERTY

AREA OF PARCEL	15.82 AC
EXISTING IMPERVIOUS AREA PRIOR TO 9/15/93	1.80 AC
NET PROPERTY SUBJECT TO WATERSHED PROTECTION	14.02 AC = 15.82 AC – 1.80 AC
ALLOWABLE % IMPERVIOUS IN WATERSHED PROTECTION AREA	24%
ALLOWABLE AREA IMPERVIOUS	3.36 AC = 14.02 AC x 0.24
IMPERVIOUS AREA ADDED AFTER 9/15/93	0.21 AC
% IMPERVIOUS IN WATERSHED AS OF 2019	1.5% = 0.21 AC / 14.02 AC
MAXIMUM PROPOSED IMPERVIOUS AREA TO BE ADDED WITH FUTURE DEVELOPMENT	2.67 AC
MAXIMUM PROPOSED % IMPERVIOUS IN WATERSHED PROTECTION AREA	20.5% = (0.21 AC + 2.67 AC) / 14.02 AC

NORTH AND SOUTH COMBINED

AREA OF PARCEL	32.67 AC = 16.85 AC + 15.82 AC
EXISTING IMPERVIOUS AREA PRIOR TO 9/15/93	11.12 AC = 9.32 AC + 1.80 AC
NET PROPERTY SUBJECT TO WATERSHED PROTECTION	21.55 AC = 32.67 AC – 11.12 AC
ALLOWABLE % IMPERVIOUS IN WATERSHED PROTECTION AREA	24%
ALLOWABLE AREA IMPERVIOUS	5.17 AC = 21.55 AC x 0.24
IMPERVIOUS AREA ADDED AFTER 9/15/93	1.76 AC = 1.55 AC + 0.21 AC
% IMPERVIOUS IN WATERSHED AS OF 2019	8.2% = 1.76 AC / 21.55 AC
MAXIMUM PROPOSED IMPERVIOUS AREA TO BE ADDED	3.41 AC = 0.74 AC + 2.67 AC
MAXIMUM PROPOSED % IMPERVIOUS IN WATERSHED PROTECTION AREA	24.0% = ((1.76 AC + 3.41 AC) / 21.55 AC

$$\text{DENSITY} = \frac{\text{TOTAL BUA} - \text{EX BUA}}{\text{TOTAL SITE AREA} - \text{EX BUA}}$$

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

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CONDITIONAL DISTRICT PLAN

BUA EXHIBIT
WATAUGA MEDICAL CENTER, 336 DEERFIELD ROAD, BOONE, NC
07.20.2020

I2

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Communication: Case PL03979-061620 Built Upon Area Exhibit (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment)

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July 2, 2020

WATAUGA HOSPITAL – CONDITIONAL DISTRICT APPLICATION

TRANSITIONAL ZONE MITIGATION STATEMENT

Unified Development Ordinance Article 6 requires that the Applicant demonstrate that the planned development will effectively and to the greatest degree reasonably possible mitigate the impacts of the proposed development upon the protected district. The following items demonstrate the applicant's efforts to mitigate impacts on the protected district effectively and to the greatest degree reasonably possible.

Noise Impact Mitigation

1. The Central Energy Plant equipment that would emit measurable levels of noise would be the Cooling Towers and the Generators. The new Cooling Towers will be upgraded with a "super low sound fan," which is the quietest fan option available. The new generators will be equipped with outdoor enclosures; these enclosures include upgraded sound attenuation.

2. During construction phase, the majority of traffic and equipment will use a temporary drive from the lay down area onto Deerfield Rd. and then back onto Hospital property from Deerfield Road, mitigating the proximity of noise of impacting protected district.

3. The overall development of the new Central Energy Plant and the Hospital Expansion should not produce any net increase in negative noise impacts upon the protected district.

Communication: Case PL03979-061620 Transitional Zone Mitigation Report (Case PL03979-061620 Watauga Medical Center Conditional District

Light Impact Mitigation

1. Areas of new construction will be provided with full cutoff light fixtures, to include the new parking lots to the east of the Hospital Expansion. Areas of existing lighting to remain have been analyzed for compliance with UDO requirements and where nonconforming, adjustments will be made to existing site light fixtures to bring the areas into compliance.

2. All lighting elements installed on Central Energy Plant and Hospital Expansion will be required to meet the most up to date code requirements mitigating intrusion on adjoining properties in the protected district. Additionally, existing site lighting in the areas of development will be upgraded to comply with UDO Article 25.

3. The internal location of the Hospital Expansion project will mitigate potential negative light impacts on the protected district. Additionally, the location of the Central Energy Plant will mitigate light impacts as the property boundary in that area contains a large number of mature trees which will shield the protected district to the North and East.

4. Additional vegetative buffer, as described in more detail in Visual Impacts, below, will also serve to mitigate the impact of Hospital lighting on the protected district.

Other Potential Negative Impacts

Traffic Impact Mitigation

1. Replacement of Central Energy Plant will not produce any additional traffic specific to facility use. During construction phase, the majority of traffic and equipment will use a temporary drive from the lay down area onto Deerfield Road. and then back onto Hospital property from Deerfield Road. Mary Street will not serve as the primary point of ingress and egress from the lay down area, mitigating the traffic impact on common streets serving the protected district.

2. The Hospital expansion phase is expected to result in a decrease in total beds in the Hospital and should not in and of itself increase traffic impact on the protected district. The proposed re-routing of Mary Street in line with Johnson Street will create more direct access from Deerfield Road to the protected district and should improve traffic flow through the area.

3. In all cases, traffic entering the Hospital grounds will depart common roads before entering the neighborhood.

Communication: Case PL03979-061620 Transitional Zone Mitigation Report (Case PL03979-061620 Watauga Medical Center Conditional District

4. Installation of traffic light at Deerfield Road and the proposed re-routing of Johnson Street will improve safety when entering and exiting both the Hospital and the protected district.

5. The removal of the existing hospital access at Deerfield Road and Longvue Road will convert the existing four leg intersection into a "T" intersection. The "T" intersection will improve safety and delay by minimizing conflicting movements.

Visual Impact Mitigation

1. The Central Energy Plant will be located between the main hospital building and the cancer center, almost entirely out of view of the protected district. Additional plantings are being supplemented in the area of the new Central Energy Plant to provide additional screening to north and east. Views to the west and south are either entirely or almost entirely blocked by existing structures on-site. A substantial existing vegetative buffer and tree line to the east is being supplemented with additional buffer plantings. The majority of the screening will be provided by the existing trees. However, the supplemental plantings in the proposed buffering consist of evergreen trees, large deciduous trees, small deciduous trees, and shrubs. The mix is designed to create a buffer which will give a satisfactory screen within three to five years of planting, under normal maintenance, while allowing room for the various plants to grow.

2. The proposed Hospital Expansion is positioned in the interior of the hospital development and, as with the CEP, will be substantially screened by the cancer center and the existing vegetative buffer. A supplemental Buffer is required along the adjacent property line which will be planted with proposed evergreen trees, large deciduous trees, small deciduous trees, and shrubs. The mix is designed to create a buffer which will give a satisfactory screen within three to five years of planting, under normal maintenance, while allowing room for the various plants to grow. Screening along the property line abutting a public street is also provided at a rate of one 2.5" tree per 30 linear feet and one 18" height evergreen shrub per three linear feet of street frontage.

Communication: Case PL03979-061620 Transitional Zone Mitigation Report (Case PL03979-061620 Watauga Medical Center Conditional District

Health Impact Mitigation

1. No negative health impacts are anticipated from either the Central Energy Plant replacement or the Hospital Expansion.

2. The new Central Energy Plant is required to prevent negative health impacts on the community as a whole and as community members, the protected district. The Hospital's current energy plant is at the end of its useful life and must be replaced in order for the hospital to continue to function and provide for the health care needs of the local and regional communities.

3. Storm Water Management. The proposed Watauga Medical Center Improvement plans are designed to provide storm water mitigation for any areas of the site which increase impervious cover. Specifically, Johnson Street Construction (Phase R4) and the Hospital Expansion (Phases C2 and C3) will discharge to a proposed dry basin, located at the southeast corner of the project which will provide detention before discharging to Middle Fork South Fork New River to the east. The new built upon area for the project will be maintained under 24% of the total site area, thus providing water quality through low density development per Town of Boone and NCDEQ.

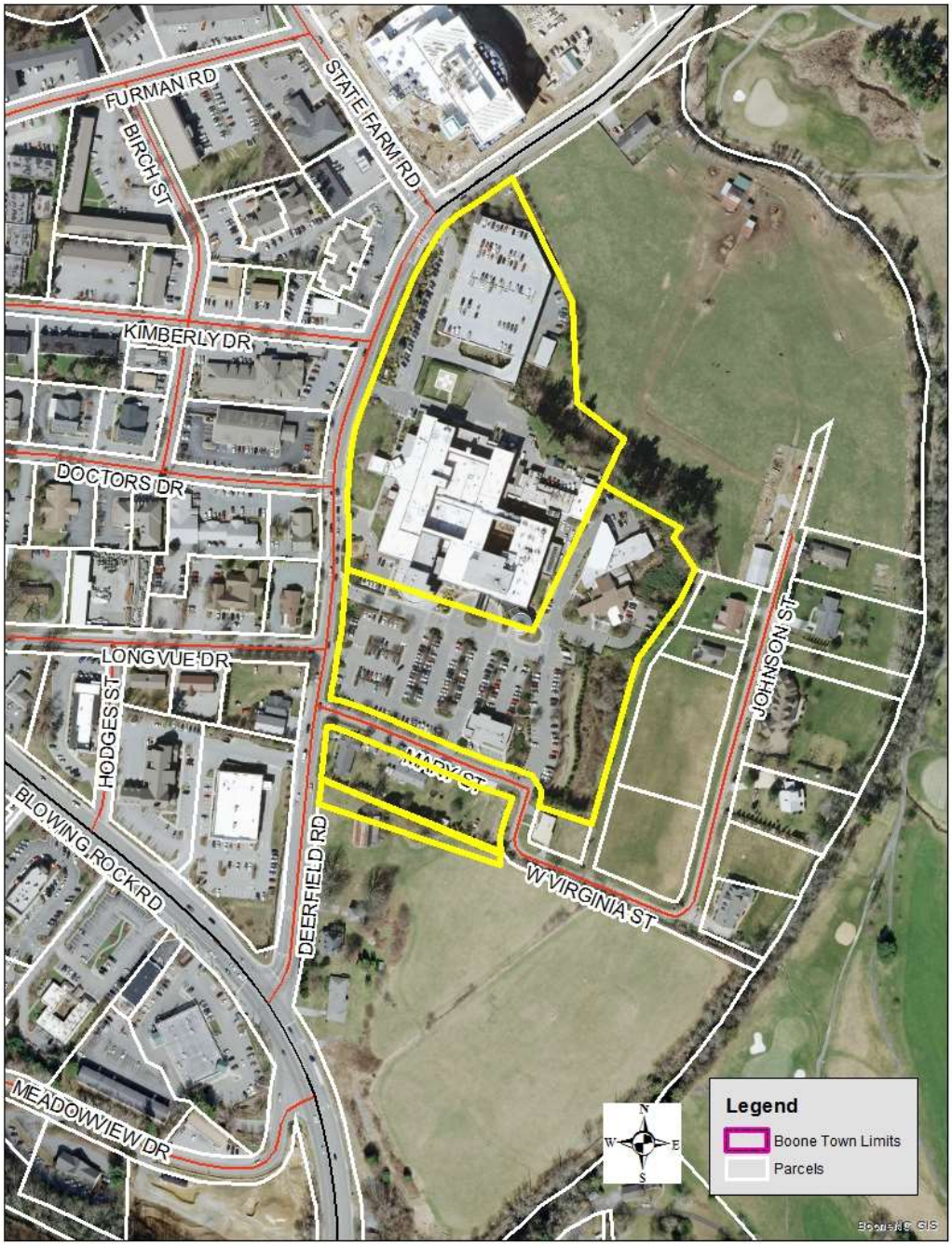
Respectfully submitted on behalf of Watauga Medical Center to be included in WMC's application for Conditional District Rezoning.

Deal, Moseley & Smith, LLP

James M. Deal, Jr.

Communication: Case PL03979-061620 Transitional Zone Mitigation Report (Case PL03979-061620 Watauga Medical Center Conditional District

Staff Report
Public Hearing
July 27, 2020
Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map Amendment

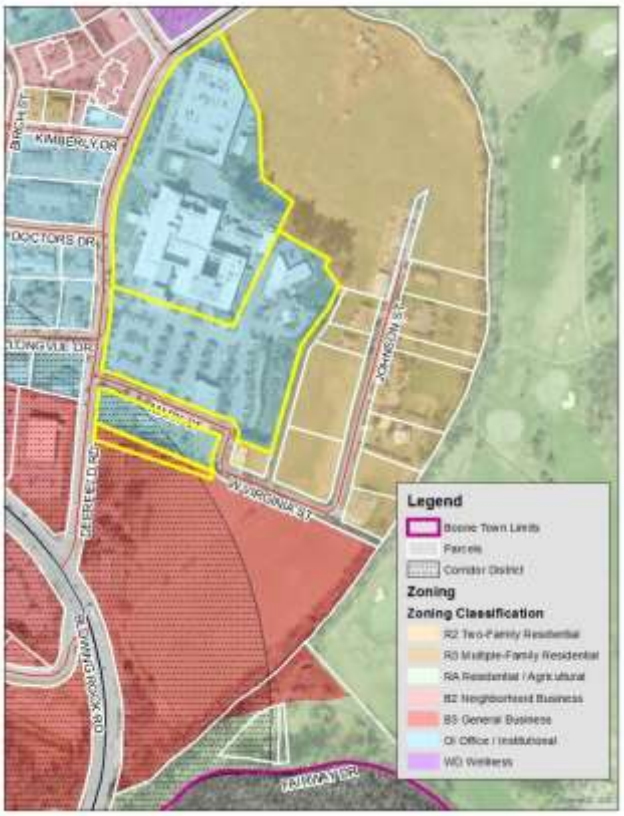


Request

Maran Sigmon with Watauga Medical Center Inc. has requested a Conditional District Zoning Map Amendment to rezone the Watauga Medical Center campus (Watauga County PINs: 2910-71-6688-000, 2910-71-7264-000, 2910-70-6917-000, and a portion of 2910-70-7453-000) from O/I Office Institutional/B3 General Business to Conditional District O/I Office Institutional with a phased site specific development plan for Use 11.26 Hospital. The applicant has requested 5 year vesting. Please see the parcels outlined in yellow on the map above. See page 4 of this report more details on what each phase contains.

Parcel Information

Zoning Map



Environmental Map

Property Owner:	
Address:	336 Deerfield Road
Watauga Co. PIN:	2910-71-6688-000, 2910-71-7264-000, 2910-70-6917-000, portion of 2910-70-7453-000
Use:	11.26 Hospital
Size:	17.64 acres (16.85 acres when new Johnson Street right-of-way removed)
Jurisdiction:	Town of Boone
Access:	Deerfield Road, Mary Street (Town maintained)
Corridor District:	Yes
Viewshed:	No
Watershed:	Yes, WS-IV-CA
Special Flood Hazard:	Yes
Steep Slope:	Yes (small portion on other side of Clawson Street)
Existing Zoning:	O/I Office Institutional, B3 General Business
Requested Zoning:	Conditional District O/I Office Institutional
Phasing:	3 phases
Vesting:	Requesting 5 years

Zoning District Analysis

Currently, the Watauga Medical Center campus is zoned O/I Office Institutional with a small portion of property zoned B3 General Business. The applicant is requesting approval for Conditional District O/I Office Institutional with a site specific development plan for Use 11.26 Hospital. Pursuant to UDO Subsection 14.05**,** a Conditional District (CD) is a zoning district in which the use and development of a property pursuant to a site specific development plan is approved through the legislative process pursuant to Article 9 of this Ordinance. A CD utilizes the existing zoning district, is limited to the authorized uses and the development standards mandated within that district, and may be subjected to conditions that make the development plan more desirable.

Note: A site specific development plan is defined in UDO Article 34 Definitions as "A plan which has been submitted to the Town by a landowner that describes with certainty the type and intensity of a use for a specific parcel or parcels of property, and includes the boundaries of the site; significant topographical and other natural features effecting development of the site; the location on the site of the proposed buildings, structures, and other improvements; the dimensions, including height, of the proposed buildings and other structures; and the location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways."

Excerpts from UDO Article 14 Zoning District and Zoning Map on the O/I and B3 zoning districts

14.02 Commercial Districts Established

14.02.01 The following commercial districts are hereby established: B1, B2, B3, OI, and WD. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this Section.

…

14.02.04 The B3 General Business District is established to provide a wide range of consumer goods, convenience goods and personal services for the community and surrounding region. Appropriate residential uses are allowed in this district, normally as part of mixed-use developments. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

14.02.05 The OI Office/Institutional District is established to provide 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. Appropriate small scale residential uses are allowed in this district to the point they support allowable office and institutional uses. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

	Adjacent Zoning	Adjacent Land Use
North	R2 Two-Family Residential	Single-Family Dwelling/Agricultural Use
East	R2 Two-Family Residential	Single-Family Dwellings/vacant
South	B3 General Business	Vacant/Commercial Retail (across Hwy 321)
West	WD Wellness District, B2 Neighborhood Business, O/I Office Institutional & B3 General Business	University, Medical Office, Retail, Business or Professional Office

Use Information

Current/Proposed Use: 11.26 Hospital

Pursuant to UDO Section 15.07 Use 11.26 Hospital is permissible in the O/I Office Institutional Zoning District subject to a 300' transitional zone

Staff Note: WMC is a conforming use within the O/I zoning district and existed prior to the requirement for transitional zones. The proposed improvements for the campus will be constructed within 300' of a protected residential district (R2), thus the improvements have triggered the transitional zone requirements set forth in UDO Subsection 6.02.02 as outlined below.

Central Energy Plant: 2 story, 10,225 square feet

WMC Expansion: 4 story, 92,849 square feet

Transitional Zone: Pursuant to UDO Subsection 6.02.02, transitional zones are established for the purpose of creating special protections for residents of protected districts from the potential adverse impacts of certain potentially incompatible nearby development, based upon the legislative finding that the general requirements of this ordinance have not been sufficient to protect the residents of such protected districts from the adverse consequences of such developments and that the variety of circumstances which may need to be ameliorated in the face of such development are not amenable to a "one size fits all" approach.

Because this development is within 300' of a protected residential zoning district, the applicant will need to show the permit issuing authority that the planned development will effectively and to the greatest degree reasonably possible, mitigate the impacts of the proposed development upon the protected district, including but not limited to:

a. Noise impacts;
b. Light impacts; and
c. Any other predictable negative effect, including but not limited to:
    i. Negative visual effects;
    ii. Negative traffic effects; and
    iii. Negative health effects.

Because of the variable topography and characteristics of particular tracts of land within the town's zoning jurisdiction, the solutions incorporated into the development plan by the applicant must be tailored to specifically address the characteristics of the particular location in relation to the protected district. Only if an applicant can demonstrate by clear and convincing evidence that the normal requirements of the ordinance are themselves sufficient to protect the protected district may the application be approved without additional measures being incorporated into the site specific development plan.

The Council may deny the application if the requirements of this section are not met, or it may place reasonable conditions on the development, in addition to such conditions as may otherwise be reasonably imposed, specifically designed to mitigate the potential impacts identified herein.

Staff Note: Please see the applicant's Transitional Zone Mitigation Statement report.

Phasing (UDO Section 4.13 Completing Development in Phases)

The applicant has submitted plans and information which shows 2 different types of "phases". A group of "by right" phases and a group of "conditional district" phases.

Please note, the first set of "phases" are projects that are currently underway or are currently under review on the WMC campus that the applicant has the right to proceed with under permit vesting authority. These projects were allowed to proceed "by right", which means they were allowed to proceed with the issuance of a zoning permit/building permit and had not triggered transitional zone requirements. In summary, these projects include, relocating the cardiology department into the main hospital building, other renovations and updates to the main hospital building, renovations to the front parking lot area, and the construction of a new public street (to be named). The applicant has provided this information so that the Planning Commission and Town Council have a better understanding of the work occurring on the WMC campus.

The phases that would be permitted under the CD approval include:
C1 – new central energy plant for the campus
C2 – sitework for future hospital expansion
C3 – hospital expansion (new wing)

All three phase will run concurrently, though they will all start and stop at different times.

Pursuant to UDO Subsection 4.13.02, no phasing shall be approved unless the applicant submits plans that clearly show the various phases of the proposed development and the requirements of this Ordinance that will be satisfied with respect to each phase.

Staff Note: *Please see the applicant's plans for details on phasing (Sheet Z2).*

Vesting (UDO Section 4.14 Vested Rights)

The applicant has requested that the approval be granted a five year vested rights.

A vested right is the right to undertake and complete the development and use of property under the terms and conditions of an approved site-specific development plan. In this case, a vested right shall be deemed established upon proper and lawful approval of a site specific development plan by Council.

Pursuant to UDO Subsection 4.14.02, a right that has been vested shall remain vested for a period of two years. The permit issuing authority (Council) may provide that rights vest for a period of time exceeding two (2) years but not exceeding five (5) years, inclusive of all amendments, modifications and phasing, where warranted in light of all relevant circumstances, including but not limited to, the size and phasing of the development, the level of investment, the need for the development, economic cycles, and market conditions. These determinations shall be in the sound discretion of the approval authority at the time the site specific development plan is approved or modified.

Compliance with UDO Article 7, Subsection 7.05.02 Development which requires compliance with UDO

All new development must comply with all UDO requirements. Compliance of existing development with the requirements of the UDO shall be triggered by the costs of the proposed new development as compared to the total development value (building & land) in accordance with the following tiers:

1. **Tier 1**: Repair, reconstruction, modification and alteration of a structure or development in which the cost is certified to exceed ten percent (10%) of the value of the development shall require compliance with the following, to the extent practicable:

a. Bicycle parking in accordance with Section 24.09.

b. Lighting in accordance with Section 25.05.

2. **Tier 2**: Repair, reconstruction, modification and alteration of a structure or development in which the cost is certified to exceed twenty-five percent (25%) of the value of the development shall require compliance with the following, to the extent practicable:

   a. Solid waste and recycling containers pursuant to Section 22.13.

   b. Signs pursuant to Article 26.

   c. Color requirements in accordance with Subsection 25.02.05.

   d. Landscape Standards pursuant to, with a priority given to shade tree installation.

3. **Tier 3**: Repair, reconstruction, modification and alteration of a structure or development in which the cost is certified to exceed fifty percent (50%) of the value of the development, or in the case of a structure located in a Floodway or Special Flood Hazard Area in which the cost exceeds fifty percent (50%) of the value of the structure, shall require compliance with the following, to the extent practicable:

   a. Drainage and stormwater requirements pursuant to Article 21.

   b. Pedestrian circulation and sidewalk requirements pursuant to Section 23.08.

   c. Parking requirements pursuant to Article 24.

   d. All other Community Appearance requirements of Article 25.

   e. Corridor District requirements pursuant to Article 14.

   f. Special Flood Hazard Area compliance pursuant to Article 31.

4. **Tier 4**: Repair, reconstruction, modification and alteration of a structure or development in which the cost is certified to exceed seventy-five (75%) of the value of the development shall require compliance with all requirements of the UDO unless compliance is impossible.

Cost of development as referenced shall be measured by adding together the costs incurred in all development activity as proposed, together with the development activity other than normal maintenance and repair that has been permitted within the prior thirty-six (36) months.

Based on the applicant's submittal information, Tier 4 will be triggered by the first phase (C1 Central Energy Plant). This means that with this approval, the applicant will be required to bring the development into compliance with all requirements of the UDO unless compliance is impossible.

Regulatory Standards Review

Intensity: Development in the O/I Office Institutional Zoning District is required to meet a livability space requirement of .27. The applicant has indicated that they are in compliance with this requirement with a livability space of .32 (4.5 acres).

Watershed: The Watauga Medical Center Campus is located within the WS-IV Watershed Areas Critical Area (WS-IV-CA) in which non-residential development is allowed at 24% built upon area. Development existing as of June 30, 1993 is not required to be included in the built upon area of 24%. However the expansions after that time must not exceed the 24% built upon area.

The applicant has indicated that overall (using the entire property) that the development is in compliance with the WS-IV Watershed Areas Critical Area.

Please see applicant's Built Upon Area Exhibit.

Staff Note: This exhibit was submitted due to Staff's Request. Submittal was on the date of publication, therefore Staff has not had a chance to review the document for full compliance. Staff expects to be able to report on this at the Public Hearing.

Setbacks: As proposed, the Central Energy Plant and the Hospital addition meet the setback requirements as listed in UDO Article 16 District Standards.

Building Height: The maximum building height in the O/I Office Institution Zoning District is 4 stories/67'. The has indicated in tables on sheets C110 and C2110 that the new buildings meet this requirement (CEP, 2 stories with a height of 49' and the new addition is 4 stories with a height of 67', as measured to the top of stair tower).

Appearance: The building elevations of the new buildings appear to meet the requirements of UDO Article 25. Details meeting the requirements of the UDO shall be submitted during zoning compliance.

Lighting: The applicant has provided a lighting analysis for the project. *Please see the applicant's Lighting Analysis Exhibit.*

Staff Note: The applicant is currently working on photometric plan meeting the requirements of UOD Appendix A. If submitted, prior to the Public Hearing, Staff will review and confirm compliance. Staff is unable to confirm compliance with certainty until this plan has been submitted and reviewed. Please note, that the applicant will be expected to meet UDO requirements for all new lights and will also be required to the entire site into compliance with today's standards unless impossible.

Landscaping: As proposed, the applicant has demonstrated general compliance with landscape buffering though the following has been noted:

1. Grading will impact the existing vegetation along the eastern most side of the revised proposed parking area. A small wall would possible help retain the existing vegetation allowing for better buffering.

Details meeting the requirements of the UDO shall be submitted during zoning compliance.

Parking: **Bicycle Parking:** The current Watauga Medical Center campus does not meet the UDO requirements for bicycle parking. The applicant has demonstrated bringing the site into compliance with required bicycle parking requirements. Details meeting the requirements of the UDO shall be submitted during zoning compliance.

Motorcycle Parking: The current Watauga Medical Center campus does not meet the UDO requirements for motorcycle parking. The applicant has demonstrated bringing the site into compliance with required motorcycle parking requirements. Details meeting the requirements of the UDO shall be submitted during zoning compliance.

Automobile Parking: Pursuant to UDO Section 24.01, all developments in all zoning districts shall initially and continually provide a sufficient number of permanent off-street motor vehicle and bicycle parking spaces, in compliance with this Article, to accommodate the residents, employees, customers, visitors and others who may spend time at that development. Upon review of the UDO, Use 11.26 is not listed in Table 24.01 Required Parking By Use. Pursuant to UDO Subsection 24.01.10 when a use is not listed, the permit issuing authority shall determine the number of spaces required or permitted, as relevant, by referencing the most similar use listed in Subsection

24.01.03 and such other factors as are deemed relevant, including the particular parking demand and trip generation characteristics of the proposed use.

If the permit issuing authority concludes that no reasonably similar use is listed it may require the applicant to a parking demand analysis prepared by a qualified engineer or such other evidence as it reasonably deems necessary and/or adequate to determine the number of needed or permitted spaces for the proposed use.

A parking demand analysis shall include, at a minimum:

i. Estimates of parking demand based on reliable data collected from comparable uses or based on external data from credible research organizations; and

ii. Be based on developments and/or uses that are comparable in density, intensity, bulk, scale, type of activity and location; and

iii. Studies must document the source of all data used to develop the recommended requirements; and

iv. The submitted study must include all source materials and data logs used to develop the recommendation as exhibits to the recommendation; and

v. The submitted demand study must include an executive summary that succinctly outlines the methodology and recommendation.

The applicant has indicated that by the end of the last phase, 689 parking spaces will be provided (a loss of 34 parking spaces from the original 723 spaces that exist on site today).

Please see sheets C110 and C210 in the applicant's plans for parking details.

Sidewalks: Because the project has triggered Tier 4 as set forth in UDO Section 7.05 the applicant will be required to bring the campus into compliance with UDO Section 23.08, specifically Subsection 23.08.03(A) which requires sidewalks along the entire length of any portions of public streets which abut the development parcel.

Additionally impacting this project are the requirements of UDO Subsection 23.08.04, Alternative Methods for Pedestrian Circulation which states:

A. When, with respect to a development parcel, a public greenway or other alternative walkway (for purposes of this section, "greenway") has been identified in a duly-adopted government alternative transportation plan or other duly-adopted plan, or where a proposed public greenway will connect to an existing greenway or to a planned greenway that is expected with reasonable certainty to be constructed within the next five years or that is approved and funded by the North Carolina Department of Transportation, the following shall be required as applicable:

1. The permit issuing authority <u>may allow or require the installation of a public greenway instead of sidewalk</u>. A request to install a public greenway shall be supported by a site plan depicting the location and dimensions of the greenway, a description of the method of construction, and any other information deemed necessary by the Administrator.

2. If a public greenway is to be constructed upon the development parcel at the expense of the town or another third party, instead of constructing the greenway the developer shall pay fee-in-lieu of construction as provided at 23.08.05(D).

3. If a public greenway is already in place on the development parcel, the developer shall not be required to install the section of sidewalk that otherwise would be required to be installed along the same boundary or boundaries of the parcel.

The following has been proposed by the applicant as noted by street:

New Johnson Street: Sidewalks required along the entire length on the northern and southern side of new street.

Applicant is providing 5' sidewalks along a portion of the northern side of the street and a 10' multi-use path along the southern side of the street that will terminate at a crosswalk that will then connect to Deerfield Road.

Deerfield Road: Sidewalk required along the entire length of the development parcel on the eastern side of Deerfield Road.

Applicant is providing 5' sidewalk along the development parcel from the new portion of Johnson Street to the end of the development parcel. The applicant also shows a "conceptual" greenway trail but does not appear to have committed to construction of a greenway.

Pursuant to UDO Subsection 23.08.02 an easement for sidewalks/greenways shall be conveyed to the Town of Boone where required due to insufficient right-of-way.

Details meeting the requirements of the UDO shall be submitted during zoning compliance.

Note: Please see Conformity to Adopted Plans starting on page 11 for adopted plans dealing with alternative transportation in the Deerfield Area, specifically plan excerpts from the Walk/Bike Boone Alternative Transportation Plan and the Middle Fork Greenway Plan (Section 6).

Traffic Impact Analysis: The applicant has provided a Traffic Impact Analysis. Please note, this report refers to the "Johnson Street" extension as "future Mary Street". Please see the full report as provided by the applicant. Staff has provided an excerpt of "Recommended Improvements" from the report for ease of review:

Table A - Recommended Improvements		
	Hospital Expansion	Future Medical Village
Deerfield Road at CVS Driveway / Future Mary Street	• Provide a southbound left turn lane with 100 feet of storage and appropriate taper. • Provide a westbound left turn lane with 100 feet of storage and appropriate taper. • Signalize intersection. • Design future Mary Street according to Town of Boone standards.	• No additional improvements are recommended.
Deerfield Road at Mary Street	• Close access and relocate to Deerfield Road at CVS Driveway.	• No additional improvements are recommended.
Deerfield Road at Longvue Road / Hospital Driveway	• Close access to hospital and reroute existing traffic to Mary Street.	• No additional improvements are recommended.
Deerfield Road at Doctors Drive	• No improvements are recommended.	• No improvements are recommended.
Deerfield Road at State Farm Road	• No improvements are recommended.	• The routine optimization of the traffic signal timings by NCDOT will be adequate to handle the future traffic.
US 321 at Deerfield Road	• No improvements are recommended.	• No improvements are recommended.
US 321 at Longvue Road	• No improvements are recommended.	• No improvements are recommended.
Mary Street at Parking Lot	• Provide stop-controlled intersection with an internal protected stem of 100 feet.	• Design northbound approach according to Town of Boone standards.
Pedestrian Accommodations	• New sidewalk is proposed along future Mary Street.	• New sidewalk is proposed along future Mary Street.

Staff has the following comments regarding the report:

1. *Has NCDOT agreed to the "routine optimization of the traffic signal timings" as recommended?*

Mary Street: The applicant has approached Council about the potential to close the existing Mary Street and to construct a new public street which aligns Johnson Street with Deerfield Road. Council has given preliminary approval of the concept. Though, given conceptual approval, the street closing and acceptance of the new street will need to be completed before the Applicant can proceed with Phase C2. The street closing process is outlined in NC General Statutes and will require a separate public hearing before Town Council. Likewise, the acceptance of the new street will be handled through a separate process in front of Council.

Other Review Comments

Public Works:

Services Division (Justin Stines, Facilities Maintenance Superintendent)

Please see comments listed in the Staff Report under "Sidewalks", "Traffic Impact Analysis" and "Mary Street". Staff has coordinated with Planning Staff on these items.

Utilities Division (Mike Trivette, Utility Services Technician)

Need more information on utiliies and plans for abandonment. All new water and sanitary sewer mains to be dedicated to the Town of Boone must be permitted with NCDEQ. These comments shall be addressed during zoning permit review.

Fire Department (Amy Flieg, Fire Marshall)

Approved. Applicant needs to address relocation of fire hydrant.

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

Due to it's impact on the Town, Watauga Medical Center is mentioned in the plan several times and in several different sections. Rather than copy and paste the large amounts of text that apply to Watauga Medical Center, Staff has provided the page numbers for those references:

Page 3, Page 5, Page 7, Page 15, Page 21, Page 25, Page 41, page 59, and Page 81

A link to a PDF of the Comprehensive Plan is below:

http://www.townofboone.net/wp-content/uploads/2019/08/ComprehensivePlan_07192018.pdf

…

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

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.

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.

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

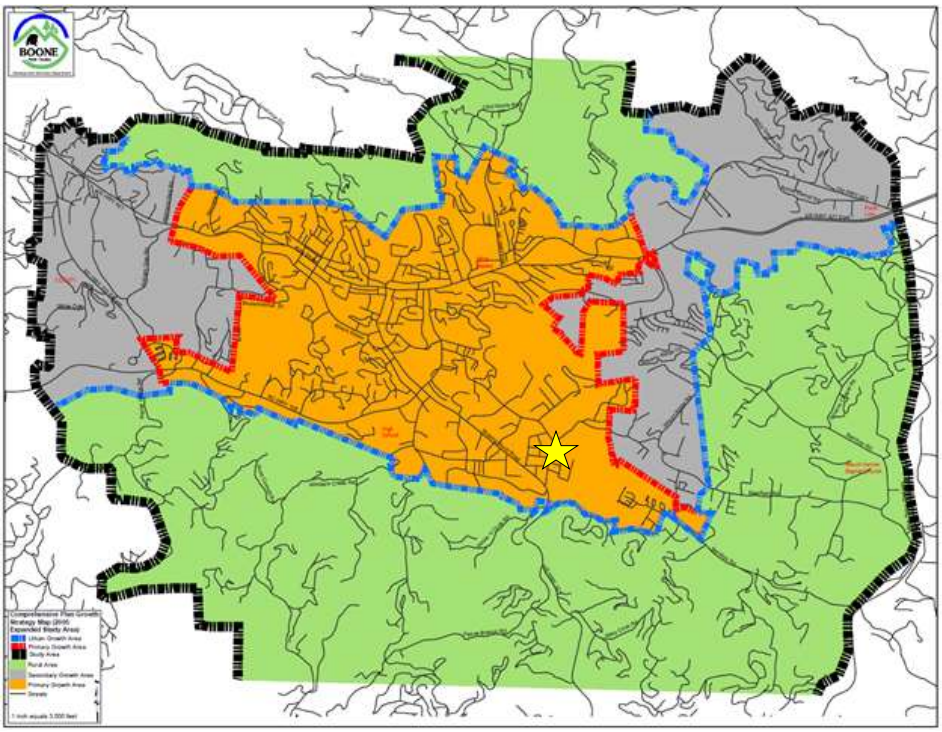
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

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

1.2 Growth Strategy Map (p. 17): The property is located within Primary Growth Area.



The property is located within the Primary Growth area. The Primary Growth Area is that portion of the urban growth area where urban level or facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged.

The Secondary Growth Area is that portion of the urban growth area where urban level services can be provided, but on a lower priority basis than in the primary growth area.

Additionally, for comparison, the Rural Area is that portion of the planning study area that is influenced by urban area growth forces, but within which urban level development should be strongly discouraged. Urban level services and associated development densities should not be planned for this area, except in case by case evaluations of major economic development projects.

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Commission and Council should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation. See below:

2.1 Economy

…

2.1.1 Economic Development

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.

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 objective.

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

E. The Town shall encourage 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.

F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.

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

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

I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.

J. 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.

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

...

2.1.2 Commercial Development

A. Uncontrolled strip development along the areas through streets shall be prohibited. The undesirable effects of existing strip development shall be reduced and/or reconfigured when redevelopment opportunities permit. New strip development on isolated single lots along through streets shall be discouraged.

   A.1 Review and revise the Town's driveway and parking standards to minimize driveway cuts and require that adjacent parking lots be connected.

B. 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.

   B.1 Review the Town's zoning text and map with the objective of reducing the negative impacts of typical commercial strip development.

C. Community/Commercial Centers shall be located adjacent to a major street and contain or be adjacent to other appropriate community facilities.

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

E. Residentially scaled and designed neighborhood businesses may be a planned element of newly developed or redeveloped neighborhoods. They should be near other compatible facilities such as elementary schools and neighborhood parks.

F. Commercial uses may be encouraged 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 or office uses into viable existing or planned residential areas shall be prohibited.

H.1 Amend the zoning map to provide appropriate commercial zoning in transitional areas that do not encroach upon established residential neighborhoods.

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 major 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.

J.1 Beyond the major corridor area consider the development of architectural design standards for commercial development throughout the Town's planning area.

J.2 Consider supplementing the highway corridor overlay district in the zoning ordinance to encourage commercial development to include: 1) attractive signage, and 2) build-to lines with parking in the rear.

…

2.2 Infrastructure

2.2.1 Transportation

A. Street patterns shall be designed so as to define the limits of the neighborhood, accentuate focal points and interesting vistas, allow convenient circulation within the neighborhood and provide multiple, alternative outlets from the area to adjoining neighborhoods and /or major streets. Particular attention shall be given to avoid designs that provide convenient "cut-through" traffic opportunities.

A.1 Evaluate design standards for new subdivision streets for possible provisions for street patterns and designs which would accentuate focal points and interesting vistas, allow for convenient circulation within the neighborhood, and provide multiple alternative outlets from the area to adjoining neighborhoods and /or major streets.

B. Planned systems of pedestrian ways, bikeways, greenways, and similar facilities shall be encouraged as energy efficient and environmentally sound transportation alternatives. Site planning that incorporates secure bicycle storage at places of living, working or schooling, shopping, and gathering shall be required, where appropriate.

B.1 Encourage and legitimize alternative transportation through the enhanced use of bikeways, pedestrian ways, and greenways throughout the Town. Link existing bike, pedestrian, and greenways where possible and continue efforts for expansion.

B.2 Continue to implement sidewalk construction throughout Boone in accordance with the Boone Walkways Long Range Plan (1995 Boone – Blowing Rock Alternative Transportation Plan). Actively pursue available funding opportunities.

B.3 Provide safe and convenient bicycle and pedestrian crossings at major intersections and along Highways 321, 421, and 105.

B.4 Explore funding options for alternative transportation projects throughout Town. Options could include a city-wide vehicle registration fee, earmarking property taxes for alternative transportation improvements, and seeking grant funding opportunities from federal, state and private organizations.

C. The Boone Thoroughfare Plan shall be employed to promote a hierarchical, functional road network and to promote the proper arrangement of land patterns by controlling the location of streets and roads.

C.1 Explore opportunities for major traffic planning initiatives between the Town of Boone and ASU in accordance with Boone's Thoroughfare Plan.

D. Properly designed major street intersections containing right and left turn bays shall be encouraged where crosswalks and pedestrian traffic do not have first priority.

D.1 Construct additional turning lanes at intersections where traffic is backed-up during peak traffic times.

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

E.1 Amend development regulations to require sufficient right-of-way in new developments, according to an overall system plan.

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.

F.1 Synchronize all traffic signals and coordinate sign locations in the town with priority given to the downtown area.

F.2 Endorse the opening of Howard Street, between Appalachian Street and College Street, in accordance with Boone's Thoroughfare Plan.

F.3 Continue and expand the role of Boone's Transportation Committee, whose responsibility is to recommend priorities and action plans for small scale transportation improvements.

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.

G.1 Evaluate and amend site plan standards to include provisions for transit stops, sidewalks and pedestrian ways, bikeways and secure bicycle storage.

G.2 Construct transit stops with covered passenger shelters to encourage ridership.

G.3 Construct, where possible, bus stop pull-out areas or lanes to avoid holding up traffic along traffic corridors.

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

H.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.

H.2 Work to promote increased coordination of University access concerns within the Alternative Transportation Plan.

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.

I.1 Periodically evaluate the Town's driveway regulations to minimize driveway cuts onto area streets.

J. Private roads serving multiple uses shall be discouraged in new developments, except where public performance standards can be met, and when provisions for continued maintenance are assured.

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

K.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.

L.1 Facilitate the development of central medians in the town's main roadways to assist in the creation of safe pedestrian crossings.

L.2 Explore funding options for business, pedestrian, car, and bike friendly conversion of the center turn-lane of the new five-lane Hardin Street so as to enhance the character of the street and promote shared use by cars, businesses, the university, bikes, and pedestrians.

L.3 Work with NCDOT when planning new roadways or roadway improvements. Stress the importance of bike and pedestrian ways, bike and pedestrian crossings, and landscaping.

M. Continued improvement and appropriate expansion of regional air facilities shall be encouraged and supported.

M.1 Continue to support transportation projects which improve access to regional air facilities.

2.2.2 Utilities

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. ******

B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.

C. The Town shall consider the highest level of participation in the cost of providing water and sewer services within the Primary Growth Area with the next highest level of participation considered for the Secondary Growth Area.

D. Water and sewer services shall not be extended to properties in the Rural Area (outside the Urban Growth Area). Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development initiatives, and extensions needed to address imminent public health problems or related environmental hazards.

E. The Town shall employ incentives to encourage a concentration of intense urban type development within the Urban Growth Area.

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

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

…

2.2.4 Public Safety

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

A.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.

A.2 Continue to promote the Community Related Policing Concept.

A.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.

B.1 Land acquisition for an additional fire station should remain a top priority.

B.2 The need for additional paid fire department personnel to provide 24 hour staffing will be evaluated annually.

B.3 Replacement schedules for retirement of aging fire and police apparatus will be updated annually.

B.4 Evaluate law enforcement personnel needs annually.

B.5 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.

C.1 Continue specialized training to meet or exceed the technical requirements of the law enforcement profession.

C.2 Continue specialized training for fire personnel in areas of hazardous materials, confined space rescue, driver-operator and structural firefighting.

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

…

2.3 THE COMMUNITY

A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.

C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.

D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.1 Community Appearance

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.

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.

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

2.3.2 Community Character

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.

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

C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.

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

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, and supportive, whenever possible, of Boone's original community character as a High Country small town.

2.3.3 Housing & Neighborhoods

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

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

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

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

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

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.

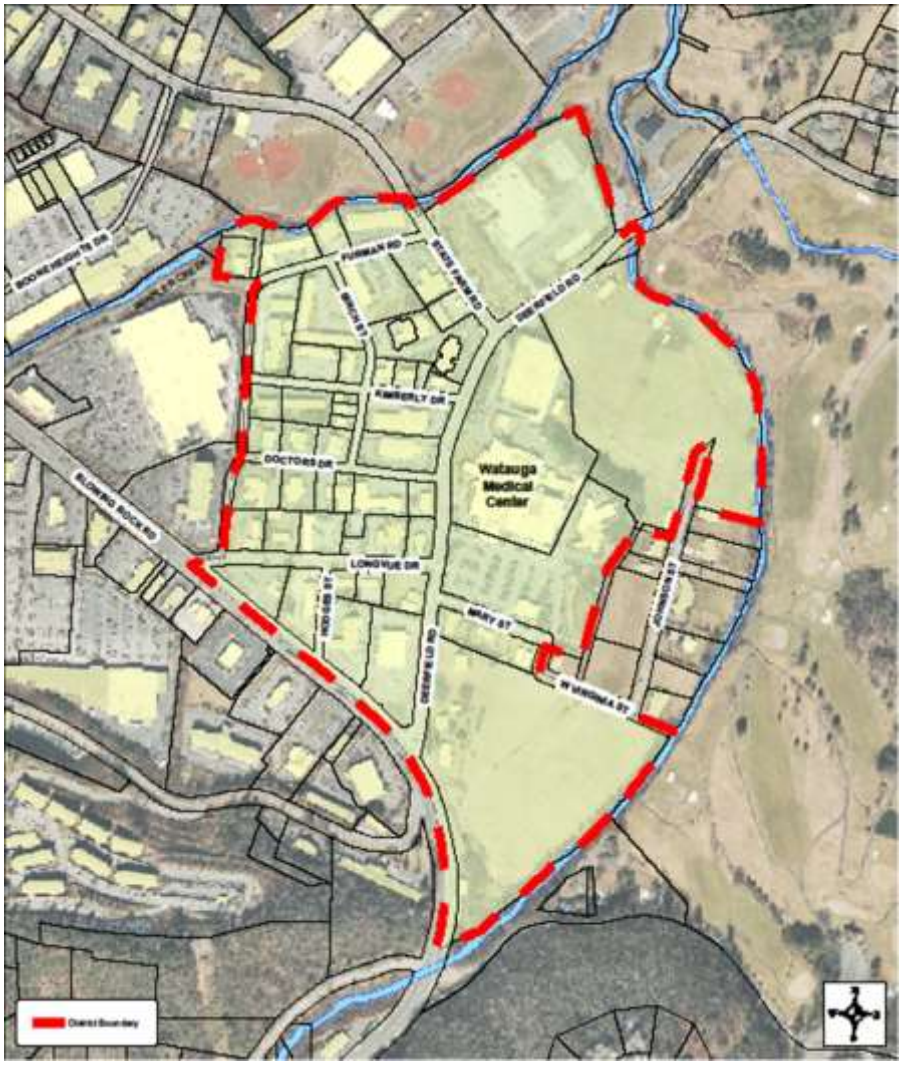
G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.

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

…

WELLNESS DISTRICT SMALL AREA PLAN

The Town of Boone adopted the "Wellness District Small Area Plan" in August 2015 and subsequently adopted a new "Wellness District" zoning district with standards. The intentions was to consider applying the new "Wellness District" zoning to the area near Watauga Medical Center. See map below.



Subsequent to adoption, property owners in the area expressed concerns regarding the new district including some of the standards adopted. The Town then agreed not to move forward with the rezonings until more community input could be obtained and the standards revised. At this time, this has not been completed. And though not completely implemented, this plan is still considered an "adopted" plan of the Town of Boone and thus Staff has included the plan for review.

The Wellness District Small Area Plan was designed to meet the expanding health care needs of Boone and surrounding areas in the years to come. The purpose of The Plan is to support economic development and direct investment efforts of the various existing and future institutional users located within the Plan Area.

The Plan is intended to provide for a mix of uses with a concentration on medically related academic, wellness, multifamily residential, commercial and support uses within a more urban, pedestrian-friendly environment.

Urban design (the design of buildings, streets and other public spaces and their interrelationships) are a major factor in determining the district's economic, social and cultural sustainability. The Town's zoning and planning documents, as well as other development standards and input from stakeholders were influential in guiding these decisions and shaping the Plan area's character, quality of life and sustainability.

A link to the plan has been provided below:

http://www.townofboone.net/wp-content/uploads/documents/departments/development/pdfs/wellnessdistrictsmallareadplanfinal.pdf

WALK/BIKE BOONE, TOWN OF BOONE PEDESTRIAN AND BICYCLE TRANSPORTATION PLAN

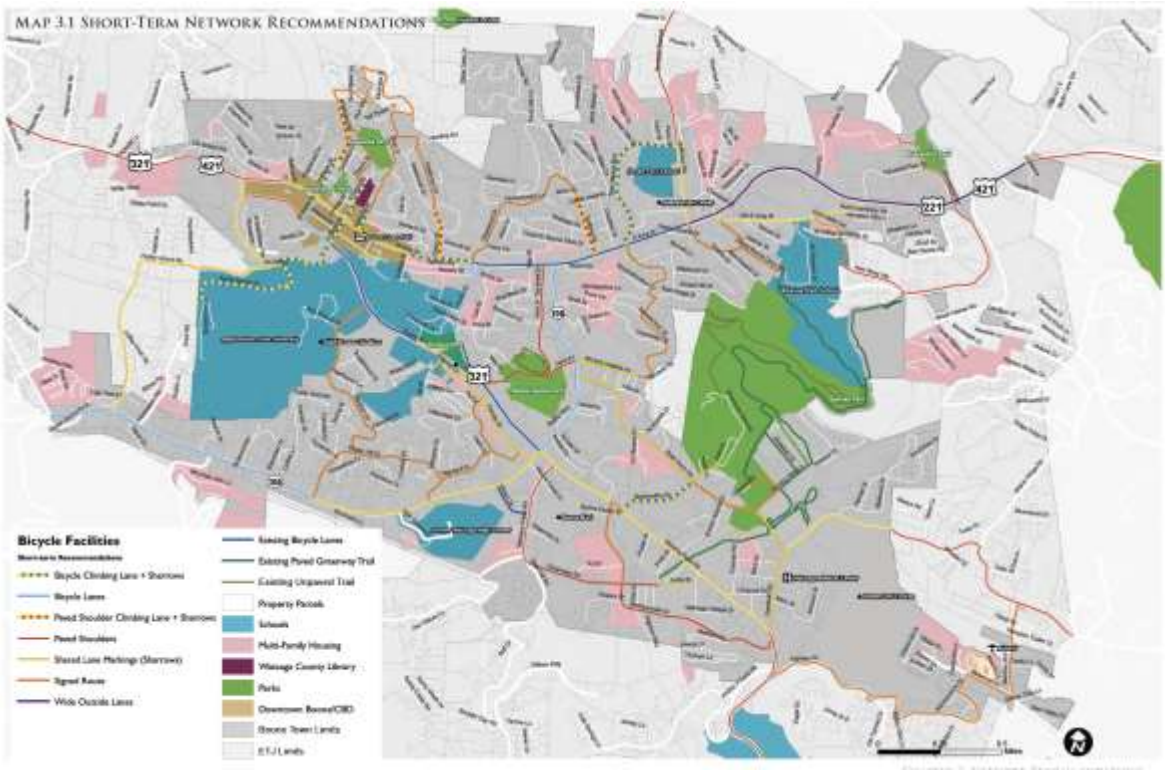
Adopted by Boone Town Council in April 2014. A link to the plan is below:

A link to the plan has been provided below:

http://www.townofboone.net/wp-content/uploads/documents/departments/pu/pdfs/WalkBikeBoone.pdf

Excerpts related to the request:

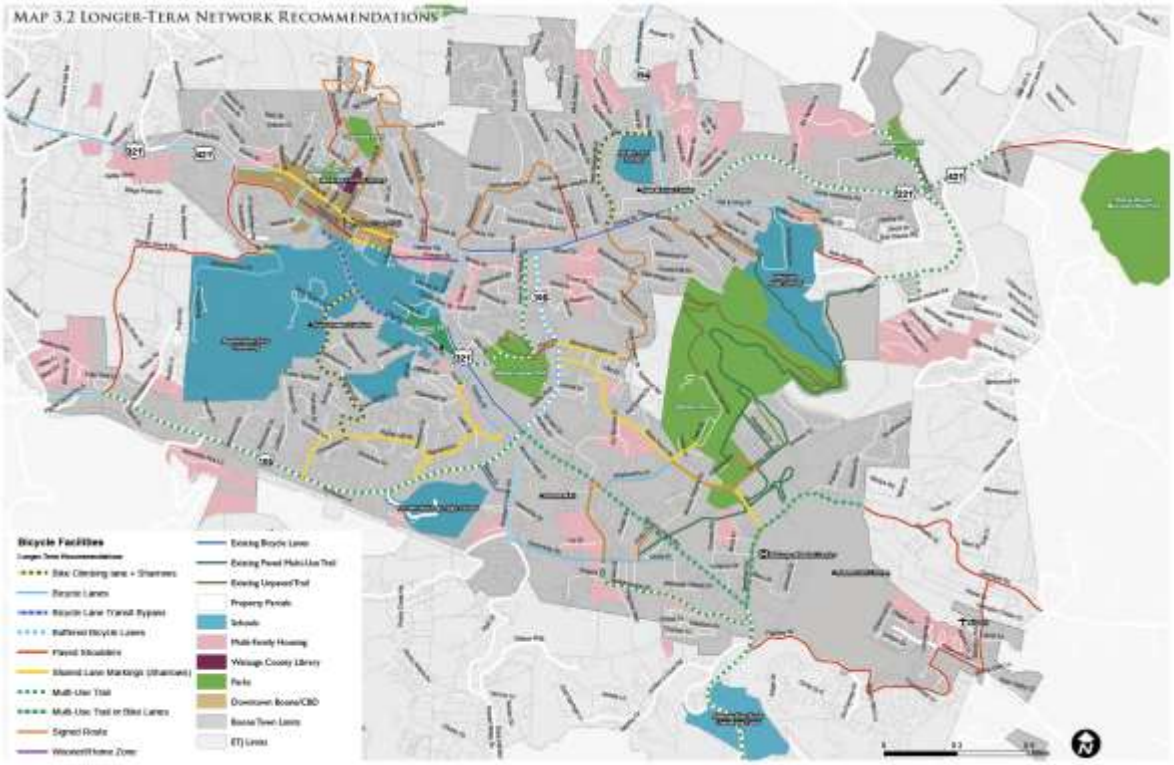
Page 3-9



Note: Short-term recommendations- Deerfield Road to be marked with sharrows. See also page 3-32 for "9" US 321 Shared Lanes/Sharrows short-term and long-term recommendations.

Excerpt page 3-6: Shared lane facilities are recommended in the short term on roadways that are currently too narrow to accommodate more separated facilities, or roads with low traffic volumes and speeds that do not required a separated facility. As the King Street bicycle lane approaches downtown from the east, the speed limit drops to 20 miles per hour, on-street parking begins, and pedestrian and bicycle traffic increases. All of these factors create a traffic calming effect that allows a shared lane facility to be an adequate facility recommendation for King Street downtown.

Page 3-13



Communication: Case PL03979-061620 Staff Report (Case PL03979-061620 Watauga Medical Center Conditional District Zoning Map

Note: Long-term recommendation -Deerfield Road shown to have a multi-use trail.

Middle Fork Greenway Master Plan

Section 6 adopted by Town Council in March 2015. This plan by High Country Pathways is planning to establish a multi-use greenway to connect the Town of Blowing Rock, the Town of Boone and community of Todd. A link to the plan is below:

http://www.townofboone.net/wp-content/uploads/2016/07/MiddleForkGreenwayMasterPlan.pdf

Section 6 as described in the plan, begins at Fairway Drive and ends at the Boone Greenway on Deerfield Road which serves as the northernmost terminus for the Middle Fork Greenway. This section is entirely within the Town of Boone. The plan calls for coordination with the Town, NCDOT and Watauga Medical Center. The plan calls for the coordination of the Town of Boone, NCDOT, and Watauga Medical Center and proposes three different routes as shown on the map to the right. See page 36 for more details.

Conclusion

Please see the applicant's attached exhibits. Staff has reviewed the application as presented for compliance with UDO standards. If approved, Staff recommends the following conditions:

1. Where there is a conflict between the application information and the plans (dated July 20, 2020) the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable plans for review and approval necessary to issue Zoning and Building Permits.
4. __ Year Vesting for the project be granted
5. The applicant shall ensure that the "routine optimization of the traffic signal timings" occurs as noted in the Traffic Impact Analysis.
6. Any other conditions agreed upon …

Certificate of Mailing

I, Brenda Henson, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on July 7, 2020.

/s/ Brenda Henson

Brenda Henson, Administrative Support Specialist

Certification of Posting

I, KC Banner, certify that the subject property was posted as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on July .

/s/ KC Banner

KC Banner, Building Inspector Trainee

PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council

First motion and vote: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because [*describe elements of controlling land use plans and how the amendment is or is not consistent*]:

Second Motion and Vote: The Planning Commission recommends ☐**approval** OR ☐**denial** of the proposed amendment to the Town's Zoning map and believes ☐**approval** OR ☐**denial** is reasonable and in the public interest because *[Briefly explain why. Factors may include public health and safety, character of the area, relationship of uses, applicable plans, or balancing benefits and detriments]* :

Third Motion and Vote – Required only if the Commission recommends approval despite inconsistency with the comprehensive plan and/or any other applicable plan: The Planning Commission recommends approval of

the amendment despite inconsistency with the comprehensive plan and/or other applicable adopted plans because [*provide explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment*]:

TOWN COUNCIL ACTION

Per NCGS 160A-383, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest.

First motion and vote: The proposed amendment to the Town's zoning map ☐**is** OR ☐**is not** consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that is applicable because [*describe elements of controlling land use plan(s) and how the amendment is or is not consistent*]:

Second Motion and Vote: The Town Council ☐**approves** OR ☐**denies** the proposed amendment to the Town's Zoning map and believes ☐**approval** OR ☐**denial** is reasonable and the public interest because *[Briefly explain why. Factors may include public health and safety, character of the area, relationship of uses, applicable plans, or balancing benefits and detriments]* :

Third Motion and Vote – Required only if the proposed amendment is approved despite inconsistency with the comprehensive plan and/or any other applicable adopted plan(s): The Town Council approves the amendment and declares that this approval also amends the Comprehensive Plan (and/or other approved and applicable plan) because [*provide explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment*]:

PUBLIC HEARING MINUTES
MONDAY, JUNE 22, 2020, 6:00 P.M.
WebEx, Video Conferencing Software

COUNCIL MEMBERS: Rennie Brantz-Mayor, Loretta Clawson-Mayor Pro-Tem, Sam Furgiuele, Dustin Hicks, and Nancy LaPlaca

PLANNING COMMISSION MEMBERS: Elizabeth Shay-Chairperson, Eric Plaag-Vice Chairman, Frank Veno, Chris Behrend, John Tippett, Adam Zebzda and James Hedrick

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections and Marlene Crosby-Board Secretary

OTHERS PRESENT: John Ward-Town Manager, Allison Meade-Town Attorney, Rick Miller-Director of Public Works and Anna Twigg-Town Manager Intern

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CALL TO ORDER
Mayor Brantz called the Town Council to order at 6:05 p.m.

Chairman Shay called the Planning Commission to order at 6:05 p.m.

Adoption of Agenda
Mayor Pro-Tem Clawson made a motion, seconded by Council Member Furgiuele to amend the agenda to add possible discussion on a Resolution Requesting Changes to State Law Relative to the Rights of Tenants.

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

Approval of Meeting Minutes
Council Member Furgiuele made a motion, seconded by Mayor Pro-Tem Clawson to approve the January 27, 2020 public hearing minutes as written.

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

Planning Commission Vice-Chairperson Plaag made a motion, seconded by Planning Commission Member Behrend to approve the January 27, 2020 public hearing minutes as written.

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

Case PL03541-013120 & Case PL03608-022820 ASU Child Development Center – General Use Zoning Map Amendments
Due to how Case PL03541-013120 & Case PL03608-022820 deal with the same parcel, Staff has prepared a combined Staff Report for ease of explanation.

Case PL03541-013120 Information: The Board of Trustees of the Endowment Fund of Appalachian State University has requested a General Use Zoning Map Amendment for 1.61 acres of property located at or

Communication: June 22, 2020 Planning Commission Meeting Minutes (Approval of Planning Commission Meeting Minutes)

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near 538 Poplar Grove Road (Watauga County PINs: 2900-58-7299-000 and 2900-58-6723-000) to rezone portions of the properties from R1 Single-Family Residential to E1 Educational District.

Case PL03608-022820 Information: The Town of Boone has initiated the zoning of approximately 2.27 acres of property located off of 538 Poplar Grove Rd. (portions of Watauga County PINs: 2900-58-7299-000 and 2900-58-6723-000) owned by the Board of Trustees of the Endowment Fund of Appalachian State University to E1 Educational Zoning District in conjunction with the property owner's request for annexation of the property.

Ms. Jane Shook, Director of Planning and Inspections presented this case as outlined in the meeting packet as follows:

The Board of Trustees of the Endowment Fund of Appalachian State University currently owns two adjacent parcels as shown on the map on page 1 (536 & 538 Poplar Grove Road).

The 536 Poplar Grove lot currently contains 6.47 acres and the use on the lot is a single-family dwelling unit. The 538 Poplar Grove lot currently contains 10.6 acres and the use on the lot is the ASU Child Development Center. These two lots are outlined in white on the map above (please note the external boundaries are either in yellow or green with the white line providing the current boundary which provides the interior separation between the two lots. Also see the attached annexation survey in Exhibit 1 for additional clarification.

The Board of Trustees of the Endowment Fund of Appalachian State University is proposing to recombine the two existing lots into two (2) new lots with new property boundaries:

1. The new 538 Poplar Grove lot (ASU Child Development Center) outlined in yellow on the attached map will contain 3.88 acres of which 2.27 acres are outside of corporate limits. The Town has been petitioned to annex the 2.27 acres outside of corporate limits. This new lot is the subject for the cases noted above. The requests are to rezone the existing zoned portions from R1 to E1 and to zone the un-zoned portion to E1.
2. The new 536 Poplar Grove lot (single-family dwelling) will contain the remaining 13.18 acres (outlined in green on the map above). Other than changes to the property boundaries, no other changes to the zoning or jurisdiction are being proposed for this lot.

Ms. Shook led Council and the Planning Commission through the Staff Report for the case.

Ms. Shook said that Mr. Rick Miller, Director of Public Works Department is attending this meeting via phone, if anyone has questions. She pointed out that there is an attached memo in the meeting packet from Mr. Mike Trivette, Utility Services Technician regarding the property located at 538 Poplar Grove Rd.

She noted that under Use 9.0 Education, Use 9.01 and Use 9.02 Public colleges and universities that a special use permit would be required, if a 200 ft. Transitional Zone is triggered in the E1 zoning district.

Mr. Matt Dull from Appalachian State University stated that the University is excited to expand their existing child development center. He said there is a significant need for additional child care spaces both on the University campus and in the community. He said that child care is one of the highest concerns for their faculty and staff that are moving to Boone. He said the existing child care center serves 68 children and the proposed expansion would add 54 more spaces and there would be some limited number of community spaces available. He said the proposed addition would allow for a single-story, 5,000 square

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foot building that would be adjacent to the existing structure. He said the expansion would include the expanding of the playground, widen and improve the existing road that accesses the child care center, will facilitate better traffic flow, include drop-off and pick-up zones, add an additional storm water retention system on the site, addition of sidewalks along Poplar Grove Road, Appalcart pull off, and will bury some of the over ground utilities that serves some of the neighbors. He said the University is only wanting to expand the number of childcare slots available for the community and they would like to annex into the Town to use Town utilities.

Planning Commission Vice-Chairperson Plaag asked Ms. Shook how long has the existing parcel that has the child care center on it been zoned R1. She said she did not have that information available, she said Staff would have to research it. She said that she thought that zoning designation has been in place for a while. She said that it could have been a permitted use at one time but is no longer a permitted use.

Planning Commission Vice-Chairman Plaag pointed out that the driveway for the parcel that will remain that is still zoned R1 and the only street footage to access a Town street is 22.08 feet long whereas the R1 requires a 56 foot street footage for any Town lot. Ms. Shook reviewed the survey and noted that while the property is required to have street frontage that the street frontage does not have to be on a street in the corporate limits. Discussion ensued regarding the street frontage regulation. Planning Commission Vice-Chair Plaag noted a concern that the University could potentially sell off a section of their property and then the zoning of that property will continue to allow for the 22.08 foot street footage because the Town can no longer mandate that there be any other street frontage on that lot.

Ms. Allison Meade, Town Attorney explained that the triangle outlined in green that is in the Town limits is not a separate lot and the area of property in the triangle does not have to meet Town requirements in of itself, but that the whole parcel would be reviewed for compliance. She said there is an agreement between the Town and County about cross jurisdictional parcels and that if the University did come in, subsequently, and tried to divide off the triangle of property that is in the corporate limit and create that triangular lot, they would not be given permits to development if they make it non-conforming. She said that development rights are permitted to some non-conforming lots but they have to date back to a certain time.

Planning Commission Chairman Plaag confirmed that the Grandview Heights area is a Neighborhood Conservation District. He was concerned for the increase in traffic from the child care center and possible problems with traffic backing up onto Poplar Grove Road. He asked in general about the plans that the University has to accommodate the said concerns. Ms. Meade explained that during a general use rezoning, the details of site specific plans are not to be considered in the decision making.

Council Member Furguiele asked Ms. Shook if the request just constitutes an expansion of the University campus and anything that is on campus and any use that is allowed by the University other than dormitories under this designation. Ms. Shook said this is correct. He talked about the neighbors that live in the Kalmia area. He noted that they voiced their concerns about a cottage development that had been proposed in the past. He asked if these specific people had been notified of these zoning requests. Ms. Shook said that all property owners within 150 feet of both parcel boundaries as they exist now received notification. Ms. Shook pointed out that a neighbor had indicated they would like to speak during public comment. Mr. Matthew Dull noted that the University reached out to the same neighbors by phone calls and some type of mailers. Mr. Dull said that Mr. and Mrs. Combs came to the event held by the University in the neighborhood and they did review the proposed plans for these zoning application requests. Council Member Furgiuele pointed out that the Town has no control over what University uses

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are made of this property in the future, if there is a general use rezoning. Ms. Shook said if the University does anything within 200 feet of a protected district, it will trigger a transitional zone for the remaining property located across the street. Council Member Furgiuele asked if the University had an opportunity to request conditional district zoning and Ms. Shook noted that Staff had discussed this issue with the applicant and that the University choose to move forward with the General Use Zoning Map Amendment request instead.

Discussion ensued on transitional zones. Ms. Meade asked Ms. Shook to explain the reference to the transitional zones in the Staff report. Ms. Shook said per the current ordinance language, the applicant would be required to apply for a special use permit for any proposed development on the property if a transitional zone is triggered.

Council Member LaPlaca asked Mr. Matthew Dull from Appalachian State University, if approved, will the proposed expansion of the child care center fulfill the need that the University has for child care. Mr. Dull said it would probably not meet the need for the University or the community because there is a very significant need for child care in the High Country. He said that they have a waiting list that has about 100 children on it waiting for child care options on campus. He reiterated that the proposed expansion will accommodate about 54 more children but they are in the design process and this number could change.

Planning Commission Vice-Chairman Plaag asked Ms. Meade based on the guidance for general use zoning map amendments, if questions about the need for the proposed child care center expansion are irrelevant to the consideration of the review of the cases. Ms. Meade said yes.

Mayor Brantz asked Mr. Dull about the timeframe for developing the child care center, if the proposed requests are approved. Mr. Dull said there would be approximately a six to eight month construction window after all of the Town permitting processes are completed. He said that construction could start in October or November 2020 and continue through the spring semester into early summer of 2021.

Mayor Pro-Tem Clawson asked Mr. Dull if the child care center will serve the community or only children associated with the University. He said it will primarily serve children associated with the University; but there will be some child care spaces for the community, especially, for some pre-school age children. He said that they currently have children from the community in the child care center now.

Planning Commission Member Adam Zebzda said that he heard Council Member Furgiuele say that the University declined to apply for a conditional district application. He said why did the University not choose to follow the conditional district process but they proposed to rezone the whole property to E1. He said at the moment, he would be hesitant to eliminate the opportunity for housing anywhere in Boone. Ms. Meade noted that Planning Commission Member Adam Zebzda is raising two questions in his discussion of these proposed cases. She explained that the E1 use allows all University uses except housing. She explained that the University does not intend to put in dormitory-style housing. She pointed out the University knows that there would be most likely opposition from Council to allowing a dormitory-style or other housing use on the property. She explained that the University has chosen the more narrow use category that still meets their needs. She explained that conditional district application would require a formal site specific development plan along with the request for the E1 zoning. She explained that in the past Council Member Furgiuele had noted that he would prefer that the University apply for a conditional district application with a site specific plan. She noted that Council Member Furgiuele had expressed that he is uncomfortable with a general use rezoning that would allow any type of use other than the residential use in the future. She also explained that the University decided as a matter of policy they

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would not seek conditional district rezoning because they would have to go through a special process that involves the Council of State. She said because of this process the University has repeatedly declined the conditional district process of which some of the Council members would prefer that the University go through.

Public Comment

Mr. Brady Combs and Mrs. Austin Combs gave their public comment regarding these proposed cases. Mr. Combs said that he and his wife live at 592 Poplar Grove Road. He said that they are in favor of the proposed cases. He said that both the Town and University had notified him and his wife of the proposed general use rezoning cases. He said they did attend the neighborhood meeting.

Mrs. Combs noted that the current traffic flow from the child care center has been before 8:00 a.m. and after 5:00 p.m. She said that she does not see traffic issues and does not for see any traffic issues in the future with the proposed cases. Mr. Combs said there is a lot of foot traffic on Popular Grove Road and the proposed sidewalks will improve pedestrian safety. Mr. Combs liked the idea of proposed plantings along the property line because they would help shelter his property from the road from the proposed development. Ms. Combs said the child care center have been good neighbors. She said that she supports the possibly of the expansion of the child care center because it would help the community as a whole with their child care needs.

Council Member Furgiuele asked Mr. and Mrs. Combs, if they would have the same level of enthusiasm if ten years from now if the University instead wanted to build a 67 foot classroom building on this property. He further explained that the University would have the freedom to do other types of developments. Mr. Combs responded and said that he would have to consider any future proposed projects at that future time. Mr. Combs added that because of the current setbacks language in the Unified Development Ordinance future developments do not concern him at this time. Mrs. Combs agreed with Mr. Combs.

With no further questions or comments, Mayor Brantz closed the public hearing for this case.

Case PL03942-060520 Temporary Classrooms – UDO Text Amendment

The Town was approached by the Watauga County Board of Education in late 2019 with concerns about the pending expiration date (September 2020) for the temporary classrooms installed at Hardin Park Elementary. Duet to large class sizes, the school system is in the planning process of exploring long-term solutions but the permitting for this would not be completed before their current temporary classroom permit expires.

Council discussed and gave approval to Town Staff at the 2020 Planning Retreat to move forward with an amendment to address this issue. The current text was also modified to provide further clarification on temporary classrooms.

Ms. Shook read aloud the proposed Ordinance Amendment. She pointed out that the ordinance currently allows for temporary classrooms. Ms. Shook explained that the Watauga Medical Center approached the Town regarding temporary classroom that they needed on Mary Street. She said that these temporary classrooms have been removed. She added that for four or five years Hardin Park School has needed temporary class rooms due to high student enrollments.

Ms. Shook reviewed the Table of Temporary Uses in Article 15.07.03. She said that temporary class rooms are allowed in the OI, B3 and E3 districts. She explained what the E3 zoning district is for elementary and

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high schools. She said if these type schools would want to do more development, it could only be done in these zoning districts.

Ms. Shook reviewed Article 15.69 Temporary Uses, Article 15.69.01 General Regulations and noted there were no proposed text changes to this subsection.

Ms. Shook reviewed the proposed changes in Article 15.69.06 Temporary Classroom as detailed in the Staff Report. She noted the exemption for meeting the requirements of the Community Appearance Standards and the change in the length of time for the temporary use to ten years.

Mayor Brantz asked Ms. Shook why the permit shall be valid for ten (10) years from the date of issuance. Ms. Shook said that when the Council gave direction to move forward with this proposed text, the Staff was not given a specific timeframe. She said the school had told the Staff that they were seven to ten years out in their planning efforts. She said this is why Staff proposed ten years.

Planning Commission Vice-Chairman Plaag talked about his concern in Article 15.69.06 regarding the proposed change from three (3) to ten (10) years that a permit shall be valid for from the date of issuance. He talked about the stated goal of the school system that led this request to the public hearing process which is to move away from temporary structures and move towards an expansion that will more appropriately accommodate children at the school. He said he was concerned for extending the length of this permit for such a long time. He said it would take away any incentive from a permitting and administrative process and pushing the school system to make changes at the school. He said that he is also concerned about other areas that do not have temporary classrooms and it gets approved for ten years and in five years or one year into the issued permit you have neighborhoods that are adjacent to that school expressing concerns about noise by the outside temporary classrooms. Ms. Shook said for Hardin Park Elementary School there is a limiting factor which is one temporary classroom for every five acres. She said the ordinance requires that they place them to minimize the impacts to adjacent property owners. She said that Hardin Park Elementary School worked with Staff to find a location that met their needs and the requirements of the ordinance. She said based on their acreage, they have room for only one more structure. She said they are limited on where they can put a structure and the structure would take up the space of any outdoor recreation facility at the school.

Planning Commission Vice-Chair Plaag asked Ms. Shook if there was a specific reason for extending validity of the permit from three to ten years either to this case or to another school in our community. Ms. Shook explained that the planning and funding process for a new school or a renovation of the existing school takes a while to achieve. She said that she chose ten years because of the information that was presented to Staff from the school system. Mr. John Ward, Town Manager agreed that Ms. Shook was correct with using the ten years based off the information from the school system. Mr. Ward further added that the need for more space is not going to go away but potentially increase and it will be limited by the number of structures per acre.

Mayor Brantz asked Ms. Shook if there are special maintenance rules that accompany these temporary classrooms. He pointed out if the temporary class rooms are just sitting without use, they could deteriorate. Ms. Shook said the temporary class rooms would have to meet the building code and any other codes that are applicable.

Mr. Ward noted that as part of the consideration of this case, he wanted to clarify that part of the reason for the extra need for space at Hardin Park Elementary School is because Hardin Park is the school in

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Watauga County that accommodates most of the special needs. He said this has put the additional growth on said school.

Planning Commission Chairman Plaag asked Ms. Shook, if there was a mechanism for a solution that would specifically address the Hardin Park Elementary School need but would not affect the other use allowed. Ms. Shook referred to Article 15.69.06(H) and noted a solution could be made by limiting the temporary permits for classrooms for Use 11.23 Hospital for three (3) years and allow for the Use 9.05 for ten (10) years. He said that he would be more comfortable with this proposed solution.

Ms. Meade asked Ms. Shook, if there are other schools in the Town limits other than the Watauga High School and Hardin Park Elementary School. Ms. Shook said no other public schools. She noted that there are some small private schools and one of which is located in the Boone Methodist Church.

Council Member Hicks asked about the process for someone coming back to the Town after the three (3) or ten year (10) period has ended, what is the process to extend the period of time. Ms. Shook referred noted that a process for an extension is outlined in the text.

Ms. Meade pointed out a proposed change to the text in Article 15.69.06 Temporary Classroom, in the first line she suggested changing the word "school" to "classroom use."

With no further questions or comments, Mayor Brantz closed the public hearing for this case at 7:19 p.m.

OTHER MATTERS

Resolution Requesting Changes to State Law Relative to the Rights of Tenants

Council Member Furgiuele explained that there was no substantive change to the resolution other than what was presented at the last Council meeting which included the proposed changes by Council Member Hicks regarding 5.b. disclosure of the type of flood zone that a property is in and 5.c. the category of the flood zone may not accurately reflect the frequency of the actual flooding that takes place.

Motion and Vote:

Council Member Furguiele made a motion, seconded by Council Member Hicks to adopt the Resolution Requesting Changes to State Law Relative to the Rights of Tenants as presented.

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

ADJOURNMENT OF TOWN COUNCIL

Mayor Pro-Tem Clawson made a motion for Town Council to adjourn at 7:22 p.m. The motion was seconded by Council Member LaPlaca.

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

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Rennie Brantz, Mayor **Marlene Crosby, Board Secretary**

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Elizabeth Shay, Planning Commission Chairperson

Continuation of Planning Commission Meeting

Chairperson Shay called a break in the Planning Commission meeting from 7:23 p.m. until 7:30 p.m.

Chairperson Shay called the meeting to order at 7:30 p.m.

Chairperson Shay welcomed new Planning Commission Member Adam Zebzda.

Approval of Meeting Minutes

Member Behrend made a motion, seconded by Vice-Chairman Plaag to approve the September 23, 2019 meeting minutes as written.

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

Member Behrend made a motion, seconded by Vice-Chairman Plaag to approve the October 28, 2019 meeting minutes as amended.

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

Case PL03541-03120 & PL03608-022820 ASU Child Development Center -General Use Zoning Map Amendments

Member Veno asked for clarification on the Poplar Grove Road being in the corporate Town limits. Ms. Jane Shook, Director of Planning and Inspections explained that a portion of Popular Grove Road which is a state maintained road goes through the corporate limits and it continues on outside of the corporate limits.

Vice-Chairman Plaag said that he had concern for the non-conforming use at the site for the R1 zoned lot. He said you have a child care center there as an E1 use in an R1 zoning district. He said that this could be argued that this was an error by the Town in allowing this zoning classification to the property with a non-conforming use. He said also that the University who owned the property decided to use it for the E1 use without going through the Town for approval. He further explained that the University now needs to rezone the property to be able to expand it; because of the non-conforming use. He said that he agrees with Council Member Furgiuele's concerns of the other things that would be allowed on this site like an academic building, parking deck or tennis courts allowed with the E1 use. He noted that a dormitory could not be built on this site. He said he is also concerned that the proposed expansion is located across the street from a protected Neighborhood Conservation District and surrounded by almost entirely R1 properties.

Chairman Shay asked Ms. Shook about the comment that was made in the public hearing for this case regarding how either the University system or Appalachian State University would not commit to the conditional district process. Ms. Shook stated that this question would have been good to have been asked during the public hearing. She said that when Council had asked this question, the response has

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been that Appalachian State University has declined to pursue the process. She said she was not sure if it is University issue system wide. She said that comments have been made that no other Universities have been subject to a conditional district process.

Chairman Shay noted that she agrees that additional child care is needed in Boone. She said that she appreciated the comments made by Mr. and Mrs. Combs that were made in the public hearing as it related to additional child care spaces would be available for people that are traveling in our community.

Member Hedrick noted that he agreed with Council Member Furgiuele and Vice-Chairperson Plaag regarding their concerns for the broad scope of the E1 use.

Member Veno noted that he agrees with the concerns that Vice-Chairman Plaag voiced in this meeting. He said that he likes what is being requested but is concerned with the broad scope for the E1 use. He said as far as making recommendations what are the alternatives. He said that he believes that an alternative for the University would be the conditional district application process. Ms. Shook explained that they have to annex the property and concurrently get zoned in order to receive Town services. She also explained that the property has to be zoned appropriately for what the University wants to do whether it be a general use rezoning or a conditional district rezoning. She said it is up to the applicant on which type of application they want to submit to the Town. She told Member Veno that overall the Planning Commission has the ability in the case of the general use district to recommend approval or denial. She added that it does not prohibit the Planning Commission from sending recommendations to Council.

Member Behrend said that she does understand what can happen with E1 use. She noted that she likes the whole idea of what is being proposed for the expansion of the child care center. She also said that she likes the University is being considerate of the neighbors. She said that she supports the E1 use on the property.

Vice-Chairman Plaag said he is not opposed to child care and neither does he think that Council Member Furgiuele, Members Hedrick or Veno are opposed to child care. He said the Planning Commission is not to consider what the proposed specific site use is for the property. He said the Planning Commission should only consider the proposed uses listed under that zoning classification that is being requested. He explained that with an approved E1 use, the University can come to the Town and say they have changed their minds and say they are moving their child care center to another place on campus and put a large academic tower on that property and there is nothing that can stop the University under this specific request. He suggested that the Planning Commission members not be swayed by the need for child care because the Planning Commission should not be considering this topic in reviewing these cases.

Member Zebzda asked if the Planning Commission could recommend keeping the current parcel R1 and rezoning the other parcel to R1 as well. He said that he did not understand the request if the child care facility is doing well now how would rezoning to an E1 use change it. Ms. Shook further explained that when the Council approved these cases to be heard at a public hearing the E1 was the only zoning district under consideration. She said the choices for the University to request a zoning change that would allow them to operate is either U1 or E1.

Chairman Shay asked Ms. Shook is there another zoning district that could have been requested by the University and keep all the goals that have been discussed. Ms. Shook said the only zoning district choices

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that the University has is either U1 or E1 and that the two process options are general use or conditional district zoning map amendments.

Member Tippett said that he agrees that there is a need for additional child care. He said that he knows that things can change five to ten years or even six months from now. He said he was not comfortable with the potential impact of the broad scope of uses that the E1 allows. He said the conditional district does sound like a better option for the University to follow to get what they need in the rezoning of the property.

Member Zebzda said he agrees with Member Tippett on the University requesting the conditional district process.

Chairman Shay asked Ms. Shook about the outcome of other University rezoning requests. Ms. Shook said one of the more recent University rezoning requests was the Watauga High School property with a request for E1. She said it was approved with some discussion on the potential to use the conditional district process at that time. She said another request was approved for U1 for the former First Presbyterian site adjacent to campus.

Vice-Chairman Plaag noted his concerns that the University does not always follow through with what they had committed to. He said on the Walker Space case the University agreed that they would not teach classes in that space and less than one year later, they were advertising on their website and doing interviews saying that this is a Walker Experience building where we offer classes on how to be better business people. He said this is a recent example of why he is concerned with the E1 district. He said at this point in time, he has little trust in the representations that are made by the University when changes or exceptions are requested by the University.

Ms. Shook shared her experience regarding the Walker Space case. She said that the communication between the University and the Town has changed over the last four to five years than how it worked in the past. She feels that there has been better open communication between the Planning and Inspections Department and the people in the University construction department. She said there was some growing pains but the University is working harder to ensure better communication.

Ms. Shook reviewed the General Use Zoning Map Amendment Guidance located on page 45 of the meeting packet. She noted that the decision that the Planning Commission makes will be sent to Council with any recommendations.

First Motion and Vote

Vice-Chairman Plaag made a motion, seconded by Member Zebzda that the proposed amendments to the Town's zoning map are not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because the proposed amendment is not keeping with comprehensive plan:
2.1.2 Commercial Development
C. Community/Commercial Centers shall be located adjacent to a major street and contain or be adjacent to other appropriate community facilities.

2.3.2 Community 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, and supportive, whenever possible, of Boone's original community character as a High Country small town.

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

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

Second Motion and Vote:

Vice-Chairman Plaag made a motion, seconded by Member Hedrick that the Planning Commission recommends denial of the proposed amendment to the Town's Zoning map and believes denial is reasonable and in the public interest because E1 zoning classification for the proposed parcel is not appropriate to the surrounding properties considering that there is a neighborhood conservation district located directly across the street. All of the parcels surrounding the proposed amendment changes are either family residences that are currently zoned R1 or during the period of the ETJ were zoned R1 with the exception of two R3 parcels that are located just to the southeast.

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

Friendly Amendment: Member Zebzda asked if he could add that the E1 use is too broad of a zoning classification given the surrounding parcels. Vice-Chairman Plaag and Member Zebzda accepted this friendly amendment.

Ms. Shook confirmed that there was consensus of the Planning Commission members regarding reviewing a possible conditional district zoning application for these specific use.

Chairman Shay and Vice-Chairman Plaag wanted it noted on record that they are not against child care.

Case PL03942-060520 Temporary Classrooms – UDO Text Amendment
The Town was approached by the Watauga County Board of Education in late 2019 with concerns about the pending expiration date (September 2020) for the temporary classrooms installed at Hardin Park Elementary. Due to large class sizes, the school system is in the planning process of exploring long-term solutions but the permitting for this would not be completed before their current temporary classroom permit expires.

Ms. Shook reviewed the proposed changes to the text that occurred in the public hearing regarding Article 15.69.06 Temporary Classroom. The first sentence would read: A temporary structure serving as expansion space for classrooms may be permitted as a temporary use to Use 9.5 Elementary School and Use 11.23 Hospital subject to the following conditions. In Article 15.69.06(H), "The permit shall be valid from the date of issuance for three (3) years for Use 11.23 Hospitals and ten (10) years for Use 9.05 Elementary School.".

Member Veno said that he agrees with the proposed changes to Article 15.69.06(H). Temporary Class Room.

Vice-Chairman Plaag confirmed with Ms. Shook that there is only one elementary school currently that is in the Town limits that is able to employ temporary classrooms. Ms. Shook said that is correct. She said the only other elementary school is a private school that is Grace Academy located at Boone United

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Methodist Church. She said that Grace Academy has a special use permit that restricts or limits the occupancy of the portion of church.

First Motion and Vote:
Member Tippett made a motion, seconded by Member Hedrick that the proposed amendment to the Town's zoning ordinance is consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because it complies with:
Comprehensive Plan Policy 2.1.1 Economic Development Sections A, B, C, D, E, F, G, H, I, J, and K.

Comprehensive Plan Economic Development Plan Policy
E.1 Continue to look for ways to make development regulations and permit procedures more predictable and timely. Evaluate opportunities for 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.

Vice-Chairman Plaag asked how all of the Economic Development sections listed above apply to the school use. Member Tippett said that the Staff had recommended these sections in the Staff report. Member Tippett agreed that some of these sections may not apply to the school and welcomed a friendly amendment.

Vice-Chairman Plaag recommended as friendly amendment to choose Economic Development 2.3.
D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

Vice-Chairman Plaag explained his reasoning for a proposed change to a town rule to accommodate a County need which goes along with the inter-governmental co-operation for allowing these temporary structures to be on site for longer than they would be. Member Veno agreed with Vice-Chairman Plaag's reasoning on this topic. Member Veno noted that he reviewed the Economic Development Plan and he did not see a supporting policy that would fit this proposed text amendment.

Ms. Shook explained why the Staff included the Economic Development sections in the Staff Report. She said it is because it helps to see all of the policy sections rather than just a single section, when making proposed recommendations.

Chairman Shay said that she understands the Economic Development connection to the proposed cases and she agrees with Vice-Chairman Plaag's reasoning on this topic.

Member Tippett asked Vice-Chairman Plaag, if he agreed with including 2.1.1 Economic Development
A.1 Continue to evaluate and amend development regulations to help insure aesthetic quality in the area and preserve the natural beauty of the area. He did not support including A.1 in the motion, it and he said that he was concerned with one of the proposed changes which is one of the buildings will not be subject to the design standards which seems to be contradictory to A.1

Vice-Chairman Plaag noted that he agreed with including E.1 in the motion.

Member Tippet accepted the friendly amendment from Vice-Chairman Plaag for this motion to include only Economic Development 2.3(D and 2.1.1(E.1.) Member Hedrick accepted this friendly amendment.

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

Second Motion and Vote:

Member Tippett made a motion, seconded by Member Zebzda that the Planning Commission recommends approval of the proposed amendment to the Town's Zoning ordinance and believes approval is reasonable and in the public interest because of the proposed revisions to UDO Section 15.69.06 Temporary Classrooms which to change the "space to schools" to "space for classroom use" and the change to UDO Section 15.69.06 (H) Temporary Classrooms change the "permit shall be valid for (3) years for Use 11.23 Hospitals and the permit shall be valid for (10) years for Use 9.05 Elementary Schools.

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

OTHER MATTERS

Member Hedrick said his term is expiring for the Planning Commission and he would not be able to re-apply for a position on the Commission at this time due to personal reasons. He noted that he would be interested in serving on the Commission in the future.

Ms. Shook noted that the next public hearing would be on July 27, 2020.

ADJOURNMENT OF PLANNING COMMISSION

Member Behrend made a motion, seconded by Vice-Chairperson Plaag to adjourn the meeting at 8:42 p.m.

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

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Elizabeth Shay, Planning Commission Chairperson **Marlene Crosby, Board Secretary**

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