

**Town of Boone
Planning Commission
Special Meeting
6:00 PM,
Oct. 9, 2023
WebEx, Video Conferencing Software**

Individuals who wish to watch this meeting may do so through WebEx either online (by computer or smartphone) or by telephone. To do so, please email Jane Shook at jane.shook@townofboone.net or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 5 pm on the day of the meeting.

I. Call to Order

II. Case A23-0149 Faculty Street Townhomes - Conditional District Zoning Map

Case A23-0149 Application Information

Case A23-0149 Neighborhood Meeting Information

Case A23-0149 Site Plans

Case A23-0149 Photometric/Lighting Plans

Case A23-0149 Building Elevations

Case A23-0149 Floor Plans

Case A23-0149 Staff Report

September 25, 2025 Draft Meeting Minutes

Sight Line Exhibit Presented by Applicant at Sept 25, 2023 Public Hearing

III. Chair and Vice-Chair Consideration

Tait Application

Veno Application

IV. Adjournment

Amended 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 information 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 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: September 25, 2023

C. Property Information (Project Location)

Street Address:

TBD Faculty Street

Watauga County Parcel Identification Number(s):

2910-14-4592-000

D. Property Owner Information

Name:

A & R Mountain Properties, LLC

Complete Mailing Address (Street, City, Zip):

P.O. Box 2201, Boone, NC 28607

Phone Number:

828-773-9491

Email Address:

trice@brri.net

E. Applicant Information

Name:

A & R Mountain Properties, LLC

Company:

A & R Mountain Properties, LLC

Complete Mailing Address (Street, City, Zip):

P.O. Box 2201, Boone, NC 28607

Phone Number:

828-773-9491

Email Address:

trice@brri.net

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

F. Detailed Description of Project

Seeking conditional district rezoning from R3 to CDZ R3 with site specific approval of a townhome project consisting of 6 two bedroom townhomes and 6 one bedroom townhomes

G. Project Cost

Project Cost:

\$ 3,578,000

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:

R3

Proposed Zoning District(s):

CZD R3

Existing Land Use(s):

Vacant

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

15.03

J. Site Information (include information for additional buildings on a separate sheet)

Building Footprint Square Footage:	Current: <u>None</u>	Proposed: <u>See attachment</u>
Total Building Square Footage (all floors):	Current: <u>None</u>	Proposed: <u>See attachment</u>
Number of Stories	Current: <u>None</u>	Proposed: <u>See attachment</u>
Building Height:	Current: <u>None</u>	Proposed: <u>See attachment</u>
Number of Units:	Current: <u>None</u>	Proposed: <u>See attachment</u>
Number of Bedrooms:	Current: <u>None</u>	Proposed: <u>See attachment</u>

K. Environmental Information

Total Land Area : 0.69 ☐ Sq. Feet or ☒ Acres

Disturbed Area: 0.69 ☐ Sq. Feet or ☒ Acres

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

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

Slope:

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

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

Watershed:

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 Boone Creek is 60+/- feet from property line

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

100 year flood plain encroaches 0.4 foot onto property line

Impervious Area: What is the existing impervious area in the development? 0 ☒ sq. feet ☐ acres
What is the proposed impervious area in the development? 17,285 ☒ sq. feet ☐ acres

L. Design Professional Information

Designer is an: ☒ Architect ☒ Engineer ☐ Owner ☐ Other: See Supplement
Name: Brent Davis Company: Brent Davis Architecture, Inc.
Complete Mailing Address (Street, City, Zip): 189 Sally Street, Boone, NC 28607
Phone Number: 828-265-4848 Email Address: bda.arch@yahoo.com

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

M. Brownfields Agreement Notification

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

N. 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.

A & R Mountain Properties, LLC Applicant (Print)	By: Todd A. Rice Name/Title: Todd Rice, Manager Applicant (Signature)	09 / 06 / 2023 Date
A & R Mountain Properties, LLC Property Owner (Print)	By: Todd A. Rice Name/Title: Todd Rice, Manager Property Owner (Signature)	09 / 06 / 2023 Date

Supplement To Conditional District Zoning Map Amendment Application

Section J Site Information

Buildings 100

Building Footprint Square Footage	3,860
Total Building Square Footage (all floors)	10,464
Number of Stories	3
Building Height	40'
Number of Units	6
Number of Bedrooms	3 two-bedroom units and 3 one-bedroom units

Buildings 200

Building Footprint Square Footage	3,860
Total Building Square Footage (all floors)	10,464
Number of Stories	3
Building Height	40'
Number of Units	6
Number of Bedrooms	3 one-bedroom units and 3 two-bedroom units

Section L Design Professional Information

Engineer

Name	Devin Staley
Company	Blue Ridge Engineering PLLC
Complete Mailing Address	924 Main Street, Suite 200 North Wilkesboro, NC 28659
Phone Number	336-838-2500
Email Address	devin@ridge.blue

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_10202020.docx

Title	CDZ Application
File name	Application - Amended.pdf
Document ID	8eca5fa1cd50849aab0b05a7ff8d8eb9040ed3ac
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



09 / 05 / 2023
09:11:37 UTC-4

Sent for signature to Todd A. Rice (trice@brii.net) from
tyler@moffattandmoffatt.com
IP: 47.46.216.82



09 / 06 / 2023
14:21:08 UTC-4

Viewed by Todd A. Rice (trice@brii.net)
IP: 69.77.154.180



09 / 06 / 2023
14:22:16 UTC-4

Signed by Todd A. Rice (trice@brii.net)
IP: 69.77.154.180



COMPLETED

09 / 06 / 2023
14:22:16 UTC-4

The document has been completed.

**AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN
SHEET AND ISSUES/RESPONSES**

THE AFFIANT, having been first duly sworn now deposes and says:

1. That I am William P. Aceto, and I am over the age of 18 years and competent to make this Affidavit and that I have personal knowledge of the facts set out in this Affidavit.

2. That I am a Manager of A & R Mountain Properties, LLC ("Applicant").

3. That Applicant intends to submit a Conditional District Zoning Map Amendment Application to the Town of Boone.

4. Applicant conducted a Neighborhood Meeting in accordance with Town of Boone Unified Development Ordinance ("UDO") Section 9.09.02 ("Neighborhood Meeting").

5. That Applicant caused notices of the Neighborhood Meeting to be mailed to property owners within 300' of the proposed development at least 25 days prior to the meeting in accordance with UDO Subsection 1.13.02, and to the Town of Boone Planning & Inspection Department.

6. The Neighborhood Meeting was conducted in-person and telephonically on July 29, 2023, at 5:30 P.M. to 7:00 P.M.

7. A true and accurate copy of the Neighborhood Meeting notice mailing list is attached hereto as Exhibit 1 and is hereby expressly incorporated into this Affidavit as if the contents thereof were expressly set forth herein in this Affidavit.

8. A true and accurate copy of the Neighborhood Meeting notice is attached hereto as Exhibit 2 and is hereby expressly incorporated into this Affidavit as if the contents thereof were expressly set forth herein in this Affidavit.

9. A true and accurate copy of the Neighborhood Meeting sign-in sheet is attached hereto as Exhibit 3 and is hereby expressly incorporated into this Affidavit as if the contents thereof were expressly set forth herein in this Affidavit.

10. A true and accurate copy of the Neighborhood Meeting summary report is attached hereto as Exhibit 4 and is hereby expressly incorporated into this Affidavit as if the contents thereof were expressly set forth herein in this Affidavit.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE
TO FOLLOW]

I declare under penalty of perjury that the foregoing is true and correct. This the 28th day of July, 2023.

FURTHER THE AFFIANT SAYETH NOT.



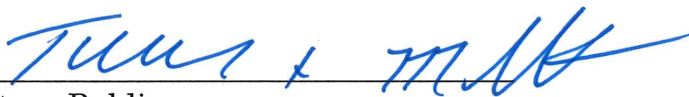
William P. Aceto

State of North Carolina

County of Watauga

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: William P. Aceto.

Date: 7-28-23



Notary Public

My commission expires: 9-21-25



2910146890000
850 BLOWING ROCK ROAD (NC) OWNER LP
P.O. BOX 130339
CARLSBAD, CA 92013

2910138946000
BOONE HOSPITALITY ASSOC II LLC
PO BOX 339
LAURINBURG, NC 28353

2910142595000
CALHOUN, LIAM CLYDE
331 HIGHLAND AVE
BOONE, NC 28607

2910240410000
GREENE, DENNIS L
PO BOX 1331
BOONE, NC 28607

2910143520000
HARRIS, TIMOTHY B AND SHIRLEY D
349 HIGHLAND AVE
BOONE, NC 28607

2910149661000
MCDONALDS REAL ESTATE COMPANY
P O BOX 182571
COLUMBUS, OH 43218

2910143822000
MORETZ, REBA (LIFE ESTATE),MORETZ, JOHN B
643 POPLAR HILL DR
BOONE, NC 28607

2910146386000
OSCAR INVESTORS MANAGEMENT CORP
200 WINTERGREEN LN
BOONE, NC 28607

2910142618000
PEARL LTD INC
123 OCEAN BLVD W
HOLDEN BEACH, NC 28462-5024

2910145358000
ROOT, MARTIN MENZO,ROOT, CONSTANCE LILLIAN
214 WINTERGREEN LN
BOONE, NC 28607

2910144592000
A & R MOUNTAIN PROPERTIES, LLC
P O BOX 2201
BOONE, NC 28607

2910142972000
BUTLER, JERRY L,BUTLER, PHYLLIS
470 EAGLE DR
BOONE, NC 28607

2910049841000, 2910140661000
FARTHING, CAROLYN HAYES
107 HILLANDALE DR
BOONE, NC 28607

2910144329000
HANKINS, CHARLES D
365 HIGHLAND AVE
BOONE, NC 28607

2910144102000
JONES, ROBERT S,JONES, RUTH BROOKS
215 WINTERGREEN LANE
BOONE, NC 28607

2910142662000, 2910142736000, 2910143790000
MORETZ, REBA (LIFE ESTATE),MORETZ, JOHN B
643 POPLAR HILL DR
BOONE, NC 28607

2910144614000
MOUNTAINLIGHT MANAGEMENT, LLC
172 MUSTARD FIELD RD
BOONE, NC 28607

2910145008000
OWEN, SUSAN PRESTON
PO BOX 155
VILAS, NC 28692

2910141429000
PEDIGO, JULIA ANN
318 HIGHLAND AVE
BOONE, NC 28607-4612

2910141381000, 2910142028000
STALLINGS, ANDREW H AND EMILY B
PO BOX 111
BOONE, NC 28607



2910148136000, 2910147222000
WHITE, JOAN LYNN
170 WINTERGREEN LANE
BOONE, NC 28607



Exhibit 5

June 30, 2023

Re: Neighborhood Meeting; Faculty Street Conditional District Rezoning Request

Dear Neighbor,

You are invited to attend a public information meeting on July 27, 2023 to discuss the proposed rezoning located on Faculty Street as shown on the attached map. You are getting this notice because you are within the 300' notification boundary for our proposed development. This meeting will be held in-person at 895 Blowing Rock Rd, Boone, NC 28607 (the office of Boone High Country Rentals) from 5:30pm-7:00pm, and you can join in anytime in that window. Call-in directions are contained on the following page. Please note that you have the option to join in-person, or you can join by calling in on your telephone.

The applicant and developer for the rezoning is A & R Mountain Properties, LLC. The purpose of this meeting is to allow us to explain the proposed development and to allow you, as the residents of the neighborhood, to express your concerns about the proposed development on Faculty Street, as shown on the attached map.

As a reminder, these parcels are currently located within the Town of Boone limits. These parcels are currently zoned R-3. Our proposal is to rezone the property to a R3-CZ designation to allow for residential townhouses consisting of 6 two-bedroom units and 6 one-bedroom units to be developed on the property.

If you have questions or are unable to attend the meeting, please reach out to us. Our contact information is below.

We look forward to speaking with you on Thursday, July 27, 2023.

Thank you,

A & R Mountain Properties, LLC

Bill Aceto

P. 828-773-7753

E. billaceto@gmail.com

Todd Rice

P. 828-773-9491

E. ricetodda@gmail.com

How to Participate in-Person:

- Please arrive at 895 Blowing Rock Rd, Boone, NC 28607 anytime between 5:30 P.M. and 7:00 P.M on July 27, 2023.
- Parking is available on site and there is overflow parking available immediately next door at 915 Blowing Rock Rd., Boone, NC 28607.
- Enter the double doors on the first floor, and a receptionist will be present to show you to the conference room.
- Please note: this meeting will be recorded.

How to Participate by Phone:

- Dial the following number: 844-875-7777
- Enter the following information when prompted:
 - Access Code is: 6836699
- Once the meeting has started and attendance has been taken, all participants will be muted to allow for presentation by the meeting host.
- Please note: this meeting will be recorded.
- If you have difficulty connecting or have technical difficulties during the meeting, you can reach out to Bill at billaceto@gmail.com or by calling 828-773-7753.

Town of Boone GIS

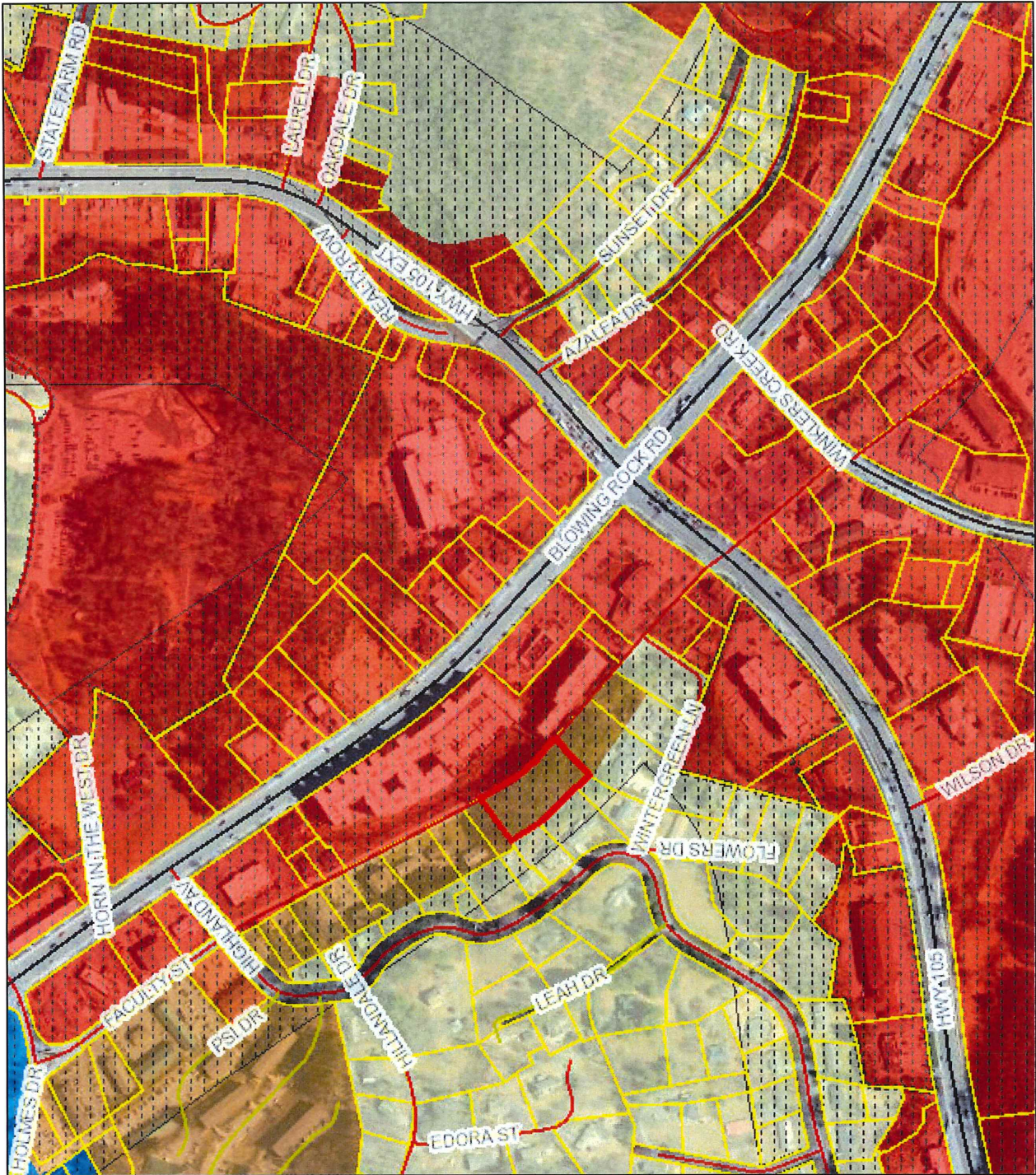
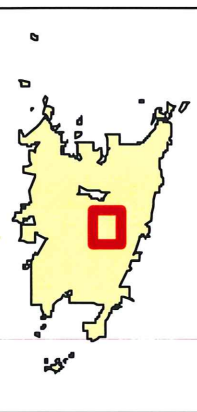
Watauga County Tax Information

Parcel ID: 2910-14-4592-000
Tax District: C02 Land Use: C00
Ownership Information:
A & R MOUNTAIN PROPERTIES, LLC
P O BOX 2201
BOONE, NC 28607
Property Information:

FACULTY STREET
Building Value: \$0
Land Value: \$313,900
Total Value: \$313,900

Town of Boone Information

Zoning District: Town Limits
Zoning: R3 Multiple-Family Residential
Conditional Use: N/A
Conditional: N/A
Corridor District: Yes
Watershed: N/A
Flood Zone: Yes
View Shed Protection Area: N/A
Municipal Service District: N/A
Primary Fire District: N/A
Neighborhood Conservation District: N/A
Downtown Boone Local Historic District: N/A



Disclaimer:
This map is based on the Watauga County Tax Parcel Map. All layers have been modified to this base. This is a thematic map for general planning purposes only. This map is subject to quarterly updates and revisions.



1 inch = 425 feet
0 0.0425 0.085 0.17 mi
0 0.05 0.1 0.2 km
June 28, 2023

NEIGHBORHOOD MEETING SIGN-IN/ATTENDANCE SHEET

Meeting Address:	895 Blowing Rock Rd, Boone, NC 28607
Date of Meeting:	July 27, 2023
Time of Meeting:	5:30 P.M.
Property Owner(s):	A & R Mountain Properties, LLC
Applicant:	A & R Mountain Properties, LLC



Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For phone participants, applicant will request your information during the call.

	Name/Organization	Address	Phone	Email	Email Update Requested (y/n)
	Shirley Harris	349 Highland Ave.	828-262-1067	shirleyharris@charter.net	
1.	TIMOTHY HARRIS	349 HIGHLAND AVE.	828-262-1067	timharris3@charter.net	No
2.	DAVIS HANKINS	365 Highland Avenue	(704) 953-1624	davis.hankins@gmail.com	
3.	Emily Stallings	340 Highland 110 Brown DR	N/A	N/A	
4.	Mike Baleson	195 Wintergreen Ln.	828 773 5511	n/a	Yes
5.	Susan Owen	195 Wintergreen Lane	828 268-4268	SPARKLINGANVIL@GMAIL.COM	YES
6.	Mark Russ	195 Wintergreen Ln	828 964 8878	MARKIRUSS@YAHOO.COM	Y
7.					

8.	Reba Moritz				
9.	Brenda Speckmann				
10.	Nicole Schoychid				
11.	Lynn White				
12.					
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Account Information

Date: July 27, 2023 4:01:39 PM
 Dial-in number:  (844) 875-7777
 Access code: 6836699
 Account: #s28169145 (Maria Norris)

Audio

Caller	Service Type	Start Time	End Time	Duration
(828) 262-4646 - BLUE RIDGE PROF Host	 	4:01:39 PM	5:25:04 PM	84m
(828) 458-6722 - ASHLEY TATE	 	4:32:16 PM	4:40:32 PM	9m
(828) 773-1577 - MARIA NORRIS	 	4:33:11 PM	4:33:50 PM	1m
(828) 773-1577 - MARIA NORRIS	 	4:41:08 PM	5:25:06 PM	44m

Number of attendees: 4
 Toll free minutes: 138m

Note: All times in Central Time

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If you have any questions, please call our Customer Service Department at (844) 844-1322 or email us at support@freeconferencecall.com.

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PO Box 41069 Long Beach, CA 90853

Tel: (844) 844-1322

Fax: (562) 432-5250

SUMMARY REPORT OF NEIGHBORHOOD MEETING

Meeting Address:	895 Blowing Rock Rd, Boone, NC 28607
Date of Meeting:	July 27, 2023
Time of Meeting:	5:30 P.M.
Property Owner(s):	A & R Mountain Properties, LLC
Applicant:	A & R Mountain Properties, LLC



Below is a summary of the meeting:

1. Introduction by Todd Rice
2. Presentation by Todd Rice (copy of presentation enclosed)
3. Questions from attendees

Below is a summary of the questions/comments/concerns from attendees at the Neighborhood Meeting.

	Question/Comment/Concern
1.	Why are you seeking CZ R3 as opposed to leaving the property as R3?
2.	What are the density requirements for this specific property?
3.	Are you putting a in a fence?
4.	What are the landscape buffer requirements?
5.	How many feet are the between the rear of building and property line?
6.	Can you clarify why the Town fined you for removing the trees/underbrush?
7.	What is the size of the lot?
8.	What is the size of the building?
9.	Where is entrance door?
10.	How many feet from rear patios and retaining wall?
11.	Is the building in a flood plain?
12.	Has geotechnical study been completed?
13.	How tall are the retaining walls?

14.	Suggested landscaping on neighborhood side of fence
15.	Why is the retaining wall terraced?
16.	What is in the open space between 2 structures?
17.	Where is the lighting on the neighborhood side?
18.	How will trash pickup be handled?
19.	How many people are living in all units total?
20.	Is this student housing?
21.	Is this rental housing?
22.	Are you going to specify the number of occupants?
23.	Will they rent by the bedroom or the unit?
24.	Is this on the applecart route?
25.	What is the vehicular entrance or exit?
26.	Will this entrance meet fire safety requirements?
27.	Are you going to obtain a traffic study?
28.	How far above the Faculty street level is the garage level?
29.	How high is the top of the level building on the neighborhood side?
30.	Where are the stairwells?
31.	Construction timeline?
32.	Stick built or modular?
33.	How would you excavate the site?
34.	Are there restrictions on construction date and time?
35.	Why did you not build more closer to Faculty Street?
36.	I am concerned about losing neighborhoods

37.	Can you put a driveway right next to the neighbors property?
38.	Is there a set back requirement for driveways from neighboring property?
39.	Expressed concerns about the landscape buffer creating enough screening between the 2 properties
40.	How will you control parties?
41.	Can you evict tenants if they are creating too much noise?
42.	Who takes care of the landscaping?
43.	Will there be visitor parking spaces?
44.	Max of 24 parking spaces?
45.	When will your submission to the Town be available?
46.	How many feet is the building from foundation to roof?
47.	Are you going to put up a pole up at the site to see the impact on the viewshed?
48.	How close is retaining wall from neighboring property owner?
49.	Overall concerns include, buffers, landscaping, lighting, trash, density, geological soundness of hill, noise, and traffic

EXHIBIT 4 (Cont.)

Proposed Faculty Street Residential Townhome Project



Contacts

Owner- A&R Mountain Properties

Todd Rice - trice@brri.net - (828) 773-9491

Architect- Davis & Taft Architecture, P.A.

Brent Davis - (828) 265-4848

Engineer- Blue Ridge Engineering

Devin Staley - (336) 838-2500

Contractor- TBD

Site Map

Town of Boone GIS

Watauga County Tax Information

Parcel ID: 2910-14-4592-000

Tax District: C02 Land Use: C00

Ownership Information:

A & R MOUNTAIN PROPERTIES, LLC
P O BOX 2201

BOONE, NC 28607

Property Information:

FACULTY STREET

Building Value: \$0

Land Value: \$313,900

Total Value: \$313,900

Town of Boone Information

Zoning District: Town Limits

Zoning: R3 Multiple-Family Residential

Conditional Use: N/A

Conditional: N/A

Corridor District: Yes

Watershed: N/A

Flood Zone: Yes

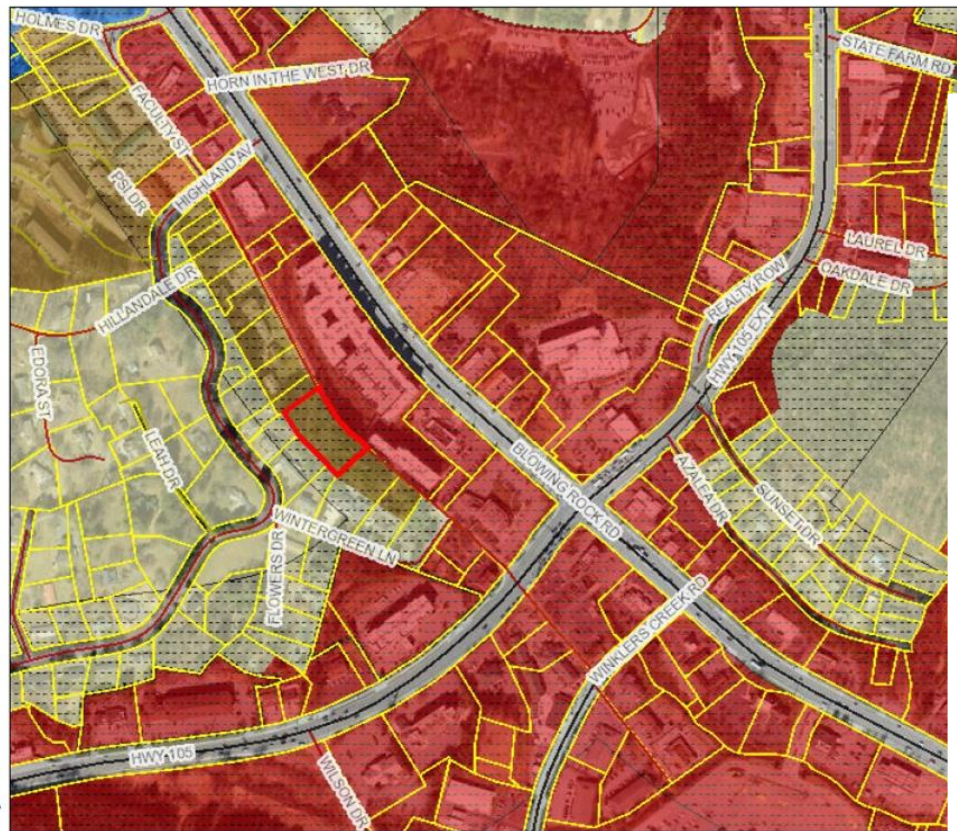
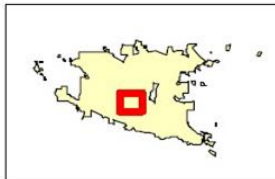
View Shed Protection Area: N/A

Municipal Service District: N/A

Primary Fire District: N/A

Neighborhood Conservation District: N/A

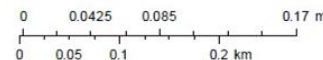
Downtown Boone Local Historic District: N/A



Disclaimer:

This map is based on the Watauga County Tax Parcel Map. All layers have been modified to this base. This is a thematic map for general planning purposes only. This map is subject to quarterly updates and revisions.

1 inch = 425 feet



June 28, 2023



Packet Pg. 25

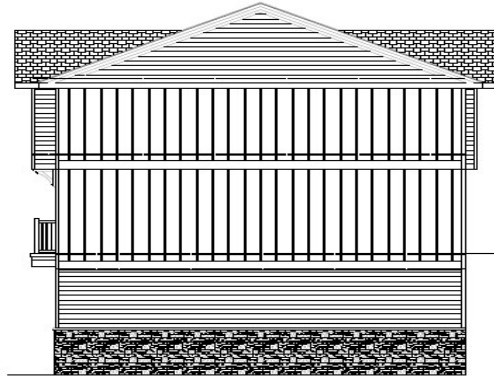
Current State of the Property



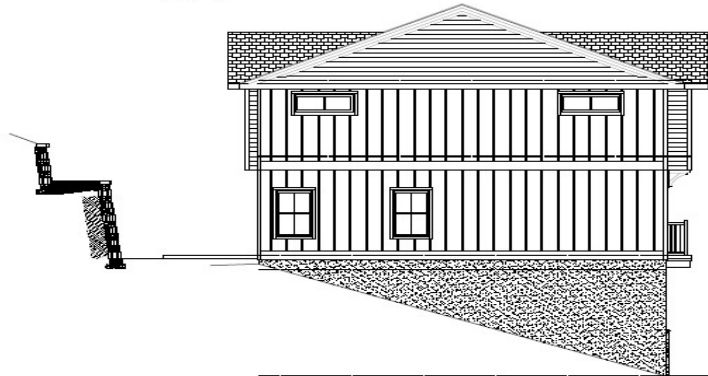
Proposed Use and Development

- 6 Two Bedroom Townhomes
- 6 One Bedroom Townhomes
- 24 Parking Spaces
- Seeking to modify the zoning from R3 to Conditional District R3 for a site specific development

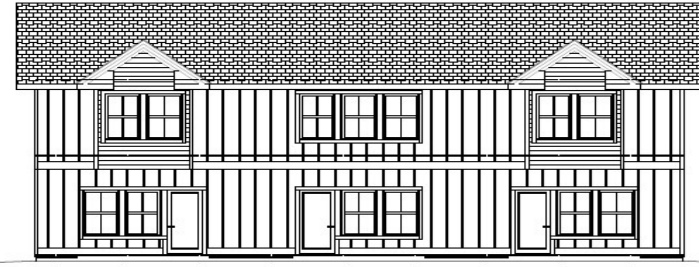
Proposed Rear Elevation



CONCEPTUAL REAR SIDE ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPTUAL LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



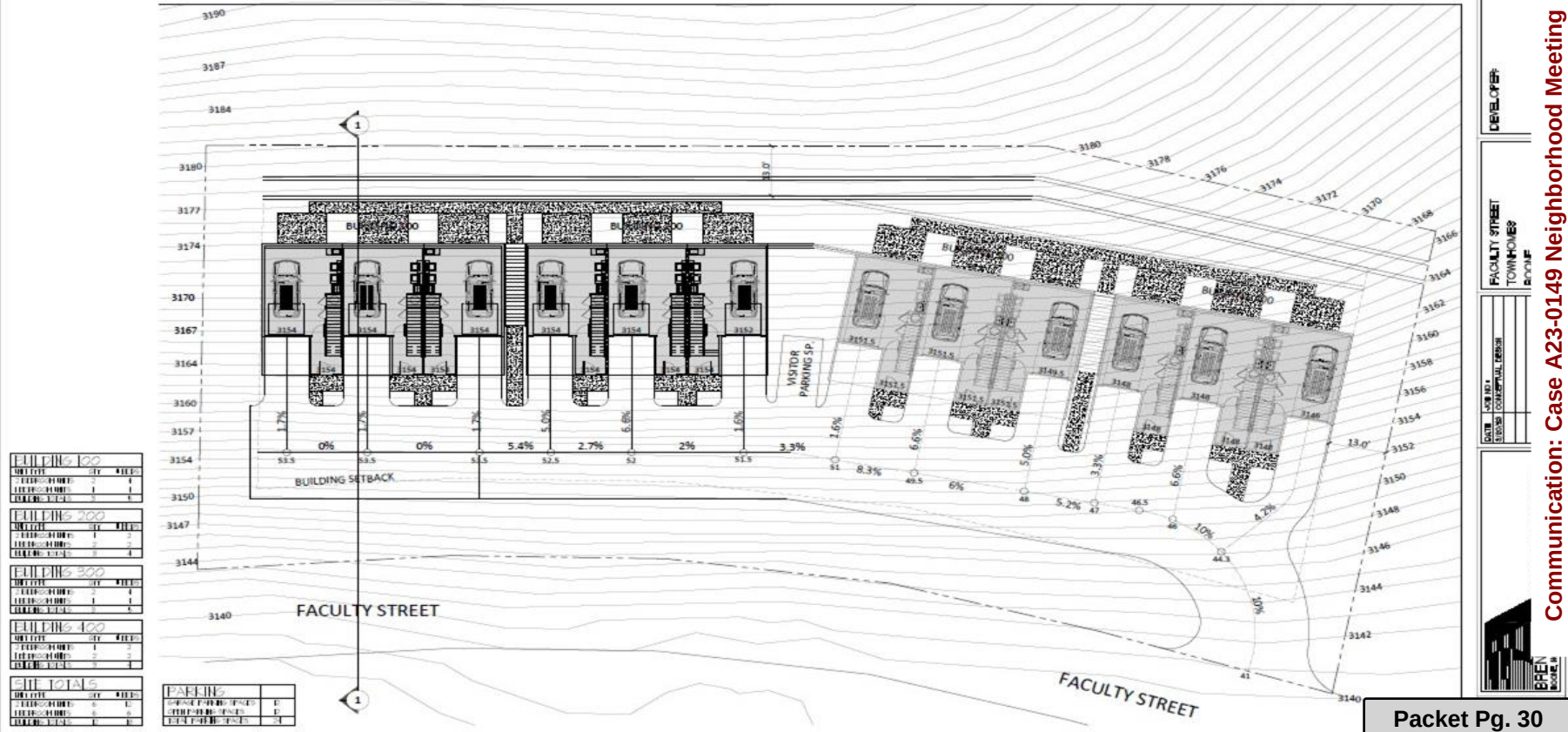
CONCEPTUAL REAR ELEVATION
SCALE: 1/8" = 1'-0"



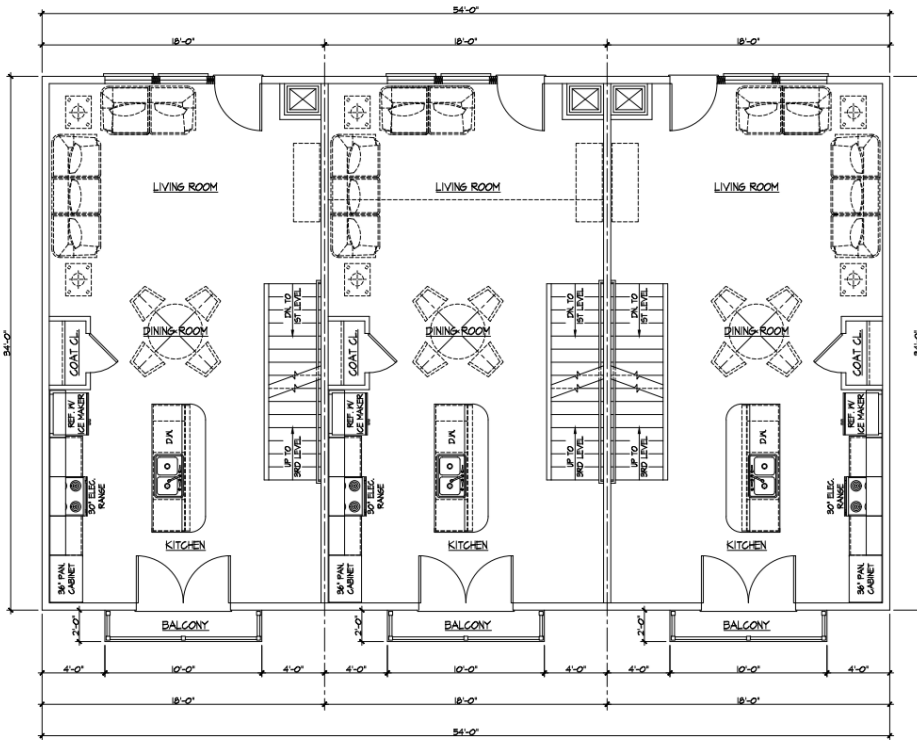
CONCEPTUAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DEVELOPER:	
FACILITY STREET	
TOWN/POUR	
BOULE	NORTH CAROLINA
DATE: 10/1/11	
DRAWN: CONCEPTUAL DESIGN	
BRENT DAVIS ARCHITECTURE, INC.	
10000 WILLOW CREEK DRIVE, SUITE 100, RICHMOND, VA 23234	
SHEET	

Proposed Parking

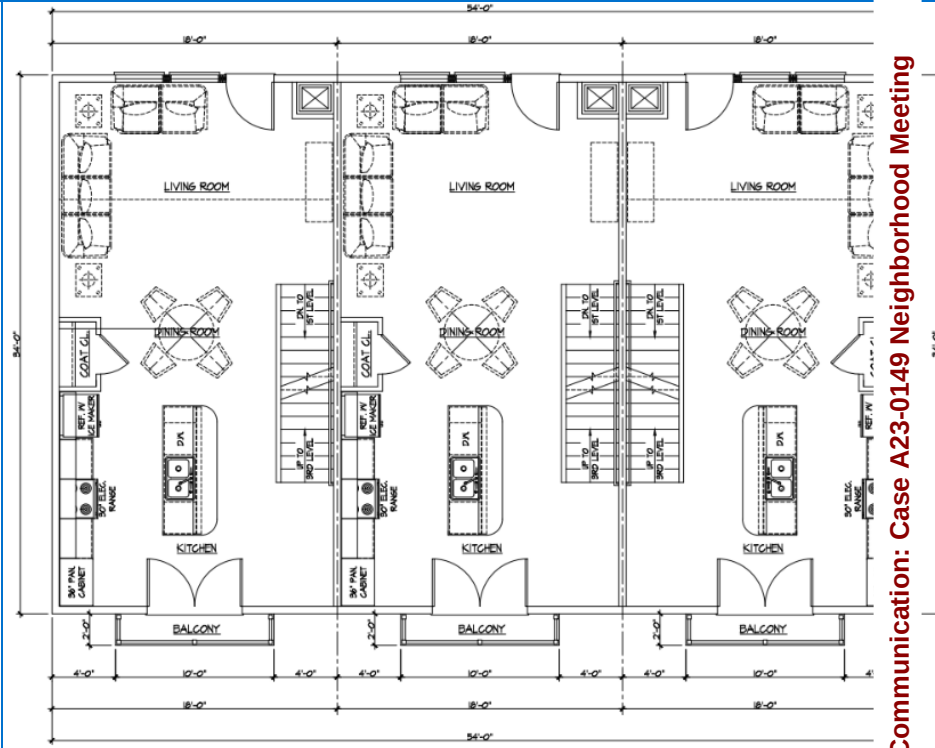


Proposed Floor Plans



CONCEPTUAL FLOOR PLAN - 2ND LEVEL
SCALE: 1/4" = 1'-0"

(2) 2 BR UNITS, (1) 1 BR UNIT



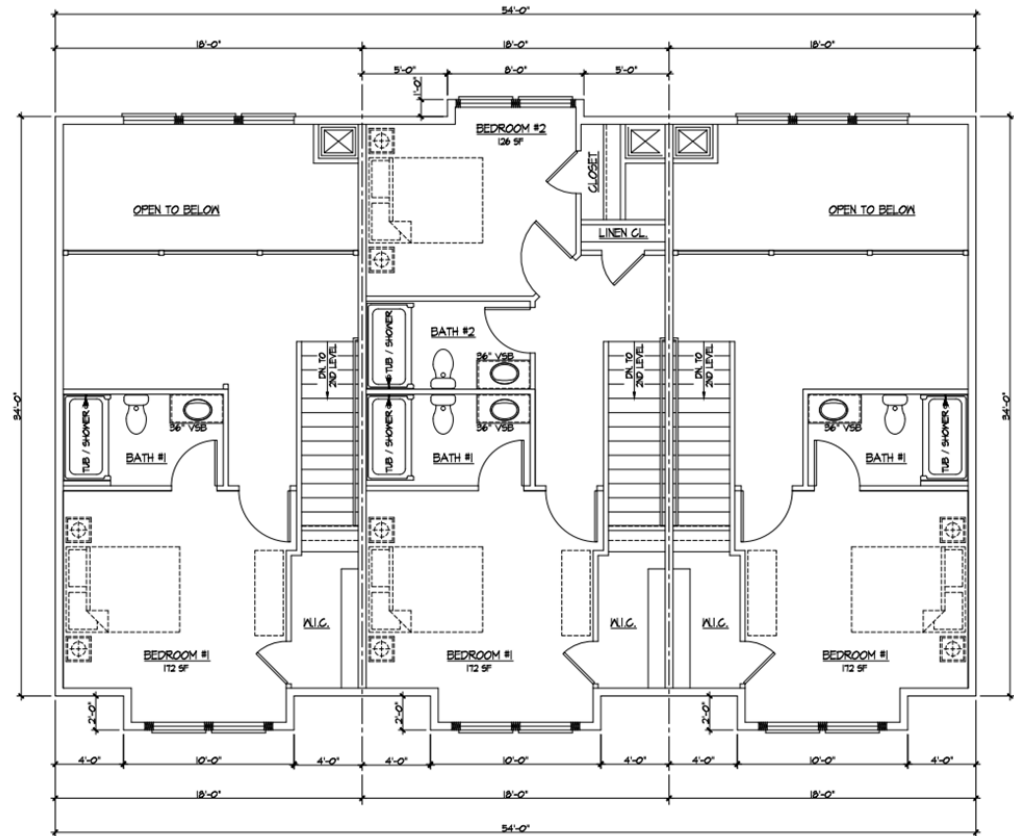
CONCEPTUAL FLOOR PLAN - 2ND LEVEL
SCALE: 1/4" = 1'-0"

(2) 1 BR UNITS, (1) 2 BR UNIT

Proposed Floor Plans

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	102 SF
2ND LEVEL - HEATED	612 SF
3RD LEVEL - HEATED	602 SF
TOTAL HEATED	1316 SF
1ST LEVEL - UNHEATED	405 SF
UNIT TOTAL	1,721 SF

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	102 SF
2ND LEVEL - HEATED	602 SF
3RD LEVEL - HEATED	361 SF
TOTAL HEATED	1,071 SF
1ST LEVEL - UNHEATED	405 SF
UNIT TOTAL	1,476 SF

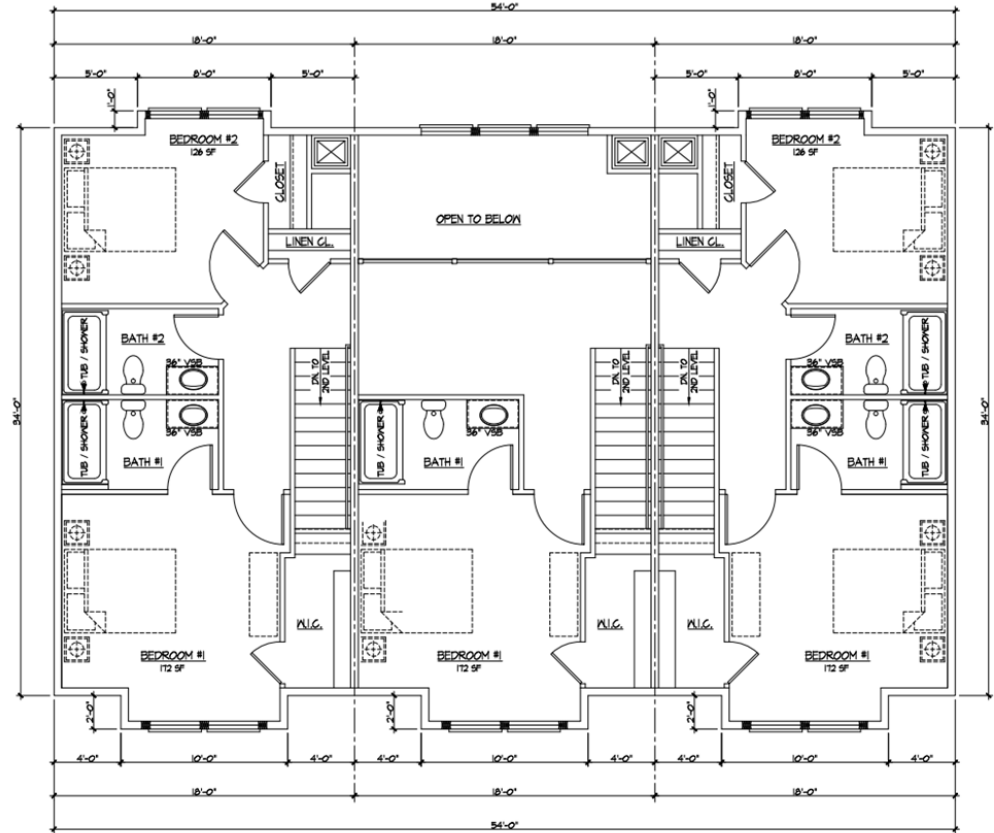


CONCEPTUAL FLOOR PLAN - 3RD LEVEL
SCALE: 1/4" = 1'-0" (2) 1 BR UNITS, (1) 2 BR UNIT

Proposed Floor Plans

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	102 SF
2ND LEVEL - HEATED	612 SF
3RD LEVEL - HEATED	602 SF
TOTAL HEATED	1,316 SF
1ST LEVEL - UNHEATED	405 SF
UNIT TOTAL	1,721 SF

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	102 SF
2ND LEVEL - HEATED	602 SF
3RD LEVEL - HEATED	361 SF
TOTAL HEATED	1,071 SF
1ST LEVEL - UNHEATED	405 SF
UNIT TOTAL	1,476 SF

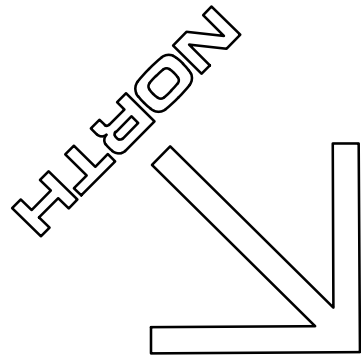


CONCEPTUAL FLOOR PLAN - 3RD LEVEL
SCALE: 1/4" = 1'-0"
(2) 2 BR UNITS, (1) 1 BR UNIT

Questions

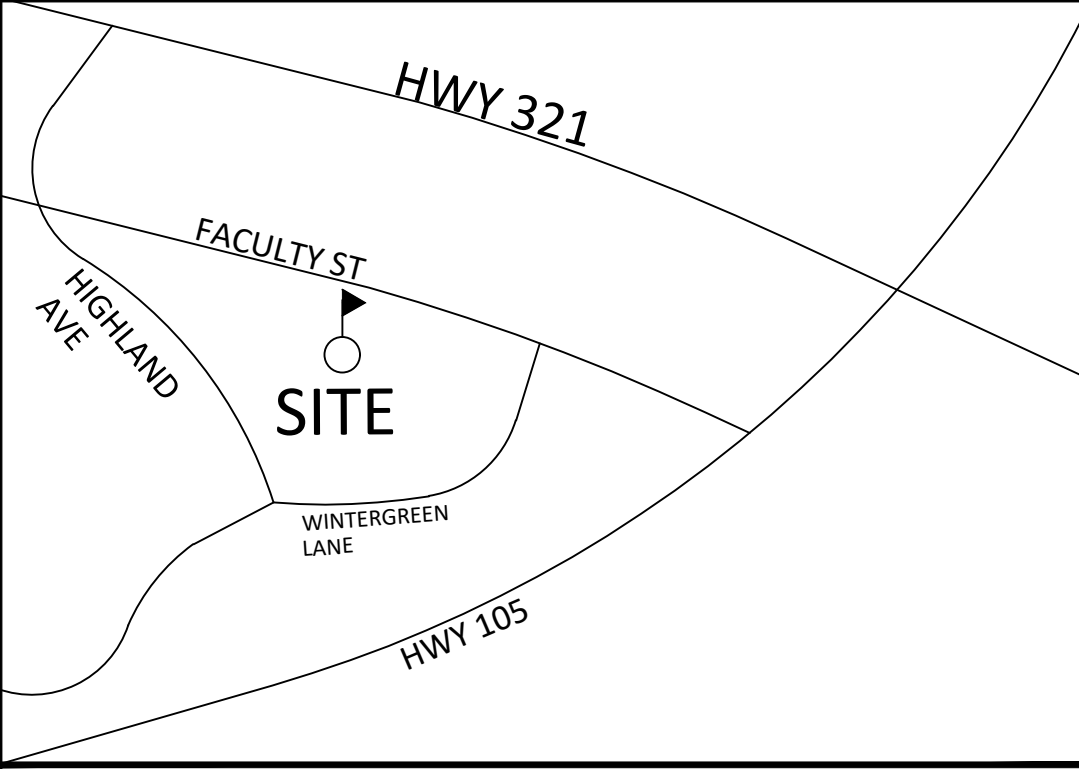
Thank You for Your Time





SITE LAYOUT NOTES

1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, NCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND NCDOT STANDARDS. CONTRACTOR SHALL NOTIFY NCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
4. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
5. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
6. STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
8. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
9. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.



VICINITY MAP

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DRAWN BY: TSM

PROJECT #: 22042

ORIGINAL ISSUE DATE: 08/09/2023

REVISIONS: 09/12/2023

REVISION TO TWO BUILDINGS

PRELIMINARY
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC

924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

Prepared for:

A & R MOUNTAIN PROPERTIES, LLC

2237 NC-105
Boone, NC 28607

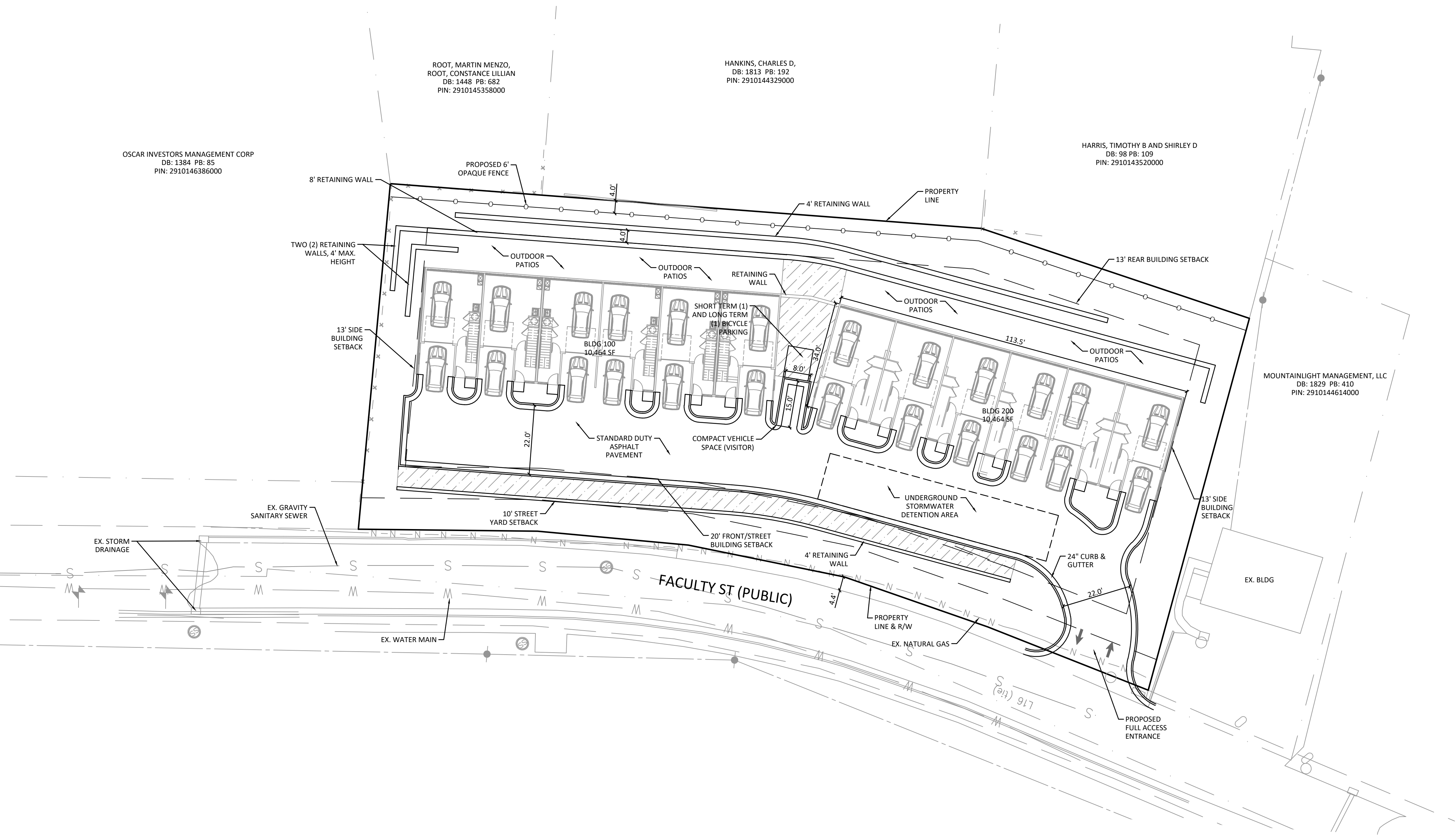
Site Layout Plan

Proposed Faculty Street Townhouses

Faculty Street
Boone, NC

SHEET

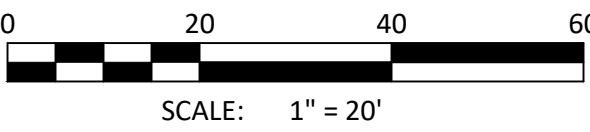
C-5

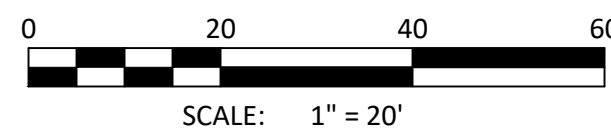
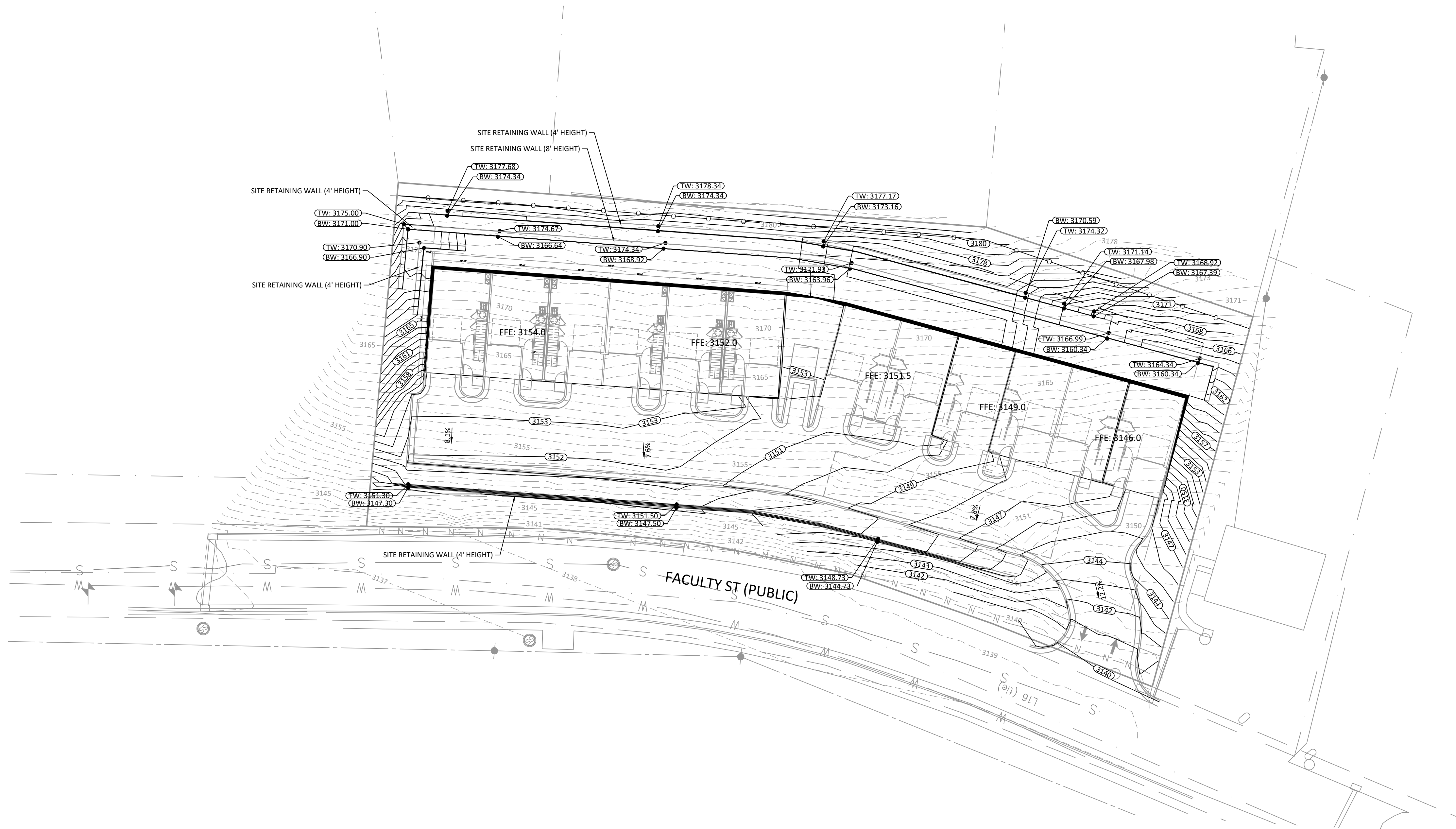
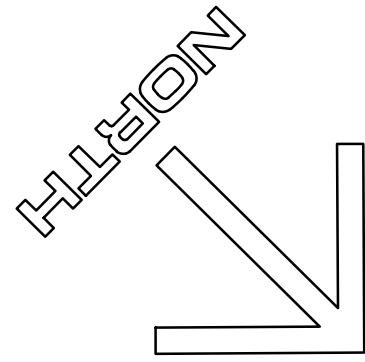


SITE DATA

GENERAL	
LATITUDE	36°12'22" N
LONGITUDE	81°40'22" W
PIN	2910144592000
LOT AREA	0.69 AC.
ZONING	R-3 (MULTI-FAMILY RESIDENTIAL)
SETBACKS	
FRONT	20'
SIDE	13'
REAR	13'
PROPOSED USE	
TOWNHOUSES	20,928 SF
BLDG 100	10,464 SF
BLDG 200	10,464 SF
PARKING:	
REQUIRED	
TOWNHOUSES	2 SPACES PER UNIT
PROVIDED	
TOWNHOUSES	2 SPACES PER UNIT
RECREATIONAL AREA	
5% REQUIRED	1,503 SF
PROVIDED	1,911 SF
LIVABILITY SPACE	
REQUIRED	15,028 SF (50% OF TOTAL SITE AREA)
PROVIDED	
IMPERVIOUS	1,632 SF (5.4%)
PERVIOUS	13,501 SF (44.9%)
TOTAL	15,133 SF (50.3%)
IMPERVIOUS AREA	
EXISTING	0 SF
PROPOSED	17,548 SF

LEGEND





CLEARING AND GRADING NOTES

1. GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL ASSOCIATED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THIS WORK. NO WORK SHALL BE PERFORMED OUTSIDE THE DISTURBED LIMITS SHOWN ON THIS PLAN. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ALL NESHAP NOTIFICATIONS REQUIRED. ALL SUCH NOTIFICATIONS SHALL BE MADE AT LEAST TWO WEEKS PRIOR TO ANY DEMOLITION WORK.
3. ALL ASPHALT, TREES, STUMPS, BRUSH, ROOTS, STRUCTURES, WALLS, FOUNDATIONS, CURBS, TANKS, BARRELS, FLOOR SLABS, CONCRETE, METAL, SEPTIC TANKS, FENCING, SIGNS, POLES, TRASH, OTHER DEBRIS, AND UNSUITABLE FILL MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE. ALL PAVEMENT AND CONCRETE EDGES SHALL BE SAWCUT. ALL CONCRETE SHALL BE REMOVED/REPLACED TO THE NEAREST JOINT. STORM DRAINAGE BOXES, GRATES AND PIPE TO BE REMOVED MAY BE REUSED IF FOUND TO BE SUITABLE BY THE ENGINEER, UNLESS OTHERWISE NOTED.
4. CERTAIN TREES WITHIN 10 FEET OF THE TOP OF ANY CUT SLOPE MAY BE REQUIRED TO BE REMOVED AT THE DISCRETION OF THE ENGINEER. CERTAIN TREES WITHIN 5 FEET OF THE CLEARING LIMITS SHOWN ON THE DRAWINGS MAY BE REQUIRED TO BE REMOVED AT THE DISCRETION OF THE ENGINEER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY, METHODS, MEANS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS. CONTRACTOR SHALL INSTALL ABUNDANT ORANGE SAFETY FENCING ON THE PROJECT TO PREVENT OTHERS FROM ENTERING THE WORK AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY FENCING AS NECESSARY FOR THE DURATION OF THE PROJECT.
6. THE LOCATION OF UTILITIES SHOWN ON THE PLANS SHALL BE CONSIDERED APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL CONTACT ULOCO. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR WITHIN RIGHT-OF-WAY PRIOR TO EXCAVATION. UTILITY ADJUSTMENTS AND/OR REMOVAL/RELOCATION IS INCLUDED IN THE SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR WORK ASSOCIATED WITH MAINTAINING/REPAIRING UTILITY SERVICES AS NECESSARY.
7. ALL FILL PLACED SHALL PASS A PROOF-ROLL TEST BEFORE AND AFTER INSTALLATION OF STONE BASE, SLABS OR PAVEMENTS. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. STONE BASE SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF ASPHALT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
8. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS, PERMITS, ETC. AND FOR PROPER DISPOSAL OF ANY MATERIAL REMOVED FROM THE SITE.
10. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THE PLANS. ALL AREAS OF THE SITE SHALL BE SHAPED TO DRAIN TO EROSION CONTROL DEVICES.
11. THE CONTRACTOR SHALL KEEP ALL STREETS AND ROADWAYS CLEAN. THIS SHALL BE ACCOMPLISHED BY STREET SWEEPING AND WASHING AS NECESSARY ON A DAILY BASIS.
12. ALL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. DRYING OR WETTING OF FILL MATERIAL MAY BE REQUIRED TO COMPLY WITH MOISTURE LIMITS SPECIFIED. IF NO GEOTECHNICAL STUDY HAS BEEN PERFORMED, ALL EARTHWORK PLACED SHALL BE WITHIN 5% OF OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR.
13. THE CONTRACTOR SHALL SMOOTH AND BLEND IN ALL GRADE TRANSITIONS AND PROVIDE POSITIVE DRAINAGE AROUND ALL BUILDINGS. THE TOP OF SLOPE FOR ALL CUT SLOPES SHALL BE ROUNDED. THE FINAL GRADE OF ALL CUT SLOPES SHALL BE SCARIFIED AND TRACKED AS NECESSARY FOR ESTABLISHMENT OF GROUND COVER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CLARIFICATION IS NEEDED CONCERNING THE INTENT OF THE DRAWINGS, INCLUDING SPOT GRADES, CONTOUR LINES, BREAK POINTS, DRAINAGE PATTERNS, ETC. THE CONTRACTOR SHALL DRAG AND RAKE THE ENTIRE SITE AND LEAVE THE ENTIRE SITE IN A CLEAN, NEAT, SMOOTH CONDITIONS SUITABLE FOR MOWING.
14. SLOPES IN ADA PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
15. THIS PROJECT MAY INCLUDE MATERIAL TO BE IMPORTED/EXPORTED TO/FROM THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING AND APPROVALS REQUIRED FOR ANY OFF-SITE BORROW AREAS OR WASTE AREAS.
16. CONTRACTOR SHALL MAINTAIN A STAMPED APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.

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ORIGINAL ISSUE DATE: 08/09/2023
REVISIONS: 09/12/2023

PROJECT # 22042
DRAWN BY: TSM

REVISION TO TWO BUILDINGS

PRELIMINARY
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205



Prepared for:
A & R MOUNTAIN PROPERTIES, LLC
2237 NC-105
Boone, NC 28607

Grading Plan
Proposed Faculty Street Townhouses
Faculty Street
Boone, NC

SHEET

C-6



TYPE "A" BUFFERYARD	
REQUIRED	20 PLANTINGS PER 100 LF
TREES	
EVERGREEN	2 (3/100 LF)
LG DECIDUOUS	1 (1/100 LF)
SM DECIDUOUS	2 (2/100 LF)
SHRUBS	12 (14/100 LF)

PROVIDED	
SE PERIMETER	77 LF @ 4.5 LF/PLANTING (17)
TREES	
EVERGREEN	2
LG DECIDUOUS	1
SM DECIDUOUS	2
SHRUBS	12

NORTH PERIMETER TREES	86 LF @ 5 LF/PLANTING (17)
EVERGREEN	2
LG DECIDUOUS	1
SM DECIDUOUS	2
SHRUBS	12

TYPE "B" BUFFERYARD	
REQUIRED TREES	30 PLANTINGS PER 100 LF
EVERGREEN	28 (10/100 LF)
LG DECIDUOUS	8 (3/100 LF)
SM DECIDUOUS	6 (2/100 LF)
SHRUBS	41 (15/100 LF)

PROVIDED	
SW PERIMETER	276 LF @ 3.3 LF/PLANTING (83)
TREES	
EVERGREEN	28
LG DECIDUOUS	8
SM DECIDUOUS	6
SHRUBS	41

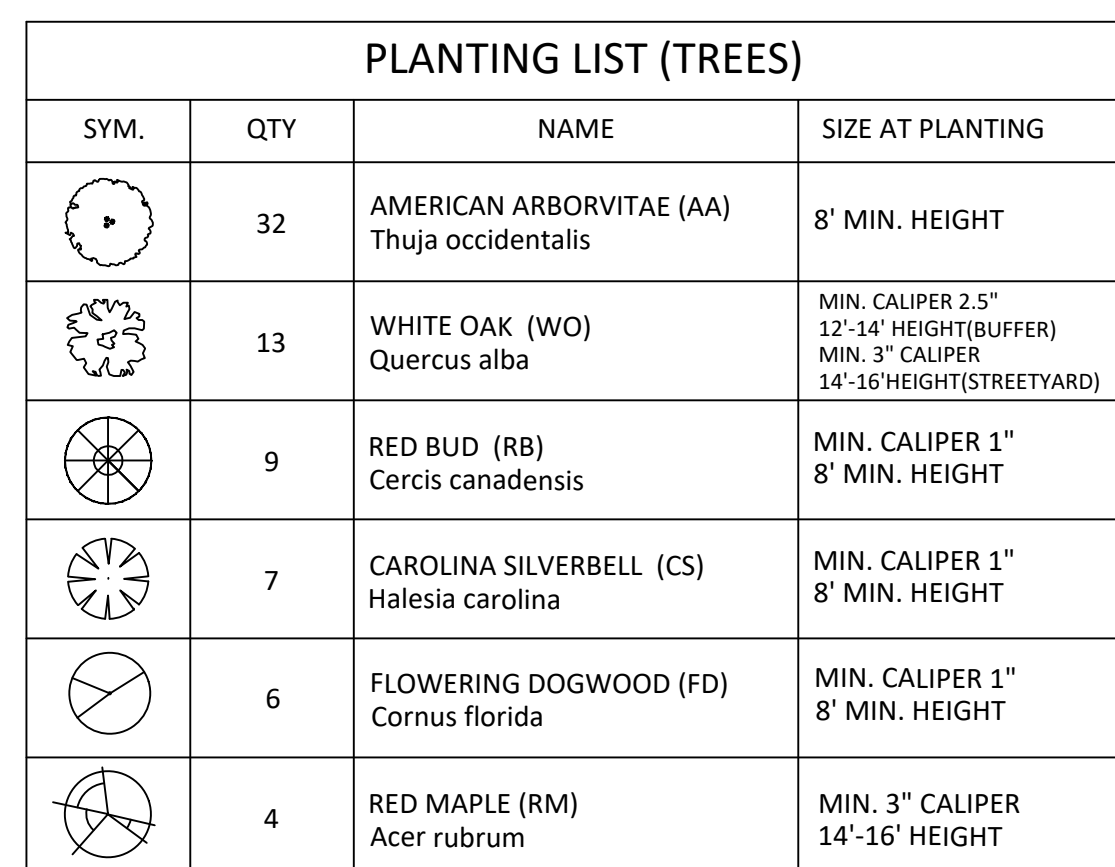
RETAINING WALL	
REQUIRED	30 PLANTINGS PER 100 LF
SHRUBS	53 (25/100 LF)
SM DECIDUOUS TREES	11 (5/100 LF)

PROVIDED	210 LF @ 3.18 LF/PLANTING (66)
SHRUBS	54
SM DECIDUOUS TREES	12

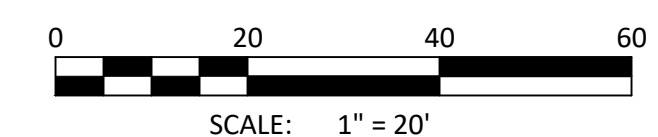
<u>STREET YARD REQUIRED</u>	1 TREE PER 30' STREET FRONTAGE
LG TREES	1 18" SHRUB/3 LF
24" SHRUBS	7
	73

PROVIDED	
LG TREES	7
24" SHRUBS	73

1. ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANTING BEDS SHALL RECEIVE 4" OF DOUBLE-GROUND HARDWOOD BARK MULCH. ALL AREAS OTHER THAN PLANT BEDS SHALL BE SODDED OR SEEDED AS SPECIFIED.
3. ALL TREES IN LAWN AREAS SHALL RECEIVE 8" DIAMETER MULCH RING, 4" DEPTH.
4. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING AND BACKFILLING. ALL PLANTS SHALL BE SOAKED WITH WATER IMMEDIATELY AFTER PLANTING. AN 4' DIAMETER MULCH RING (MIN. 4" DEPTH) SHALL BE INSTALLED AROUND ALL TREES.
5. LOCATIONS OF UTILITIES SHOWN ARE BASED ON EVIDENCE OBSERVED AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES, AND TO PROTECT THESE LINES DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS FOR ONE YEAR AFTER INSTALLATION AND SHALL REPLACE PLANTINGS AS NECESSARY.
7. TREES AND SHRUBS TO BE TRANSPLANTED SHALL BE TRANSPLANTED AS SOON AS POSSIBLE AFTER CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, STORAGE, WATERING, PLANTING, AND MAINTENANCE OF EXISTING TREES AND SHRUBS TO BE TRANSPLANTED.



PLANTING LIST (SHRUBS)			
SYM.	QTY	NAME	SIZE AT PLANTING
	51	INKBERRY (IB) Ilex glabra	24" MIN. HEIGHT
	39	MOUNTAIN LAUREL (ML) Kalmia latifolia	24" MIN. HEIGHT
	39	LITTLE LIME HYDRANGEA (LL) hydrangea' paniculata 'Jane'	18" MIN. HEIGHT
	32	KURUME AZALEA (KA) Azalea obtusum	18" MIN. HEIGHT
	31	R. CATAWBA (RC) Rhododendron catawbiense	24" MIN. HEIGHT

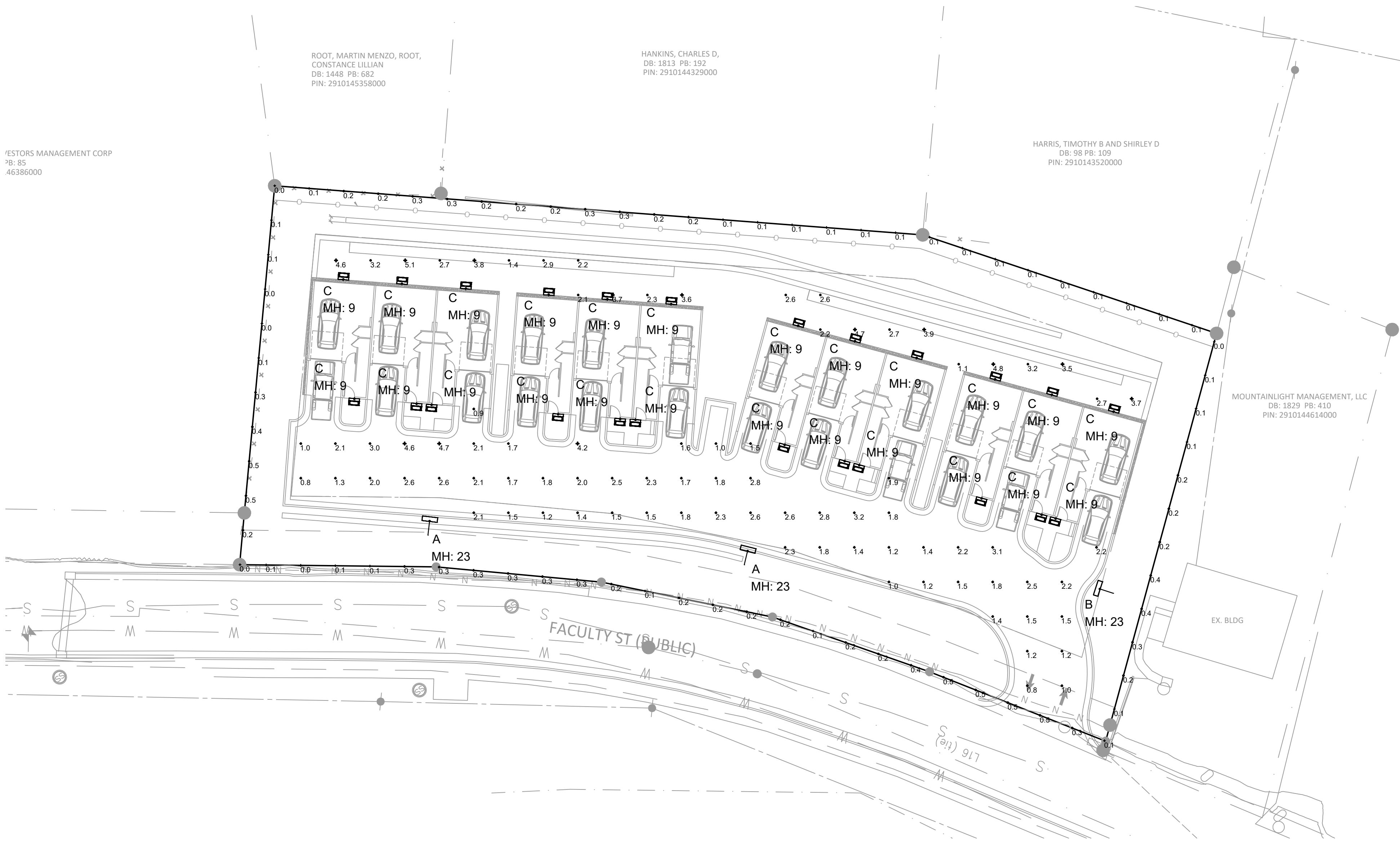


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	24	C	Single	N.A.	0.750	ARC1 LED P1 40K
	2	A	Single	N.A.	0.810	OSQM-B-9L-40K7-2M-Ux-xx-xx-xxxx w- OSQ-BLSMF CONFIGURED FROM OSQL-B-30L-40K7-2M-U
	1	B	Single	N.A.	0.810	OSQM-B-9L-40K7-4M-Ux-xx-xx-xxxx w-OSQ-BLSMF CONFIGURED FROM OSQL-B-30L-40K7-4M-

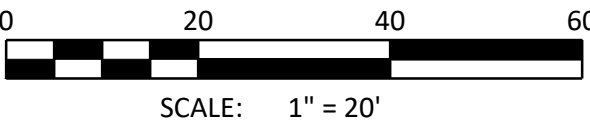
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.95	4.7	0.8	2.44	5.88
Property Line	Illuminance	Fc	0.20	0.5	0.0	N.A.	N.A.
Rear Area	Illuminance	Fc	3.14	5.1	1.1	2.85	4.64

NOTE:
THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO PAGE INTERWORKS, P.A. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

NOTE:
LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LED ARRAY, DRIVER, AND LUMINAIRE MAY AFFECT FIELD RESULTS.



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0" PH-1



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PROJECT # 20232	
ORIGINAL DATE: 08/09/2023	REVISIONS:

FOR
REFERENCE
ONLY

PAGE
INTERWORKS, P.A.
ENGINEERS & CONSULTANTS
202 MAIN STREET, NORTH WILKESBORO, NC 28657
PHONE: 866-667-4226

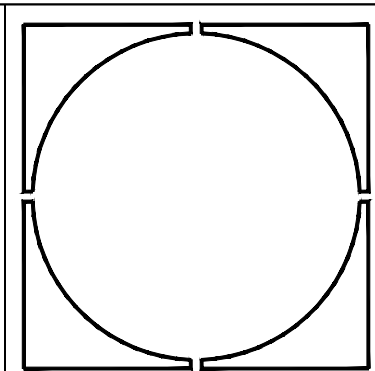
PREPARED FOR:
A & R MOUNTAIN PROPERTIES, LLC
2237 NC-105
Boone, NC 28607

SITE PHOTOMETRIC PLAN

Proposed Faculty Street Townhouses

Faculty Street
Boone, NC

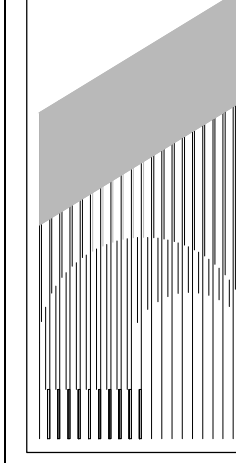
SHEET
PH-1



DEVELOPER:

FACULTY STREET
APARTMENTS
BOONE
NORTH CAROLINA

DATE	JOB NO.:	CONCEPTUAL DESIGN
3/20/23	CONCEPTUAL DESIGN	
7/14/23	CONCEPTUAL DESIGN	
8/9/23	C.D.R. SUBMITTAL	
8/30/23	REVISED CONCEPTUAL DESIGN	
9/13/23	REVISED C.D.R. SUBMITTAL	



BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET

A2.0

COMMERCIAL APPEARANCE REQUIREMENTS - FRONT ELEVATION

PLAN = 113'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. BUILDING OFFSETS - MIN. 4'	PLAN	8
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS - MIN. 2'-8" x 3'-4"	PLAN	6
4. COVERED GARAGE ENTRY	PLAN	6
PLAN FEATURE TYPES - 4 REQ'D.		21 - TOTAL (12 REQ'D)

ELEVATION = ± 30'-10" ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS / FULL GL. DOOR - MIN. 2'-8" x 3'-4"	ELEVATION
2. BUILDING OFFSETS - MIN. 4'	ELEVATION
3. BALCONY	ELEVATION
4. CANTILEVERED DORMER	ELEVATION
5. MATERIAL CHANGE	ELEVATION
6. DECORATIVE WOOD BRACKETS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	

ROOF = ± 2400 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. OPPOSING ROOF LINES	ROOF
2. OFFSET IN ROOF LINE	ROOF
ELEVATION FEATURE TYPES - 2 REQUIRED	

WINDOW CALCULATIONS (10% GLASS FOR STREET FACING ELEVATION)	
113'-0" (LENGTH) x 10% - 11'-4" GLASS REQUIRED : 64' GLASS PROVIDED INCLUDING GARAGE DOORS, 16' GLASS PROVIDED IN WINDOWS	

EACH DWELLING UNIT MEETS THE STANDARDS
OF SECTION 15.03.05, PARAGRAPHS A, B, AND C.

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	512 SF
TOTAL HEATED	1,256 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1,680 SF

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	640 SF
TOTAL HEATED	1,384 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1,808 SF

BUILDING 100 - 6 UNITS	
GROSS FLOOR AREA	10,464 SF



CONCEPTUAL FRONT ELEVATION - BUILDING 100
SCALE : 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



COMMERCIAL APPEARANCE REQUIREMENTS - REAR ELEVATION

PLAN = 113'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. PILASTERS	PLAN	2
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS / FULL GL. DOOR - MIN. 2'-8" X 3'-4"	PLAN	18
4. CONCRETE PATIOS		6
PLAN FEATURE TYPES - 4 REQ'D.		27 - TOTAL (12 REQ'D)

ELEVATION = ± 18'-6" ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS / FULL GL. DOOR - MIN. 2'-8" X 3'-4"	ELEVATION
2. CANTILEVERED DORMER	ELEVATION
3. MATERIAL CHANGE	ELEVATION
4. PILASTERS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	

ROOF = ± 1200 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. OPPOSING ROOF LINES	ROOF
2. DORMER ROOF LOUVERS	ROOF
ELEVATION FEATURE TYPES - 2 REQUIRED	

EACH DWELLING UNIT MEETS THE STANDARDS
OF SECTION 15.03.05, PARAGRAPHS A, B, AND C.

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	512 SF
TOTAL HEATED	1256 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1680 SF

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	640 SF
TOTAL HEATED	1384 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1808 SF

BUILDING 100 - 6 UNITS	
GROSS FLOOR AREA	10,464 SF

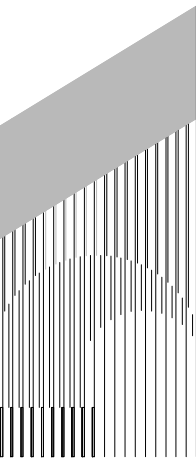
CONCEPTUAL REAR ELEVATION - BUILDING 100
SCALE : 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPER:

FACULTY STREET
APARTMENTS
BOONE
NORTH CAROLINA

DATE	JOB NO.	
3/20/23	CONCEPTUAL DESIGN	
7/14/23	CONCEPTUAL DESIGN	
8/9/23	C.D.R. SUBMITTAL	
8/30/23	REVISED CONCEPTUAL DESIGN	
9/13/23	REVISED C.D.R. SUBMITTAL	



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A2.1

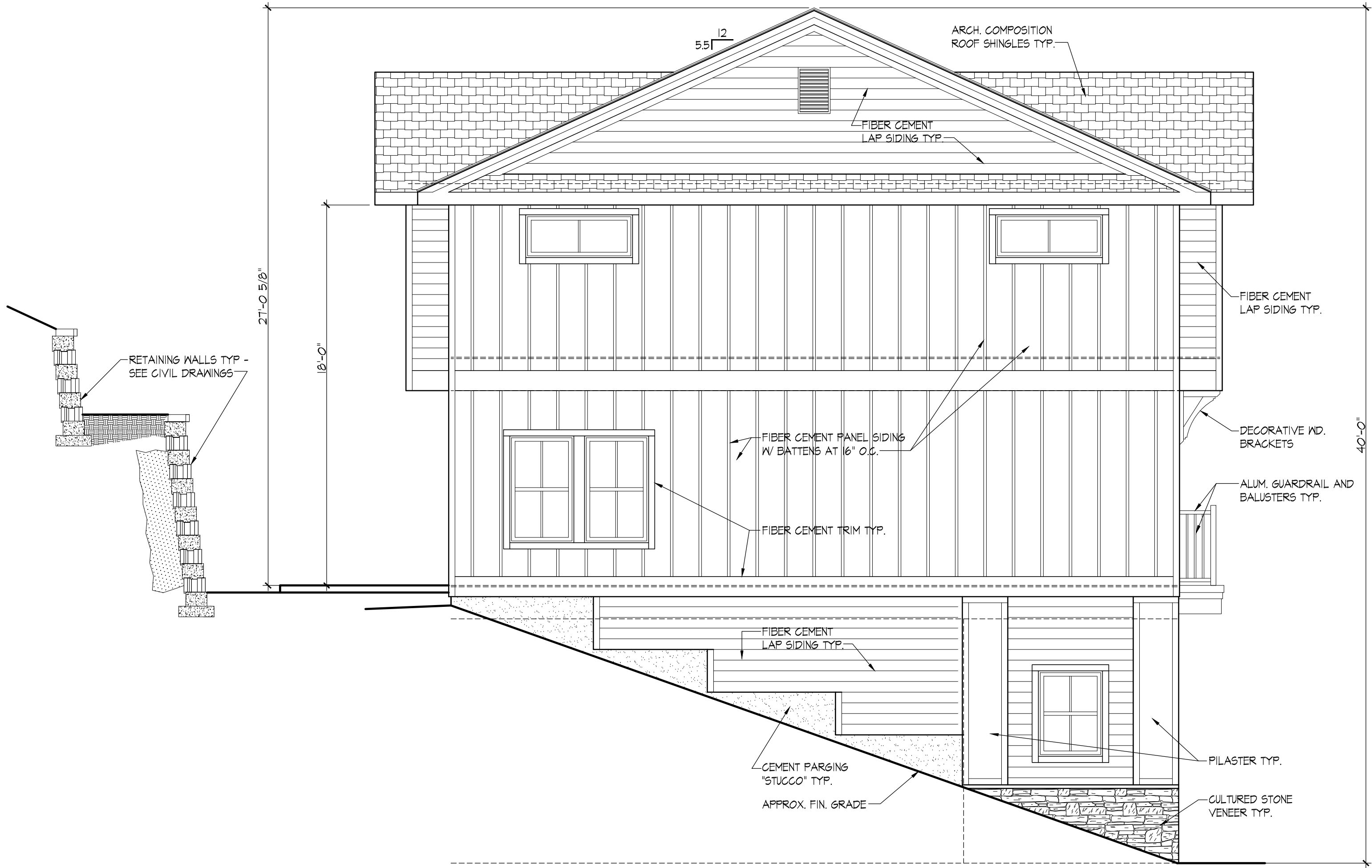
COMMERCIAL APPEARANCE REQUIREMENTS - LEFT SIDE ELEVATION

PLAN = 34'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. PILASTERS	PLAN	2
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS - MIN. 2'-8" x 3'-4"	PLAN	1
4. PILASTERS	PLAN	2
PLAN FEATURE TYPES - 2 REQ'D.		6 - TOTAL (4 REQ'D)

ELEVATION = ± 25'-0" AVG. ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS / FULL GL. DOOR - MIN. 2'-8" X 3'-4"	ELEVATION
2. MATERIAL CHANGE	ELEVATION
3. PILASTERS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	3 REQ'D.

ROOF = ± 1200 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. ROOF RETURN EYEBROW	ROOF
ELEVATION FEATURE TYPES - 1 REQUIRED	

EACH DWELLING UNIT MEETS THE STANDARDS OF SECTION 15.03.05, PARAGRAPHS A, B, AND C.



CONCEPTUAL LEFT SIDE ELEVATION - BUILDING 100
SCALE : 1/4" = 1'-0"

COMMERCIAL APPEARANCE REQUIREMENTS - RIGHT SIDE ELEVATION

PLAN = 34'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. PILASTERS	PLAN	2
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS - MIN. 2'-8" x 3'-4"	PLAN	1
4. PILASTERS	PLAN	2
PLAN FEATURE TYPES - 2 REQ'D.		6 - TOTAL (4 REQ'D)

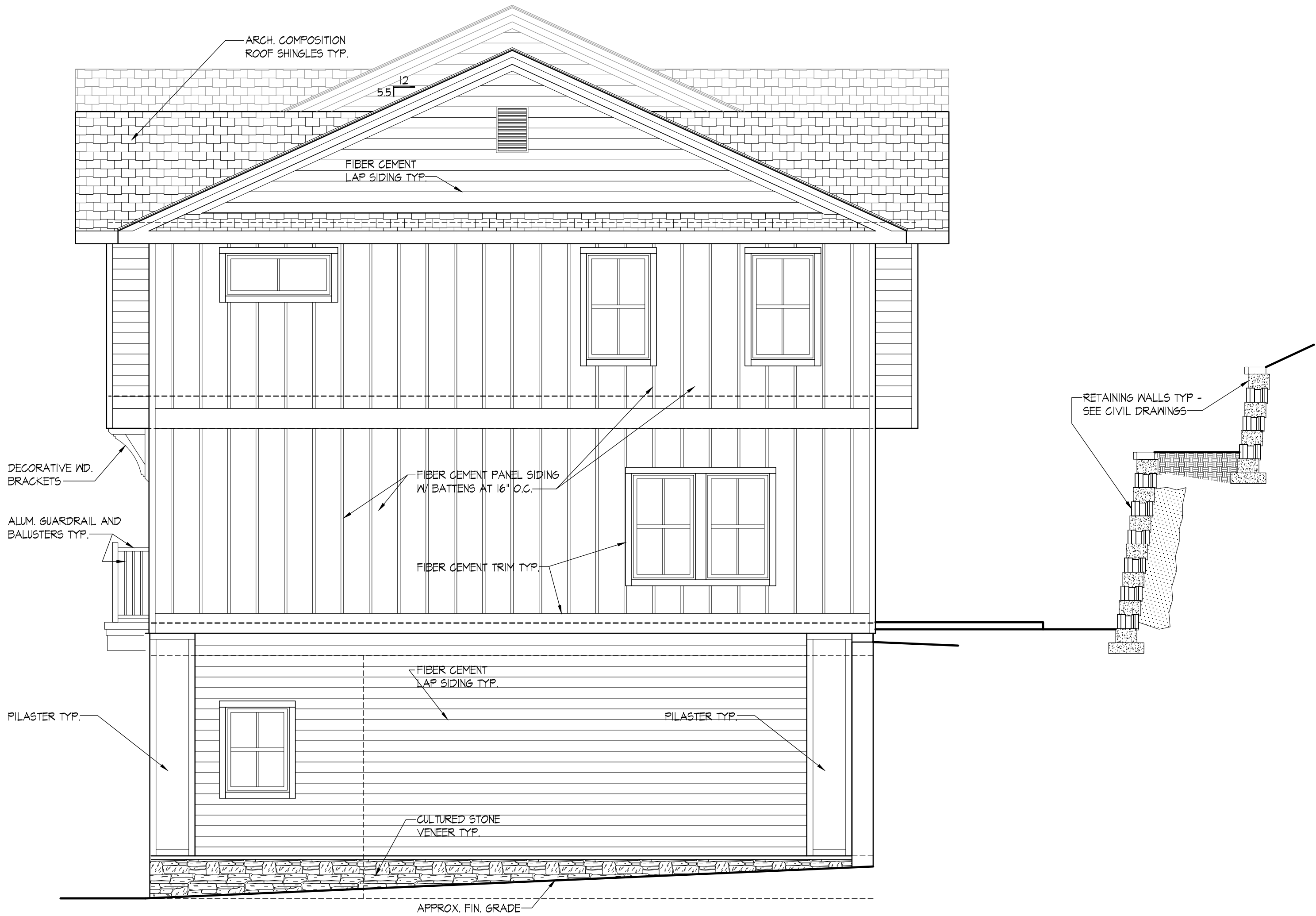
ELEVATION = ± 32'-0" AVG. ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS - MIN. 2'-8" x 3'-4"	ELEVATION
2. MATERIAL CHANGE	ELEVATION
3. PILASTERS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	3 REQ'D.

ROOF = ± 1200 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. ROOF RETURN EYEBROW	ROOF
ELEVATION FEATURE TYPES - 1 REQUIRED	

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	512 SF
TOTAL HEATED	1256 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1680 SF

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	640 SF
TOTAL HEATED	1384 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1808 SF

BUILDING 100 - 6 UNITS	
GROSS FLOOR AREA	10,464 SF



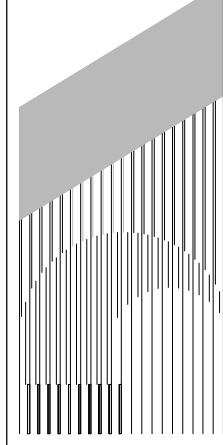
CONCEPTUAL RIGHT SIDE ELEVATION - BUILDING 100
SCALE : 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPER:

FACULTY STREET
APARTMENTS
BOONE
NORTH CAROLINA

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8/30/23	REVISED CONCEPTUAL DESIGN	
9/13/23	REVISED C.D.R. SUBMITTAL	



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BOONE, NORTH CAROLINA

SHEET

A2.2

COMMERCIAL APPEARANCE REQUIREMENTS - FRONT ELEVATION

PLAN = 113'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. BUILDING OFFSETS - MIN. 4'	PLAN	8
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS - MIN. 2'-8" x 3'-4"	PLAN	6
4. COVERED GARAGE ENTRY	PLAN	
PLAN FEATURE TYPES - 4 REQ'D.		15 - TOTAL (12 REQ'D)

ELEVATION = ± 30'-10" ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS / FULL GL. DOOR - MIN. 2'-8" X 3'-4"	ELEVATION
2. BUILDING OFFSETS - MIN. 4'	ELEVATION
3. BALCONY	ELEVATION
4. CANTILEVERED DORMER	ELEVATION
5. MATERIAL CHANGE	ELEVATION
6. DECORATIVE WOOD BRACKETS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	3 REQ'D.

ROOF = ± 2400 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. OPPOSING ROOF LINES	ROOF
2. OFFSET IN ROOF LINE	ROOF
ELEVATION FEATURE TYPES - 2 REQUIRED	

WINDOW CALCULATIONS (10% GLASS FOR STREET FACING ELEVATION)	
113'-0" (LENGTH) x 10% = 11'-4" GLASS REQUIRED : 64' GLASS PROVIDED INCLUDING GARAGE DOORS, 16' GLASS PROVIDED IN WINDOWS	

EACH DWELLING UNIT MEETS THE STANDARDS OF SECTION 15.03.05, PARAGRAPHS A, B, AND C.

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	512 SF
TOTAL HEATED	1256 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1680 SF

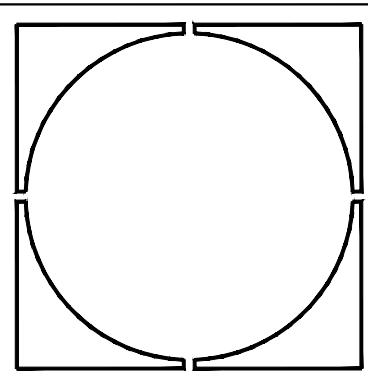
AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	640 SF
TOTAL HEATED	1384 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1808 SF

BUILDING 200 - 6 UNITS	
GROSS FLOOR AREA	10,464 SF



CONCEPTUAL FRONT ELEVATION - BUILDING 200
SCALE : 1/4" = 1'-0"

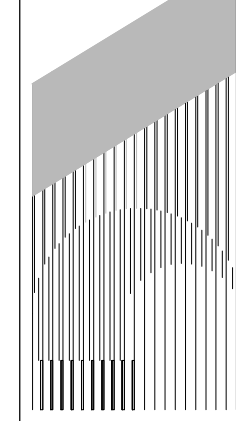
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

FACULTY STREET
APARTMENTS
BOONE
NORTH CAROLINA

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7/14/23	CONCEPTUAL DESIGN	
8/9/23	C.D.R. SUBMITTAL	
8/30/23	REVISED CONCEPTUAL DESIGN	
9/13/23	REVISED C.D.R. SUBMITTAL	



BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET

A2.3

COMMERCIAL APPEARANCE REQUIREMENTS - REAR ELEVATION

PLAN = 113'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. PILASTERS	PLAN	2
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS / FULL GL. DOOR - MIN. 2'-8" X 3'-4"	PLAN	18
4. CONCRETE PATIOS	PLAN	6
PLAN FEATURE TYPES - 4 REQ'D.		27 - TOTAL (12 REQ'D)

ELEVATION = ± 18'-6" ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS / FULL GL. DOOR - MIN. 2'-8" X 3'-4"	ELEVATION
2. CANTILEVERED DORMER	ELEVATION
3. MATERIAL CHANGE	ELEVATION
4. PILASTERS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	

ROOF = ± 1200 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. OPPOSING ROOF LINES	ROOF
2. OFFSET IN ROOF LINE	ROOF
ELEVATION FEATURE TYPES - 2 REQUIRED	

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	512 SF
TOTAL HEATED	1256 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1680 SF

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	640 SF
TOTAL HEATED	1384 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1808 SF

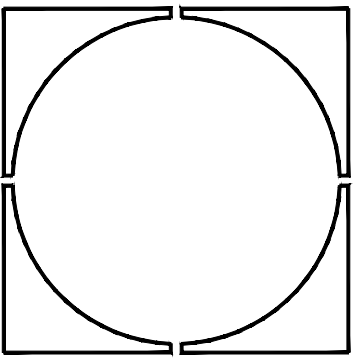
BUILDING 200 - 6 UNITS	
GROSS FLOOR AREA	10,464 SF

EACH DWELLING UNIT MEETS THE STANDARDS
OF SECTION 15.03.05, PARAGRAPHS A, B, AND C.



CONCEPTUAL REAR ELEVATION - BUILDING 200
SCALE : 1/4" = 1'-0"

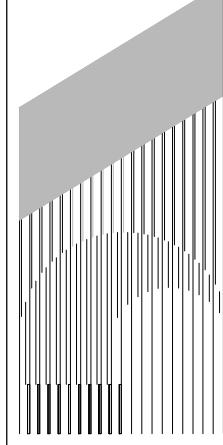
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

FACULTY STREET
APARTMENTS
BOONE
NORTH CAROLINA

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8/9/23	C.D.R. SUBMITTAL	
8/30/23	REVISED CONCEPTUAL DESIGN	
9/13/23	REVISED C.D.R. SUBMITTAL	

 BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A2.4

Exhibit 3

COMMERCIAL APPEARANCE REQUIREMENTS - LEFT SIDE ELEVATION

PLAN = 34'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. PILASTERS	PLAN	2
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS - MIN. 2'-8" x 3'-4"	PLAN	1
4. PILASTERS	PLAN	2
PLAN FEATURE TYPES - 2 REQ'D.		6 - TOTAL (4 REQ'D)

ELEVATION = ± 32'-0" AVG. ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS - MIN. 2'-8" x 3'-4"	ELEVATION
2. MATERIAL CHANGE	ELEVATION
3. PILASTERS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	

ROOF = ± 1200 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. ROOF RETURN EYEBROW	ROOF
ELEVATION FEATURE TYPES - 1 REQUIRED	

EACH DWELLING UNIT MEETS THE STANDARDS
OF SECTION 15.03.05, PARAGRAPHS A, B, AND C.

COMMERCIAL APPEARANCE REQUIREMENTS - RIGHT SIDE ELEVATION

PLAN = 34'-0" LIN. DIM.		
FEATURE TYPE	LOCATION	NO. OF FEATURES
1. PILASTERS	PLAN	2
2. MATERIAL CHANGE	PLAN	1
3. WINDOWS - MIN. 2'-8" x 3'-4"	PLAN	1
4. PILASTERS	PLAN	2
PLAN FEATURE TYPES - 2 REQ'D.		6 - TOTAL (4 REQ'D)

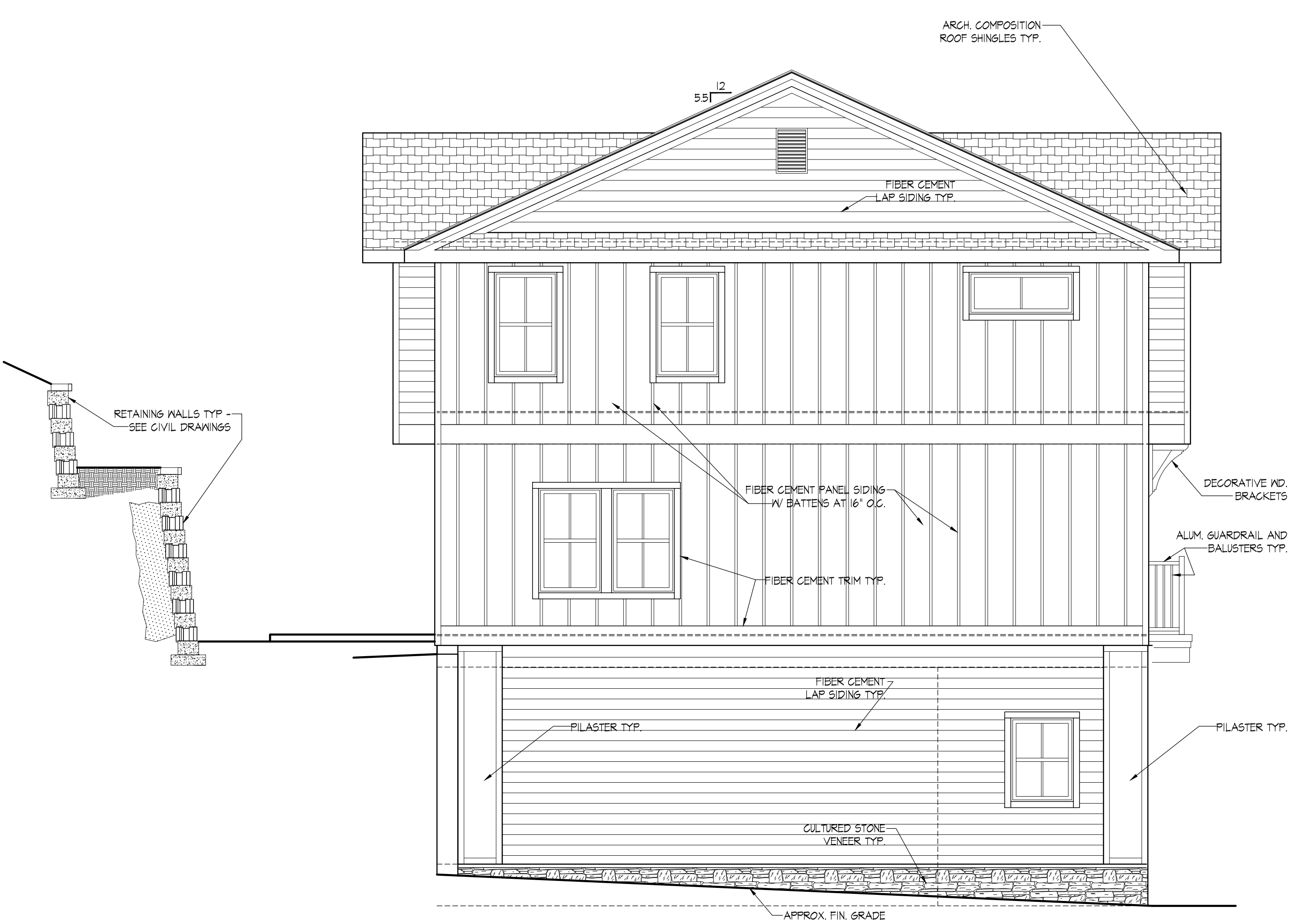
ELEVATION = ± 25'-0" AVG. ELEV. HT.	
FEATURE TYPE	LOCATION
1. WINDOWS / FULL GL. DOOR - MIN. 2'-8" x 3'-4"	ELEVATION
2. MATERIAL CHANGE	ELEVATION
3. PILASTERS	ELEVATION
ELEVATION FEATURE TYPES - 3 REQUIRED	

ROOF = ± 1200 SF ROOF AREA	
FEATURE TYPE	LOCATION
1. ROOF RETURN EYEBROW	ROOF
ELEVATION FEATURE TYPES - 1 REQUIRED	

AREA CALCULATIONS - 1 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	512 SF
TOTAL HEATED	1,256 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1,680 SF

AREA CALCULATIONS - 2 BEDROOM UNIT	
1ST LEVEL - HEATED	104 SF
2ND LEVEL - HEATED	640 SF
3RD LEVEL - HEATED	640 SF
TOTAL HEATED	1,384 SF
1ST LEVEL - UNHEATED	424 SF
UNIT TOTAL	1,808 SF

BUILDING 200 - 6 UNITS	
GROSS FLOOR AREA	10,464 SF



CONCEPTUAL LEFT SIDE ELEVATION - BUILDING 200
SCALE : 1/4" = 1'-0"



CONCEPTUAL RIGHT SIDE ELEVATION - BUILDING 200
SCALE : 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

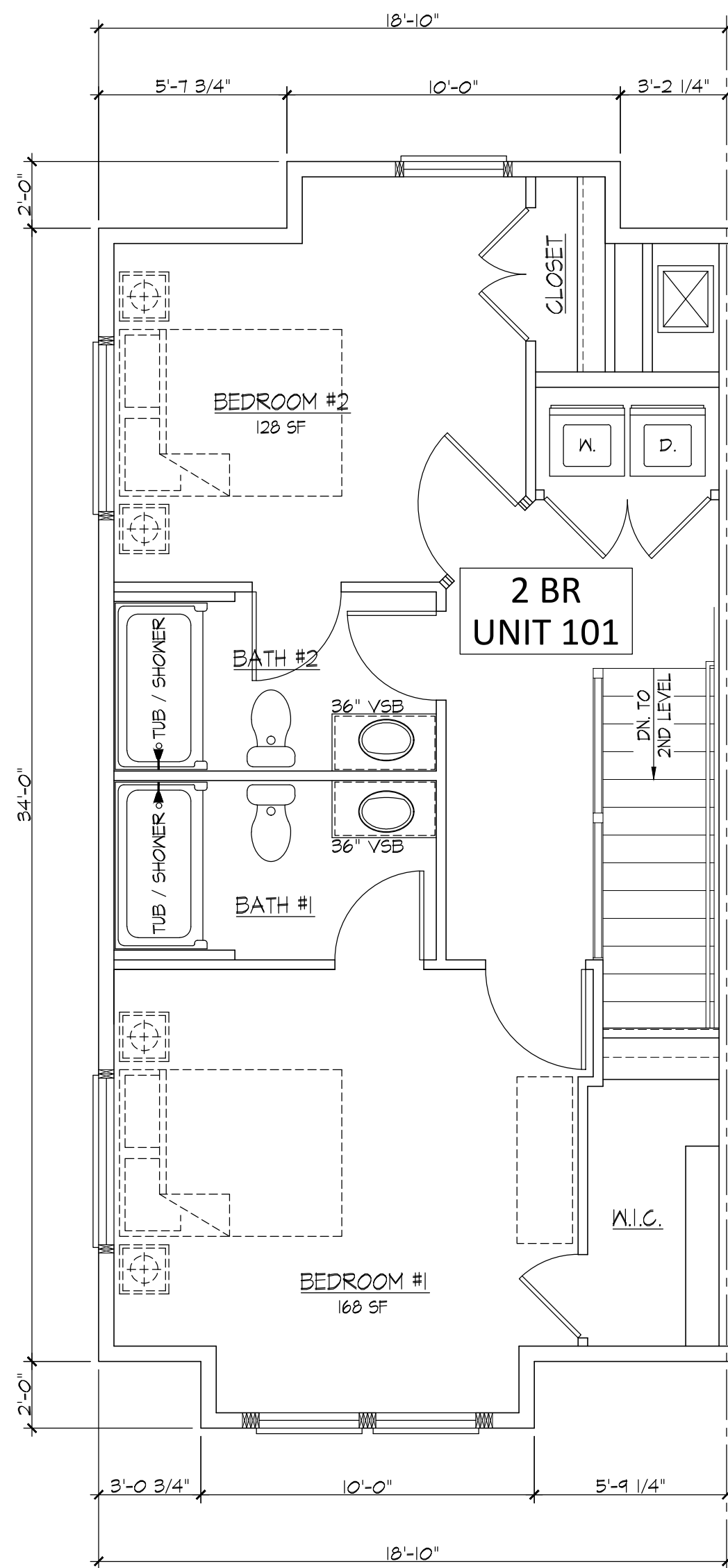
DEVELOPER:

FACULTY STREET
APARTMENTS
BOONE
NORTH CAROLINA

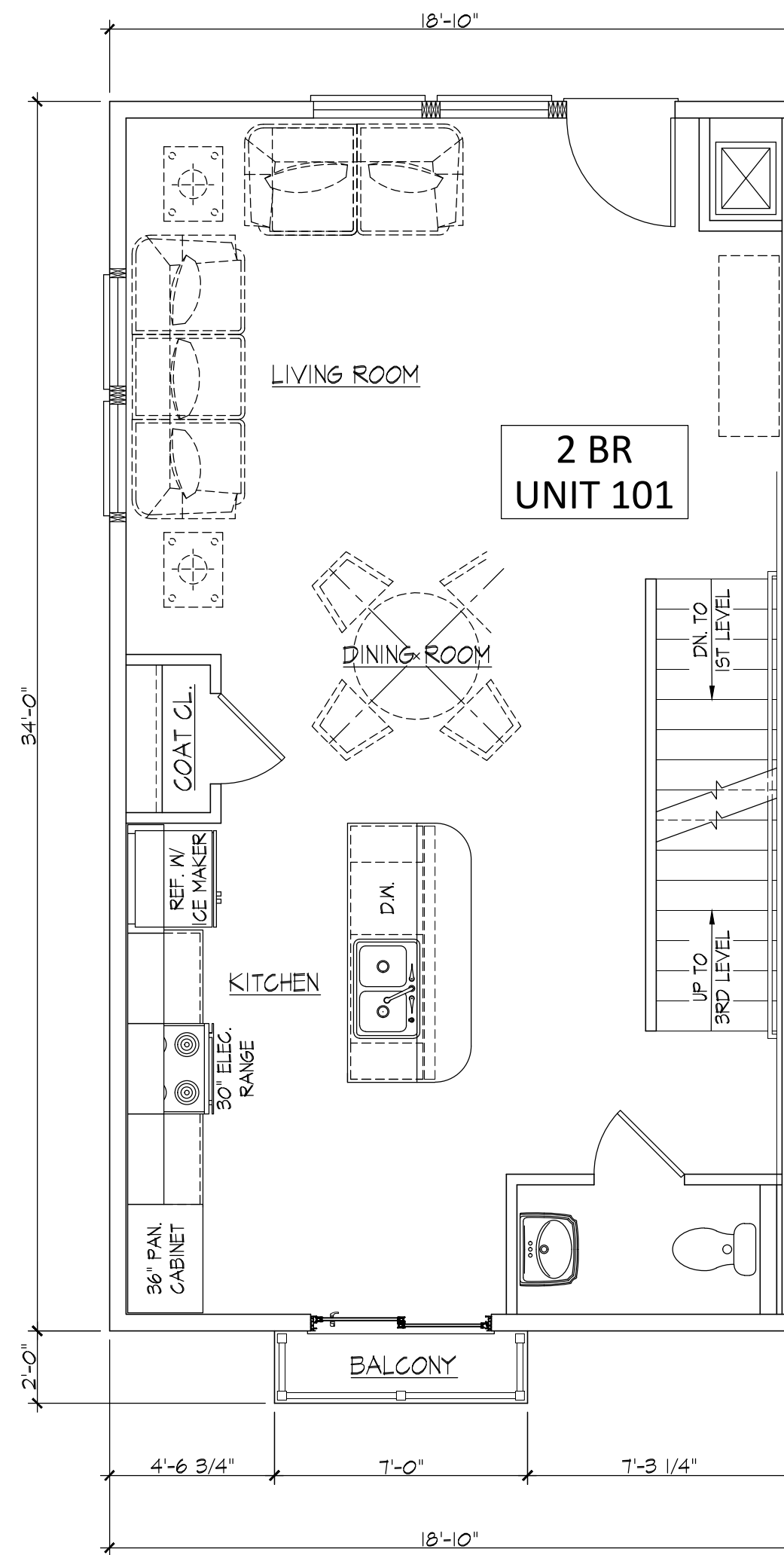
DATE	JOB NO. :	CONCEPTUAL DESIGN
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BOONE, NORTH CAROLINA

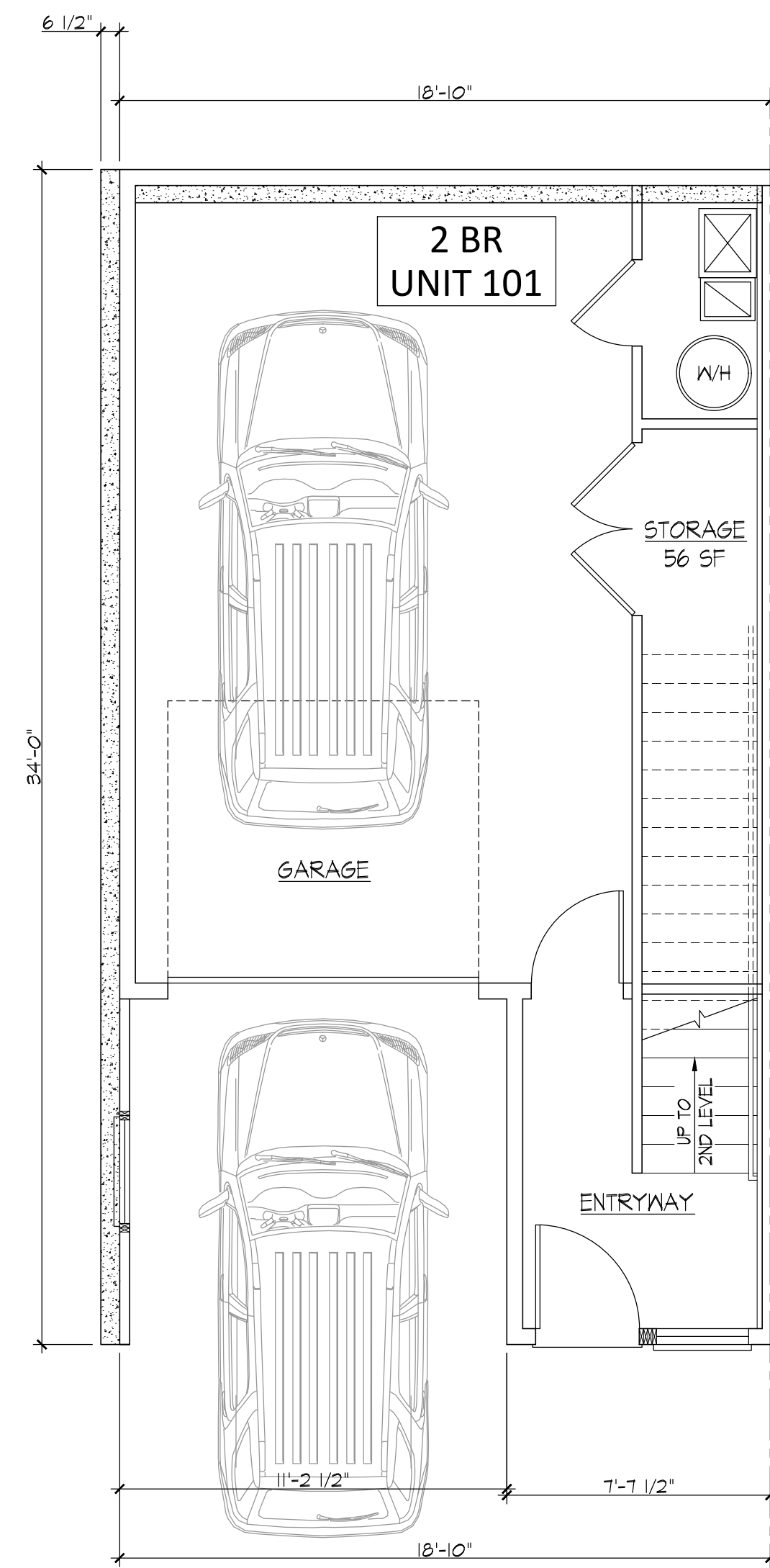
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A2.5



FACULTY STREET APARTMENTS
3RD LEVEL FLOOR PLAN - 2 BEDROOM UNIT



FACULTY STREET APARTMENTS
2ND LEVEL FLOOR PLAN - 2 BEDROOM UNIT

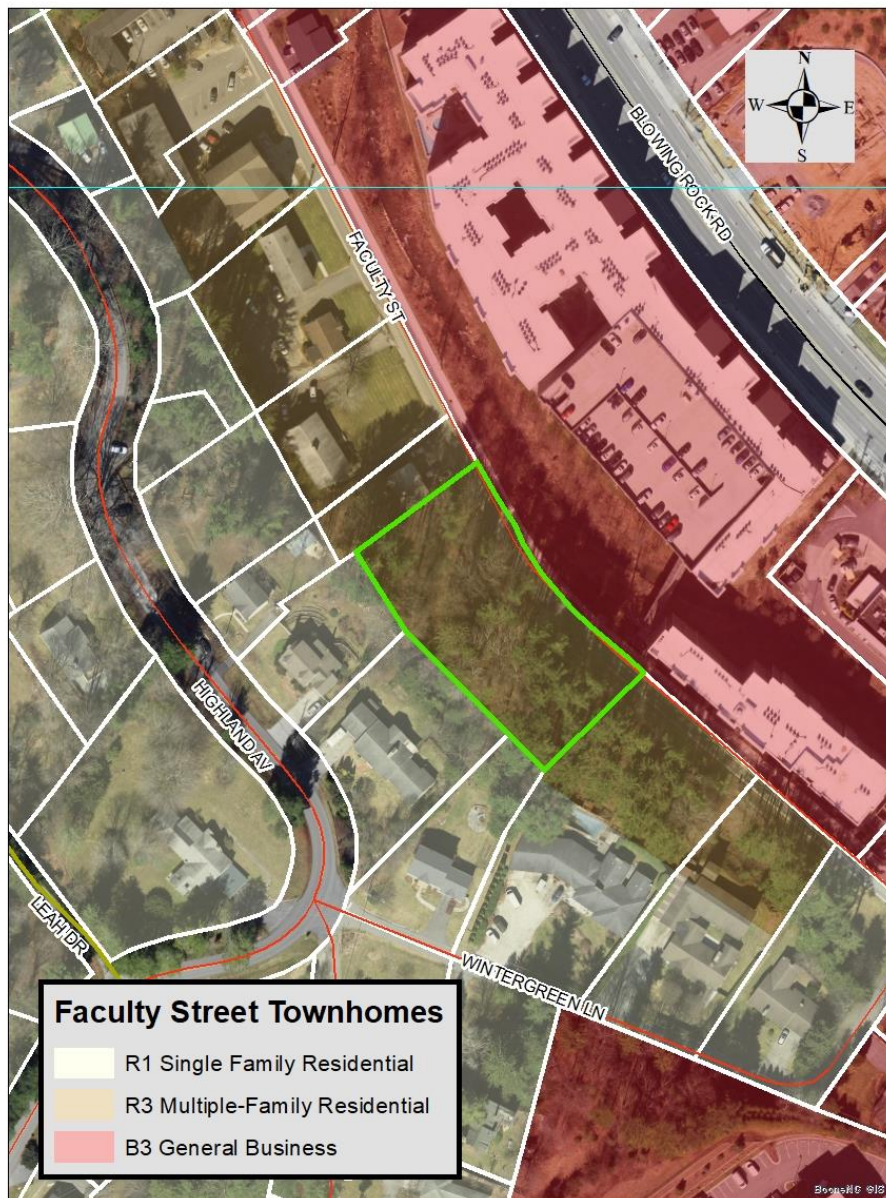


FACULTY STREET APARTMENTS
1ST LEVEL FLOOR PLAN - 2 BEDROOM UNIT



Staff Report
Public Hearing
September 25, 2023

Case A23-0149-Faculty Street Townhomes Conditional District Zoning Map Amendment



Request

Bill Aceto and Todd Rice for A&R Mountain Properties, LLC have requested a Conditional District Zoning Map Amendment for property located on Faculty Street (Watauga County PIN: 2910-14-4592-000) to construct six (6) one-bedroom townhomes and six (6) two-bedroom townhomes that are proposed to be forty (40) feet in height.

Communication: Case A23-0149 Staff Report (Case A23-0149 Faculty Street Townhomes - Conditional District Zoning Map)

Parcel Information

Address: (TBD) Faculty Street
Property Owner: A&R Mountain Properties, LLC
Watauga County PIN: 2910-14-4592-000
Lot size (total): .69 Acres
Jurisdiction: Town of Boone
Access: Faculty Street (Town maintained)
SFHA: Yes
Watershed District: No
Corridor District: Yes
NCD: No
Viewshed: No
Steep Slope: Yes
Transitional Zone: Yes
Current Zoning: R3 Multiple-Family Residential

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 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.

Current Use: 1.01 Single-Family Residential – Currently Vacant

Proposed Use: Use 1.08 Townhouse (up to 30 bedrooms)
 Townhouse: A building containing, intended or used solely for one dwelling unit on its own lot, with an individual private entrance and where three or more buildings are joined side-by-side (“a row”), with no dwelling unit located above or below another dwelling unit, and each building having exposed front and rear walls for access, light and ventilation. A Townhouse development may contain multiple rows.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	General Business	Mixed-use, Multi-family residential
East	R3 Multi-family Residential/R1 Single-family Residential	Single-family Dwelling
South	R1 Single-family Residential	Single-family Dwelling
West	R3 Multi-family Residential	Single-family Dwelling

Planning Staff Analysis:

The applicant is requesting approval for Conditional District R3, Multi-family residential zoning with a site-specific development plan for Use 1.08, Townhouse (up to 30 bedrooms), which has a 50' transitional zone attached, which the applicant is triggering.

Pursuant to UDO Subsection 14.01.02(C) 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 a proposed general use zoning district, is limited to the authorized uses and development standards mandated within that district, and may be subjected to conditions that make the development more desirable.

A site specific development plan is defined in UDO Article 34 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."

See below for details on the applicant's compliance with the Conditional District procedural requirement for a neighborhood meeting as set forth in UDO Subsection 9.09.02 and the development's overall compliance with UDO standards specific to the development:

Compliance with UDO Subsection 9.09.02 Neighborhood Meeting:

The applicant shall conduct a neighborhood meeting prior to the submission of the application for a Conditional District Zoning Map Amendment. This meeting will allow the applicant to explain the proposed development and to be informed of the concerns of the neighborhood and surrounding property owners.

- A.** A meeting notice must be mailed to property owners within 300' of the development at least 25 days prior to the meeting in accordance with Subsection 1.13.02 herein. A copy of the notice shall also be provided to the Planning Department. The notice shall contain a summary.
- B.** of the proposed development, the applicants contact information, the date, time, and location of the meeting.
- C.** The meeting must be held at an accessible and convenient location and time in light of available options. Upon coordination through the Planning Department, the meeting may be held at Town Council Chambers if that location is available.
- D.** At the meeting, the petitioner, at a minimum, shall present all the following information:
 - 1. Contact information of the parties involved in the ownership, design, and development of the property;
 - 2. The location of the property and general information on the current conditions of the site;
 - 3. Proposed use(s) and site development;

4. Any preliminary plans or renderings, if available; and
- E. The applicant shall provide the Administrator with a summary report of the meeting which includes a list of all attendees and details the meeting including all concerns expressed by attendees and commitments made by the petitioner. This report shall be included in the staff report.

Staff Note: The applicant held a neighborhood meeting on July 27, 2023. A recap of the meeting along with the certification of mailing to the affected property owners is included in the board packet. Please see information in board packet.

Zoning Analysis

R3 Intensity Standards:

Required	Proposed	Compliance
Minimum Gross Land Area: 20,000 sq. ft.	30056.4 sq. ft. (.69 acres)	Yes

R3 Building Height:

Required	Proposed	Compliance
Maximum Height is limited to 40'*	Building Height: 40'	Yes

* Subsection 14.03.07 (D) In all nonresidential zones and the R3 zone, all structures located within 100 feet of an R1 zoned property shall not exceed forty feet (40') in height. The applicant's project is within 100 feet of R1 property, so the structures are limited to forty feet (40') in height,

Building Setbacks:

Required	Proposed	Compliance
Interior: 13'	13'	Yes
Street: 20'	20'	Yes

Parking:

Required	Proposed	Compliance
Automobile Space – 2 per unit	24	Yes
Bicycle, Short-Term – 1 spaces	1	Yes
Bicycle, Long-Term – 3 spaces	3	Yes
Motorcycle – Exempt	NA	Yes

Sidewalks: Pursuant to UDO Subsection 23.08.01(B), sidewalks shall be required for all new multi-family residential development. Technically, though not shown, the applicant will be required to construct a 5' sidewalk along Faculty Street (along with the 10' landscaped street yard).

Town Staff believes it is important to note that recently NCDOT has begun a feasibility study along this corridor and along this side of the street for a 10' wide multi-use path. Expected completion date is due in 2024.

Though not formally adopted by the town, this feasibility study will most likely have an impact on the pedestrian infrastructure along Faculty Street. UDO Subsection 23.08.04 states that 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 may allow or require the installation of a public greenway instead of sidewalk. 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.

Compliance with limited use requirements in UDO Subsection 15.03: 1.07 Duplex; 1.08-1.10 Townhouse; 1.11-1.13 Multi-Family Dwelling; 1.14-1.16 Multi-Family Dwelling In Mixed Use (unless specifically excluded)

Pursuant to UDO Subsection 15.03.03, each new multi-family development shall meet the following standards:

- A.** A townhouse style design and a mixture of unit configuration and sizes per development shall be encouraged. No one type of dwelling units, as defined by the number of bedrooms, shall comprise more than 50% of the total units.

Staff Note: The applicant is proposing a townhouse use. Six of the units are 1-bedroom and 6 are 2-bedroom.

- B.** Parking shall be limited to a maximum of two (2) spaces per unit and a clearly designated parking area for visitors.
1. The square footage of the parking designated for visitors may not exceed ten percent (10%) of the total parking area. A minimum of twenty-five percent (25%) of units shall have a garage or carport.
 2. If freestanding, garages and carports shall be architecturally integrated with the development. To the greatest extent practicable, parking shall be located behind or underneath proposed building(s).

Staff Note: Each townhome unit will have the required 2 off-street parking spaces within a stacked 2 car garage. One visitor space has been provided.

- C.** A livability space ratio of .50 must be met for the development. Fifty percent (50%) of the required livability space shall be designated to a defined area exclusively for the use of ground floor units. This space must consist of a common yard with accompanying private outdoor space for each

ground level unit, or individual yards contiguous with the unit served. Either configuration must provide direct access from all ground floor units. The remaining livability space shall be designated for the use of the development as a whole as recreation space and shall be located so as to provide for direct auditory, visual, and physical access from the dwelling units served.

Staff Note: The applicant has indicated that they are in compliance with this requirement with a livability space of .503 (50.3%, 15,133 sf). Additionally, each unit is considered a ground floor unit and will have access to the common areas within the development.

- D.** On-site property management or an owner's association shall be required.

Staff Note: Property management will be located within 500' of the property at 899 Blowing Rock Road.

- E.** Recreation space:

1. A minimum of 5% of the parcel shall be provided as recreation space for residents of the park.
2. In general, required recreation space shall have a least dimension of twenty-five feet (25), an average dimension of fifty feet (50'), and a minimum area of 2,500 square feet. Smaller dimensions are acceptable if:
 - a. Less than 2500 square feet of recreation area is required, or
 - b. The recreation area is a suitably improved roof area or enclosed floor area, or
 - c. The anticipated needs of the residents require smaller facilities, such as tot lots or shuffle board courts, or
3. The dedication of a greenway easement may be used to satisfy the requirements for recreational space.
4. Outdoor recreation area for common use should be located twenty feet (20') or more from any residential windows at the same general level.
5. Recreation areas shall be maintained in a safe and sanitary manner.

Staff Note: The plans indicated that this has been met within the intensity calculations but has not shown the area on the plans. If the applicant ends up dedicating an easement and paying fee-in-lieu for a multi-use trail, then the recreation requirement will have been met.

Pursuant to UDO Subsection 15.03.04, each residential building shall meet the following standards:

- A.** The maximum building height shall be three (3) stories of occupied space, and in no case shall the building exceed fifty feet (50') in total height including the roof or the maximum in the particular zoning district, whichever is less.

Staff Note: Applicant has met this requirement. Buildings are 40' in height and 3 stories.

- B. Roof Requirements:**

1. If a pitched roof is proposed, the pitched roof area may be used as attic or storage space.

2. If a flat roof is proposed, fifty percent (50%) of the roof area must be used as livability space.

Staff Note: The applicant is proposing to use pitched roofs.

- C. The front entrance of each unit on the first floor must be at ground level to the greatest extent practicable.

Staff Note: Please see applicant's elevations There are stairs to each front door due to topography. Each front entrance is at ground level to the extent possible.

Pursuant to UDO Subsection 15.03.05, each dwelling unit shall meet the following standards:

- A. The bedroom to bathroom ratio of each unit within the development shall be limited as follows:

1. Efficiency unit and one (1) bedroom unit: one (1) bathroom.
2. Two (2) bedroom unit: one (1) or two (2) bathrooms, with no less than one bathroom with common access.
3. Three (3) bedroom unit: Two (2) bathrooms with no less than one (1) bathroom with common access.
4. Four (4) or more bedroom unit: Three (3) bathrooms with no less than two (2) bathrooms with common access from a hall.

- B. In every unit with two (2) or more bedrooms, a designated master suite must be included and shall be at least twenty-five percent (25%) larger than every other bedroom and not less than 144 square feet excluding closet space.

- C. Dedicated storage space of at least fifty square feet (50 ft²) per unit must be provided for units without garages. Any storage space which is not within or attached to the building containing the units served by the space must be architecturally integrated with the development.

- D. Occupancy of each unit shall be limited to (2) two unrelated persons.

Staff Note: The applicant has demonstrated compliance with these standards, see floor plans in the board packet.

Transitional Zone: Pursuant to UDO Subsections 9.09.05 and 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.

This proposed development is not within 125' of a protected residential zoning district so the transitional zone mitigation is not required.

ANALYSIS BY OTHER TOWN STAFF**Environmental Planner (Brandon Wise, 828-268-6960) -Approved with Conditions**

Approved

Public Works:**Utilities Division (Robbie Jones, Utility Services Technician, 828-268-6250)**

Approved.

Services Division (Facilities Maintenance Superintendent, Justin Stines, 828-268-6230)

A feasibility study is underway by the Town to determine the possibility of a 10 feet wide path in this area. The path would need a 15-20 feet easement from the back of the curb, depending on the study outcome. The applicant would be required to pay fee-in-lieu rather than construct the path or a sidewalk.

Fire Department

This project will require sprinklers. Please make plans for these.

CONFORMITY TO ADOPTED PLANS**COMPREHENSIVE PLAN UPDATE****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.

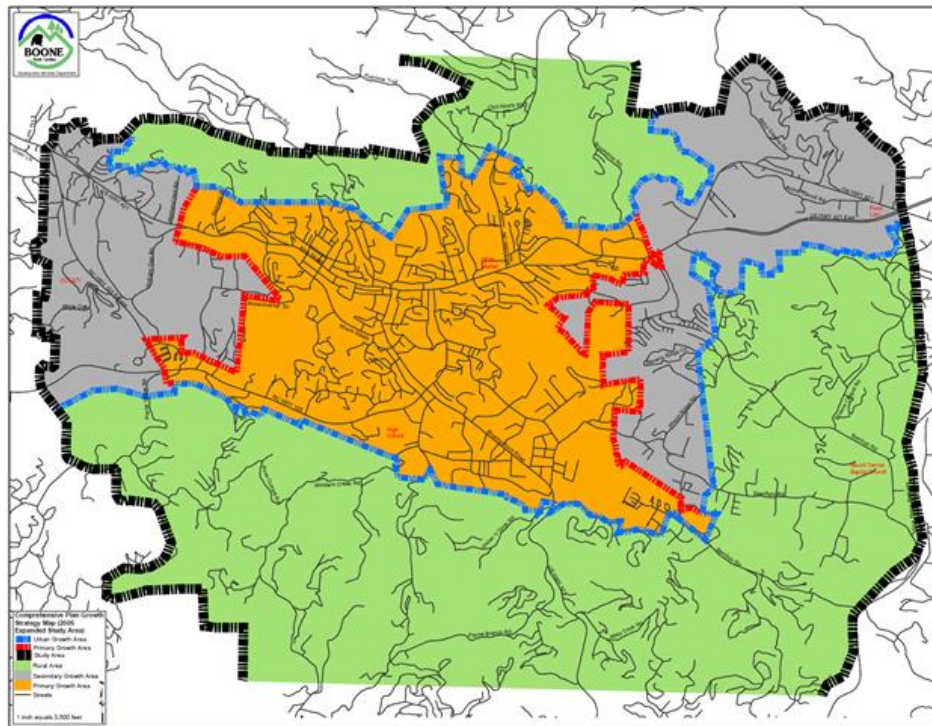
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

...

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.

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.

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.

...

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 September 1, 2022.

/s/ Brenda Henson

Brenda Henson, Administrative Support Specialist

Certification of Posting

I, Brandon Wise, 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 September 1, 2022.

/s/ Brandon Wise

Brandon Wise, Environmental Planner

Conclusion

The following conditions are automatically included and a part of any approval.

1. Where there is a conflict between the application information and the plans (dated received on September 13, 2023), 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 development 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 codes for review and approval necessary to issue Zoning and Building Permits.

Any other conditions agreed upon by the applicant and Town Council:

1. Potential condition on sidewalk/greenway path
2. Any other conditions agreed upon ...

Planning Commission Recommendations

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: 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:

Note 1

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of Ordinance A23-0149 and believes ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

TOWN COUNCIL ACTION - Adoption of Ordinance

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently.

Vote 1: 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:

Note 1

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Vote 2: The Town Council ☐ **approves** OR ☐ **denies** and believes ☐ **approval** OR ☐ **denial** of Ordinance A23-0149 in Exhibit A is reasonable and in the public interest because:

Note 2

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

Exhibit A**Ordinance A23-0149**

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission and Town Council has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to rezone the property below from R3 Multi-family Residential District to R3 Multi-family Residential with a site-specific development plan for Use 1.08 (Townhomes).

Addresses: (TBD) Faculty Street

Watauga County PINs: 2910-14-4592-000

Property Owner: A&R Mountain Properties, LLC

WHEREAS, the Boone Town Council held a duly-noticed public hearing September 25, 2022 with respect to this rezoning request; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Boone Town Council hereby approves and adopts the modifications to the Town Zoning Map as set forth herein.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the 11th day of October, 2023.

The Honorable Tim Futrelle, Mayor

Attest:

Nicole Harmon, Town Clerk

**TOWN COUNCIL AND PLANNING COMMISSION
PUBLIC HEARING MINUTES
MONDAY, SEPTEMBER 25, 2023, 6:00 PM
1500 BLOWING ROCK ROAD AND VIA WEBEX SOFTWARE**

COUNCIL MEMBERS PRESENT: Mayor Tim Futrelle, Mayor Pro Tem Edie Tugman, Todd Carter (joined at 6:11 p.m.), Dalton George, Becca Nenow, and Virginia Roseman

PLANNING COMMISSION MEMBERS PRESENT: Eric Plaag-Vice Chair, Chris Behrend, Adrian Tait, Frank Veno, and Smith Warren

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Mike James-Senior Planner, Christy Turner-Senior Planner, Brandon Wise-Environmental Planner, and Brenda Henson-Board Secretary

OTHER TOWN STAFF/REPRESENTATIVES PRESENT: Amy Davis-Town Manager, Allison Meade-Town Attorney, and Todd Moody-Public Works Director

Call to Order

Mayor Futrelle called the Town Council to order at 6:07 p.m. Vice Chair Plaag called the Planning Commission to order at 6:07 p.m. The meeting was held in the Town Council Chambers at 1500 Blowing Rock Road, as well as via WebEx.

Moment of Silence

A moment of silence was observed.

Approval of Meeting Minutes

Council Member Roseman made a motion to approve the July 24, 2023, Public Hearing minutes as written. The motion was seconded by Mayor Pro Tem Tugman.

Vote: Aye – 4
Nay – None
Absent – 1 (Carter)

The motion passed.

Commission Member Behrend made a motion to approve the July 24, 2023, Public Hearing minutes as written. The motion was seconded by Commission Member Tait.

Vote: Aye – 5
Nay – None

The motion passed.

PUBLIC HEARING

Ms. Jane Shook, Director of the Town of Boone Planning & Inspections Department, provided a brief explanation of the guidelines for public hearings.

Council Member Carter joined the meeting via WebEx at 6:11 p.m.

Case A23-0003 Andrea Brown – General Use Zoning Map Amendment

Andrea K Finney, formerly Andrea Brown, has submitted a General Use Zoning Map Amendment application to rezone a parcel located off of Bub Teems Road (Watauga County PIN: 2920-09-6177-000) from R3 Multiple-Family Residential and RA Residential/Agricultural to B3 General Business.

Mr. Mike James, Senior Planner with the Town of Boone Planning & Inspections Department, presented the request as it was outlined in the meeting packet. He stated that the rezoning of the subject property to B3 would place it in the same zoning district as the surrounding properties owned by Ms. Finney.

Ms. Chelsea Garrett, attorney for Ms. Finney, explained that the property was purchased years ago by Jim and Andrea Brown. When the Browns divorced in 2010, Ms. Brown, now Ms. Finney, became the sole property owner. Ms. Garrett stated that the subject property was supposed to have been a road but was never developed as such. She noted that adjacent property owners, Jason Gaston, Scott Porter, and the Miller heirs had implied rights-of-way to the property for use of the road.

Ms. Finney further explained that when she and Mr. Brown purchased the property they did not know about the proposed road and the rights-of-way that were attached to the property. She stated that this information was only recently discovered when she began trying to sell the property. Ms. Finney noted that all of the property owners having an implied right-of-way had been contacted and they had all agreed to abandon their right-of-way to the road.

Ms. Garrett noted that there was an R1 zoned property across Bub Teems Road. She asked Ms. Finney if she had spoken to that property owner. Ms. Finney replied that she had not spoken with them. Ms. Garrett asked Ms. Finney how much road frontage there was on the subject property. Ms. Finney stated that there was about 22' of road frontage on Bub Teems Road.

Ms. Garrett stated that due to the lot width, no R3 or RA uses could be built on the lot. She added that, if rezoned, any use in the B3 would require a Special Use Permit due to the transitional zone.

Ms. Garrett called Mike Boone to speak. Mr. Boone stated he owned property across the street and would like to move his Magic Cycles business to that property. He did not think anyone would want to live in a house on Ms. Finney's residential property and thought it would be more beneficial for it to be zoned B3.

Ms. Garrett noted that she had spoken with Jason Gaston who owned the neighboring property containing the newly built apartment buildings called The Collection. She stated that Mr. Gaston was supportive of abandoning the implied right-of-way.

Ms. Shook wished to clarify Ms. Garrett's statement that any use in the B3 would require additional review. She explained that there were some uses in the Table of Permissible Uses that were allowed by right in the B3 and would not require additional review by either Town Council or the Board of Adjustment.

Mayor Pro Tem Tugman asked if easements for the road were still in place. Ms. Garrett replied that Ms. Katie Walker, an attorney who performed the title search, found that there were only implied rights-of-way and not deeded rights-of-way. She noted again that all of the affected property owners had agreed to disclaim any right to use the roadway.

Council Member Roseman stated that when the hotel came before the Town Council she was supportive of the request, and she was supportive of this request. However, she wondered if there could be a condition to require legal documentation showing that all of the affected property owners had relinquished their rights to the road. Ms. Shook reminded everyone that this was a request for a General Use Zoning Map Amendment and conditions could not be attached to the approval. Council Member Roseman understood and stated that she was supportive of the request to rezone the property to B3.

Ms. Garrett stated that rights-of-way could not be affected by zoning.

Vice Chair Plaag stated that parts of the property were located in flood zones. He asked how that would affect possible development. Mr. James replied that there were no development restrictions in the 500-year floodplain and development in the 100-year floodplain would require the buildings to be elevated. Vice Chair Plaag expressed concern about putting in fill dirt to elevate the property and how this would affect stormwater runoff.

Mr. Brandon Wise, Environmental Planner with the Town of Boone Planning & Inspections Department, stated that, based on his preliminary review, any building would have to be elevated about 2'. He added that pre and post-stormwater would have to be captured. Mr. Wise stated that new development in the 100-year floodplain would require an elevation certificate or new development could be built on portions of the property that were not located within the 100-year floodplain. Mr. Wise also concurred that these regulations would have to be met whether the project was allowed by right or allowed subject to a hearing.

Vice Chair Plaag asked about any current non-conformities. Mr. James replied that the lot currently did not meet the minimum lot size, lot width, or street frontage requirements for its zoning classifications. He noted that if the lot was rezoned to B3 it would still be non-conforming, but the non-conformity would be reduced.

Ms. Garrett asked if it was correct that the flood regulations would apply no matter what the property was zoned. Mr. James stated that was correct.

There was no public comment and no further questions.

Mayor Futrelle closed the public hearing for this case at 6:50 p.m.

Case A23-0149 Faculty Street Townhomes – Conditional District Zoning Map Amendment

A&R Mountain Properties, LLC has requested a Conditional District Zoning Map Amendment for property located on Faculty Street (Watauga County PIN: 2910-14-4592-000) to construct 12 townhomes with a site-specific development plan for Use 15.03 (Townhouse).

Ms. Christy Turner, Senior Planner, presented the request as it was outlined in the meeting packet.

Ms. Shook wished to make a clarification in the Staff Report on page 94 of the meeting packet. The last sentence on that page indicated that the proposed development was not within 125' of a protected residential zoning district so the transitional zone mitigation was not required. Ms. Shook stated this was an error by staff, noting that the property did trigger transitional zone mitigation requirements.

Mr. Tyler Moffatt, attorney for the applicant, introduced Mr. Todd Rice and Mr. Bill Aceto as members of A&R Mountain Properties, LLC.

Mr. Rice stated he had been in real estate for 19 years and both he and Mr. Aceto lived locally. He noted that due to high costs, the townhomes would be market-rate housing. Mr. Rice stated that all landscaping requirements would be met, the development would be accessed from Faculty Street, and this location provided the ability to walk, bike, or ride the bus. He stated that the former 2030 Plan encouraged building up instead of out, noting that the townhomes would be 40' in height and contain ground-level parking with two stories above. Mr. Rice stated that businesses struggled to have enough workers, which could be a result of a lack of housing in Boone.

Mr. Jesse Hanlin with Blue Ridge Engineering stated that the photometric plan met the foot candle requirements. He noted that full cut-off fixtures would be used to reduce any spillover of light. Mr. Hanlin stated that elevation changes were not taken into consideration in the lighting plan.

Mr. Moffatt stated that because the project triggered transitional zone requirements, they would be addressing those concerns. He presented a color rendering of the buildings that was not included in the meeting packet nor provided to staff prior to the meeting. Mr. Moffatt stated that traffic would not enter from or exit into the neighborhood. He also noted that the project did not trigger a traffic impact analysis.

Council Member Roseman stated that someone who worked at a restaurant could not afford market rate homes. She added that she appreciated the developer's effort to keep the traffic out of the neighborhood by only having access to the property from Faculty Street.

Council Member Nenow asked how far it was from the back of the buildings to the property line. Mr. Hanlin replied that it was a minimum of 25.5' to the property line, including the retaining walls at the shortest distance.

Mayor Pro Tem Tugman expressed concern with 40' high buildings being up against the neighborhood.

Mr. Moffatt presented a rendering depicting the building height in relation to the grade at the property line. This rendering was not contained in the meeting packet nor provided to staff prior to the meeting. Mayor Futrelle asked that all information presented during the public hearing be provided to staff so it could be distributed to board members and the public.

Council Member Nenow asked about the fine the property owners received for cutting trees on the property. Mr. Aceto explained that they cut some underbrush and cut in a small access path for the chipper. In this process, they cut some trees that were too large and received a fine from the Town, which they paid.

Mr. Brent Davis, the architect for the project, stated there would be six 1-bedroom units and six 2-bedroom units. He outlined the floor plan for each level. Mr. Davis stated that it would be 27' from the patio level to the ridge of the buildings. He noted that behind the buildings there would be a 4' retaining wall, a 4' slope, then another 4' retaining wall with a 6' wooden fence on the top. Mr. Davis added that the exterior of the buildings would meet all of the feature schedules for appearance.

Council Member Roseman offered, for purposes of scale, that Jerry Butler's apartment building on Faculty Street had a parking garage with two stories above.

Mayor Pro Tem Tugman asked about the installation of a sidewalk along Faculty Street. Ms. Shook replied that a 5' sidewalk was required for the development. However, this area was being considered by the Great Trails State Plan for a 10' wide multi-modal path so Public Works would prefer that the property owner pay a fee-in-lieu of building the 5' sidewalk. Mr. Todd Moody, Public Works Director, added that a feasibility study was being conducted that would affect Faculty Street, but the study would not be completed until 2024. Mr. Hanlin noted that the development did have the space for a 10' path.

Mr. Moffatt stated that the property owners would be willing to pay a fee-in-lieu of the sidewalk.

Vice Chair Plaag stated that renting by the bedroom caused Boone's market rate to be high. He asked if the property owners would be willing to accept a condition that the townhomes would be rented by the unit instead of by the bedroom. Mr. Aceto replied that he would be willing to accept that as a condition. He stated that adding more housing stock would eventually lower costs.

Vice Chair Plaag asked Mr. Aceto if he would be willing to accept a condition that the townhomes not be marketed as student rentals. Mr. Aceto stated that they were unsure if the townhomes would be for rent or sale, but he would be willing to accept a condition that the units would not be marketed exclusively as student rentals.

Vice Chair Plaag asked if it was correct that one car per unit would be in the garage and one car would be outside. Mr. Aceto stated that was correct.

Vice Chair Plaag referred to the neighborhood meeting. He stated that the board meeting packet provided the questions that were asked at the neighborhood meeting but not the answers or any commitments by the property owners. Mr. Moffatt replied that the neighborhood meeting was recorded and that recording could be provided if necessary. He added that no commitments were made because they did not have the full plans for the project at the time of the neighborhood meeting.

Mayor Futrelle invited public comment.

Mr. Martin Root of 214 Wintergreen Lane stated he was concerned about the number of trees that would be removed from the property as the owners would be clear-cutting the parcel. Mr. Root noted that Boone was a Tree City USA and asked if trees were still important to the Town Council. He also expressed concern that the parcel contained slopes greater than 30%. Mr. Root stated that the UDO required a three-year waiting period for development after deforesting property. He felt there would be more benefit for long-term residency if the townhomes were sold instead of rented. Mr. Root noted that he lived directly above the subject property and was most concerned about the trees and the quality of life for the residents in the neighborhood.

Timothy Harris of 349 Highland Avenue stated his main concern was about slope development. He added that the soil on the slope was being held together by the root system of the trees. Mr. Harris noted that he was concerned with the stability of his property due to the disturbance of the slope.

Shirley Harris of 349 Highland Avenue stated she never imagined this kind of density being placed on this postage stamp-sized property.

Emily Stallings of 390 Highland Avenue felt this development was all about money. She stated that the increased traffic from the development on Faculty Street would cause people to use Highland Avenue.

Davis Hankins of 365 Highland Avenue stated he had the longest contiguous property line shared with the subject property. He expressed concern with the integrity of their homes due to the cutting of the slope and indicated that he did not feel this was a good development for their neighborhood.

Susan Owen of 195 Wintergreen Lane stated that the proposed development was a win-lose. She showed photos she had taken from the property of the current view and the potential view after the development of the townhomes. Ms. Owen noted that there would be 24 cars on the property. She stated she did not see any ADA features in place. Ms. Owen pointed out that the development would start 14' above Faculty Street. She stated that the trees to be planted along the back property line would be 8' tall and 10' apart. She noted there was a need for housing in Boone and she hoped this could be made into a win-win development instead of a win-lose for the neighborhood.

Nicole Schoychid of 365 Faculty Street stated she owned the duplex next door. She expressed concern about parking, access, and construction hours.

Council Member Nenow stated she was concerned with slope stability. Mr. Moffatt replied that a geologist would have to complete a study for the project. Ms. Shook explained that slope steepness could require a geologist or a geotechnical engineer to evaluate. She noted that this information was required during the zoning compliance process. Mr. Wise added that a geologist conducted a study and based upon that study a geotechnical engineer might be required.

Council Member Nenow stated that putting up retaining walls so buildings could be built did not provide a quality of life in Boone.

Council Member Roseman noted that the statement that more housing stock made lower prices fell flat to her because she had not seen that happen yet. She did feel that townhomes were what Boone needed.

Mr. Aceto stated that townhomes were less student-oriented. He added that 40% of development costs were due to regulations.

Commission Member Veno what the ramifications were of requesting a Conditional District Zoning Map Amendment. Ms. Shook explained that a Conditional District provided a site-specific development plan along with a potential zoning change. In this instance, she noted that the property was already zoned R3 and that would not be changing.

Commission Member Tait asked if the property owners would be willing to plant larger trees along the back property line. Mr. Aceto replied that he would be open to installing larger trees or different types of trees.

Commission Member Tait asked if the property owner would be willing to have only owner-occupied units. Ms. Allison Meade, Town Attorney, stated that was not permitted under North Carolina law.

Mr. Hanlin stated that the landscape plan indicated there would be 10 trees in every 100'.

Ms. Shook wished to clarify that the property owner was committing to additional plant material, change in species, and increase in size and spacing. Mr. Aceto replied that was correct.

Vice Chair Plaag referred to the requirement of on-site property management or an owner's association and asked why the property management would be located within 500' of the property at 899 Blowing Rock Road and not on-site as required. Ms. Shook replied that a 24-hour, on-call property management could serve as on-site management.

Vice Chair Plaag asked if the staff had done an analysis of the livability ratio. Ms. Turner stated that the staff relied on the design professional to make sure livability ratios were met. Ms. Shook added that the design professional provided sealed plans. Vice Chair Plaag asked about the configuration of the livability space. Ms. Shook replied that there was a livability space ration of .50 for the development. Of that 50%, 50% could include landscaping and buffer areas.

Vice Chair Plaag noted there were stairs to each front door and asked about handicap accessibility. Mr. Davis replied that there were no interior ADA requirements for less than 20 units. Mr. Hanlin stated that final grading plans were not complete and ADA compliance would be addressed at that time.

Vice Chair Plaag asked where the dumpsters would be located. Ms. Shook replied that there would be individual rollouts. Mr. Aceto added that the individual containers would be stored in each unit and be serviced by Republic Services.

Vice Chair Plaag asked if the Fire Department had reviewed the plans for driveway access. Ms. Turner and Shook confirmed that they had reviewed the plan.

Mayor Futrelle called a break in the hearing from 8:56 p.m. until 9:09 p.m.

In closing, Mr. Moffatt stated that noise would be addressed by the natural topography, lighting was below the required foot candles at the property line, traffic from the development would access Faculty Street, and the buildings were attractive. Mr. Moffatt noted that they would increase the tree height and install additional landscaping. He added that any development would require tree removal.

Planning Commission Vice-Chair Plaag asked for clarification on the tree removal limitations. Ms. Shook clarified that the limitations on the issuance of permits was limited to forestry activities which required a permit from the state and this property was not engaging in forestry activity.

Vice Chair Plaag asked if there would be any problems regarding the underground stormwater detention given the fact that the 100-year floodplain came up to the front of the property. Mr. Wise replied that the stormwater facility would need to be designed correctly.

With nothing further, Mayor Futrelle closed the public hearing for this case at 9:18 p.m.

Case A23-0185 WVS Investments LLC – General Use Zoning Map Amendment

The Town of Boone has initiated the zoning of portions of two properties owned by WVS Investments, LLC located on Fieldstream Drive to R1 Single-Family Residential (Watauga County PINs: 2911-51-7897-000 and 2911-51-8715-000).

Mr. Mike James, Senior Planner, presented the request as it was outlined in the meeting packet. He stated that the two properties were currently going through the annexation process. Mr. James noted that portions of both properties were already located inside Town limits and those portions were zoned R1. The property owner has requested that the remainder of the properties be zoned R1.

Mr. David Welsh, a member of WVS Investments, LLC, stated he bought the two lots in Fieldstream and was requesting annexation of the remainder of the lots so they could receive Town water & sewer services. He added that he planned to sell the properties so someone could build one home.

Mayor Pro Tem Tugman stated that the application indicated the requested zoning was B3. Ms. Shook explained that the staff generated the application and that was an error made by staff.

Mayor Futrelle invited public comment.

Ms. Leslie Perry stated she had lived on Fieldstream Drive for 37 years and was supportive of the properties being zoned R1.

Mr. Ronnie Marsh of 144 Rivendell Court stated that Fieldstream had a POA. He noted that Fieldstream Drive was a private road and asked how water & sewer would be extended to the lots. Mr. Marsh stated that there was a stream on the property and trees that were a buffer to the neighboring R3 property. Mr. Marsh also stated that the POA would like for any new house built in Fieldstream to be at least 2,100 square feet to be in keeping with the rest of the neighborhood.

Ms. Shook reminded everyone that this was a General Use Zoning Map Amendment of two separate parcels and no conditions could be placed on the approval.

Mr. Welsh stated that he had Mr. Mike Wilson look at the property and Mr. Wilson indicated a culvert would need to be installed for the stream. Mr. Welsh noted that the property was 400' from existing water & sewer lines so no easements would be needed. He stated that whoever built on the properties would have to meet POA requirements.

Commission Member Tait asked who had to pay for the extension of the water & sewer lines. Mr. James replied that the property owner would have to pay for the extension.

Vice Chair Plaag asked if the zoning of this property to R1 would create any non-conformities. Mr. James stated it would not create any non-conformities that he was aware of.

With nothing further, Mayor Futrelle closed the public hearing for this case at 9:33 p.m.

Adjournment of Town Council

Council Member Roseman made a motion to adjourn the Town Council at 9:33 p.m. The motion was seconded by Mayor Pro Tem Tugman.

Vote: Aye – All

Nay – None
The motion passed.

Tim Futrelle, Mayor

Brenda Henson, Board Secretary

Eric Plaag, Planning Commission Vice Chair

Continuation of Planning Commission Meeting

Vice Chair Plaag called a break in the Planning Commission meeting from 9:33 p.m. until 9:35 p.m.

Public Comment

There was no public comment.

Approval of Planning Commission Meeting Minutes

Commission Member Behrend made a motion to approve the July 24, 2023, Planning Commission meeting minutes as written. Commission Member Warren seconded the motion.

Vote: Aye – 5
Nay – None

The motion passed.

Due to the time, there was discussion on how to proceed. It was decided that the Commission would consider the first and third cases at this meeting and would table the second case. A special Planning Commission meeting was scheduled for Monday, October 9, 2023, at 6:00 p.m. via WebEx to consider Case A23-0149 Faculty Street Townhomes.

Case A23-0185 WVS Investments LLC – General Use Zoning Map Amendment

The Town of Boone has initiated the zoning of portions of two properties owned by WVS Investments, LLC located on Fieldstream Drive to R1 Single-Family Residential (Watauga County PINs: 2911-51-7897-000 and 2911-51-8715-000).

Commission Members Tait and Veno felt the request was straightforward and they were supportive of zoning the properties R1.

First Motion and Vote: Vice Chair Plaag made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

Comprehensive Plan Policy 2.2.2 Utilities

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.

Comprehensive Plan Policy 2.3.2 Community

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.

Comprehensive Plan Policy 2.3.3 Housing and Neighborhoods

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

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

The motion was seconded by Commission Member Warren.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Vice Chair Plaag made a motion that the Planning Commission recommends approval of Ordinance A23-0183 and believes approval is reasonable and in the public interest because rezoning to R1 conforms with the zoning of other parcels adjacent that are within the Town of Boone already and that type of zoning would The motion was seconded by Commission Member Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Case A23-0149 Faculty Street Townhomes – Conditional District Zoning Map Amendment

A&R Mountain Properties, LLC has requested a Conditional District Zoning Map Amendment for property located on Faculty Street (Watauga County PIN: 2910-14-4592-000) to construct 12 townhomes with a site-specific development plan for Use 15.03 (Townhouse).

This case was tabled. A special Planning Commission meeting was scheduled for Monday, October 9, 2023, at 6:00 p.m. via WebEx to consider Case A23-0149 Faculty Street Townhomes.

Case A23-0003 Andrea Brown – General Use Zoning Map Amendment

Andrea K Finney has submitted a General Use Zoning Map Amendment application to rezone a parcel located off of Bub Teems Road (Watauga County PIN: 2920-09-6177-000) from R3 Multiple-Family Residential and RA Residential/Agricultural to B3 General Business.

Commission Member Behrend stated that changing the zoning of this property to B3 would make it consistent with the surrounding zoning.

Commission Member Tait stated that zoning this property B3 would enable the property to be developed by merging this parcel with a larger parcel.

Commission Member Tait stated that rezoning the property to B3 would make the property less non-conforming.

First Motion and Vote: Commission Member Tait made a motion that the proposed amendment to the Town’s zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

Comprehensive Plan Policy 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.

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.

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.

Vice Chair Plaag wished to amend the motion to add:

Comprehensive Plan Policy 2.2.2 Utilities

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

Commission Member Tait accepted the amendment.

Commission Member Veno wished to amend the motion to add:

Comprehensive Plan Policy 2.1.1 Economic Development

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

Commission Member Tait accepted the amendment.

The motion was seconded by Commission Member Behrend.

Vote: Aye – 5
Nay – None

The motion passed.

Second Motion and Vote: Commission Member Behrend made a motion that the Planning Commission recommends approval of Ordinance A23-0003 and believes approval is reasonable and in the public interest because the rezoning makes the parcel consistent with surrounding parcels. The motion was seconded by Commission Member Tait.

Vote: Aye – 5
Nay – None

The motion passed.

Comprehensive Plan Update

Ms. Shook stated that the Town had hired a consultant, Quantum, to help with the Comprehensive Plan Update. A soft kick-off with the consultant has been scheduled for October 23rd and October 24th at the Planning and Inspections Office. Ms. Shook noted that there would be two session times (3 p.m. and 4 p.m.) on October 23 that would be dedicated to the Planning Commission. She stated that the goal was to have half of the Planning Commission members attend the 3 p.m. session and the other half attend the 4 p.m. session. Ms. Shook stated she would email Commission members regarding their availability.

Discussion of Chair and Vice Chair Appointments

Vice Chair Plaag noted that the Chair of the Planning Commission, Elizabeth Shay, had resigned. He also noted that he would be moving to the Town Council in December so the Commission was in need of a Chair and a Vice Chair.

Ms. Shook noted that the board application was contained in the meeting packet. She stated that if anyone was interested in applying for either position they would need to send their application to staff to be included in the next Planning Commission meeting packet for their recommendations.

Other Matters

There were no other matters.

Adjournment of Planning Commission

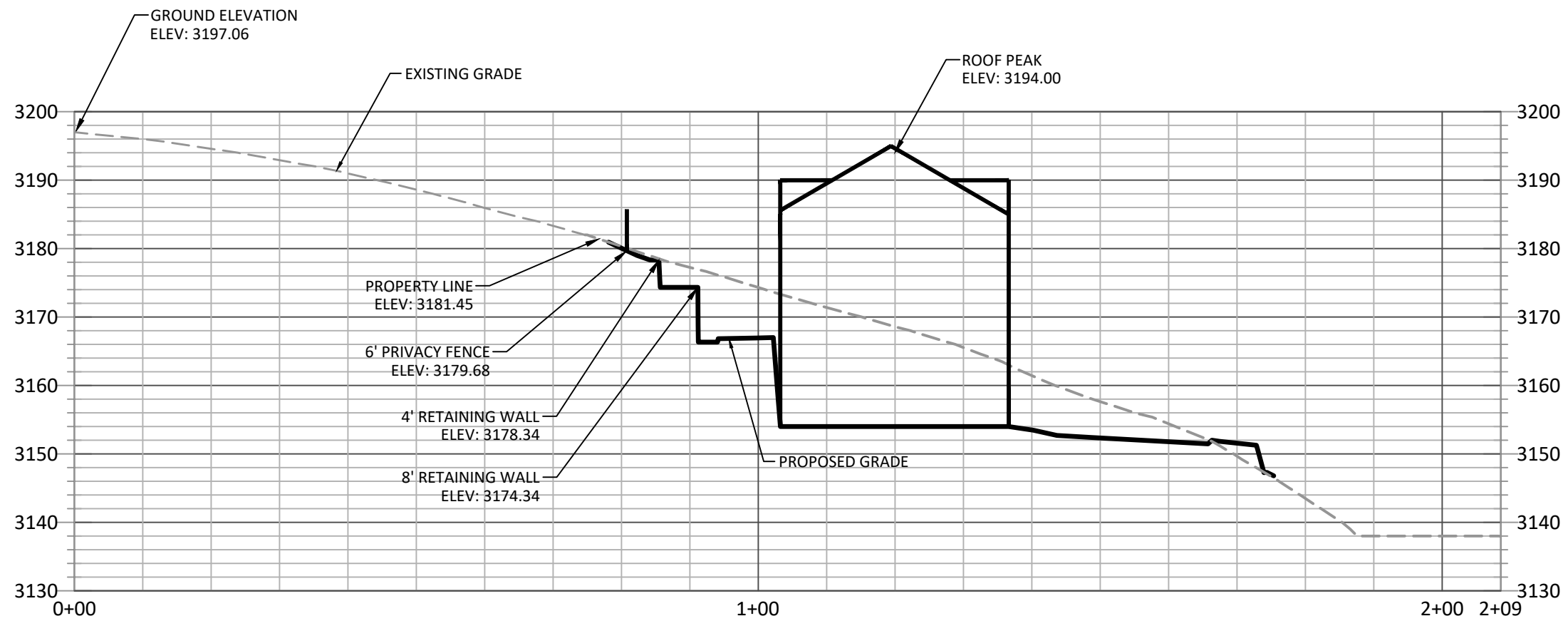
Commission Member Tait made a motion to adjourn the meeting at 10:24 p.m. Commission Member Behrend seconded the motion.

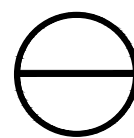
Vote: Aye – 5
Nay – None

The motion passed.

Eric Plaag, Planning Commission Vice Chair

Brenda Henson, Board Secretary



 **SIGHT LINE EXHIBIT**
SCALE: 1" = 30'

Planning Commission Chair/Vice-Chair 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



Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

Adrian Tait

Date Appointed:

9-13-23

Date Term Expires:

9-13-26

Number of Terms Served:

Position:

☒ Chair

☒ Vice-Chair

Questions

1. Orientation & Training

A. Have you completed the Planning Commission orientation?

☒ Yes ☐ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "[Ordinances, Plans & Studies](#)" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

3. Unified Development Ordinance

A. Are you familiar with the Town of Boone's [Unified Development Ordinance](#), specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits, and Article 9 Amendments?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

4. Robert's Rules of Order

A. Are you familiar with Robert's Rules of Order?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

5. Please explain why you wish to obtain this appointment:

Having served in a variety of board positions over the years I recognize the value of adept leadership to ensure groups can deliver the outcomes effectively and efficiently. Eighteen years of experience as a design professional working in Boone and the surrounding areas has given me an understanding of the building and development process and my past experience serving as the chair of the Boone Appearance Commission has given me a long term view of how planning decisions impact our community. It would be my pleasure to serve in a leadership role on the planning commission.

Communication: Tait Application (Chair and Vice-Chair Consideration)

Official Use Only

Date Reviewed by Planning Commission:

Date Reviewed by Town Council:

S:\Boards\PC\Chair & Vice-Chair Application\PC_Chair&Vice-Chair_Application_08122021.docx

Communication: Tait Application (Chair and Vice-Chair Consideration)

Planning Commission Chair/Vice-Chair 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



Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

FRANK VENO III

Date Appointed:

JUNE 2016

Date Term Expires:

JUNE 2024

Number of Terms Served:

2

Position:

☒ Chair

☒ Vice-Chair

Questions

1. Orientation & Training

A. Have you completed the Planning Commission orientation?

☐ Yes ☒ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "Ordinances, Plans & Studies" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

3. Unified Development Ordinance

A. Are you familiar with the Town of Boone's Unified Development Ordinance, specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits, and Article 9 Amendments?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

4. Robert's Rules of Order

A. Are you familiar with Robert's Rules of Order?

☐ Yes ☒ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

5. Please explain why you wish to obtain this appointment:

As of June 2024 I will have served 2 terms on the Planning Commission and will be the 3rd longest serving member. If our current Vice Chair leaves to run on the Town Council I will be the 2nd. I feel it is my duty at this time to step up to fill one of these 2 vacancies.