

**BOONE TOWN COUNCIL
BOONE NEXT DISCUSSION
MONDAY, MARCH 31, 2025, 2:00 PM
680 WEST KING STREET, SUITE C**

COUNCIL MEMBERS PRESENT: Mayor Pro Tem Dalton George, Todd Carter, Eric Plaag, and Edie Tugman

COUNCIL MEMBERS ABSENT: Mayor Tim Futrelle and Virginia Roseman

PLANNING & INSPECTIONS STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Brandon Wise-Deputy Director of Planning & Inspections, and Brenda Henson-Administrative Coordinator

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT: Allison Meade-Town Attorney

Call to Order

Mayor Pro Tem George called the meeting to order at 2:12 p.m.

Boone Next (Comprehensive Plan) Discussion

Jane Shook, Director of Planning and Inspections, presented Council members with copies of the revised Land Use and Development chapter and stated that the goal for this meeting was to get through the discussion and revisions to the Future Land Use Map. She noted that the language and map had been revised based on the March 10, 2025, discussion, and further revisions were made by the Town attorney, Allison Meade.

Ms. Shook referred to the second paragraph in the Overview: Small Town With Mid-Sized City Conditions section. It was agreed that the sentence *'Additionally, the university's events, activities, and campus expansion require careful planning and coordination with the town to ensure sustainable growth and that the needs of both permanent residents and students are met.'* should be moved to the second sentence in that paragraph and the word *Additionally* should be removed.

The word 'will' should be changed to 'may' in the first and second sentences of Planning Principle 7.

Planning Principle 10 should be revised to read *Encourage appropriate development to meet the town's urgent need for housing or other specific community needs by means of density bonuses or other mechanisms.*

Ms. Shook referenced The Growth Management Tiers Map, noting that Ms. Meade had suggested striking the first bullet point under the overall purpose. Council Member Plaag suggested replacing that bullet point with *'Illustrate areas inside and outside the territorial jurisdiction of Boone that are likely to face redevelopment.'*

The heading in Criteria 2 under Utility Service and Annexation Criteria should read *The Annexation Request Creates Logical Town Boundaries*. The sentence in that section should start with *The request for annexation*.

Ms. Shook stated that the *Opportunities* heading under each land use type had been changed to *Objectives*. She added that, upon further review by staff, they would suggest removing the Institutional land use type and reassigning parts of it to Manufacturing/Distribution (formerly Industrial) and other parts to Campus.

Ms. Shook urged Council members to review the changes in the Land Use and Development chapter and suggested further discussion at a work session during a Town Council meeting.

Ms. Meade left the meeting.

Council members addressed the Future Land Use Map and suggested the following designations:

1. US 421 and Hwy 105 Bypass Intersection – Undesignated Secondary Growth
2. George Wilson Road – Manufacturing/Distribution (formerly Industrial)
3. Highway 105 Bypass – Manufacturing/Distribution (formerly Industrial)
4. University Highlands (Duplex) – Neighborhood 2
5. West King Street from Old Bristol Road to Knollwood Drive – Walkable Mixed Use (one parcel deep)
6. ASU Faculty Housing and Child Development Center – Campus
7. Stoneybrook Court – Neighborhood 1
8. Area between Green Street, Straight Street, and Queen Street – Downtown Edge, Neighborhood 2
9. Rivers House – Parks & Green Space
10. Junaluska Park and North Street Park – Parks & Green Space
11. King Street from College Street to Hardin Street – Downtown
12. Old Watauga High School Property - Campus
13. Parcels along Hardin Street and Oak Street to Pine Street – Walkable Mixed Use along Hardin Street, remaining area Neighborhood 2
14. Daniel Boone Park – Parks & Green Space
15. IRC Property and Watauga Opportunities – Walkable Mixed Use
16. Donut Hole between Council Oaks & New River Hills – Parks & Green Space
17. Tracy Circle from Mac Street to Farthing Street – Neighborhood 1
18. Driving Range off of Beverly Heights and Hwy 105 Ext – Walkable Mixed at the front, Neighborhood 2 at the back. Mayor Pro Tem George suggested holding a town hall-type meeting with the Beverly Heights neighborhood to discuss their views on the development of the Driving Range property.
19. State Farm Road from Blue Skies to Office Park – Walkable Mixed Use
20. Meadowview Drive from 421 to Leola Street – Walkable Mixed Use
21. Ivy Drive Area – Walkable Mixed Use along Greenway Road, Neighborhood 2 for parcels behind
22. Greenway Mobile Home Park and St. Elizabeth’s Church – Neighborhood 2 for MH park, Campus for St. Elizabeth’s
23. New Market and 55+ future development – Walkable Mixed Use, Neighborhood 1
24. Area above Modern Toyota/Subaru – Neighborhood 1, Neighborhood 2
25. Dale Street at Intramural fields – Campus
26. Mayor Park to Loop – Parks & Green Space
27. State Farm Road from Boone Heights to Furman Road – Walkable Mixed Use
28. New River Hills Area – Neighborhood 1
29. Bolick Property – Walkable Mixed Use
30. Golf Course – Neighborhood 1, Neighborhood 2
31. New River to the Northeast of Town – Undesignated Secondary Growth
32. East Boone Corridor – Walkable Mixed Use
Amorem – Campus
33. Den Mac – Walkable Mixed Use, Neighborhood 2 for Bradford Mobile Home Park
34. Bamboo from Deerfield Ridge to Samaritan’s Purse – Neighborhood 2
35. Samaritan’s Purse – Campus
36. Watauga Medical Center Campus – Campus
37. Watauga High School – Campus
38. Hardin Park Elementary School – Campus
39. Jefferson Road (End of 194) – Neighborhood 1

40. Highway 105 Bypass (Alliance Bible Fellowship) - Campus

Mayor Pro Tem George suggested holding a town hall-type meeting with the Beverly Heights neighborhood to discuss their views on the development of the Driving Range property.

Council Member Plaag stated that he would like the town to make a concerted effort, using FEMA funds if possible, to acquire all the parcels on Boone Docks Street. Ms. Shook replied that FEMA funds could not be used to buy the businesses. She suggested designating that area as walkable mixed use on the future land use map. Council Member Plaag asked if it was possible to require any future development in the 100-year floodplain to acquire a Conditional District or a Conditional District +. Ms. Shook replied that mitigation requirements were already in place in floodplain areas but suggested that increasing the standards could be achieved by altering the freeboard.

Ms. Shook reminded Council members to review the changes that had been made and be prepared to discuss those changes at a future Town Council meeting. It was the consensus of the Council to discuss this at their meeting during the work session on April 9. Ms. Shook stated that she would contact the consultant to obtain a possible timeframe for incorporating the changes and report that information to the Council on April 9.

Adjournment

With nothing further, Council Member Carter moved to adjourn the meeting at 4:41 p.m. Council Member Plaag seconded the motion.

Vote: Aye – 4
Nay – 0
Absent – 1 (Roseman)

The motion passed.

Dalton George, Mayor Pro Tem

Brenda Henson, Administrative Coordinator