

**BOONE TOWN COUNCIL
AND
COMMUNITY APPEARANCE COMMISSION
WORKSHOP
TUESDAY, NOVEMBER 10, 2015
5:30 P.M.**

COUNCIL MEMBERS PRESENT:	Mayor Pro-Tem Rennie Brantz, Lynne Mason, Loretta Clawson and Quint David
COMMISSION MEMBERS:	Chairperson Brian Williams, Vice-Chairperson Yogi Collins and Jim Buchanan
STAFF PRESENT:	Bill Bailey – Director of Planning and Inspections, Jane Shook-Planning Supervisor, Christy Turner-Planner, Brian Johnson-Urban Design Specialist and Marlene Crosby-Board Secretary
OTHERS PRESENT:	Virginia Falck-Downtown Boone Coordinator

Mayor Pro-Tem Rennie Brantz called the workshop to order at 5:36 p.m.

DISCUSSION OF PROPOSED CHANGES TO ARTICLE 25, COMMUNITY APPEARANCE STANDARDS RELATING TO CENTRAL BUSINESS DESIGN STANDARDS

Community Appearance Commission, Chairperson Brian Williams and Mr. Brian Johnson, Urban Design Specialist handed out a draft copy of Article 25, Community Appearance Standards and a hand out containing 37 photos of various buildings located in the Downtown Boone area.

Mr. Johnson explained the purpose of the workshop and what the CAC is trying to accomplish with their direction from Council to complete the proposed recommendations for Article 25 as it relates to the Central Business Design Standards.

CAC Chairperson Williams noted that the proposed CAC recommendations does include renovations to buildings and new construction of buildings.

Discussion ensued on the process being used to find out the desired look for the Downtown area. Mr. Johnson talked about the idea of an online survey named B-1 Central Business District Design Standards Revisions Workshop dated November 10, 2015 (see permanently attached) to gain information from property owners.

Mr. Bailey explained that due to the heavy influence of the university, it has made it difficult to come up with a theme for the Downtown area.

Discussion ensued on the timeline for the completion of the draft recommendations for Article 25 Community Appearance Standards. Mr. Bailey said the CAC members hope to get a draft of Article 25 to Council for their consideration by May of 2016.

CAC Chairperson Williams noted that the CAC members would like to request direction from the Council on what they would like to see as a theme in the Downtown area.

Mr. Johnson talked about the need to add graphics to the proposed recommendations to make it easier for developers to see what the Town is requiring for them to do in the Downtown area.

Discussion ensued on having new construction in the Downtown area to be recognized with a certain character.

Discussion ensued on the possibility of multi-family housing and mixed uses going into the Downtown area as it relates to the design standards.

Discussion ensued on building height and how it relates to the design standards.

Discussion ensued on the cost of commercial properties due to parking issues.

Discussion ensued on other communities and could the CAC members use one of them for a model of the Downtown Boone area. It was noted that the CAC members did look at the Asheville and Davidson, North Carolina to consider them as a model for Downtown Boone.

Discussion ensued on the building materials shown in the historic building photos.

Discussion ensued on stacked or cultural stone not having a historic look.

Discussion ensued on the use of cinder blocks to show a certain era.

Discussion ensued on the restrictions for the use of wood as a building material in the Fire District.

Mr. John Cooper, Owner of Mast General Store talked about new construction in the Downtown area. He suggested that the CAC members include in the draft recommendations cultural heritage for new construction.

Mr. Johnson talked about using a uniform rock and brick look to keep with the historic look of the Downtown area.

Ms. Virginia Falck, Downtown Coordinator talked about valuing and protecting the existing historic features on the buildings in the Downtown area.

Discussion ensued on what the Boone 2030 Plan shows for the Downtown area. Council Member Lynne Mason said that discussion is needed on building heights and community character.

CAC Member Jim Buchanan talked about the requirements of enforcement for proposed building materials.

Discussion ensued on gateway markers placed at the entrance of the Downtown area. Mr. Johnson talked about a Wayfinding Program and a Downtown Masterplan.

Discussion ensued on the proposed recommendations of Article 25 being blended into the Downtown Master Plan. Mr. Bailey said there will be a future workshop for the Downtown Master Plan in the spring.

CAC Chairperson Williams talked about projects with façade grants and how certain dollar amounts can trigger one of the four tiers as mentioned in Article 7 of the UDO and the applicant must comply with certain requirements. Ms. Shook explained the intent of the tier system. Ms. Shook said the total development value is considered and it is made up of both the property and building values together.

Discussion ensued on the flexibility in the building materials.

Discussion ensued on the empty parking lots in the Downtown area and the future development of them. Council Member Mason noted that is important to establish the perimeters of development.

Discussion ensued on the need for an exemption to help restore the glass façade at the Appalachian Theatre. Mr. Bailey said an exemption is allowed according to the Planning Commission proposed recommendations to Council. Mr. Bailey noted that he does not see this being a challenge for the Appalachian Theatre.

Ms. Shook talked about possibly having different standards for Queen Street, Howard Street and Appalachian Street outside of W. King Street.

CAC Chairperson Williams talked about not limiting the Downtown area to W. King Street.

Discussion ensued on creating a formula for developers to follow to create a look that is desired for the Downtown area.

Discussion ensued on the repair of awnings and other changes to them in the Downtown area. Mr. Bill Bailey, Director of Planning and Inspections said due to safety issues, the existing awnings will need to be repaired or taken down.

Council Member David asked about the tools or process for future planning in the Downtown area.

Discussion ensued on the types of possible complaints that have come to attention of the Planning and Inspections Department.

Mr. Bailey asked the Council about the online survey with auto tabulation for report writing. It was the consensus of the Council Members for the Staff to formulate a survey for their review and approval before it is placed on the Town's website.

ADJOURNMENT

Council Member Clawson made a motion to adjourn the workshop at 7:06 p.m., seconded by Council Member David.

VOTE:

Aye – All

Nay – None

The vote was unanimous.

Mayor Pro Tem – Rennie Brantz

Brian Williams, CAC Chairperson

Marlene Crosby, Board Secretary