

**MINUTES - SPECIAL MEETING
BOONE TOWN COUNCIL& BOONE AREA PLANNING COMMISSION
NOVEMBER 19, 2007**

A special meeting of the Boone Town Council and Boone Area Planning Commission was held on Monday, November 19, 2007, at 4:00 p.m. in the Powers Grand Ball Room at the ASU Broyhill Inn and Conference Center. Both boards attended the meeting, hosted by the ASU Board of Trustees, to discuss future plans for the new College of Education building.

Town Council members present were Mayor Loretta Clawson, Mayor Pro-Tem Lynne Mason, Rennie Brantz, Janet Pepin and Bunk Spann.

Planning Commission members present were Chairman Greg Reck, Vice-Chairman Mary Ruth McRae, Stephen Phillips, Liz Aycock, Skip Greene, Gayle Turner, and Patrick Heavner.

Staff members present were Town Manager Greg Young, Town Clerk Freida Van Allen and Town Attorney Sam Furguele.

ASU Board of Trustees Chairman Jim Deal opened the meeting by presenting the history of the College of Education and closed by saying there is no perfect location for the new building. Chancellor Ken Peacock said that ASU is facing growth challenges, as the State of North Carolina needs additional teachers and health professionals in the future. Interim Vice Chancellor for Business Affairs Greg Lovins said that ASU evaluated the following sites before choosing the final site. Pros listed for the property included visibility, accessibility and location. The cons for each site are listed below.

1. Legends - The property is not centrally located; it also has zoning restrictions and a limited amount of parking.
2. East Hall - There is a lack of available parking and no visibility; difficult demolition would lead to a loss of student housing.
3. Wellborn Hall - There is a lack of buildable space; elimination of important green space; no ingress/egress for construction and maintenance traffic; and conflicts with water, sewer and steam utilities.
4. Raley Hall Parking Lot - The property is located within a flood plain and construction would result in a loss of valuable parking spaces. There are also zoning and utility restrictions.
5. Justice Hall - There would be a significant loss of student housing and a tremendous amount of rock on the property.
6. Property behind Chemistry & Physics Building - The property is on a steep slope; there is also excessive rock and no visibility or accessibility.
7. Property between CAP building and Justice - A new building would be tight on the property and would have to be at least a six stories. Construction would also result in a loss of green space.
8. Property between Walker Hall and Broyhill Music Center - Again a new building would be tight on the property, very tall, and would result in a loss of green space.
9. Property near the Broyhill Music Center - Same situation as #7 and #8.
10. Property located at the corner of Howard and College Streets - On this site the pros outweighed the cons. The property has good visibility and accessibility and is located adjacent to the academic core, i.e. the library and student union. The property will accommodate a four-story building and would require minimal site development. The only cons listed regarding this property are zoning restrictions and the need for construction staging.

Comments were then presented by the public. Town Council and Planning Commission comments are listed below.

Council member Pepin suggested that ASU investigate a combination academic/residential building before construction. ASU's response was that the site evaluated were not large enough to accommodate this type of facility.

Commissioner Turner suggested making the footprint of the building smaller and constructing the building taller, which would add more green space on the College/Howard Street property. The architect for the project said the Town has height and zoning restrictions in place that prohibit constructing the building taller.

Commissioner Heavner asked about future plans for student housing. ASU responded that more than likely ASU will look toward privatization of housing, which is what ASU provides with the University Highlands complex.

Commissioner McRae felt that ASU presented both pros and cons based on their perspective without any consideration about the Town's perspective.

Council member Spann said the issue with the College/Howard Street property is parking, housing and traffic and that all three are a community issue. Council member Spann said the single-family resident adjacent to that property is concerned about the cooling tower placement. The architect for the project said that issue can be resolved.

There being no further comments, the meeting adjourned at 5:50 p.m.

Town Clerk

Mayor