

What's Next?

Advancing Boone Next's Vision



Town of Boone Planning & Inspections
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Adopted June 2025

Boone Next Implementation Actions



A.1
**Update the
Development Regulations**

A.2
Other Land Use Actions

A.3
Transportation Actions

A.4
**Create an Economic
Development Strategic Plan**

A.5
**Government and Public Service
Actions**

A.6
Green & Resilient Actions

Implementation Update

Refining Annexation & Zoning Coordination

- Updated concurrent processes to be in alignment with Boone Next
- Revised staff report formats and simplified public hearing procedures for stakeholders
- Strengthened interdepartmental communications

Update Development Regulations

July 2025 Residential Development Work Session

- Discussion of how to start development regulation changes
- Opt-in Districts
- Value-Based Regulations



Decide density standards (mass/scale, height, setback, green space)

Decide form: roof pitch, step-backs, location on parcel, etc.

Require high-quality materials

10-15 foot pedestrian zones along streets, require cross connection

Streets: street trees in tree wells, landscaping around the building perimeter

Site buffers between low density residential uses; some trees in parking lots

Decide parking requirements (long-term look at park & rides on edges of town that are accessed by transit)

Leed/Green Globe

Incentivize increasing stormwater detention

+ affordable units

[Example Asheville's Rivers Art District](#)



Council Work Session: Residential Development, July 21, 2025

- Incentive
- Incentive
- Incentive
- Incentive

Development by right

Faster development approval process (new review team?)

Density bonus

For the purpose of reducing the amount of energy consumption by new development, a local government may adopt ordinances to grant a density bonus, make adjustments to otherwise applicable development requirements, or provide other incentives within its planning and development regulation jurisdiction, if the person receiving the incentives agrees to construct new development or reconstruct existing development in a manner that the local government determines, based on generally recognized standards established for such purposes, makes a significant contribution to the reduction of energy consumption and increased use of sustainable design principles.

https://www.ncleg.gov/EnactedLegislation/Statutes/PDF/BySection/Chapter_160D/GS_160D-704.pdf

A.1 Change Development Regulation



Current Approach: Modifying Old Standards

Reactive

Based upon past decisions

Yields familiar & predictable outcomes (determined to be flawed) that limits applicant creativity

Development shaped by minimum compliance/encourages check box development

Standards = barriers to work around

New Approach: Value-Based Standards

Proactive visioning, aligned with public input

Based on community objectives

Enable innovation & higher-quality design

Encourage high-quality development

Standards = flexibility with accountability

Discussion: Past decisions have shaped standards that solve yesterday’s problems with yesterday’s tools. A value-based approach would allow us to rethink the purpose of regulation, where the goal is not only to prevent the worst-case scenario, but to enable the best-case outcome.

Values



1

Building Form

Mass/scale, setbacks, height, roof types, etc.

2

Building Apperance

High quality materials: brick, stone, other materials that are made to last and need little maintenance

3

Increase Mobility Option

Walkable (pedestrian zones), bikeable, transit-oriented



4

Green/Landscape

Street Trees, Buffers

5

Affordability

+ Affordable units

6

Sustainable Development/Green Infrastructure

What does this mean for you?

August/September 2025:

- revisions to the Conditional District process approved
- Informal discussions with Council implemented



Navigating the Transition: What Applicants Can Do Now

Conditional District Process

- Can request deviations for most from UDO standards/uses to propose development that meets Boone Next's vision
- Creates for most developments a single-point approval (reduced need for variance from Board of Adjustments)

Informal Discussion with Council

- Requested Appearance at any Council Meeting
- 15 minutes to present - no limit on discussion length
- Limit to 2 per meeting
- First-come, first-served
- Deadline will be given to you by your P&I Project Manager Liaison

Meet Your P&I Project Manager Liaison

Commercial/Multi-Family
Amy Snider, Commercial Zoning Administrator
Amy.Snider@townofboone.net

Residential
Christy Turner, Residential Zoning Administrator
Christy.Turner@townofboone.net

.....
Zoning Administration Supervisor
Brandon Wise, Deputy Director
Brandon.Wise@townofboone.net

Boone Next: Land Use & Development

Planning Principles

Provide a core vision to guide planning, zoning, and development decisions. These principles should be carefully considered with respect to all zoning map amendments, ordinance text amendments, and other development decisions, as well as other town planning and policy initiatives.



Growth Management

This framework outlines areas to consider for potential annexation within the next 10 to 15 years, helping to ensure that growth is both strategic and sustainable.



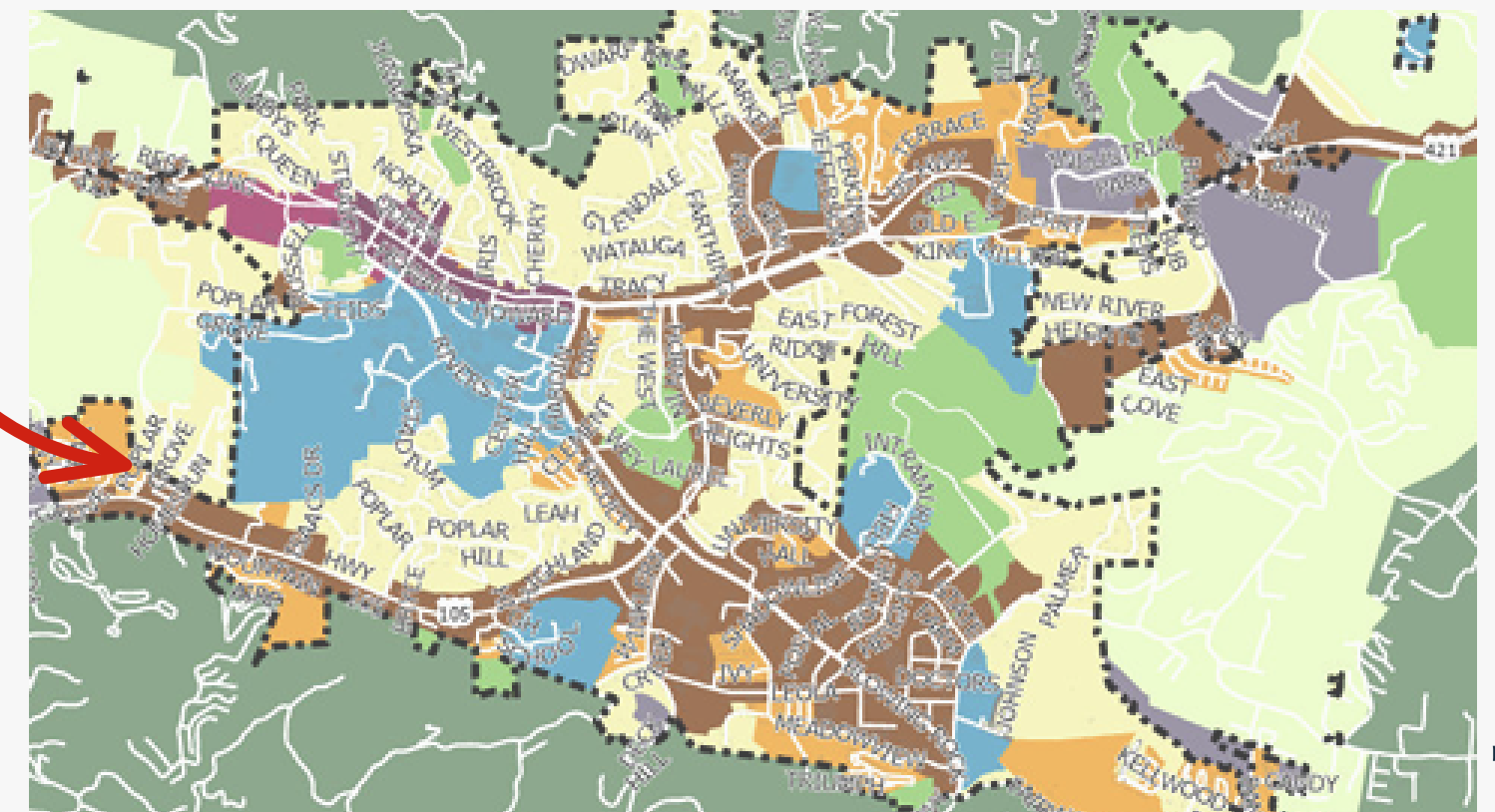
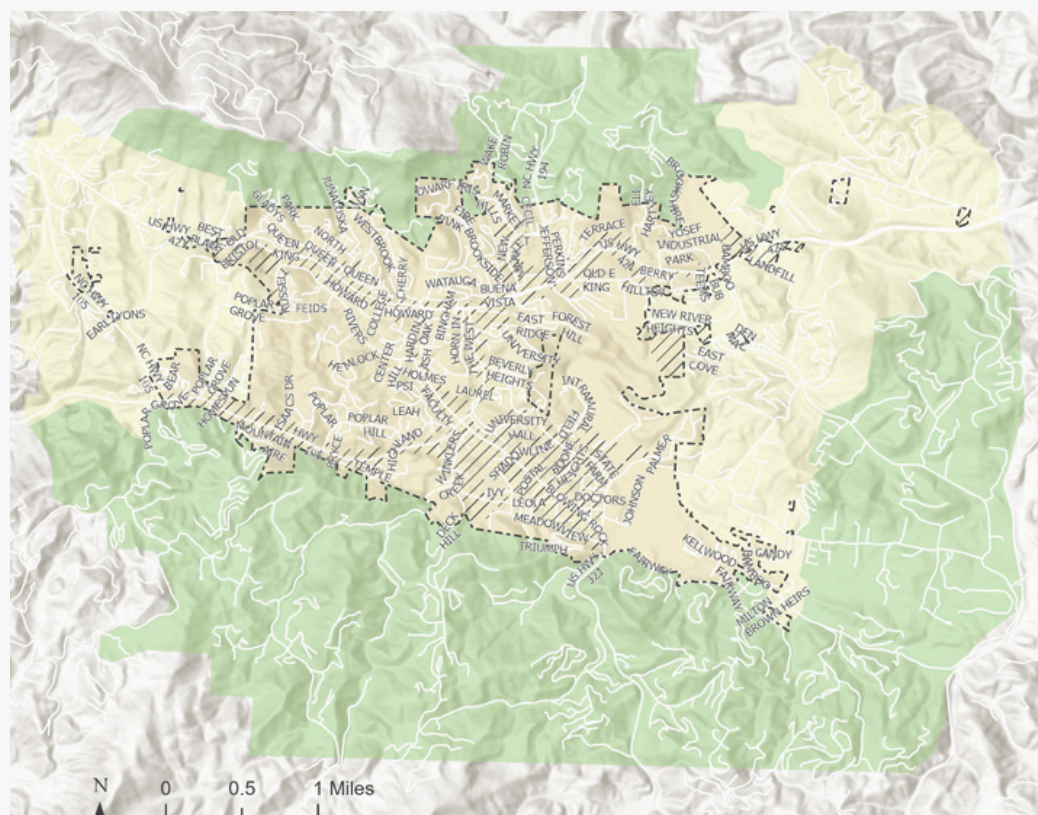
Future Land Use Map

The FLUM describes and designates specific land use types to serve as a framework for decisions related to land use, public infrastructure, and transportation. This tool is designed to inform the town's development and land-use decisions over the next 15 to 20 years.



Goals & Policies

Goals are high-level and long-term outcome statements. Goals work toward achieving the vision framework. Each goal contains a list of policies with more specific directions.



Conditional District Process - UDO Article 9



Pre-Application Meeting

01

- Present concept to Staff
- Discussion of development & process particulars



Neighborhood Meeting

02

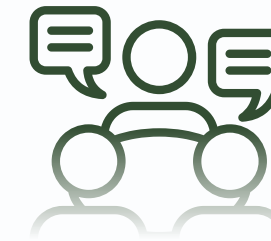
- Present proposed development
- Gather feedback, document concerns, work toward reasonable mitigation



Application Submittal

03

- Site-specific development plan
- Allowable uses
- Deviations
- Mitigation
- Conditions
- Affidavit



Public Hearing & Planning Commission

04

- PH: Town Council & Planning Commission
- 4th Monday every other month
- PC recommendation



Town Council Decision

05

- 4th Wednesday of the month following public hearing

Next: Apply for full zoning and building permits as applicable

What's Next: Continuing the Conversation

Work Sessions & Planning Retreat

- **Focus:** implementation strategies and priorities
- **Participants:** Council, Planning Commission, and Key Staff
- **Outcome:** align on next steps for Boone Next implementation
- **When:**
 - October/November 2025: Schedule additional work sessions
 - January/February 2026: Planning Retreat

Residential Workshop Follow-Up

- **Focus:** Deepen conversation on form, density, and neighborhood compatibility
- **Participants:** Council, Planning Commission, property owners, community stakeholders
- **Outcome:** Modification of zoning map and UDO
- **When:** 2026

Next Steps - Options

☐ Decide on regulatory approach

☐ Form small work group (TC, PC, Staff, Etc.)

☐ Host work session with property owners

☐ Draft language/process

Thank You



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