

## Why are we creating a Land Use Master Plan?

The [2006 Comprehensive Plan](#) is currently being implemented by a [Unified Development Ordinance](#) which was adopted in 1997. In 2007 the Boone Town Council commissioned a [Smart Growth Audit](#) which assessed current growth policies and implementation measures for the purpose of revising existing plans, policies and practices as necessary to promote accepted principles of Smart Growth within the desired community context of Boone. The completed Smart Growth Audit found that the UDO is not accomplishing the town's long range planning goals.

Based upon the public input that the Town has received from the Comprehensive Plan update process and through stakeholder interviews conducted during the Smart Growth Audit it has become apparent that Boone residents are seeking a sustainable land use plan that will provide the guiding vision and policy basis for determining the appropriateness of development or redevelopment over the next 20 years.

## What is the Land Use Master Plan?

The Land Use Master Plan is a blueprint for the Comprehensive Plan. Like most blueprints, this is a detailed document that addresses the physical development, redevelopment and public investment on a parcel by parcel basis as outlined by the Town of Boone Comprehensive Plan.

## Who and what is involved in creating a Land Use Master Plan?

The Town is proposing to utilize the [National Charrette Institute's Dynamic Planning Process](#) for the development of the Land Use Master Plan. A NCI charrette is a collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible plan that represents transformative community change. The overall process contains three steps:

- Step 1: Pre-Charrette - research, education and charrette preparation. This step is planned to commence mid to late spring 2008.
- Step 2: Charrette- a series of meetings and design sessions with area property owners, citizens and stakeholders. This step is planned to commence mid-summer 2008.
- Step 3: Follow up meetings beginning approximately one month after the end of the charrette, plan adoption and plan implementation.

The Town hopes to utilize the charrette process over at least a four day period with area property owners, citizens and other stakeholders all collaborating to produce a Land Use Master Plan.

The Town of Boone Development Services Department with assistance from a charrette facilitator will be the guides for the charrette process. The Town of Boone is currently seeking a qualified charrette facilitator (please see here for [Request for Proposals](#)).

### **What are the key issues for the Land Use Master Plan?**

Key issues for the Land Use Master Plan will evolve throughout the process. To begin with though, key issues to be addressed are when, where and how development will occur in our area and how the needs of the public will be balanced with the needs of the private property owner.

### **How can I stay informed?**

Stay informed by checking the [Public Notice's](#) section at the Town of Boone's website at [www.townofboone.net](http://www.townofboone.net). The Town will post meeting notices and related documents on this page throughout the entire process. You can also call the Development Services Department at (828) 268-6960 with any questions or send us an [email](#).

### **How can I become involved?**

There are a couple of ways to become involved. The best way to become involved is to plan on attending a charrette session as described above. Secondly, keep checking the Town's website to review draft documents.