

BANNER ELK PLANNING BOARD MEETING  
MONDAY, 04 JANUARY 2016  
MINUTES

Members Present: Allen Bolick, BR Hoffman, Martha Laura Miller, Meredith Olan, Joel Owen, Penny VonCanon

Staff Present: Zoning Administrator Cheryl Buchanan, Town Manager Rick Owen

Others Present: John Seehorn, Charles B. VonCanon, Jr., Kevin Williams

Chairman Joel Owen called the meeting to order at 5:56 pm. The Chairman opened with the pledge of allegiance to the flag and noted that there was a quorum present.

*Consideration of the December 7, 2015 Minutes*

Chairman Owen asked if anyone had changes to the minutes from December 2015. Penny VonCanon moved to approve the minutes as submitted. Martha Laura Miller seconded the motion. The vote was unanimous and the motion carried.

*Vinyl Siding as an Exterior Material*

Zoning Administrator Cheryl Buchanan introduced Mr. John Seehorn, owner of Highland Rugs. Mr. Seehorn is preparing to purchase a piece of property in Banner Elk off of Orchard Lane and would like to operate a rug store in the building. He is proposing a 4,800 square foot building, metal frame and would like to use a commercial grade of vinyl siding with rock columns as siding. However, vinyl siding is a prohibited material in the Banner elk Zoning Ordinance. Mr. Seehorn produced samples for the Board to consider. Mr. Seehorn's request is to have the Planning Board change the ordinance to allow him to use vinyl siding on his building.

Penny VonCanon said that she had been looking into this and had some points that she would like the Board to consider. First, the product must be ASTM approved. ASTM stands for the American Society for Testing and Materials. ASTM is an International Society that sets universal standards for a wide range of materials, products, systems, and services. Mrs. VonCanon also included a requirement that the siding be installed by a certified Vinyl Siding Installer (VSI). It was agreed upon by all the members that installation was the key to how the siding would look. Second she would like to ensure that there is at least a 12" overhang and would prefer a 16" overhang in order to protect the top of the vinyl from weather. Third, Mrs. VonCanon said she would like to see a masonry siding from grade to roughly 2' above grade to keep the siding off the ground. She said the materials could be cinder block with a stucco finish.

Mr. Seehorn addressed her points by informing the Board that he intended to use .44" commercial grade vinyl siding and that a 16" overhang was not necessary and would be difficult to work with. Mr. Seehorn said he had planned for his building to have a 12" overhang. As for

certification of the installer, he was confident that the siding would be installed correctly. He said this was not a cheap material and he would make sure that it looks good and that it will be kept looking good. Mr. Seehorn said that poor maintenance of any property will make the materials look bad.

Martha Laura Miller stated that she was not opposed to allowing a good grade of vinyl siding to be added to the list of exterior materials allowed in the ordinance. Mrs. Miller agreed with Penny VonCanon that there were measure that would need to be taken to make sure that the end result was the desired affect by all.

BR Hoffman stated that she would also agree to adding vinyl siding to the ordinance as long as it was a good quality product. Meredith Olan was in agreement as well.

Martha Laura Miller reviewed the specifications that the Town would be looking for with regard to adding vinyl siding to the ordinance. They are as follows:

1. Allowed only in the C-2 for commercial use;
2. ASTM approved;
3. Installed by someone who is VSI certified or similar institution, manufacturer, or supplier;  
and
4. .44 commercial grade as a minimum.

Meredith Olan moved to recommend changing the Zoning Ordinance to allow vinyl siding in the C-2 providing that the material used is an ASTM approved commercial grade product with a minimum requirement of .44 thickness. The siding is to be installed by an installer that is certified by VSI, or the manufacturer or other equally recognized credentials. BR Hoffman seconded. Discussion: Some discussion about architectural aesthetics, but this was postponed until a workshop could be arranged. The vote was called for and it was unanimous. The motion carried.

With no further discussion, Martha Laura Miller moved to adjourn. Penny VonCanon seconded. All were in agreement and the meeting came to a close.

Respectfully submitted,  
Cheryl Buchanan, Zoning Administrator, Town of Banner Elk