

BANNER ELK PLANNING BOARD MEETING  
MONDAY, 07 AUGUST 2017  
MINUTES

Members Present: Aaron Barlow, Allen Bolick, Meredith Olan, Joel Owen, Penny VonCanon

Staff Present: Zoning Administrator Cheryl Buchanan

Chairman Joel Owen called the meeting to order at 6:00 pm. The Chairman opened with the pledge of allegiance to the flag and noted that there was a quorum present.

Consideration of the June 2017 Minutes

Meredith Olan motioned to approve the June 2017 minutes as submitted. Penny VonCanon seconded. The vote was unanimous and the motion carried.

New Business

Halo Lettering – Amend the Sign Ordinance

Zoning Administrator Cheryl Buchanan reminded the Planning Board that they had approved the use of this type of lettering for Sorrento’s Restaurant and suggested that if they approved, we should add it to the ordinance. A recommendation for approval and to request Town Council call for a Public Hearing was motioned by Meredith Olan. The motion included changing the definition to read: “**Halo Lit Lettering – Lettering made with attachable lighting that diffuses around behind the outline of the lettering. Letters are to be metal or wood, no opaque materials. Not to exceed 6500 lumens each**”, allowing 24” letters in the C1, C1P, M/E, CZD, GO, and HOD, 36” letters in the C-2 and a requirement that they must be wall mounted only. The motion was accompanied with a statement that the motion is in compliance with the Banner Elk Land Use Plan. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Interpretation of Open Flags for a Business

Zoning Administrator Cheryl Buchanan said she had several requests from businesses in town to be allowed to use an open flag for their businesses. Ms. Buchanan asked the Planning Board to consider adding this to the ordinance. Members of the Planning Board said that those businesses that used the flag did not use a neon open sign and that they preferred the flag over the neon sign. Ms. Buchanan agreed and stated that this had been her observation as well. The Board agreed that the ordinance allows for an ornamental flag for residences and suggested changing the ordinance to allow one ornamental flag per location, whether it be residence or business. Penny VonCanon moved that the definition for ornamental flag should be changed from “two per residence” to “one per location” and that this would allow the businesses one ornamental flag as well. Meredith Olan seconded. The vote was unanimous and the motion carried.

Request for Interpretation from the DAV

The Disabled American Veterans (DAV) asked if they could use their metal sandwich board sign once a year when they collect money at the red light in town. This request came after the Town agreed to allow sandwich board signs for the businesses. The Board did not feel that this was a problem for the one time of year that they use it.

Old Business

Updates

Ms. Buchanan gave the Board an update on a change made by Town Council to the ordinance for sandwich board signs that was made in their meeting in July. The Town Council added a restrictive measure to the penalty section to give businesses at least one opportunity to make a mistake before they lose their privileges for good. Ms. Buchanan also gave an update on the prospective hotel project that will go between the entrance to Bear Run and the High Country Square.

With no further business, Meredith Olan moved to adjourn. Penny VonCanon seconded. The vote was unanimous and the meeting came to an end at 7:20 pm.

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