

BANNER ELK PLANNING BOARD MEETING  
MONDAY, 06 AUGUST 2018  
MINUTES

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

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

Chairman Joel Owen called the meeting to order at 6:00 pm. Mr. Owen opened with the pledge of allegiance to the flag.

**Consideration of the June 2018 Minutes**

Penny VonCanon motioned to approve the minutes for the June 2018 meeting as submitted. Aaron Barlow seconded. The vote was unanimous and the motion carried.

**New Business**

**Sign Permit – Blue Mountain Gallery**

Zoning Administrator Cheryl Buchanan told the Board that Blue Mountain Gallery has bought units 102 and 103 of the Village Shoppes of Banner Elk and have opened an art gallery. The sign they are requesting will be attached to the building above the door. The sign is sandblasted with a black background with white lettering. The sign measures 3 square feet. Ms. Buchanan says it meets the requirements of the ordinance and recommend approval.

Meredith Olan motioned approval for the sign permit with a second by Jacki Lecka. The vote was unanimous and the motion carried.

**Conditional Use Permit Request – Louisiana Purchase**

Ms. Buchanan presented the request for a conditional use permit for new commercial construction in the Heritage Overlay District. The parcel is located next to John Wright's law office at the corner of Azalea Way and Main Street East. The initial request is for an existing restaurant to relocate to this location. The owners of the business are Patrick and Laurie Bagbey. Ms. Buchanan noted that included in the packets is a detailed review of a CUP for a restaurant along with a site plan, detailed floor plan, landscaping and elevation drawings. Ms. Buchanan has found this request to be in compliance with the Banner Elk Zoning Ordinance. All utilities are available as well as storm water access. The only item that will require some input from the Town Manager is the widening of Azalea Way. Surveyor Ralph Daughtry prepared a survey that shows a 30 foot right-of-way along the property on Azalea Way and has informed Cheryl Buchanan that the r-o-w can be used for parking if necessary. The Town Manager will determine what will be needed for the widening to allow for two-way traffic.

With no further discussion, Penny VonCanon motioned to recommend approval for the Cup with the condition that the Town Manger prepare a recommendation for the Board of Adjustment's

meeting on August 20<sup>th</sup>. Meredith Olan seconded. The vote was unanimous and the motion carried.

### **Future Tree Planting Discussion for the Tree Board**

Ms. Buchanan has asked the Banner Elk Tree Board to weigh in on any areas in Town they feel could use some tree planting. Some ideas shared by the Board were:

- Along the south side of Elk River Medical, between Town Hall, a few large maples for shade;
- At the front of the Historic Banner Elk School, for shade;
- Front of Lowes Hardware, along the highway;
- The Municipal Parking Lot behind the BEVFD;
- In front of the old Bank of America building.

### ***Old Business***

There was no old business for this meeting. Town Manager Rick Owen asked the Board for their thoughts on a major project at the Old Canon Hospital and how the Board would feel about a hotel that was 3 or 4 floors high. The Board felt that as long as they stayed within the confines of the ordinance, they would be very supportive of the project.

With no further business, Aaron Barlow moved to adjourn with a second by Meredith Olan. The vote was unanimous and the meeting came to an end at 7:01 pm.

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