

BANNER ELK PLANNING BOARD MEETING  
MONDAY, 01 OCTOBER 2018  
MINUTES

Members Present: Aaron Barlow, Allen Bolick, 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 August 2018 Minutes**

Allen Bolick motioned to approve the minutes for the August 2018 meeting as submitted. Penny VonCanon seconded. The vote was unanimous and the motion carried.

**New Business**

**Rezoning Request – Richard Simeone**

Zoning Administrator Cheryl Buchanan told the Board that Richard Simeone and Angelo Accetturo are partnering together for a commercial venture on a parcel off of Banner Creek Road. The parcel ID is 1858-00-53-0640 and consists of 2.75 acres. The property is currently zoned R-2, but the rezoning request is for C-2. This parcel abuts several properties that are zoned C-2. Valerie Cogdill was present to speak to this request and told the Board that she lives off of Banner Creek Road and is not concerned about the proposed commercial development since Mountain Electric is brining those new high power lines through that neighborhood.

Joel Owen said he was concerned about increasing the traffic on that road and the narrow one lane bridge at the entrance to Banner Creek Road. The question of who owned Stonebridge Lane off of Highway 184 was mentioned but it is a private road and has to cross Elk River as well. Ms. Buchanan said that traffic control was a responsibility of the NCDOT, that there is currently a day care and a church on that road. Joel Owen said it fits with the surrounding zoning and the Land Use Plan, so he would support the rezoning to C-2.

Penny VonCanon motioned to recommend approval for the rezoning to Town Council and request a call for a Public Hearing, with a second by Allen Bolick. The vote was unanimous and the motion carried.

**Conditional Use Permit Request – Thoroughbred Motors**

Ms. Buchanan presented the request for a conditional use permit for an auto sales at 1760 Tynecastle Highway, formerly known as the “old Hardees” property. Valerie Cogdill told the Board that the property is currently under lease from the Suchman group and that Angelo Accetturo would like to open a car lot for classic and exotic vehicles. Penny VonCanon asked who the giant tree buffer belongs to behind the building and who would be liable if a tree fell. Ms. Cogdill said it was on their property and she felt like the property owners would be liable. Ms. Buchanan said there was ample ingress and egress and that there are 45 designated parking spaces. Ms. Cogdill

said they would be cleaning up the property, perhaps painting the building and doing some landscaping.

With no further discussion, Aaron Barlow motioned to recommend approval for the CUP to the Board of Adjustment on October 15th. Meredith Olan seconded. The vote was unanimous and the motion carried.

### **Old Cannon Hospital Property – Very Preliminary Draft**

Elliot Harwell was present to represent the new owners of the above mentioned property located at 805 Shawneehaw Avenue. The new owners are Landsdowne Village, LLC. Mr. Harwell said that their spokesperson, Steve Cuff, had hip replacement surgery today and could not be present for the meeting. Mr. Harwell stressed that the plan before everyone tonight is very preliminary and not set in stone. Mr. Harwell said he would like to hear some feedback from the Board about what they would like to see happen on that property as well.

Some uses proposed were: hotel, conference center, condos, retail space, professional office space, multifamily, restaurant, farmers market. Mr. Harwell said that the owners would like to see some action on the property by spring and Mr. Harwell said that the next few months would be spent getting permits and approvals. Joel Owen said enthusiasm is high and he's heard nothing but positive comments about the sale of the property. Mr. Harwell thanked everyone for their comments and said he would convey them to the new owners.

### **Expansion of the Current Streetscape Plan**

Ms. Buchanan said that the original Streetscape Plan was adopted in 1999 and for the most part has been completed, with some additional pieces. Town Manager Rick Owen had asked the Planning Board to look into the possibility of expanding the plan to other areas of the Town. Feedback from the Board was positive and options for grants and the need for a professional to work on expanding the plan was discussed.

### ***Old Business***

There was no old business for this meeting. A continuation of the requesting for tree planting recommendations was postponed until the next meeting.

With no further business, Aaron Barlow moved to adjourn with a second by Joel Owen. The vote was unanimous and the meeting came to an end at 7:15 pm.

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