

BANNER ELK PLANNING BOARD MEETING
MONDAY, JANUARY 06, 2020
MINUTES

Members Present: Aaron Barlow, 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 6:01 p.m. Mr. Owen opened with the pledge of allegiance to the flag.

Consideration of the December 2019 Minutes

Meredith Olan motioned to approve the minutes for the December 2019 meeting as submitted. Penny VonCanon seconded the motion. The vote was unanimous and the motion carried.

Old Business

None entertained.

New Business

CUP Request – HCCF Barn, Second Structure

Zoning Administrator Cheryl Buchanan introduced this as a conditional use request. Table 308-1, Table of Uses, illustrates that accessory structures located on the same parcel as the primary structure are conditional in the C-1P zoning district. Mr. Jim Ward is the owner of the property at 610 Banner Elk Highway and came to the Planning Board in 2018 to request approval for a commercial office building, which was granted. At that time, Mr. Ward said that he would be back to propose a second building on the site. Mr. Ward plans to use the building as a fund raising center for his High Country Charitable Foundation. The proposed “barn” will be equipped to serve food for these events.

I find that his request meets the confines of the Banner Elk Zoning Ordinance and is in harmony with the zoning and neighborhood as well as meeting the expectations of the Banner Elk Land Use Plan. It is my recommendation that this request be recommended to the Board of Adjustment.

A discussion on trash containers and what type of containers would best meet the needs of the site ensued. Mr. David Patrick Moses, representing Mr. Ward, said that he thought that roll off carts would suffice. Discussing the topic of bears getting into the trash containers brought about a recommendation to check the website www.bearwise.org to see what could be designed to meet the need.

Penny VonCanon asked about lighting. Originally, Mr. Ward stated that he would not need lighting because he had not planned many nighttime activities, but David Patrick Moses told the Board that they have decided that perhaps some flood lights pointed down to the parking lot along with some soffit lighting would be appropriate for security and not disturb too much of the night sky. Mrs. VonCanon reviewed what the ordinance requires and Mr. Moses felt they could meet those requirements with what they were proposing.

Meredith Olan asked if the chimney would be functional. Mr. Moses answered that it would be a two-sided box that would be metal surrounded by native stone masonry. Mr. Moses also told the Board that the building would be wood with natural stone accents. Mr. Moses stated that Mr. Ward would like to use a red metal roof and red accents around the windows. The Board said that would be fine as long as it was a darker red. Mr. Moses said that was the color being proposed. Meredith Olan also asked if the facility would be rented out. Mr. Moses said it was a possibility, but they were not planning on serving food there all the time, just when they had a function.

Penny VonCanon asked about landscaping. Mr. Moses stated that they planned on using a variety native plants such as rhododendron, evergreens, dogwood, with perennials and annuals to break them up.

With no further questions, Meredith Olan motioned to make a recommendation to approve to the Board of Adjustment with no conditions. Penny VonCanon seconded. All were in agreement and the motion carried.

Sign Request – First Community Bank

Ms. Buchanan asked the Planning Board to add an additional item, a sign request in the Heritage Overlay District. The request is for a sign for First Community Bank, who bought out the Highlands Union Bank. The sign meets the requirements of the ordinance for materials, color and size. Meredith Olan motioned to approve as submitted. Aaron Barlow seconded. The vote was unanimous. Meredith Olan mentioned that they were changing all of the signage including parking. Ms. Buchanan stated that she remembers that the CUP for Highlands Union Bank allowed parking after hours. Other members of the Board agreed that they remembered this as well. Ms. Buchanan will look it up and advise the new bank. Meredith Olan motioned to ensure that the parking allows for after-hours but not overnight parking. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Joel Owen asked the Planning Board for its thoughts on a covered area for salt in the winter months. The structure would look a little like a greenhouse structure. The Planning Board did not think this would cause any problems since it is seasonal.

With no further business, Aaron Barlow motioned to adjourn and a second by Penny VonCanon. Everyone was in agreement and the meeting came to an end at 6.54 pm.

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