

BANNER ELK PLANNING BOARD MEETING
MONDAY APRIL 3, 2023
MINUTES

Members Present: Joel Owen, Melinda Eggers, Jacki Lecka, Penny VonCanon, and Aaron Barlow.

Staff Present and Participating: Zoning Administrator Riley Pudney and Town Manager Rick Owen

Chairman Joel Owen called the meeting to order at 6:02 pm. A quorum was established, the Pledge of Allegiance was conducted, and the meeting was called to order.

Consideration of March 2023 Minutes

Chairman Joel Owen asked the Board to look at the March minutes and see if any adjustments needed to be made. Penny VonCanon asked what the status was for the above ground grease trap at Las Nubes. Zoning Administrator Riley Pudney told her that they were working with Justin Hodges to meet the requirements. With no further comments, Melinda Eggers motioned to approve the minutes and was seconded by Jacki Lecka. The motion passed unanimously.

Special Use Request-New Restaurant 151 Shawneehaw

Zoning Administrator Riley Pudney explained to the Board that this request for a new restaurant in an existing building. She explained that they are in the C1 zoning district, so the parking requirement is a shared parking situation and that they are also sharing their dumpster. She informed the Board that they were working with Justin Hodges to get their grease trap installed. Chairman Joel Owen asked at what point is the shared parking for all the restaurants in the area not adequate. Zoning Administrator Riley Pudney and Town Manager Rick Owen stated that it was difficult to say, and a parking study and audit would have to be completed. Aaron Barlow asked if the applicant had permission in the lease to use the dumpster and they did.

With no further questions, Chairman Joel Owen motioned to favorably recommend the application to the Board of Adjustment. The motion was seconded by Aaron Barlow and passed unanimously.

Staff Updates

Zoning Administrator Riley Pudney informed the Board of the following updates:

There is a proposed hotel project that wants to be annexed into Town. The developers were at the meeting and provided the Board with renditions of the building. Town Manager Rick Owen explained that the current ordinance regarding height in the MU district and the required setbacks would restrict the hotel from being built. The Planning Board discussed possible changes to the MU ordinance but was hesitant to recommend changes that could affect other properties. After discussion, the Board and Staff determined a new zoning district might be beneficial. Zoning Administrator Riley Pudney stated she would begin drafting a possible district. The Board agreed to meet next Wednesday the 12th, to go over the draft and make any changes needed.

Zoning Administrator Riley Pudney provided the Board with two ordinances that would be discussed at their next meeting for possible changes. The ordinances were stream setbacks and parking setbacks. She

then informed the Board that the Arbor Day celebration would be on Memorial Day weekend in conjunction with the Art on the Green show and asked for the Board to be present for photos.

With no further comments or questions, Penny VonCanon motioned to adjourn the meeting and was seconded by Jacki Lecka. The motion passed unanimously, and the meeting adjourned at 8:10 pm.

Respectfully Submitted,

Riley Pudney, Zoning Administrator and Clerk