

BANNER ELK PLANNING BOARD MEETING
MONDAY JULY 3, 2023
MINUTES

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

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

Chairman Joel Owen called the meeting to order at 6:00 pm. A quorum was established, the Pledge of Allegiance was conducted, and the meeting was called to order.

Consideration of June 2023 Minutes

Chairman Joel Owen asked the Board to look at the June minutes and see if any adjustments needed to be made. Penny VonCanon asked if there was an update with Mr. Silver's deck. Zoning Administrator Riley Pudney stated that he was still working on getting the renderings for the Board. There were no further questions. Aaron Barlow motioned to approve the minutes and was seconded by Penny VonCanon. The motion passed unanimously.

Special Use Request-Mount Calvary Baptist Church Community Center

Zoning Administrator Riley Pudney introduced to the Board a new building for the Church. She stated that while the application was for a community center, the building would not be open to the public and would solely be used by the Church. She explained that the building has a gymnasium, classrooms, a kitchen and will be able to hold service and bible school. The parking will be shared with the existing Church parking lot and the lot across the street. The existing office building will be demolished and removed from the property as well.

Aaron Barlow asked what the size of the building would be. Kevin Beck, the architect, stated that it was roughly 8,500 sq feet and will be larger than the Dollar General. He explained that the colored renderings in the packet are not what the building will look like but are the exact colors that the building will be. Aaron Barlow then asked if there would be landscaping, and Mr. Beck explained that there would be a rock garden and flowers planted along the front. Penny VonCanon stated that she is very excited for the project and believes it will cause an increase in the congregation.

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

Tree Board: Tree Removal Request 511 Klonteska Drive

Zoning Administrator Riley Pudney informed the Planning Board/Tree Board that she had received a request to remove roughly 8 trees at 511 Klonteska Drive. She further explained that the property owner had previously cut trees without a permit and had been notified that any future requests would have to be made through the Tree Board.

Chairman Joel Owen asked the applicant, Nick Dorroll, if all the trees were on his property. He stated that all but one was and the one in question the property line runs right through the middle. He then explained that he had a few dead pines that needed removing and the trees on the front of the property

were diseased and a danger to his house. He further stated that the two poplars in the back of the property were not diseased, however he would like to remove them so he could fit a car on the trail.

Chairman Joel Owen asked why he took so many trees down without a permit. Mr. Dorroll stated that he did have a permit many years ago and did not think he needed another one to keep removing trees. He stated that he recognized the mistake he made and should have gotten new permits over the years. Mr. Dorroll explained to the Board that he has plans for a barn and improvements to his property that would require the requested trees to be removed. Chairman Joel Owen stated that he thinks the sick and dead trees should be removed and the rest can be determined at a later date.

Aaron Barlow motioned to approve the trees that are sick, dead and a danger to the house to be removed while leaving the tree shared by the property owners and the two poplar trees on the path for a future discussion. The motion was seconded by Melinda Eggers and passed unanimously.

Staff Update

Zoning Administrator Riley Pudney presented the following updates to the Board:

Bix Dixon with Town Tavern has requested a change in the architecture design. The design now includes gables and a pitched roof to allow for more interior roof space. The patio will also be enclosed with windows and a door rather than a weatherproof screen. With no questions regarding the changes, Penny VonCanon motioned to approve the changes and was seconded by Melinda Eggers. The motion passed unanimously.

Zoning Administrator Riley Pudney introduced a change to the use table. She explained that there are some uses that are permitted outright and do not require to come to the Planning Board or Board of Adjustment. She stated that there are uses, such as a hotel, that need stringent review from both Boards and has recommended changes to change specific uses from permitted use to a special use. She asked the Board to recommend these changes to the Town Council. With no questions or comments, Chairman Joel Owen motioned to recommend the changes to the Town Council and was seconded by Penny VonCanon. The motion passed unanimously.

Zoning Administrator Riley Pudney updated the Board with the Town Council's public hearing regarding the C-3 zoning district. She explained that the Council held the public hearing and decided to table the discussion. She explained that staff plans on asking the Council for further direction and recommendations regarding any changes to the C-3 district.

Lastly, she provided an update on the Puerto building and stated that she had reached out to the building owner, and he is still working with the insurance companies to decide who will be paying for the repairs. Also, she informed the Board of the Outback Lane appeal and how it has a scheduling hearing on July 10th in case the Board receives any questions on the matter.

She provided an "on the horizon" update for the Board, telling them that their August meeting will consist of an application for a 35-foot tall, 3-story Hampton Inn hotel next to the Lowes Hardware.

With no further comments or questions, Penny VonCanon motioned to adjourn the meeting and was seconded by Aaron Barlow. The motion passed unanimously, and the meeting adjourned at 7:30 pm.

Respectfully Submitted,

Riley Pudney, Zoning Administrator and Clerk