

BANNER ELK PLANNING BOARD MEETING  
TUESDAY SEPTEMBER 6, 2022  
MINUTES

Members Present: Joel Owen, Melinda Eggers, Aaron Barlow, and Penny VonCanon. Jackie Lecka was not present.

Staff Present and Participating: Town Manager Rick Owen, Zoning Administrator Riley Pudney was not present at the meeting

Due to the Covid-19 Pandemic and the restrictions placed on the State of North Carolina in conducting public meetings, the Planning Board meeting for September 2022 was conducted via in person and Zoom audio and video. 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 August 2022 Minutes**

Chairman Joel Owen asked the Board to look at the August minutes and see if any adjustments needed to be made. With no other comments, Penny VonCanon motioned to approve the July minutes with a second by Aaron Barlow. The motion passed unanimously.

**Rezoning Request-The Perry House**

Town manager Owen explained to the Planning Board that the request is to move from a C-1 zoning to a R-2 district to allow for larger buffers for protection. Aaron Barlow asked if the Bed and Breakfast would still be able to operate. Town Manager Owen answered that yes it could still operate as is with a new zoning of R-2. Aaron Barlow expressed concern over a possible buffer hindering the view of the Perry House. Chairman Joel Owen stated that he believed a natural buffer would be more appealing than a potential building against the parcel with no buffers. It was stated that the Board of Adjustment would take more consideration into Commercial projects that neighbor residential parcels than if it remained commercial.


The Planning Board agreed that the request was in line with the area. Penny VonCanon motioned to favorably recommend to the Town Council for a public hearing. The motion was seconded by Aaron Barlow and passed unanimously.

**Staff Updates**

Zoning Administrator Riley Pudney informed the Board that she had no staff update for this meeting.

Chairman Joel Owen asked for an update on the Mill Pond project. Town Manager Own explained that the project is going slowly and the bags of collected sediment could be used as a spread on the athletic fields.

With no further business the meeting was adjourned with a motion at 6:20 p.m.



Respectfully Submitted,

Riley Pudney, Zoning Administrator and Clerk