

BANNER ELK PLANNING BOARD AND
LAND USE UPDATE COMMITTEE
MONDAY, 01 FEBRUARY 2010
MINUTES

Planning Board Members Present: Buster Burleson, John Collier, Dan Hemp, Bob Hodgins, Paul Lehmann, Dawn Sellars, Dave Shoemaker, Ann Swinkola, Penny VonCanon

Land Use Update Committee Members: John Davis, Scott McKinney, Joe H. Perry, Robert Tufts, Frank Wimbush

Staff Present: John Mejaski

Others Present:

Chairman Paul Lehmann called the meeting to order at 7:00 PM. A quorum was present. The meeting was opened with the pledge of allegiance to the flag.

Approval of the Agenda

John Collier moved to approve the agenda as presented. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Consideration of the January 2010 Minutes

John Collier moved to approve. Dawn Sellars seconded. The vote was unanimous and the motion carried.

Land Use Update - Goals and Objectives

Cheryl Buchanan was absent and Town Manager John Mejaski stepped in to conduct the meeting. Manager Mejaski told the Board that there is a Planning Retreat on February 6th and those in attendance would be coming up with some goals and objectives and that perhaps we could mesh the two into the one document.

Paul Lehmann asked what are the most important things that need to be discussed. Manager Mejaski said that he wanted the Board to look at this subject from a Land Use Plan - twenty years into the future sort of view. Some of the issues that have been discussed are water conservation, density in relation to pervious and impervious surfaces. Manager Mejaski said that the current zoning ordinances and how we want to look at them in the future along with potential zoning of the newly proposed ETJ expansion.

Chairman Lehmann asked about the zoning of those proposed properties and asked to see some additional maps. Mr. Lehmann said that they needed to consider the properties that will be included in the ETJ expansion and what the

proposed zoning would be for those properties before the public hearing that is scheduled on the 22nd of February.

The topic of restaurants in the expanded area was noted. John Collier said there is already a restaurant off Dobbins Road and a restaurant doesn't really need to be butted up against the red light to work. He cited several other restaurants in Watauga County that work really well. Paul Lehmann commented that he didn't want to see 50 restaurants littering the countryside. A shooting range was not received well by the Board, even though it would be a conditional use. Robert Tufts asked that several items be moved to the conditional use portion of the lists. These were: restaurants, animal clinics, animal shelter, assisted living facility, bed and breakfast, day care, kennel, produce stand, veterinarian services, woodworking shop, and winery.

No action was taken on this proposal for this meeting.

Chairman Lehmann went through the list again and removed several items that he did not think should be on the list. He stated that this zoning district should be more restrictive than the R-1 zoning district. John Collier stated that his view of the RRD should be more restrictive than the other zoning districts with only farms and more green areas and views. John Mejaski reviewed the remarks by the Board in relation to the list and listed the removed items as follows: Animal clinic, Animal shelter, Assisted living facility, Day Care, Kennel, Veterinarian services, Woodworking shop, Family care home, Halfway house.

These items were removed from the conditional use list: florist, PRD's and Shooting range. The following were added to the conditional list from the permitted uses: Bed and breakfast, Children's home, Greenhouse, Modular or mobile homes, Produce stand, Restaurant, and Winery.

Penny VonCanon noted that the impervious surface table needed to have the numbers flipped to allow for less density.

With no further land use discussion, Chairman Lehmann called the Planning Board meeting to order.

Sign Request – Preferred Mountain Real Estate

This request is for the real estate office next to the Chamber of Commerce. There is an existing signpost located at the edge of the parking lot next to the road. The proposed colors are well within the color palette and Mr. Lindsey has agreed to meet the provisions of the ordinance. Penny VonCanon moved to approve. Dawn Sellars seconded. The vote was unanimous and the motion carried.

Sign Request – Quality Builders Inc.

This request is for an existing business in Sugar Mountain moving into the vacant space next to NAPA. There is an existing sign there and this sign will fit into it. Colors are acceptable and within the height restrictions. Staff

recommends approval. Penny VonCanon moved to approve. John Collier seconded. All voted to approve and the motion carried.

With no further business, John Collier moved to adjourn. All were in agreement and the meeting came to a close.

Respectfully submitted,
Cheryl Buchanan