

BANNER ELK PLANNING BOARD AND LAND USE COMMITTEE
MONDAY, 03 MAY 2010
MINUTES

PB Members Present: Dan Hemp, Joel Owen, Dawn Sellars, Dave Shoemake, Ann Swinkola, Penny VonCanon

LUC Members Present: John Davis, Scott McKinney, Joe H. Perry, Robert Tufts

Others Present: Larry Cotton, Bob Littleton, Toni Cook, Ginny Faust (DCA), Charlie B. VonCanon

Before the meeting could begin, the first order of business was to elect a chairman. A motion was made by Penny VonCanon to nominate Joel Owen as Chairman; followed with a second by Ann Swinkola. The vote was unanimous and the motion carried.

Chairman Joel Owen called the meeting to order at 7:00 pm. It was noted that a quorum was present. The meeting was opened with the pledge of allegiance to the flag.

Consideration of the March 2010 Minutes

With no changes noted, Penny VonCanon moved to approve the minutes for March 2010 as submitted. Ann Swinkola seconded. The vote was unanimous and the motion carried.

Land Use Plan Update

Cheryl Buchanan introduced Ginny Faust from the Division of Community Assistance. Mrs. Faust is taking the place of Glenn Rhodes who passed away suddenly in March. Mrs. Faust previously worked with the Town in 1999. Mrs. Faust reviewed the importance of the land use plan and the process that the town is going through.

Scott McKinney offered a suggestion for an additional goal for the section on infrastructure. The suggestion was for Solid Waste/Recycling that would include subsection for addressing residential, commercial and construction waste. All in attendance thought this was an excellent suggestion. Also under transportation, the suggestion was made for additional parking and intra-campus transportation.

Regular Planning Board Convened

Cheryl Buchanan reviewed the proposed construction and demolition waste ordinance. The purpose is to reduce the amount of waste that is taken to the County landfill. The final review by the Planning Board was to revisit this issue once there are facilities in place to accept the recyclable materials without having to drive a long distance.

ETJ – Revised Map – Second Proposal

Town Council had made a request to the Planning Board asking that they consider a second proposal for the ETJ expansion. After a lengthy discussion, the Planning Board has asked for a 30-day extension to consider the second proposal. Dawn Sellars made a motion to request an extension of 30 days to review and discuss the second proposal. Penny VonCanon seconded. The vote was unanimous with a request for a memo to be sent to Town Council requesting the additional time. Cheryl Buchanan told the Board members that the two maps would be in her office for review at their leisure.

Consideration of an Ordinance to Limit the Number of Unrelated Persons Under One Roof

Larry Cotton, a resident from Crooked Creek had made a request to the Town Manager to request the board look at writing an ordinance regulating the number of unrelated persons living under one roof. Mr. Cotton said they had experienced problems with parking when this had occurred. After additional discussion, the Planning Board decided that this request would need to be addressed through the Crooked Creek POA.

Additional Topics of Discussion

Scott McKinney, Vice-President of Business Affairs, told the Board that LMC plans to move the auto shop this summer over to the maintenance building's new addition as planned. Mr. McKinney then proceeded to tell the Board that LMC would be discussing what to do with the existing structure. He acknowledged that the exterior materials were not acceptable per the ordinance, but that the frame was good and a viable use could be found for it at its present location. Mr. McKinney said that materials approved by the ordinance would be used to refurbish the building and make it acceptable to the town.

Cheryl Buchanan mentioned the recent discussion concerning the old Banner Elk Elementary School building. The site has a potential buyer and Ms. Buchanan has asked that the Board begin looking at the zoning of that property in relation to the proposed use. Dawn Sellars asked why the developers had not come to the Planning Board with official plans. Manager Mejaski told them that the Town Council had actually advised them to do just that.

The Planning Department had included some informational data in the packets regarding wind turbines and solar panels. Ms. Buchanan had asked them to consider how the Town would look at these in case a potential user began putting them up. She reviewed the pros and cons but no firm decision was reached.

With no further business Ann Swinkola moved to adjourn. Penny VonCanon seconded. All were in agreement and the meeting came to a close at 9:15 pm.

Respectfully submitted,
Cheryl L. Buchanan, Planning Department