

BANNER ELK PLANNING BOARD AND
LAND USE COMMITTEE
TUESDAY, JULY 06, 2010
MINUTES

Planning Board: Dan Hemp, Joel Owen, Dawn Sellars, Dave Shoemake, Ann Swinkola, Penny VonCanon

Land Use Committee: Scott McKinney, Joe H. Perry, Robert Tufts, Frank Wimbush

Others Present: Toni Cook, Bill Dicks, Bob Littleton, Charlie B VonCanon

At 6:30 pm the Chairman called the Land Use Committee to order. Discussion of Sections 1-4 ensued. Section 2 was a complete rewrite by Ginny Faust of the DCA. Ann Swinkola asked about two of the tables that had no data on farms or agriculture, which is the third largest industry in Avery County. Cheryl Buchanan said she would send an e-mail to Ginny Faust to see why that was. Ann Swinkola asked if we could remove footnotes that have nothing to do with Avery County or Banner Elk. Cheryl replied that she would ask. Robert Tufts asked if perhaps the first draft of Section 2 could be blended with this one so that the tone of the author could be uniform throughout the entire document. Cheryl Buchanan said she would attempt the draft and bring it before the Board next month.

Frank Wimbush suggested that in Section 1, last page, there is a reference to the Banner Elk School and future plans. He suggested that since those are not firm plans, perhaps it should be reworded. The Board agreed. Penny VonCanon moved to approve Section 1,3 & 4 with the minor changes noted. Dan Hemp seconded. The vote was unanimous and the motion carried.

Ann Swinkola gave a brief synopsis of what is going on at Grandfather Home for Children regarding the 200 acres across the road. The Home is looking for a planner and is in the process of harvesting some of the timber on the property. The Forestry Service came to look at the property and suggested that this needed to be done. The Home is kicking around ideas such as 'mixed-use' with home for the elderly, low-income housing, recreational and perhaps some light commercial. This project is still several years away, but is beginning to move forward.

Planning Board called to Order

At 7:00 pm, Joel Owen called the regular Planning Board meeting to order. A quorum was present and he opened with the pledge of allegiance to the flag.

Consideration of the June 2010 Minutes

Penny VonCanon noted that in the last paragraph, she was "opposed" and not "second" to a motion made by Dan Hemp. Ann Swinkola moved to approve the minutes as amended. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Elk River Heights Subdivision

Jim Rebhan has asked if he might be able to sell lot 2 with the little house on it in order to be able to put the sewer line in the ground. Otherwise, he cannot find the financing to do it at this time.

Cheryl Buchanan has suggested that perhaps some deed restrictions could be put in place that would require the new owner to hook onto sewer once the line is in place and that the easements remain as dedicated to the Town. John Wright is looking into this. The Board was disposed to help Mr. Rebhan if these options prove to be legal and Mr. Rebhan is comfortable with them.

Sign Complaint – Commercial Signage in the Heritage District

The planning department received a complaint about the commercial “for sale” sign at the Corner Palate. She asked the Board how they felt about the sign. There was some discussion about stricter signage regulations in the Heritage Overlay District. Bill Dicks said that Beech Mountain and Sugar Mountain both require 2’x2’ sandblasted signs for real estate. Cheryl Buchanan said she would come up with some language for the next meeting, but that any change to the ordinance requires a public hearing.

Other Discussions

Cheryl Buchanan touched on a concern from one of the Board members concerning Group Homes. She provided a handout from the Department of Justice and said that this subject could prove very “touchy” and the Town need to be careful when making regulations that apply only to one group of persons instead of applying the ordinance to all groups.

The second discussion was on an aesthetics report that Ms. Buchanan had been developing. She asked for comments and suggestions from the Board.

With no further comment, Penny VonCanon moved to adjourn. Ann Swinkola seconded. All were in agreement and the meeting came to a close at 8:00 pm.

Respectfully submitted,
Cheryl Buchanan, Secretary to the Planning Board