

BANNER ELK PLANNING BOARD AND
LAND USE COMMITTEE
MONDAY, 02 AUGUST 2010
MINUTES

Planning Board Members Present: Joel Owen, Dawn Sellars, Dave Shoemake, Ann Swinkola, Penny VonCanon

Land Use Committee Present: Steve Chandler, Scott McKinney, Joe H. Perry

Others Present: Cheryl Buchanan, Ginny Faust, Charlie B. VonCanon

Joel Owen called the meeting of the Land Use Committee to order at 6:35 pm. Ginny Faust from the Division of Community Assistance was present to review the charts from the demographics section. Mrs. Faust stated that she is not finished with the narratives and there are a few tables that have not been completed. She told the board that the Census 2010 data should be available in December and that she used the state's data instead of the Federal because she felt it was more realistic for our needs. Listed below is a brief description of the Tables:

Table 1: Population data. Mrs. Faust asked if anyone knew why the population dropped in the 1980's.

Table 2: How the County's population fits into the region from 1980 to 1990.

Table 3: This table covers the same as 2, but from 1990 to 2000. Mrs. Faust noted that Banner Elk does not promote "natural growth". This growth is calculated by the number of births.

Table 4: Shows the number of persons per square mile.

Table 5: Incomplete

Table 6: Population by age groups.

Table 7: County data by age groups.

Table 8: Housing characteristics from 1990 Census data. *Ginny to check on how dormitories were calculated in this number.

Table 9: Same as Table 8 but with 2000 Census data.

Table 10: Inflation with some adjusted estimated number for 2010.

Table 11: Labor force characteristics. Very general information for 1990.

Table 12: Same as Table 11 but for 2000.

Tables 13 & 14: Actual and projected population data for Avery County and NC.

Table 15: Projected growth rates for counties in NC up to 2030.

Table 16: Acreage in farms. Data changed drastically in 1997 when smaller farms were considered part of this demographic.

Table 17: Number of farms lost statewide. 2007 data missing.

Table 18: Not finished.

Table 19: Banner Elk employment trends.

Table 20: Avery County occupation trends.

Table 21: Banner Elk occupation trends.

Table 22: Education demographics.

Table 23: Adjusted data for 2010 inflation.

Table 24, 25, & 26: Poverty data from 1980 through 2000.

The board members suggested that a narrative at the end of the tables relating to “what’s missing” and what the data means for Banner Elk be added, to which Ginny Faust agreed.

The Planning Board was called to order at 8:00 pm. A quorum was present.

Consideration of the July 2010 Minutes

Penny VonCanon moved to approve as submitted. Ann Swinkola seconded. The vote was unanimous and the motion carried.

Uniform Property Maintenance

The board members asked several questions about why this was referred to the Planning Board. Ultimately the board felt that unless there was a good reason to pursue spending the Town’s money to have someone come in and meld the Zoning Ordinance and Town Code into one, that it was not detrimental.

Discussion of Ordinance Change to Section 600 – Signs

There was some confusion about temporary signs and their definition and whether they should be sandblasted, hand carved, routed, or not. Several members felt that community event signs were viable temporary signs and that real estate signs were more than that, being that it can take properties a long time to sell, in which case the sign would viewed by the public for a lot longer. Cost to the agent was also a factor to consider in requiring these types of signs. No decision was reached ad the Board is going to look at signs and consider the impact before the next meeting in September. It was suggested that “Business Seasonal” sign reference be added to the temporary sign definition.

With no further business, Penny VonCanon moved to adjourn. Ann Swinkola seconded. All were in agreement and the meeting came to a close at 9:00 PM.

Respectfully submitted,
Cheryl Buchanan, Assistant to the Town manager