

BANNER ELK PLANNING BOARD AND  
LAND USE COMMITTEE  
MONDAY, 04 OCTOBER 2010  
MINUTES

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

Land Use Committee Present: Steve Chandler, John Davis, Joe H. Perry, Robert Tufts

Others Present: Cheryl Buchanan, Ginny Faust, Rick Owen, Debbie Smith, Charlie B. VonCanon

Joint Land Use Planning Committee and Planning Board

**Section 2 Demographics and Economics**

The joint meeting of the Land Use Committee and the Planning Board was called to order at 6:30 pm. Ginny Faust of the Division of Community Assistance (DCA) was present to review the 4<sup>th</sup> draft of Section 2, Demographics. Before beginning the review she informed the Board that the primary 2010 Census data was going to be released in December 2010. This section is lengthy and there was some additional data that was missing from the last meeting. Several questions arose during the review of the data, such as how the poverty levels are determined and how do students play a part in this determination and what other numbers might skew this figure, what are the criteria for unemployment numbers and why is Banner Elk's number so much higher than the surrounding municipalities, a question regarding the number of the population age 16 years and over, and some additional information on tourist attractions.

Also it should be noted that Table 8 needs the date range changed to 1990 instead of 1900 and the summary might need some weighted averages that could be updated every year instead of waiting for the 10 year census to occur.

**Section 6 Community Service and Facilities**

Cheryl Buchanan drafted this section and gave a brief review of the information in this section. Suggestions for the police department's section on crime rate comparisons between the police departments in the area, a list of vehicles as equipment, and the ratio of officers to citizens and how that compares to other municipalities. For the fire department's section it was suggested that an activity level with the number of calls and comparisons to other departments in the area along with an ISO rating comparison.

Under the parks and recreation section a cross reference to Section 5.0 on Parks and Recreation would be a good reference. The Board asked how many more sections are to be drafted and Cheryl Buchanan could not answer but said she would e-mail that to everyone the next day.

## Planning Board

The regularly scheduled Planning Board could not be called to order because there was a lack of a quorum. Dan Hemp, an in-town member had tendered his resignation leaving the Planning Board with only five members. The Board needs one in-town and three ETJ representatives for a full board. A discussion on the need for additional members ensued and members were urged to think of potential citizens that would be willing to serve and would represent Banner Elk fairly.

A lively discussion on Lees-McRae College and a proposal for columns took place. The Planning Board did not consider these signs and was concerned about where they would be placed. LMC had also asked if they could place some directional signs at the red light but the Board feels that it is already too busy there and large trucks usually end up destroying the signs.

In the August meeting the Planning Board had considered requiring all real estate signs to be sand blasted. The Planning Board is asking for this consideration as a change to the ordinance and will review and approve the wording at their next meeting.

The Master 2010 Recreation Plan was reviewed and some of the suggestions were discussed. The Board doesn't need to make a formal recommendation to the Town Council this was simply an FYI session.

The last discussion to be held was on the Historic Banner Elk School. This was also an informational session but Chairman Joel Owen is part of the Steering Committee and will be a good liaison between the project and the Planning Board. Joel Owen also spoke about his brother, Rick Owen becoming the new town manager and should any of the Board members feel this is a conflict, he would graciously step down.

With no further business, the meeting was adjourned.

Respectfully submitted,  
Cheryl Buchanan, Banner Elk Planning Department