

BANNER ELK PLANNING BOARD
MONDAY, 15 NOVEMBER 2010
MINUTES

Members Present: Allen Bolick, Joel Owen, Dawn Sellars, Dave Shoemake, Penny VonCanon

Staff Present: Cheryl Buchanan, Rick Owen

Others Present: Baxter & Suanne Crane, Ted Silvers, Robert Tufts, Charlie B. VonCanon

Chairman Joel Owen called the meeting to order at 6:30 PM. The Chairman opened the meeting with the pledge of allegiance to the flag.

Consideration of the October 2010 Minutes

With no changes noted, Penny VonCanon moved to approve as submitted. Dawn Sellars seconded her motion. The vote was unanimous and the motion carried.

Final Plat Approval – Highland Partners of Banner Elk, LLC

Cheryl Buchanan reviewed the final plat checklist. There was a question about the drive into the development and what constitutes a road. Ms. Buchanan said that she considered this a driveway and not a road. Penny VonCanon moved to recommend approval to the Town Council for final plat approval. Dave Shoemake seconded. The vote was unanimous and the motion carried.

Ms. Buchanan took this opportunity to discuss the State's moratorium on approvals for developments and the "Opt-out" option available to the Town. She presented the members with a sheet outlining developments in Banner Elk and where they are in this moratorium process. If Banner Elk decides to "Opt-out", at least three developments will need to start the approval process over. The advantage for Banner Elk is that allocated utilities could be reorganized and recalculated and density could be readdressed. The final decision is up to Town Council.

Ordinance Revision Discussions

Section 600 – Signs

The Planning Board had asked for a revision to address real estate signs and to require them to be sandblasted, routed or hand-carved. A discussion entertaining what was meant by wooden designs and if painted wood produced the same results as stated in Section 605 (a) which reads that all signs must be sand blasted, routed or hand carved. Robert Tufts asked about wrought iron signs. Ms. Buchanan told him that any signs requiring special consideration that are not addressed in the ordinance are brought to the Planning Board. Town Manager Rick Owen suggested that the Planning Board tell staff what they want and not be concerned with the writing of the ordinance, that this was what we needed to address. Mr. Owen suggested using the High Country Council of Government to help with some restructuring of this and another section of the ordinance.

Dawn Sellars moved to recommend approval to Town Council for the current changes regarding real estate signs and to revisit the remainder of the ordinance as time allowed. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Section 914 Mobile/Manufactured/Modular Administrative Office Space and Mobile Classrooms

Ms. Buchanan asked the Planning Board to consider the number of units allowed, the length of time allowed and the addition of a modular unit on a permanent foundation with no time limit. She said it appears that the ordinance was written for a specific instance rather than planned possibilities and perhaps the Planning Board needs to revisit the reasoning for this section.

Penny VonCanon made a motion to make modification to the time limit and to remove the number of buildings in this section and recommend the change to Town Council. Dawn Sellars seconded. The vote was unanimous and the motion carried.

Section 919 Pre-Fabricated Metal Building

Ms. Buchanan suggested that unless the Town and the Planning Board would like to see an unlimited number of pre-fabricated metal buildings, they might want to consider removing this section. She suggested that a reactive action initiated this section of the ordinance and may not have been given thorough thought.

After a short discussion, Penny VonCanon moved to recommend removal of this section to Town Council. Dawn Sellars seconded. The vote was unanimous and the motion carried.

Section 700 – Landscaping and Tree Ordinance

Ms. Buchanan asked the Planning Board if they wanted a tree ordinance that deals with just clear cutting for development or an ordinance that addresses tree protection. The consensus of the Board was that they want a tree protection ordinance. After some discussion, Town Manager Rick Owen suggested that we get some help with this and come back to the Board.

Land Use Plan – Section 7.0

Ms. Buchanan mailed out an outline with some beginning thoughts for this section and asked the Board members for input on this section. None were ready and she asked that they get back to her in the next couple of weeks.

With no further comments, Penny VonCanon moved to adjourn. Dave Shoemaker seconded. The vote was unanimous and the meeting was adjourned.

Respectfully Submitted,
Cheryl Buchanan, Banner Elk Planning Board Secretary