

BANNER ELK PLANNING BOARD
MONDAY, 06 SEPTEMBER 2011
MINUTES

Members Present: Allen Bolick, John Lavelle, Joel Owen, Jillian Rosato, Dawn Sellars, Ann Swinkola, Penny VonCanon

Staff Present: Rick Owen

Chairman Joel Owen called the meeting to order at 6:30 p.m. A quorum was present. The meeting was opened by everyone standing and pledging allegiance to the flag.

Consideration of the August 2011 Minutes

Dawn Sellars moved to approve the minutes. Seconded. The vote was unanimous and the motion carried.

Section 600 – Sign Ordinance

Section 600.1 (b) and Section 606 (t) - The wording is not exactly the same but the Chairman has recommended that both places read that way since the intent is the same: Signs that do not advertise or promote business in the Town of Banner Elk’s zoning jurisdiction.”

Section 600.2 Sign Colors – Added the website for the color chart. Rick Owen said that he feels there is some confusion of what colors can be used. One board member commented that they thought any color might be acceptable as long as the sign was made in good taste. Joel Owen said this is very subjective and makes the Zoning Administrator’s job very difficult.

Section 606 (g) – the wording “or other inanimate object” to the definition of artwork.

In definitions – Combined Developments – added: “Must be approved by the Board of Adjustment as part of the Conditional Use Permit.”

Clarifications of directional and informational signs and what would be allowed for a temporary use, like orientation on LMC’s campus. Directional are temporary by nature and direct people to events.

Seasonal signs – to be used by those who are off the beaten path. It was determined that two different sizes could be used. Ann Swinkola moved that the Board approve temporary seasonal business signs not to exceed 4sf in the Heritage Overlay District and 24sf outside that. Jillian Rosato seconded. The vote was unanimous and the motion carried.

Temporary signs: added a size restriction not to exceed 3sf.

Section 606 (c) adds “or any fashion of movable signs”

Section 607 (09) clarifies an informational sign. This was ok.

A motion was made by Ann Swinkola to approve the changes with the exception of the wording relative to combined development signs. Dawn Sellars seconded. The vote was unanimous and the motion carried.

A slide show of combined development signs in Banner Elk was presented with a chart of the sizes of these particular signs. The Board has been considering an appropriate size for these signs and the slide show was to help them put the signs in context. There was some lengthy discussion about combined development signs but nothing concrete was decided. It was agreed that the Board would think about these and take up this discussion at the next meeting.

With no further changes, Penny VonCanon moved to adjourn. Jillian Rosato seconded. The vote was unanimous and the motion carried.

Respectfully submitted,
Cheryl Buchanan, Secretary to the Planning Board