

BANNER ELK PLANNING BOARD
MONDAY, 03 OCTOBER 2011
MINUTES

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

Others: James Files, John Perry, Seth Perry, Paige Taylor, Michele Theriault, Charlie B. VonCanon

Chairman Joel Owen called the meeting to order at 6:28 pm

Consideration of the September 2011 Minutes

With no changes noted, Penny VonCanon moved to approve both sets of minutes from September 2011. Allen Bolick seconded. The vote was unanimous and the motion carried.

Sign Permit Request – Blue Ridge Bistro

Michele Theriault will be the Proprietress of the Blue Ridge Bistro located at the Shoppes at the Village. The previous business was VIVO! In reviewing the signage, Michele has requested approval for a freestanding sign, a building attached sign, a small sign beside the door, a canopy sign and a sign in the combined development sign. Penny VonCanon commented that the canopy sign exceeds the ordinance, that the ordinance requires nothing greater than 8sf and this one is a little larger than 11sf. Michele said it can be cut down to fit 8sf. Penny VonCanon also requested that the building attached sign above the entrance have the section that state “breakfast, lunch and dinner” removed. Michele agreed to these two requests. Penny VonCanon moved to approve the sign request with the two changes as noted above. Ann Swinklola seconded the motion. The vote was unanimous and the motion carried.

Michele also informed the Board that she had approval from the property owner to repaint the building. The color chosen is *nautical blue* with white trim and it was noted that these colors are permitted by the ordinance. The Board approved of the colors and wished Michele luck with her new business.

Sign Ordinance Review

Cheryl Buchanan apologized for not being in attendance at the September 6th meeting and asked that the Board review the proposed changes to the zoning ordinance before the Public Hearing that is scheduled on the 10th of October. A few minor changes were proposed by the Board members to clear up some grammar errors and Table 608-2 was broken out into two tables. Table 608-2A will cover the C-2, M/E, M/I areas of Town and Table 608-2B will cover the C-1P, C-1, M/E, and HOD areas of Town. The reason for taking the table and breaking it out into two is that the Planning Department made a study of current signage in Banner Elk and discovered a definite pattern. Properties in

the outlying areas have less density and could allow for larger signage while the downtown area appears to be more densely populated and requires a smaller amount of signage by nature of its development. Penny VonCanon moved to approve the changes as noted. Ann Swinkola seconded. The vote was unanimous and the motion carried.

Penny VonCanon asked that the visitors to the Planning Board be recognized. John and Seth Perry, James Files and Paige Taylor were in attendance and represent the Boy Scouts. James Files and Seth Perry are working on badges for citizenship and communication and were also in attendance at the September Town Council Meeting. Some dialogue between the scouts and the Board members about what was before the board that night ensued. The boys were invited to ask additional questions after the meeting.

With no further business, Penny VonCanon moved to adjourn. Ann Swinkola seconded. All were in agreement and the meeting came to a close at 8:10 pm.

Respectfully submitted,
Cheryl Buchanan, Planning Department