

BANNER ELK PLANNING BOARD
MONDAY, 02 JULY 2012
MINUTES

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

Staff Present: Cheryl Buchanan, Rick Owen

Others Present: Bret Gardella, Martha Laura Miller, Jason Parker, Ted Silver, Charlie B. VonCanon

Chairman Owen called the meeting to order at 7:02 pm and noted that a quorum was present. He opened the meeting with the pledge of allegiance to the flag.

Consideration of the June 2012 Minutes

Penny VonCanon mentioned one correction. She asked that concrete stoppers be changed to concrete stops. With no other changes noted, Penny VonCanon moved to approve the minutes as submitted with the one correction. Allen Bolick seconded. The vote was unanimous and the motion carried.

Lees-McRae College – Preliminary Site Plan Discussion

Ms. Buchanan introduced Mr. Jason Parker to the board and told them that he was working on the Performing Arts Workshop/Classroom. The plan is to build in the location of the old theatre building and because it is located in the Heritage Overlay District and will involve the removal of some significant trees, Ms. Buchanan felt that Mr. Parker should speak to the board about the plans so that everyone would be on the same page.

Essentially, Mr. Parker told the board that they plan to begin demolition next week and that they already have their permits from Avery County. Once the building is down and has been removed, there are trees on the property that are damaged and unhealthy; and he will need to remove these as well. The new building will be placed almost identically on the footprint of the old with a slight shift to the left in order to meet the setbacks in the ordinance. The Board reviewed some of the major items in the Architectural Design Standards and advised Mr. Parker that they would need a survey of the property and an official set of plans.

Chairman Owen asked if Banner Road would need to be closed for any length of time and Mr. Parker said he thought he could get by with closing it for one day. Penny VonCanon asked if there was anything of historical value left in the building and Mr. Parker answered that the two projectors are fuel powered, rather large and considered antiques. Chairman Owen asked for a timeframe for construction and could the Town require a guarantee that the new building would be built instead of another empty parking lot. Town Manager Rick Owen said most likely the Town could not make them build another building. Jason Parker added that he was pretty confident that they will build another building because the need is great and it has been in the planning stages for a long time.

Section 315. Alternative Energy Ordinance – Motion to Recommend Adoption

During the June 2012 meeting, the board discussed the particulars of a proposed energy ordinance. A few changes were made and Ms. Buchanan asked the Town's Attorney to review the text. Penny VonCanon also graciously agreed to review for grammatical errors and this is the text you have before you now. Ms. Buchanan did not include hydroelectric considerations since she felt that there would not be a demand for this and if there was, the State's guidelines were bound to be much stricter than Banner Elk's.

Penny VonCanon noted a few minor changes and made a motion to recommend the approval of the new ordinance as an addition to the Zoning Ordinance as Section 315 with the changes. Ann Swinkola seconded. The vote was unanimous and the motion carried.

New ETJ Member – Martha Laura Miller

Mrs. Miller has graciously accepted a request to become a member of the Planning Board as an ETJ representative. Mrs. Miller lives on Beech Mountain Parkway and works in the Finance Industry. Mrs. Miller has lived in Banner Elk for 11 years. As a fore thought; Ms. Buchanan sent her application to the Avery County Commissioners and they have given their approval as well.

Penny VonCanon moved to accept the nomination of Martha Laura Miller as an ETJ Representative on the Planning Board. Ann Swinkola seconded. The vote was unanimous and the motion carried.

A.C.P.R.I.D.E. Incubator Discussion

Ms. Buchanan had provided the Planning Board with copies of a CD from the Avery County Commissioners meeting regarding the discussion of the Incubator Ordinance. Ms. Buchanan said she had wanted the board to hear everyone's view. After some discussion, the Town Manager suggested that perhaps the Planning Board should ask for a clearer directive from the Town Council on whether they want to see existing businesses in the Incubator. The board agreed that this would be the best course and made that request of the Town Manager.

With no further business, Penny VonCanon moved to adjourn the meeting. Allen Bolick seconded. The vote was unanimous and the meeting came to a close at 8:12 pm.

Respectfully submitted,
Cheryl Buchanan