

BANNER ELK PLANNING BOARD WORKSHOP
MONDAY, 07 APRIL 2014
MINUTES

Members Present: Allen Bolick, Will Mauney, Martha Laura Miller, Joel Owen, and Penny VonCanon

Staff Present: Zoning Administrator Cheryl Buchanan

Others Present: Rebecca Bolick, Bill & Donna Dicks, Bret Gardella

Chairman Joel Owen called the meeting to order at 6:05 pm. A quorum was present. He opened with the pledge of allegiance to the flag.

Consideration of the March 2014 Minutes

Allen Bolick made a motion to approve the minutes from the March 2014 meeting as submitted. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Request for Sign Approval in the HOD – The Summit Group

Zoning Administrator Cheryl Buchanan informed the Board that this request was before them because the business is relocating to the Heritage Overlay District and requires a review of the Architectural Review Committee. The Planning Board is also referred to in the Banner Elk Zoning Ordinance as the Architectural Review Committee. The Summit Group has existing signage that meets the ordinance, but is just repainting and moving it to their new location on Shawneehaw Avenue. Martha Laura Miller made a motion to approve the signage as submitted. Allen Bolick seconded. The vote was unanimous and the motion carried.

Request for Sign Approval in the HOD – AC PRIDE

This request is also for approval of signage in the HOD. AC PRIDE, the Avery County Incubator, is requesting permission to replace some existing signage that has deteriorated. During the CUP request for the Incubator, the sign to the left of the front door, “Banner Elk School” was to be left as part of a tribute to the historic use of the school. The sign needs to be replaced and it was request that the wording “Former home of” be added. Additionally, the Incubator is looking to put up a directory sign in front of the building that will advise the public on who is in the building. This sign will be 35sf and will have the address added to the bottom. The colors are dark green with white lettering. Some signage going into the inside of the building does not need the approval of the Board.

Penny VonCanon moved to approve the signage as requested with the “AC PRIDE” to be left off of the top of the directory sign. Martha Laura Miller seconded the motion. The vote was unanimous and the motion carried.

Request for Sign Approval in the HOD – Sister Lees Cafe

This last request was for signage for a bakery going into the Shoppes in Downtown. There will be two free standing that will go in the existing frame. An attached building sign that will go in the point of the eaves above the door, a logo sign to beside the door and one canopy sign to go over the entrance on the right side of the building. The colors are Holly Berry Red and Bittersweet on an Ivory background. The request meets all the requirements of the ordinance and staff recommends approval of this request.

Penny VonCanon moved to approve this request for signage. Martha Laura Miller seconded. The vote was unanimous and the motion carried.

Continuation of Discussion about Zoning Ordinance Updates – Third Session

The Planning Board reviewed changes in Section 500. The items covered were:

Section 501.3 (d) – a illustration was added for transition zones,
Section 501.4 (a) – reference was made for consideration of Fire and EMS Services when planning streets,
Section 501.5 (k) – an illustration of the pattern for the sidewalks in the Master Streetscape Plan was added,
Section 501.7 (D) (a) – Wording was added to ensure that merchandise can be illuminated as long as the shop is open for business,
Section 502.1 (A) – A better description of how to determine the height of a building as well as an illustration to share,
Section 502.1 (A) – Planned Residential and Commercials Developments in the M/U with connections to **existing** tall buildings (over 35 feet) allow for the principal building to be 60% of the footprint and any additional interconnected buildings can not exceed the footprint by 40%, making the total footprint 100%,
Section 502.3 – Added “Roofs outside of the allowed pitch slope may need to apply for a variance considering the type of building and use and how the required slope parameters would make the building look”,
Section 502.3 (A) – add missed Use to the zoning districts that would allow a flat roof, and
Section 502.5 “Signs” – needs to be removed due to its repetition of the wording in Section 600 is completely designated as dealing with all signage requirements. These changes are necessary in order for the ordinance to be fully understandable and correct.

Penny VonCanon made a motion to recommend to Town Council to call for a Public Hearing on the proposed Amendments to the Banner Elk Zoning Ordinance, Sections 100 – 500. Martha Laura Miller seconded her motion. The vote was unanimous and the motion carried.

With no further discussion, Penny VonCanon moved to adjourn. Allen Bolick seconded. At 8:08 pm the meeting was adjourned.

Respectfully submitted,
Cheryl Buchanan, Zoning Administrator