

BANNER ELK PLANNING BOARD  
MONDAY, 08 MAY 2014  
MINUTES

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

Staff Present: Cheryl Buchanan

Others Present: Larry Pfaff

Chairman Joel Owen called the meeting to order at 12:06 pm.

Consideration of the April 2014 Minutes

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

Conditional Use Permit (CUP) Request – Accessory Apartment in the C-1 Zoning District

Zoning Administrator Cheryl Buchanan stated that Larry Pfaff owns property at 128 & 130 Banner Road. The building has a restaurant in the bottom which he leases. Mr. Pfaff has a professional office upstairs that takes a small portion of the floor space upstairs. Mr. Pfaff's request is to turn the remaining space into an accessory apartment for himself. The Zoning Administrator told the board that Mr. Pfaff has an adequate parking space and access to refuse facilities. Mr. Pfaff does not plan to change any of the outside of the building and therefore, will not be required to bring his building up to the current standards of the ordinance. It was noted that Mr. Pfaff's only access is a stairwell from the front, but that there is adequate space should he wish to add a second access to the top of the building.

Penny VonCanon made a motion to recommend approval to the Board of Adjustment for a CUP to allow an accessory apartment in the C-1 zoning district. Allen Bolick seconded. The vote was unanimous and the motion carried.

With no new business, Allen Bolick moved to adjourn. Penny VonCanon seconded. All were in agreement and the meeting came to a close at 12:17 pm.

Respectfully submitted,  
Cheryl Buchanan, Zoning Administrator, Town of Banner Elk