

BANNER ELK PLANNING BOARD MEETING
MONDAY, 07 JULY 2016
MINUTES

Members Present: Allen Bolick, BR Hoffman, Will Mauney, Meredith Olan, Joel Owen, Penny VonCanon

Staff Present: Zoning Administrator Cheryl Buchanan, Town Manager Rick Owen

Chairman Joel Owen called the meeting to order at 6:00 pm. The Chairman opened with the pledge of allegiance to the flag and noted that there was a quorum present.

Consideration of the June 6, 2016 Minutes

Chairman Owen asked if anyone had changes to the minutes from the May 2016 meeting. With no changes brought before the Board, Penny VonCanon made a motion to approve the minutes as submitted. BR Hoffman seconded. The vote was unanimous and the motion carried.

Rezoning Request – Boggs Road, LLC

Zoning Administrator Cheryl Buchanan opened the meeting with a brief description of where the property was located and the process for rezoning. This was for the benefit of the Board and those who were in attendance. Ms. Buchanan asked that the Board pay special attention to the list of uses in the R-1 and the R-2, which were provided by her, and not the rumors about what is being proposed to go on that property.

Penny VonCanon mentioned that the lot size is the same for the R-1 and R-2, along with many of the uses being the same. As for percentage of impervious surfaces, the R-2 is greater by 5%, allowing for 5% more density in the R-2.

Several of the surrounding property owners were signed up to speak and Chairman Owen said that the subject matter needed to be kept to the request at hand and asked that the topics not be repetitious. The speakers are listed below with a brief description of what they said underneath.

Cheryl Richardson, resides at 920 Old Turnpike Road. Mrs. Richardson said that a group of tiny homes like those proposed would affect property values in her neighborhood. She also expressed concerns that the Old Turnpike Road, which was designated as a North Carolina Scenic Byway, would suffer from additional traffic generated by this size of development.

Stefan Smith is the President of the Elk River POA. He spoke to the fact that Elk River has 287 homes and condo units and 1/3 of those look down into the valley. Elk River's concern is the views and the property values.

Becky and Danny Woodard own property at 1190 Old Turnpike Road. Although Mr. Woodard is still in the military, they are looking to retire to this property in a few years. Mr. Woodard is a distant relative of the Whiteheads that once owned the entire valley. Mr. and Mrs. Woodard expressed concerns about additional traffic on the gravel road, their views and the tranquility of the neighborhood.

Mike and Casey Myers live at 1110 Old Turnpike Road. The Myers voiced their concern for additional traffic on the road, the amount of litter they find each week, the impact 12 additional homes would have on their well site, and the potential danger to their small children.

Casey Myers spoke a second time stating that she believes the development is inevitable but that she would like to see Banner Elk remain a small town and that the R-1 zoning designation is still the best for their neighborhood. Mrs. Myers asked the town to be gentle with development on the property.

John Davis lives at 1014 Old Turnpike Road. Mr. Davis sited concerns of safety for the residents along that road if additional traffic were to increase significantly. Also concerns of too many septic fields that would not hold on the property and that these small houses that are being proposed are used by renters rather than long-time residents, with anticipation that the property would not be cared for properly.

Gina Farfour lives at 1252 Old Turnpike Road. She pointed out that the numbers between R-1 and R-2 are a little different, but enough for her to wish to keep it zoned R-1. She felt it was presumptive of the property owner to have already took money for some of the units before they were built and that greed drives this type of development.

Garry Powell resides at 131 Laurabbey Lane, just off of Old Turnpike Road. Mr. Powell cautioned the town about expanding its limits. He also said he was worried that someone was going to get hurt if the speed limits were not adjusted to handle this many people being added to the infrastructure.

Floyd Townsend resides at 676 Old Turnpike Road. Mr. Townsend said his biggest problem has to do with the amount of traffic on the road already and what the speed limit is currently on that stretch of road and what it could turn out to be if this is built.

After the public spoke, Chairman Owen asked if anyone from the Waterfront Group wanted to speak. Steve Kaufman thanked everyone for coming and said they wanted to be good neighbors too. Mr. Kaufman said the property is valuable to them as well and they would continue to work closely with the Town.

Elliot Harwell from the Waterfront Group also spoke to land use and said he felt this was a good plan for the use of the land. Will Mauney commented that land use is subjective and the Banner Elk Land Use Plan talks about controlled development as being one of the important factors of the plan.

After those in attendance were finished speaking, Meredith Olan said her review of the ordinance produced a study of the viewshed in Banner Elk and she felt that this property could be negatively impacted by some of the uses listed in the R-2. Meredith Olan agreed with economy of space and the number of homes matter, however, it is the other uses in the R-2 that would affect the viewshed. Mrs. Olan also explained that the NCDOT has the authority over who uses the Old Turnpike Road, not the Town.

With no further discussion, the recommendation for rezoning from the Planning Board was Penny VonCanon in support of the rezoning and Allen Bolick, Will Mauney, BR Hoffman, Joel Owen and Meredith Olan opposed. This recommendation not to rezone to R-2 will be sent to Town Council for their July 11, 2016 meeting.

Meredith Olan moved to adjourn. BR Hoffman seconded. All were in agreement and the meeting came to a close at 8:30 pm.

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