

BANNER ELK PLANNING BOARD MEETING
MONDAY, 01 SEPTEMBER 2016
MINUTES

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

Staff Present: Zoning Administrator Cheryl Buchanan

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 July and August 2016 Minutes

Penny VonCanon motioned to accept the July minutes as submitted. Allen Bolick seconded. The vote was unanimous and the motion carried.

BR Hoffman motioned to approve the August 2016 minutes as submitted. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Request for an Addition in the Heritage Overlay District – Mark Minor

Chairman Joel Owen began by stating that the request looked pretty straight forward. Zoning Administrator Cheryl Buchanan agreed continuing that the materials on the addition would match the current building materials. Ms. Buchanan said that the old portion of the building needed a roof and that the entire building, including the addition, would have a new metal roof that would make it look uniform. Ms. Buchanan further noted that they would not be losing any parking spaces and that they would still have sufficient greenspace.

With no further discussion, Penny VonCanon motioned to approve the addition and stated that it was in compliance with the zoning ordinance. BR Hoffman seconded. The vote was unanimous and the motion carried.

Revisions to the Existing Sign Ordinance – 4th Draft

Ms. Buchanan told the Board that she had been considering the sign ordinance and all the work that had gone into it and realized that the Town didn't need to add to an already lengthy document, so she went over the last draft and shortened it and sent it to the Town's Attorney for review. Four had just a few small items to consider and the Board reviewed those. With a few more changes from Penny VonCanon, Allen Bolick moved to approve it and send it to the Town Council for a Public Hearing. Will Mauney seconded. The vote was unanimous and the motion carried.

New Business

Combination of the Preserve America Committee and the Planning Board

Ms. Buchanan told the Board that she had discussed with the Town Council the differences between a Heritage Overlay District and a Historic District. The Historic District being much stricter than our current overlay. Town Council indicated that they much preferred the Heritage Overlay District. Town's Attorney Four Eggers suggested that the PAC might be a little repetitious and suggested that it be combined with the Planning Board. Town Council was in agreement and Ms. Buchanan asked how the Planning Board felt about that. She demonstrated that they basically perform the same function as the PAC now.

BR Hoffman moved to combine the two (2) Boards duties into the Planning Board and disperse with the PAC. Penny VonCanon seconded. The vote was unanimous and the motion carried.

With no further business, Penny VonCanon moved to adjourn. BR Hoffman seconded. The vote was unanimous and the meeting came to an end at 6:45 pm.

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