

BANNER ELK PLANNING BOARD MEETING
MONDAY, 06 FEBRUARY 2017
MINUTES

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

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

Vice Chair Penny VonCanon called the meeting to order at 6:00 pm. The Vice Chair opened with the pledge of allegiance to the flag and noted that there was a quorum present.

Consideration of the November 2016 Minutes

Meredith Olan asked for clarification on the measurement of the height of a building in a flood plain. After clearing this up, BR Hoffman motioned to accept the November 2016 minutes as submitted. Joel Owen seconded. The vote was unanimous and the motion carried.

Addition for Village Shoppes by Angelo Accetturo

Zoning Administrator Cheryl Buchanan began by explaining why this request was being made. For Sorrentos, Barra's, The Sushi Club and a much used storeroom, each having a separate entrance which allows the weather and insects to come in with their customers. The proposed entrance would put all those doors under one roof and allow for a hostess station and a sitting area for the customers and easier access to the storeroom. The façade is rounded and the siding will be cedar shingles. The lettering will be above the windows and will spell Sorrentos. The lettering is to be approved with a sign permit through the Zoning Administrator.

Meredith Olan motioned to approve the addition with the approval of a sign permit by the Zoning Administrator when ready. BR Hoffman seconded. The vote was unanimous and the motion carried.

Outdoor Cooler Addition – Stonewalls

Zoning Administrator Cheryl Buchanan explained that the new owners of Stonewalls wanted to push the cooler outside of the building to allow for more kitchen space inside. The cooler is made of weather resistant metal but will need to be screened from public view as it is in the Heritage Overlay District. The proposed screening will look like the screening used for a dumpster enclosure. Penny VonCanon mentioned that she would like to see the dumpster enclosure repaired at that site with a matching screening as well. Ms. Buchanan agreed and will see that it is addressed at the same time the enclosure is built for the cooler. Mrs. VonCanon asked if it would have a roof and Ms. Buchanan could not testify to that. Mrs. VonCanon said that cooling systems often make noise but that she felt that the high bank and buffering of vegetation would keep that from disturbing the neighbors in The Cottages.

With no further comments, Meredith Olan motioned to approve the addition onto Stonewalls of a walk-in cooler with the condition that it is carefully screened, along with the dumpster, from view of the public. BR Hoffman seconded. The vote was unanimous and the motion carried.

CUP – Phase II, The Vistas – Kent Smith

Ms. Buchanan introduced this CUP by introducing JP Cogdill as the representative of Kent Smith, owner of The Vistas. Mr. Smith's father passed away and he could not attend so he included a letter naming Mr. Cogdill as his representative during this meeting. Ms. Buchanan said that all of the permits for The Vistas have expired and Mr. Smith is required to come back with another CUP request. Since the infrastructure is in the ground and 7 buildings have been built, this is a simple request to construct the next phase of The Vistas, buildings 11 through 16 at the very top of the development. JP Cogdill told the Board that the areas had been graded for a while and that the pads are set and ready to go. On the last building built, #10, he still has to put in the landscaping and finish the paving in order to get his certificate of compliance. Ms. Buchanan pointed out that the next set of buildings are different from the original proposal as they will all be quad-plexes. Ms. Buchanan stated that she feels this will be better for the development, the new owners and the Town. Even though the ground has been allowed to settle, placing very large buildings on these man made shelves has been a concern of the Zoning Administrator for some time. The Board agreed that the quad-plexes will look nicer and are a much better product. The same look will continue with these next set of buildings as the previous ones built.

A question of road maintenance came up and it was discovered that in a previous agreement with the Town, the Town agreed to clear snow all the way to the overflow parking lot below building #7. Town Manager Rick Owen said that he had seen the plat with the hand written note on it and agreed that the Town would be responsible up to that point. This newly discovered fact is being placed in these minutes for future reference of the Town's responsibility to The Vistas. The note specifically states that this is for snow removal only.

A question of fire prevention was posed by Joel Owen. JP Cogdill told the Board that all the buildings have sprinklers and that there are hydrants every 200 feet. JP Cogdill also told the Board that they handle snow removal for the remainder of the development and that there is sufficient room for a fire truck to turn around if needed.

Meredith Olan motioned to recommend approval of Phase II of The Vistas for buildings 11- 16 and to maintain the aesthetics that have already been established for this development. Allen Bolick seconded. The vote was unanimous and the motion carried.

New Business

With no further business, Allen Bolick moved to adjourn. Joel Owen seconded. The vote was unanimous and the meeting came to an end at 6:48 pm.

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