

BANNER ELK PLANNING BOARD MEETING
MONDAY, 06 NOVEMBER 2017
MINUTES

Members Present: Aaron Barlow, Allen Bolick, Meredith Olan, Joel Owen, Penny VonCanon

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

Chairman Rick Owen called the meeting to order at 6:05 pm. The Chairman opened with the pledge of allegiance to the flag, and noted that there was a quorum present.

Consideration of the October 2017 Minutes

Penny VonCanon motioned to approve the minutes for the October 2017 meeting as submitted. Meredith Olan seconded. The vote was unanimous and the motion carried.

New Business

Parking Lot Site Plan – Eagles Nest Marketplace

Elliot Harwell had planned on being in attendance for the meeting but something came up that prevented him from coming. Zoning Administrator Cheryl Buchanan informed the Board that this was simply a site plan for overflow parking for the Eagles Nest Marketplace Shopping Center. Ms. Buchanan said that Mr. Harwell was looking for a nod from the Board before he hired an engineer to submit final plans for the parking lot. Penny VonCanon had a few questions she wanted to address. They were as follows:

1. Mrs. VonCanon asked if it was necessary to have handicap parking across Highway 184, aka Beech Mountain Parkway. She said she felt that crossing that road for a healthy person could be potentially dangerous, but even more so for a handicapped person.
2. Mrs. VonCanon asked about the connection to Highway 184 and where the cross walk would be. Cheryl Buchanan told her that Eagles Nest Marketplace had been in talks with the NCDOT for some time and that the DOT wanted them to cross at the intersection of Highway 184 and Highway 194. Mrs. VonCanon also asked about lighting and sidewalks. Mrs. Buchanan assured her that she had already talked to Mr. Harwell about these items and he had copies of certain sections of the ordinance that pertain to these items.
3. Would this parking lot be open to the public? Ms. Buchanan was not sure about this since she had not had this discussion with Mr. Harwell, but is willing to ask.

Aaron Barlow asked if stormwater would be addressed? Ms. Buchanan said that the engineer would take care of that as well as lighting and the sidewalks. Ms. Buchanan said she would convey the Board's thoughts to Mr. Harwell.

Sign Request – Edge of the World

Cheryl Buchanan introduced Jeffery Johnson who leases the snowboard shop from April Barrow. Ms. Buchanan stated that this was a very simple request, that the sign meets the requirements of

the ordinance for size, materials, color and technique. Ms. Buchanan also noted that the new section of signage would be placed where the old raft was, so the raft will be gone! Penny VonCanon asked if Mr. Johnson could keep the heights of the new section of the sign to about 6 or 6.5 feet so that cars and trucks can see pulling out and no one would hit their head when walking close to the sign. Allen Bolick asked if they plan to repaint the older section to help with the overall appearance. Mr. Johnson said he would mention it to the owners. Mr. Bolick also asked if it would be lighted. Mr. Johnson replied that he would not be adding any additional lighting, that he felt sure what was there would be sufficient. Meredith Olan motioned to approve the application as presented. Aaron Barlow Olan seconded. The vote was unanimous and the motion carried.

Home Occupations – Ordinance amendment

Ms. Buchanan told the Board that she had received an inquiry into the possibility of a home occupation. When she researched this in the ordinance, she found that in some districts it is a permitted use and in some districts it is a conditional use. However, there are no guidelines or a definition that she could use to advise this person. Therefore, Ms. Buchanan did some research and presented the Board with a definition and potential guidelines that could be placed in the ordinance for future reference. After a lengthy discussion and some suggested changes, it was agreed upon by all that the text should be forwarded to the Town's Attorney for his input.

Old Business

Land Use Plan Goals for Sections 2 and 3

After changes were made at the last meeting, Cheryl Buchanan brought the draft to the Board for review. Some additional changes were made and the final will be presented at the next meeting.

With no further business, Penny VonCanon moved to adjourn with a second by Meredith Olan. The vote was unanimous and the meeting came to an end at 7:29 pm.

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