

BANNER ELK PLANNING BOARD MEETING  
MONDAY, 05 MARCH 2018  
MINUTES

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

Staff Present: Zoning Administrator Cheryl Buchanan

Chairman Joel Owen called the meeting to order at 6:00 pm. Mr. Owen opened with the pledge of allegiance to the flag.

Consideration of the February 2018 Minutes

Penny VonCanon motioned to approve the minutes for the February 2018 meeting as submitted. Aaron Barlow seconded. The vote was unanimous and the motion carried.

New Business

Preliminary Plat Request – Red Fox Meadow

The proposed development is in the Extraterritorial Jurisdiction (ETJ) and consist of 48.5 acres off of the Beech Mountain Parkway. The developer is Warren Wakeman and he is proposing 11 lots with single family homes. The preliminary plat meets all the requirement of the Banner Elk Subdivision Ordinance. NCDOT is running behind but will be issuing a permit for ingress and egress off of the Beech Mountain Parkway. Soil and erosion has been approved by Avery County. Well and septic are in the process. Due to shorthanded staff at Avery County Health Department, Mr. Wakeman is having to hire an environmental engineer to help with those plans to be approved by Avery County. Once that is done, they will be shared with the Town. Mr. Wakeman is not requesting town water or sewer or annexation, nor does he plan to dedicate the roads to the Town. There will be minimal impact of this development on Banner Elk.

Aaron Barlow motioned to approve the preliminary plat as submitted. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Signage Request for Circle K and Marathon in the Heritage Overlay District (HOD)

The Pantry at 379 Shawneehaw Avenue is making request for rebranding from Kangaroo to Circle K and the gas branding will be Marathon instead of BP. The request is for a free standing sign at 30sf, a wall sign on the building at 40sf and halo lettering on the canopy for Marathon. Additionally there will be a changeable copy sign for the price of gas at 8.5sf. The color scheme uses the Olde Century colors designated in our ordinance and the product will be made of high density foam.

Meredith Olan motioned to approve the sign request with a second by Aaron Barlow. The vote was unanimous and the motion carried.

## *Old Business*

### *Home Occupations – Ordinance Amendment*

The text that was approved at the last meeting was sent to the Town's Attorney for review. The text the Planning Board has in their hands is the second approval by the Attorney.

There was still some question about #14 and the Board asked that this be stricken from the proposed ordinance. A typographical error was noted and corrected in #4 to reflect 20 percent of floor space could be devoted to a home occupation. Lastly, #16 was amended to read: "No mechanical equipment may be used which can cause a nuisance or safety hazard." Meredith Olan motioned to recommend the ordinance amendment with the listed changes to the Town Council for a Public Hearing. Penny VonCanon seconded. The vote was unanimous and the motion carried.

### *Discussion – Tiny Homes*

Zoning Administrator Cheryl Buchanan said that she had recently been asked about Tiny Homes and how those would be viewed by the Town. In the packets was some information on this fairly new housing trend. Because it is so new, there is not a lot of information out there for guidelines. The State of North Carolina does not have any guidelines for tiny homes other than a few minor building code requirements. Ms. Buchanan wanted to know how the Board feels about these tiny homes on wheels. After much discussion, the Board said they would be amenable to having them in town as affordable housing but did not want to see them on wheels, but rather have the wheels removed and have them placed on a permanent foundation. Allen Bolick said he would also like to see the utilities placed underground. Ms. Buchanan said she would share this with the interested parties.

### *Arbor Day Celebration*

Once last item that was not on the agenda was the planning for an Arbor Day Celebration. Ms. Buchanan asked if anyone had a project they might be interested in seeing happen. Penny VonCanon said she would like to see some protective areas established around the present trees planted in the park. Mrs. VonCanon noted that weed-eating too close to the trees is damaging them and asked if the Town could prepare a mulched area around the base of the trees to prevent this. Ms. Buchanan said she would bring it to the Town Manager's attention. Ms. Buchanan said that one project she would like to see is a row of trees behind the newly installed fence at the Historic Banner Elk School. Ms. Buchanan asked Joel Owen what he would recommend for that area. Mr. Owen said an Autumn Blaze Maple would be great. It's fast growing, sturdy, beautiful and would provide some nice shade. Ms. Buchanan noted that she did not want to block the view of the school with the trees but thought a row of trees along that perimeter would add to the beauty of the property. All were in agreement on this project

With no further business, Meredith Olan moved to adjourn with a second by Aaron Barlow. The vote was unanimous and the meeting came to an end at 7:22 pm.

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