

BANNER ELK PLANNING BOARD MEETING
MONDAY, 04 MARCH 2019
MINUTES

Members Present: Allen Bolick, Martha Laura Miller, 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. Mr. Owen opened with the pledge of allegiance to the flag.

Consideration of the February 2019 Minutes

Penny VonCanon motioned to approve the minutes for the February 2019 meeting as submitted. Martha Laura Miller seconded the motion. The vote was unanimous and the motion carried.

New Business

Addition – Mark Minor

Zoning Administrator Cheryl Buchanan introduced this topic by reminding the Board that they had granted approval for an addition to this same building in 2016. A copy of the minutes from that meeting were included in the packets along with a site plan and elevated drawings. The addition is proposed to match the current building materials. The property is zoned commercial and is the location of My Best Friend's Barkery. This second addition will be in the back of the building and will replace the old porch, which will be removed for the addition. Once the addition is finished, Mr. Minor will have 2000sf of retail floor space.

Penny VonCanon brought up parking lot requirements for this property with a mention that Les Broussard of the Banner Elk Café rents spaces from Mark Minor. Mr. Minor was asked and responded that he leases 50 spaces to Mr. Broussard. The parking section of the ordinance requires one space per 200sf of floor space, which would mean Mr. Minor needs 10 spaces once this second addition is complete. The total spaces shown on the plan is 57, leaving Mr. Broussard with 47 instead of the leased 50. Mr. Minor said that he had been planning on expanding the parking lot over onto the adjoining property he purchased from Carmen Guy. Penny VonCanon said that the ordinance requires a planting island between every 10 spaces. Further discussion brought a consensus that plantings around the perimeter would suffice to meet the ordinance requirements as well as providing adequate stormwater measures.

Penny VonCanon motioned to approve the addition with the use of some creative planting measures of trees and shrubs to be approved of by the Town. Martha Laura Miller seconded. The vote was unanimous.

With no further business, Meredith Olan moved to adjourn with a second by Penny VonCanon. The vote was unanimous and the meeting came to an end at 6:41 pm.

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