

BANNER ELK PLANNING BOARD MEETING
MONDAY, 01 JULY 2019
MINUTES

Members Present: Allen Bolick, 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 6:02 pm. Mr. Owen opened with the pledge of allegiance to the flag.

Consideration of the June 2019 Minutes

Penny VonCanon motioned to approve the minutes for the June 2019 meeting as submitted. Allen Bolick seconded the motion. The vote was unanimous and the motion carried.

Old Business

Timing of Permits – Ordinance Amendment

In a previous meeting, the Board was asked to review all of the entries for the timing of a permit addressed in the ordinance to evaluate the time period and to lend some continuity on the timing of a permit. The Board deferred to the Town's Attorney and he submitted a draft for their review. Meredith Olan motioned to recommend to Town Council a call for a Public Hearing to amend the Zoning Ordinance. Penny VonCanon seconded. The vote was unanimous and the motion carried.

New Business


Banner Elk Mini Storage, LLC – Ethan Anderson - CUP

Zoning Administrator Cheryl Buchanan began by introducing this request for a Conditional Use Permit (CUP) for a mini storage facility on the vacant lot next door to the Dollar General. She reviewed the information in the packet, including the application, the Zoning Administrator's review, a flood plain map, a parking plan, landscaping and lighting plan, pamphlets on the type of lighting proposed, and elevation pictures of the types of buildings proposed. Three items were named by the Zoning Administrator as conditions: 1. A letter of approval from NCDOT on the ingress and egress off of Highway 194, 2. An approved stormwater plan from Municipal Engineering (which is in the process of being designed), and 3. Whatever signage must be approved prior to installation by the Zoning Administrator. An additional condition was added to ensure that a tree planting is done for every 10 parking spaces.

Penny VonCanon moved to recommend approval to the Board of Adjustment with the four listed conditions above. A second by Meredith Olan and the vote was unanimous. The motion carried.

Zoning Ordinance Amendment (New) – Recreational Vehicle Park

Zoning Administrator Cheryl Buchanan brought wording for a new ordinance to cover regulations for a Recreational Vehicle Park. Ms. Buchanan mentioned that she had received a couple of request lately, but when she went to the Zoning Ordinance, there were no guidelines for this use.



The use will be made conditional in the R/C zoning district and will require a minimum of five (5) acres. There were mixed feelings on this topic, but it seems to be a popular trend and needed to be addressed. Four Eggers has reviewed this ordinance amendment.

Meredith Olan motioned to recommend Town Council call for a Public Hearing to amend the Zoning Ordinance to add Section 926 Recreational Vehicle Park to the R/C zoning district as a conditional use. Penny VonCanon seconded. The vote was unanimous and the motion carried.

Zoning Ordinance Amendment – Telecommunications Tower Ordinance

Zoning Administrator Cheryl Buchanan brought a rewrite of the Telecommunications Tower Ordinance to add verbiage for Small Cell Wireless technology. There were some additional changes suggested by Allen Bolick regarding towers. This rewrite is in response to HB 310 which passed near the end of last year. Four Eggers has reviewed the ordinance rewrite and made his comments known. The copy you have reflects Mr. Eggers' comments as well as those proposed by Allen Bolick.

Meredith Olan motioned to recommend Town Council call for a Public Hearing to amend the Zoning Ordinance to allow changes to the Telecommunications Ordinance, as well as striking the word "tower" from the name. Allen Bolick seconded. The vote was unanimous and the motion carried.

Discussion on Requiring Bike Racks for all Development in Banner Elk

Zoning Administrator Cheryl Buchanan began this discussion by telling the Planning Board that this request came from the Board of Adjustment's last meeting as they reviewed the request for an amendment to a CUP for High Country Square. One of the members asked if a bike rack could be required. Ms. Buchanan informed the BOA that this requirement is only in the Heritage Overlay District. The Board Member asked if this could be made a requirement for all development. Ms. Buchanan said this request is what prompted this discussion but she was not in support of it as a requirement. Her reasons were that her observation was that not that many people use bikes as a mode of transportation, but more for recreational use. When using them for recreational use, most people go off to ride somewhere safer than main stream traffic in Banner Elk.

Meredith Olan told the Board that her husband is an avid biker and in his opinion he would not bike from downtown Banner Elk to the outer areas such as High Country Square because it just wasn't safe to travel the roads on a bike. Mrs. Olan said her husband owns nine (9) bikes and he does not use them to commute, his main focus is on recreational riding along with several of his friends, who agreed with his assessment on the safety of roads in and around Banner Elk. Ms. Buchanan said she had not observed a large number of cyclists using the High Country Square as a destination, nor any other places in town and was not in support of this being a requirement. The Board did not make a recommendation on this subject.

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 7.50 pm.

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