

BANNER ELK PLANNING BOARD MEETING
TUESDAY, SEPTEMBER 08, 2020
MINUTES

Members Participating to the Zoom Meeting: Aaron Barlow, Allen Bolick, Ray Knowles, Meredith Olan, Joel Owen, Penny VonCanon

Others Participating: John Garner

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

Due to the Covid-19 Pandemic and the restrictions placed on the State of North Carolina in conducting public meetings, the Planning Board meeting for September 2020 was conducted via Zoom audio and video. Chairman Joel Owen called the zoom meeting to order at 6:00 pm; noting that Aaron Barlow, Allen Bolick, Meredith Olan and Penny VonCanon were present for audio and video while Ray Knowles and Joel Owen were present via audio only. A quorum was present and the meeting was called to order.

Consideration of the May 2020 Minutes

Meredith Olan motioned to approve the minutes for the May 2020 meeting as submitted. Allen Bolick seconded the motion. The vote was:

Aaron Barlow – Yea
Allen Bolick – Yea
Ray Knowles – Yea
Meredith Olan – Yea
Joel Owen – Yea
Penny VonCanon – Yea

The vote was unanimous and the motion carried.

Old Business

None

New Business

Plat Approval – Lot 48, The Farm

Zoning Administrator Buchanan reviewed the request to create Lot 48 from the Farm Acreage North property that consists of 10.150 acres. If approved, the newly created lot would consist of 1.909 acres. This leaves a remaining 8.241 acres in the north acreage.

The Planning Board expressed concern as to why this was not a lot in the original plan and why they wanted to make it a lot now. Zoning Administrator Cheryl Buchanan said that Mr. Robert Collette had an interested buyer for that lot. The Board instructed Ms. Buchanan to contact Mr. Sterling and ask that question. The Board also had some concerns about the steepness of the proposed lot and if the potential owner would make the same mess as the adjoining lot 49 owner did while building his house. Ms. Buchanan said she could not speak to that question. The Board instructed Ms. Buchanan to come back to the Board with those answers and they would see if they

could expedite an answer before the Town Council meeting on September 14th. With no further questions, Ray Knowles motioned to postpone the vote until further information could be evaluated by the Board. Seconded by Aaron Barlow. The vote was:

Aaron Barlow – Yea
Allen Bolick – Yea
Ray Knowles – Yea
Meredith Olan – Yea
Joel Owen – Yea
Penny VonCanon – Yea

The vote was unanimous and the request was postponed.

Special Use Permit Request – SCOUT, Inc. – Barn Structure

Zoning Administrator Cheryl Buchanan was asked to review the request to erect a barn structure on parcel 1859-1851-1877 located in the C-1P zoning district along Highway 194. Since the use is not specifically identified in the Table of Uses, the request requires a special use permit. The property is owned by SCOUT, Inc. and is being used as a pasture for cattle. John Garner is a principal and was connected via zoom to speak to the request for SCOUT, Inc. The property consists of 3.180 acres and is flanked by a residence on the west side and storage units on the east side. The SUP request is for a barn structure to house feed and supplies for the cattle.

The only challenge to this project is that the entirety of the property is located in a flood plain. This requires locating the spot where the barn will be placed, identifying the base flood elevation and then building up the property to three feet above that base flood level. Once that has been accomplished, it can support the barn structure. Additionally, an NCDOT permit will need to be obtained for the entrance onto Highway 194. No town utilities are being requested, no parking is required and no signage. An adequate water supply is present on the property for the animals. There is existing buffering at the back of the property and a pasture is in keeping with the harmony and intent of the ordinance.

Aaron Barlow motioned to recommend approval to the BOA for a barn on the property referenced in the request. Seconded by Penny VonCanon. The vote was:

Aaron Barlow – Yea
Allen Bolick – Yea
Ray Knowles – Yea
Meredith Olan – Yea
Joel Owen – Yea
Penny VonCanon – Yea

The vote was unanimous and the motion carried

With no further business, Penny VonCanon motioned to adjourn and a second by Meredith Olan. Everyone was in agreement and the meeting came to an end at 6:27 pm.

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