

BANNER ELK PLANNING BOARD MEETING
MONDAY OCTOBER 3, 2022
MINUTES

Members Present: Joel Owen, Melinda Eggers, Aaron Barlow, Jacki Lecka, and Penny VonCanon.

Staff Present and Participating: Zoning Administrator Riley Pudney

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 October 2022 was conducted via in person and Zoom audio and video. Chairman Joel Owen called the meeting to order at 6:00 pm. A quorum was established, the Pledge of Allegiance was conducted, and the meeting was called to order.

Consideration of September 2022 Minutes

Chairman Joel Owen asked the Board to look at the August minutes and see if any adjustments needed to be made. With no other comments, Penny VonCanon motioned to approve the July minutes with a second by Melinda Eggers. The motion passed unanimously.

Rezoning Request-Tracts 1 & 2 Gwantley Farms

Zoning Administrator Riley Pudney explained to the Board that this was a request to rezone two separate lots. Tract 1, which is currently zoned R-1 was being requested to rezone to C-1. Tract 2 (R-1) was requested for R-2. She informed the Board that the homeowner plans on refurbishing an old barn on Tract 1 and plans to use it as a wedding/event venue, while tract 2 will have rental or lodging units for guests. The total acreage of the two lots is roughly 21 acres.

Chairman Joel Owen asked if the Barn would be behind the gate of the Red Fox subdivision. Zoning Administrator Riley Pudney answered that she did not believe it would be behind the gate, since the tracts are not part of the subdivision. Chairman Joel Owen and Aaron Barlow expressed concern over a 10-acre tract being rezoned to commercial in a low-density residential neighborhood. They stated they were not sure if that fit in with the surrounding properties. Chairman Joel Owen requested more information, both from the applicant and the Town. He asked if the Town could provide protection over what the commercial property could be used for. Zoning Administrator Riley Pudney explained that any commercial project is required to go through the Planning Board and Board of Adjustment and would still have to meet the requirements of the ordinance. Penny VonCanon believed that it was a good location for commercial activity and rental/lodging and would not have a negative impact on traffic or the surrounding neighbors.

The Board discussed making an unfavorable recommendation for the rezoning to the Town Council due to the concern of not knowing how a 10-acre tract would integrate into the residential neighborhood. With no further comments, Aaron Barlow motioned to unfavorably recommend the rezoning of the two tracts to the Town Council and was seconded by Joel Owen. The motion passed 4-0 with Penny VonCanon abstaining from the vote.

Staff Updates

Zoning Administrator Riley Pudney informed the Board of a few possible projects on the horizon, including a commercial development on Main Street with residential Townhomes on Klonteska. She also informed them of another possible development going in across from the Post Office, behind the Barkery. She also provided the Board with the approved exterior materials that David Woods will be using for his commercial laundry mat business.

With no further business the meeting was adjourned with a motion at 6:54 p.m.

Respectfully Submitted,

Riley Pudney, Zoning Administrator and Clerk