

BANNER ELK PLANNING BOARD
MONDAY, 04 FEBRUARY 2013
MINUTES

Members Present: Allen Bolick, Martha Laura Miller, Joel Owen, Jillian Rosato, Ann Swinkola, Penny VonCanon

Staff Present: Cheryl Buchanan

Others Present: None

Chairman Joel Owen recognized that a quorum was present and called the meeting to order at 6:00 pm. He opened the meeting with the pledge of allegiance to the flag.

Consideration of the January 2013 Minutes

Allen Bolick asked for the number of panels that would be going on the Banner Elk Pharmacy. Ms. Buchanan answered, just one. Penny VonCanon moved to approve the minutes with the change of “panels” to “panel”. Allen Bolick seconded. The vote was unanimous and the motion carried.

Text Amendment to the Ordinance – Section 922, Incubator

A citizen of Banner Elk was concerned that, as per the ordinance, a new business could not be converted to an anchor business without some change to the language of the ordinance. Bret Gardella, the Avery County Economic Development Director has found a business, although new to this area or new to their profession, who would like to be the first new business in the Avery County Professional and Retail Incubator Development Enterprise (P.R.I.D.E.) and shows the potential to be a very large attraction for Banner Elk. At the end of its three-year starting phase, this business is asking if it would be possible to convert to an anchor business. In order to clear up some of the confusion, the Town’s Attorney agreed to entertain some wording for this and that is the text being submitted to the Planning Board tonight.

Martha Laura Miller had two questions about the clarity of the text. Under Section 4, (A), Mrs. Miller asked who would decide what a negative impact to the neighborhood would be. She stated that she felt this was subjective. Additionally, in Section 4, (B), Mrs. Miller wondered how to interpret “credible and substantial component” and just what would it take to meet this requirement. Jillian Rosato also asked why a distressed business was listed under conversion to an anchor business (#14). She felt that if a business was distressed, it should first receive help, and if that was successful, then it would probably be reclassified as a “healthy new” business and go from there. I said I would defer these comments to the Town’s Attorney for further clarification.

Penny asked about signage for the A.C.P.R.I.D.E. I had spoken to Bret Gardella about this several times and had told him that we didn't want a lot of signage on the property. To advertise events, Mr. Gardella could use the existing changeable copy sign. The two entrances could also have a sign above the door as well as the use of a combined development sign at the road listing the names of the businesses in the Incubator.

With no further comments, Allen Bolick moved to make a recommendation to Town Council to call for a public hearing after review by the Town's Attorney. Penny VonCanon seconded the motion. All were in agreement and the motion carried.

A brief discussion about distilleries, the tree ordinance and horses concluded the meeting. With no further business, Penny VonCanon moved to adjourn. Jillian Rosato seconded. All were in agreement and the meeting came to a close at 7:05pm.

Respectfully submitted,
Cheryl Buchanan, Zoning Administrator