



Incorporated 1927

Town of Lake Lure

P. O. Box 255 • Lake Lure, NC 28746-0255 • 828/625-9983 • FAX 828/625-8371

Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, May 18, 2010

Lake Lure Municipal Center

Chairman Washburn called the meeting to order at 9:34 a.m.

ROLL CALL

Present: Dick Washburn, Chairman
Rick Coley
Donnie Samarotto
Paula Jordan
Bill Bush
John Moore, Town Council Liaison

Also Present: Shannon Baldwin, Community Development Director
Suzy Smoyer, Planner/ Subdivision Administrator, Recording Secretary
Sheila Spicer, Zoning Administrator
Mike Egan, Community Development Attorney

APPROVAL OF THE AGENDA

The agenda was approved upon a motion made by Ms. Jordan and seconded by Mr. Coley.

APPROVAL OF THE MINUTES

Ms. Jordan noted several typos in the minutes. Mr. Coley made a motion to approve the minutes of the March 18, 2010 regular meeting, as amended. Ms. Jordan seconded the motion and all were in favor.

NEW BUSINESS

(A) Review Zoning Regulations with respect to permitted and conditional uses in the R-3 Zoning District

Mr. Baldwin gave a quick introduction into the discussion regarding commercial uses permitted in the R-3 Zoning District. Mr. Washburn asked the Board to turn to page 1-9 of the Zoning Regulations. The Board discussed the wording for the definition of hotels/motels. However, the Board did not recommend any changes to this definition.

The Board then reviewed and discussed the applicability of Section 92.030 (C) (8) of the Zoning Regulations which state:

(C) Conditional Use Permit. The following uses require a conditional use permit subject to a finding by the Board of Adjustment that all applicable provisions of §§ 92.045 through 92.059 have been met:

- (8) All new commercial buildings; new building additions with a gross floor area of 1000 square feet, or more, to an existing commercial building; or any new addition to an existing commercial building where the building facade length, as existing on December 2005, will be increased by more than 50% as a result of an addition or multiple additions. (**Adopted 11-15-05**)

Ms. Spicer confirmed that any addition greater than 1000 square feet to an existing commercial building would require a conditional use permit. Interior renovations do not apply.

The Board changed topics and discussed parking requirements specific to an existing commercial property. Mr. Spicer reviewed Section 92.103 of the Zoning Regulations with the Board and discussed available options.

Discussion – Town Center Master Plan

Shannon Baldwin explained to the Board that the Town is looking into creating a Town Center Master Plan or small area plan for the Town Center. He showed the Board a plan that was created by Luther Smith and Associated in 1992. He gave an overview importance of master planning this area of the Town. A discussion pursued. Mr. Baldwin handed out historic documents and old newspaper articles to the Zoning and Planning Board. These publications were used to market Lake Lure in 1926.

Mr. Baldwin gave an overview of the presentations by three firms and informed the Board that a proposal would have to be approved by Town Council in the budget process.

The Board was informed of the May 26th workshop at Town Hall for the Chimney Rock Park Plan.

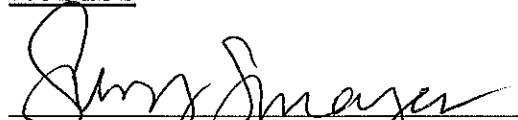
Consent Agenda

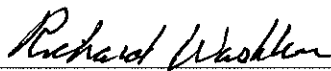
The Board reviewed the Subdivision Report and the subdivision update memo for the Overlook Subdivision. The Board asked Ms. Smoyer about several subdivisions that may be facing foreclosure. Ms. Smoyer informed the Board that the Town is working with the new property owners to understand the status of these specific subdivisions and their infrastructure.

ADJOURNMENT

Ms. Jordan made a motion seconded by Mr. Bush to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 11:20 a.m. The next regular meeting is scheduled for Tuesday, June 15, 2010 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Suzy Smoyer, Recording Secretary


Richard Washburn, Chairman