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Town of Lake Lure

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Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, July 19, 2011

Lake Lure Municipal Center

Chair Paula Jordan called the meeting to order at 9:30 a.m.

ROLL CALL

Present: Paula Jordan
Donnie Samarotto
Ric Thurlby
Bruce Barrett
John Moore, Town Council Liaison

Absent: John Wisniewski

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

APPROVAL OF THE AGENDA

Shannon Baldwin recommended changes to the agenda. The amended agenda was approved upon a motion made by Mr. Barrett and seconded by Mr. Samarotto.

APPROVAL OF THE MINUTES

The minutes of the June 21, 2011 regular meeting were approved as amended upon a motion made by Mr. Barrett and seconded by Mr. Samarotto.

NEW BUSINESS

(A) Open Storage of Vehicles

Ms. Spicer handed out a memo from the Mayor regarding the storage of open vehicles in the CG Zoning District. She gave an overview of the issue, explaining that Ms. Rita Robinson attended the last Town Council to express her concern with the definition of open storage. Town Council directed the Zoning and Planning Board to study the

regulations as they apply to open storage of vehicles in the CG Zoning District. Ms. Robinson addressed the Zoning and Planning Board. She stated that, in general, she agrees with the regulations. But, she requested clarification on time limits for storage and/ or parking of vehicles. She suggested that the regulations could be interpreted to prohibit parking any vehicle in CG because it would be open storage. Mr. Baldwin recommended a work committee to discuss the issue in more detail and make a recommendation to the Board that addresses storage of trailers and other non-motorized vehicles. Mr. Samarotto agreed to work with Ms. Spicer and a sub-committee to further review the issue and make a recommendation.

(B) Discuss Geotechnical Analysis & Report Requirements of the Zoning Regulations

Ms. Spicer gave an overview of the draft ordinance amending the Mountain and Hillside Development provisions of the Zoning Regulations regarding requirements for a geotechnical analysis and report. At the June meeting, the Board appointed Bruce Barrett and John Wizniewski to head a subcommittee to discuss adjusting the requirements for the geotechnical analysis. The amendment should allow property owners more flexibility in meeting the requirements for final certification outlined in the initial report. The subcommittee met on July 5, 2011 with Richard Glassen, a professional engineer who recently built a house on a lot subject to the Mountain and Hillside Development Provisions of the regulations. Also in attendance were Brian Bittle (General Contractor), John Bittle (General Contractor), Sheila Spicer (Zoning Administrator), Kim Warner (Professional Engineer) and Vince Wiegman (Licensed Architect.) The draft ordinance reflects the recommendations by the members of the subcommittee. Ms. Jordan suggested that the Board consider waiting until Mr. Wizniewski was present before they make their recommendations to Council. She also expressed her concern with relaxing the regulations too much. Mr. Bittle and Mr. Wiegman spoke in support of the proposed changes that allow the architect and/ or engineer to use the report to design the home. The current ordinance gives too much power to the geotechnical engineer and ties the hands of the designer. Bruce Barrett made a motion to approve the ordinance as proposed, finding that it is neither consistent nor inconsistent with the Comprehensive Plan. Mr. Samarotto seconded the motion. All were in favor. Paula Jordan thanked everyone for their time. Mr. Bittle gave a special thank you to Sheila Spicer.

Presentation - Town of Lake Lure Comprehensive Plan

Shannon Baldwin gave a power point presentation of the Lake Lure Comprehensive Plan. He also made a presentation of the projects that have been completed since the adoption of the Comprehensive Plan. He asked the Board to consider the various elements of the plan as a potential focus area.

The Board briefly discussed the efforts to bring medical services to the community. Mary Ann Silvy gave an update of the effort, stating that the Town Council is having discussions with Rutherford Hospital, Park Ridge Hospital, Pardee Hospital and Mission Hospital regarding medical services in Lake Lure. The Town will need a certificate of

need for a hospital to relocate here. Rutherford Hospital (the current provider) has to decide if they will locate a facility in Lake Lure before any other hospital can locate a facility here.

CONSENT AGENDA

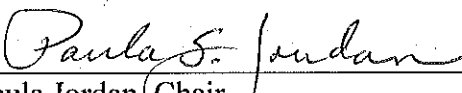
(A) Subdivision Report

Ms. Smoyer gave a brief overview of the Subdivision Report and activities.

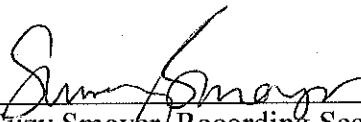
ADJOURNMENT

Mr. Barrett made a motion, seconded by Mr. Samarotto to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 11:15 a.m. The next regular meeting is scheduled for Tuesday, August 16, 2011 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST



Paula Jordan, Chair



Suzy Smoyer, Recording Secretary