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Town of Lake Lure

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Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, September 20, 2011

Lake Lure Municipal Center

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

ROLL CALL

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

Absent: John Wisniewski
Donnie Samarotto

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

APPROVAL OF THE AGENDA

Paula Jordan recommended changes to the agenda.

APPROVAL OF THE MINUTES

The minutes of the July 19, 2011 regular meeting were approved as amended upon a motion made by Mr. Barrett and seconded by Mr. Thurlby.

The minutes of the August 16, 2011 regular meeting were approved as amended upon a motion made by Mr. Thurlby and seconded by Mr. Barrett.

DISCUSSION

(A) Town Center Master Plan Process

Mr. Baldwin gave an overview of the "Town Center Master Plan Development Chart" included in the Board's packet. The chart shows how elements of the Comprehensive

Plan align with projects and plans that will eventually plug into the Town Center Master Plan. Mr. Ron Hancock with the Division of Community Planning addressed the Board. He encouraged them to use the Comprehensive Plan in the planning process, noting that planning is incremental. The Board, in their advisory role, can ensure that the Comprehensive Plan is considered by the elected officials in their decision making. It is a good time to make sure that the Town Center Master Plan follows a path that is consistent with the Comprehensive Plan.

(B) Discuss Elements of the Lake Lure Comprehensive Plan

Chair Paula Jordan noted that each board member will be assigned two sections of the Comprehensive Plan and will be responsible for studying their sections and submitting a one page summary for each of their sections. The Board members will be responsible for making a power point presentation for each of their sections at the Board meeting. The Board will hear two power point presentations per meeting. Paula Jordan and Bruce Barrett volunteer to do their presentations at the October meeting.

Mr. Hancock noted a few words that could help Board members as they focus of their respective section of the comprehensive plan:

- Transportation: collaborative
- Utilities: level of service, capital improvement plan
- Parks and Recreation: balance needs, recreation tourism versus needs of existing residents
- Lake and Boat Management: holistic approach, data driven
- Community Services: coordination
- Community Appearance: enforcement
- Government/ Administration: basic operations
- Natural Environment: technical information such as water quality, slopes etc
- Land Use and Growth: classic needs assessment for a land use plan

Mr. Baldwin noted that is important to keep the plan relevant and revisit and amend from time to time

(C) Consider Amending Title of Board from "Zoning and Planning Board to simply "Planning Board"

The Board briefly discussed changing the title of the Board from "Zoning and Planning Board to simply "Planning Board". Mr. Hancock and Mr. Baldwin noted that Planning Boards across the state are referred to as Planning Boards. Zoning and Planning Board is a unique and possibly confusing title. The Board decided to postpone this decision to the next meeting when more Board members are present.

NEW BUSINESS

(A) Discussion Regarding Open Storage of Vehicles in Commercial Zoning Districts

Ms. Spicer gave an overview of the issue. Town Council directed the Zoning and Planning Board to study the regulations as they apply to open storage of vehicles in commercial zoning districts. The Zoning and Planning Board appointed a subcommittee to discuss this issue. The sub-committee could not agree on a solution, but did offer some suggestions. After hearing the suggestions and discussing the issue, the Board decided to postpone the decision to when more board members are present. Items that were discussed include:

- Storage on private property versus right-of-way
- Visible versus screened (landscape, fence, carport, etc?)
- Clearly define open storage
- No need to define vehicle
- Specific to certain areas of town

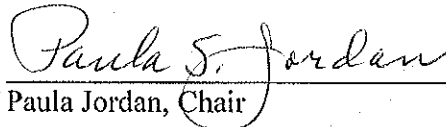
(A) Discussion regarding Off-premise Signs for Civic Organizations

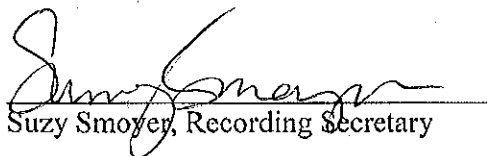
Town Council has directed the Zoning and Planning Board to discuss and make a recommendation regarding the provisions of the Zoning Regulations that apply to directional signs for non-profit / civic organizations. Ms. Buede with the Hickory Nut Gorge Chamber of Commerce would like to update the existing sign located along Hwy 9 which is a non-conforming sign. Ms. Spicer went over the applicable sections of the regulations. The current regulations do not support the proposed sign. The Board discussed various options noting that we need a comprehensive approach. It was suggested that the Board explore way finding signage. Mr. Barrett made a motion to postpone this decision so that it can be addressed in accordance with the applicable sections of the comprehensive plan review (specifically economic development, appearance and transportation). Ric Thurlby seconded the motion and all were in favor.

ADJOURNMENT

Mr. Barrett made a motion, seconded by Mr. Thurlby to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 11:11 a.m. The next regular meeting is scheduled for Tuesday, October 18, 2011 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Paula Jordan, Chair


Suzy Smoyer, Recording Secretary