



Incorporated 1927

Town of Lake Lure

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Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, September 18, 2012

Lake Lure Municipal Center

ROLL CALL

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

Also Present: Suzy Smoyer, Planner/ Subdivision Administrator, Recording Secretary
Shannon Baldwin, Community Development Director
Sheila Spicer, Zoning Administrator
Stephen Webber, Board of Adjustment Chair
Bob Keith, Mayor

APPROVAL OF THE AGENDA

Paula Jordan called the meeting to order at 9:37 a.m. Mr. Wisniewski made a motion to approve the agenda. Mr. McKay seconded the motion. All were in favor.

APPROVAL OF THE MINUTES

The minutes of the July 17, 2012 regular meeting were approved upon a motion made by Mr. Barrett and seconded by Mr. Wisniewski.

NEW BUSINESS

(A) Review amendments to the Zoning Regulations clarifying the nature of quasi-judicial hearings for a variance, conditional use permit, or appeal petition.

Sheila Spicer noted that the proposed amendment was brought to the Town's attention by Stephen Webber, Chairman of the Board of Adjustment (BOA). Mr. Webber introduced himself, before explaining the recommended amendments to the Zoning Regulations concerning quasi-judicial hearings for variance, conditional use permit, and appeal

petitions. Chairman Webber pointed out that while these hearings are open to the public for observation, they are not public hearings, in that a participant must first be determined to have standing in the case before testifying at the hearing. **After a short discussion and minor change to the proposed amendment, Mr. McKay made a motion to recommend approval of the draft ordinance, as amended, finding it is neither consistent, nor inconsistent with the 2007-2027 Comprehensive Plan. Bruce Barrett seconded the motion and all were in favor.**

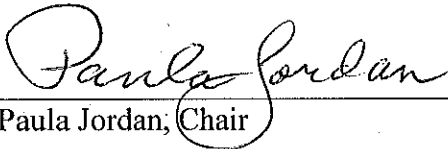
(B) Review amendments to §92.039 and §92.005 of the Zoning Regulations pertaining to uses and definitions relative to the GU Zoning District

Ms. Smoyer gave an overview of the proposed amendment, stating that at the August 7, 2012 Special Meeting of the Town Council, Town Council directed the Zoning and Planning to review the GU zoning district and consider drafting a potential amendment to allow public schools as a permitted use in the GU zoning district. In response to this request, staff has proposed the attached draft amendment to the Zoning Regulations to allow schools and other institutions in the GU Zoning District, and to define institution, institutional use and recreation facility. There was a brief discussion regarding language in the definition of institution. Several other changes were recommended. **Bruce Barrett made a motion to recommend approval of the amendment with the requested changes, noting that it is consistent with the 2007-2027 Comprehensive Plan. Mr. McKay seconded the motion and all were in favor.**

ADJOURNMENT

The Board discussed an upcoming workshop on November 2, 2012. Ms. Smoyer will email additional information to the Board. **Upon a motion by Tom McKay and seconded by Ric Thurlby, the meeting was adjourned at 10:03 a.m.** The next regular meeting is scheduled for Tuesday, October 16, 2012 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST



Paula Jordan, Chair



Suzy Smoyer, Recording Secretary