Minutes of the Regular Meeting of the
Zoning and Planning Board

Tuesday, November 19, 2013

Lake Lure Municipal Center

ROLL CALL

Present: Thomas M McKay, Chair
Bruce Barrett
Charlie Ellis
Ric Thurlby
John Moore, Town Council Liaison

Absent: N/A

Also Present: Shannon Baldwin, Community Development Director
Sheila Spicer, Zoning Administrator
Michelle Jolley, Recording Clerk

Chairman McKay called the meeting to order at 9:35 a.m.

Chairman McKay relayed to the Board that Mr. Wisniewski resigned his position on the Board due to health reasons, and the Board will now be accepting applications.

APPROVAL OF THE AGENDA

Mr. Baldwin proposed adding agenda item (C) under New Business; Review of Lake Lure/Polk County Water Agreement

Mr. Ellis made a motion to approve the agenda as amended. Mr. Barrett seconded and all were in favor.

APPROVAL OF THE MINUTES

The minutes of the October 15, 2013 regular meeting were unanimously approved upon a motion made by Mr. Thurlby and seconded by Mr. Barrett.

OLD BUSINESS

(A) Discussion of Existing Concession Agreements

Mr. Moore relayed to the Board that he brought this to Council's attention at the last Town Council meeting to determine details of the agreement. He stated Chris Braund is working with the vendor to come up with an agreement regarding Zoning and Planning's recommendations.

NEW BUSINESS

(A) Review Final Plat for Phase 2 of the Lure Ridge Subdivision

Ms. Smoyer gave an overview of the final plat for the Lure Ridge Subdivision. She stated the first phase was completed in 2009 and the applicant received a preliminary plat approval in March, 2013 for the second phase. She noted the second phase includes seven residential lots and the modification to the open space. She pointed out the DRC reviewed this final phase in October and all concerns that were raised have been addressed. Discussion held regarding issues and concerns that were raised.

Mr. Barrett commented the plat does not show changes to the lots that were affected by the 50 foot buffer regarding lot 5 through 13. Ms. Smoyer replied the Zoning & Planning Board chose to keep the 50 foot buffer on all lots with the exception of 14, 15, and 16, according to the minutes.

Hunter Marks, landscape architect for this project, stated the buffer was shown on the original plat. He mentioned it was primarily around lots 26 through 29 and 30 through 32, which was the clubhouse and future development. He stated he asked that this be taken off at the last Zoning & Planning Board meeting because it is not required in a residential area. He further stated he asked to remove the 50 foot buffer on lots 14, 15, and 16 because the buffer could impact where the drives would be to enter those lots.

Mr. Ellis moved the Board to approve the final plat for Phase 2 of the Lure Ridge Subdivision, as submitted. Mr. Thurlby seconded and all were in favor.

(B) Discussion on Off-premise Signs and Wayfinding

Mr. Baldwin introduced Mark Teague, with JMT Engineering who specializes in wayfinding. Mr. Teague introduced himself and Triston Winkler, planner with JMT Engineering.

Mr. Teague pointed out the objectives for this presentation are: 1) an update on TDA and what they're doing in regards to wayfinding; 2) Background on wayfinding; and 3) the TDA's ongoing vision.

Mr. Teague noted that Michelle Whitaker, with the Rutherford County TDA, could not attend this meeting due to a mandatory meeting she had to attend.

Mr. Teague and Mr. Winkler conducted an in-depth presentation on ongoing wayfinding sign projects for Rutherford County.

(C) Review of Lake Lure/Polk County Water Agreement

Mr. Baldwin presented an overview of the proposed water agreement. He stated Polk County approached the Town about the possibility of working out an agreement to bring water to a specific portion of Polk County; specifically for Sunnyview Elementary School and possibly to enhance the fire suppression needs for that section of Polk County. Mr. Baldwin asked that the Board review and give their thoughts on the agreement from a planning perspective. Mr. Baldwin pointed out the packet includes a memo from the Town Manager, which lists the needs of Polk County and Lake Lure for a water agreement, and a document which summarizes the Town Manager's email. He stated the last bullet under 'Terms' in that document would not be a requirement for properties located in Polk County. A memo from Brown Consultants was also included in the packet and Mr. Baldwin read over the memo. The last document included in the packet was the Water Purchase Agreement, which had been reviewed by Chris Callahan, Town Council attorney, and Mike Egan, Community Development Attorney. Mr. Baldwin stated these documents are up for review and asked the Board to decide how the review should be conducted in an effective and efficient manner. Discussion ensued.

Chairman McKay suggested having a study conducted to come up with a small area plan. Chris Braund, Town Manager, stated he would like to see a subcommittee of this group that will bring questions and work through ideas and answers to be able to move forward with this immediately. Mr. Braund gave an overview of the Polk County/Lake Lure Water Agreement. He pointed out that Polk County has a low producing well and a failing reservoir. He mentioned they made an offer to the Town to build a line from Sunnyview up to the Town's water tank at their cost. They would gift to the Town that portion that is in Rutherford County and they would maintain ownership and maintenance for everything in Polk County. He stated they would be willing to buy water from the Town, at the out-of-town commercial rate, to supply water for the school and the volunteer fire station. He noted the Town would limit Polk County to 10,000 gallons per day. Mr. Braund also mentioned that Polk County has a long-term water plan to bring county water up from south of Mill Spring to the Sunnyview area, but this will probably not happen for at least ten years. Lengthy discussion ensued.

After discussion, the Board decided to recess the meeting until December 9 and invite engineers David Odom and Harlow Brown to attend the meeting. Mr. Braund mentioned that he would not be able to attend that meeting.

Upon a motion by Mr. Barrett and seconded by Mr. Thurlby, the meeting was recessed at 11:18 a.m. The recessed meeting will reconvene on Monday, December 9, 2013 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST

Thomas M McKay

Thomas M McKay, Chair

Michelle Jolley

Michelle Jolley, Recording Clerk