



Minutes of the Regular Meeting of the
Zoning and Planning Board

Tuesday, May 20, 2014

Lake Lure Municipal Center

ROLL CALL

Present: Thomas M McKay, Chair
Bruce Barrett
David Goins
John Moore, Town Council Liaison

Absent: Charlie Ellis
Ric Thurlby

Also Present: Shannon Baldwin, Community Development Director
Michelle Jolley, Recording Clerk

Chairman McKay called the meeting to order at 9:37 a.m. and Mr. Barrett gave the invocation. The Board members led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

The minutes of the April 15, 2014 regular meeting were unanimously approved as presented upon a motion made by Mr. Goins and seconded by Mr. Barrett. All voted in favor.

OLD BUSINESS

(A) Discussion of NC 9 Small Area Plan – Knight Strategies Proposal

Mr. Baldwin mentioned the ZPB met with Town Council at the end of last year for a joint meeting and agreed the first priority would be the NC 9 Corridor Small Area Plan. He announced there would be a Rocky Broad Gateway Plan meeting today at 2:00 p.m. and a Main Street Master Plan meeting on Thursday at 2:00 p.m. at Town Hall. He stated the contracts have been signed for these two projects.

Mr. Baldwin mentioned he spoke with Mr. Ellis regarding the NC 9 Small Area Plan who suggested getting an RFP. He reported there is \$38,000 in savings due to an employee changing to part-time, and an additional \$25,000 would be needed for a small area plan. He pointed out there is need for infrastructure and growth in that corridor.

Chairman McKay stressed the importance of a traffic circle at the NC 9 entrance across from Larkins. He stated this is important for safety purposes. Mr. Baldwin added that there is already growth in the NC 9 Corridor via the new school and the MAHEC building. He mentioned the importance of commercial growth in the NC 9 corridor for the higher tax rate. Discussion held on NC 9 corridor.

Mr. Baldwin reported he sent Vic Knight a copy of a study area for the NC 9 small area plan, which he mentioned was included in the packet. He pointed out there is a need for a small area plan for the NC 9 corridor. Commissioner Moore stated the Board could recommend Town Council allow \$25,000 for the NC 9 small area plan and Town Council could discuss at the next budget meeting, or ask that it be split into two fiscal years.

Mr. Baldwin stated he spoke with the DOT in 2005 or 2006 regarding a traffic circle at NC 9 entrance and they conveyed to him that there is not enough land for a traffic circle without taking part of the bank away or the structure away that is currently there. Mr. Baldwin explained the need for infrastructure is due to the fact there has been an increase in traffic flow created from the school and MAHEC. Mr. Baldwin stated there have been no plans in the DOT budget to allow a traffic circle and pointed out that DOT planning follows growth. Mr. Barrett mentioned there is currently not a sign up that warns motorists of an intersection and suggested a sign would be a good idea to have at the intersection until a traffic circle is added. Mr. Goins also suggested adding a caution light as a safety measure. Mr. Baldwin mentioned that while speaking with Mr. Ellis, he felt that the \$25,000 estimate from Vic Knight may not be enough to fund the project if a larger firm secured the contract. He suggested getting an estimate from a larger professional company, such as Land Design, but leaving the budget at \$38,000 and funding it over two fiscal years at \$20,000 per year.

Mr. Barrett made a motion to recommend to Town Council that Zoning and Planning Board proceed with funding for the NC 9 Small Area Plan. Mr. Goins seconded. All voted in favor.

Mr. Barrett recommended Town staff draft a letter to NCDOT to inform them that the NC 9 and Hwy 64/74 intersection is unsafe and encourage them to add some type of safety measure for liability purposes. Mr. Goins suggested forwarding the letter to Mike Hager,

the NC State Representative, as well. Commissioner Moore stated Mr. Baldwin should draft the letter, bring to the next Town Council meeting, and let the Council make the decision to forward the letter to NCDOT and the NC State Representative. Mr. Baldwin pointed out that NCDOT would probably request some type of hard data as well, such as accident reports at the NC 9 intersection. He stated he would draft the letter and send to the Town Council.

(B) Review and Approval of the Hickory Nut Gorge Chamber Pamphlet and Design for New Signs

Mr. Baldwin presented the current pamphlet to the Board and stated an insert was added regarding noise and motorcycles. He mentioned Tommy Hartzog, with the Chamber of Commerce, could distribute the pamphlets to local businesses. He pointed out he would be meeting with DOT on May 29 at 11:00 with Valerie Hoffman and Tommy Hartzog to look at sign design and location parameters.

NEW BUSINESS

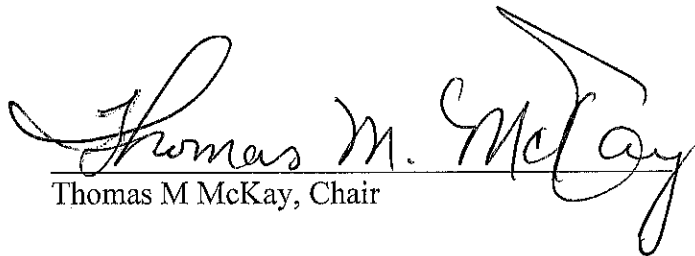
Chairman McKay reported that Town boundaries have been redone recently and asked Mr. Baldwin for information. Mr. Baldwin stated the County found a few discrepancies with the Town limits back in 2013. He stated he has done some research comparing older maps with newer maps of the Town to find where the issues lie. He stated a new map has now been created and has been recorded with Rutherford County Courthouse. He mentioned the NC Representative, Mike Hager, is going to prepare a bill to have this map recognized as the official map of the Town of Lake Lure.

PLANNING PROJECTS UPDATE

Mr. Baldwin reported that progress is being made with the planning projects and the list is getting smaller. He stated a wayfinding meeting will be held at Town Hall on Thursday. He stated there will also be a bank recruitment meeting held on Thursday.

Upon a motion by Mr. Barrett and seconded by Mr. Goins, the meeting was adjourned at 11:09 p.m. The next regular meeting is scheduled for Tuesday, June 17, 2014 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Thomas M McKay, Chair


Michelle Jolley, Recording Clerk