



Minutes of the Regular Meeting of the
Zoning and Planning Board

Tuesday, April 15, 2014

Lake Lure Municipal Center

ROLL CALL

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

Absent: N/A

Also Present: Shannon Baldwin, Community Development Director
Tommy Hartzog, Chamber of Commerce
Vic Knight, Knight Strategies
Sheila Spicer, Zoning Administrator
Michelle Jolley, Recording Clerk

Chairman McKay called the meeting to order at 9:37 a.m. and Mr. Barrett gave the invocation.

APPROVAL OF THE AGENDA

Chairman McKay proposed adding after approval of the minutes a request from Tommy Hartzog with the Hickory Nut Gorge Chamber of Commerce regarding motorcycle noise signage.

Mr. Baldwin proposed adding agenda item 6 (B) under New Business, Zoning Regulations Amendment concerning signs.

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

APPROVAL OF THE MINUTES

Mr. Barrett pointed out a correction should be changed on page 4 of the minutes regarding the next meeting date. The next meeting date should be changed from April 22 to April 15.

The minutes of the March 18, 2014 regular meeting were unanimously approved as amended upon a motion made by Mr. Ellis and seconded by Mr. Barrett. All voted in favor.

Mr. Hartzog stated the Chamber of Commerce asked the Town Council at their last meeting to allow welcome signs which would also address the noise ordinance. He stated Town Council made the recommendation to refer to the Zoning and Planning Board. He mentioned the Chamber would like to have welcome signs which would also advise motorcyclists that there is a town noise ordinance in place and ask that motorcyclists respect this ordinance in an attempt to keep the noise levels down. He pointed out he has spoken with Chief Sean Humphries and Sergeant Chris Shuford of the Lake Lure Police Department regarding this matter as well. He also pointed out he would like this to include the entire Gorge and asked for input from the Board. Chairman McKay noted the Board would only be allowing permission of signs for the port of entry into Lake Lure. Lengthy discussion ensued. There was talk of ensuring signs comply with branding initiative. After discussion, the following motion was made:

Mr. Thurlby made the motion that the Zoning and Planning Board ask Town staff to come up with a suggestion for a Town sign regarding noise and a small handout to inform the public about the noise ordinance. Mr. Barrett seconded. All voted in favor.

Ms. Spicer noted that a Town approved sign would be exempt from Town regulations. Mr. Hartzog pointed out that we are approaching the peak season and he would like to get things moving along fairly quickly. Commissioner Moore suggested setting up a time to evaluate the effectiveness of the signs once they've been strategically placed around Town. Mr. Ellis concurred and stated a good time to meet and evaluate the effectiveness of the signs would be when the season comes to a close, possibly September or October.

OLD BUSINESS

(A) Town Center Small Area Plan: Pedestrian Bridge and Bay Area Plan

Mr. Baldwin introduced Vic Knight with Knight Strategies. He pointed out there will be a public meeting held at the Town Hall on April 24th from 3-5 p.m. to review work prepared by Mr. Knight for public input. He stated the input would then be sent before Town Council for development of an RFP.

Mr. Knight presented a PowerPoint presentation of the Pedestrian Bridge at Morse Park. He stated the bridge would connect the Morse Park area over to the Point of Rocks area. He pointed out his goal is to get input from the public, present to Town Council for an RFP, and create the bridge the most cost efficient way possible. Discussion held.

Mr. Moore stated the reality is that the bridge is not affordable without grants and suggested building the bridge in two separate phases. Mr. Baldwin stated, if the bridge qualifies, we might be able to tap into the Parks & Recreation trust fund. He reported the Town has a private fund of a quarter of a million dollars to start with, which has been promised to the Town.

(B) Town Center Small Area Plan: Rocky Broad Gateway Plan Proposal & Vendor Interview

(C) Town Center Small Area Plan: Main Street Master Plan Proposal & Vendor Interview

Mr. Baldwin mentioned that there are three distinct plan projects:

- 1) Pedestrian Bridge and Bay Area Plan
- 2) Rocky Broad Gateway Plan
- 3) Main Street Master Plan

He pointed out the Pedestrian Bridge and Bay Area Plan are currently underway and a final presentation will be given of this work on April 24, 2014 at Town Hall. He stated this allows us to now focus on developing project agreements for the Rocky Broad Gateway Plan and the Main Street Master Plan. He reported that he requested Knight Strategies send a proposal for each plan in order to facilitate forward movement relative to these two projects. He pointed out Mr. Knight's proposals are included in the packet.

Mr. Knight briefed the Board on his experience and presented an overview of a small area plan he has completed with another Town. Mr. Knight stated a long-term goal is to compare the old El Sureno area to the Rocky Broad Gateway Plan and look at the development yield potential for contextual perspective. Mr. Baldwin pointed out the Town's goal is to connect the Lake Lure Parkway with Chimney Rock Park, without interfering with the small area plans.

Mr. Baldwin mentioned he would like to set up a steering committee to discuss the Rocky Broad Gateway Plan and the Main Street Master Plan. He stated Vic Knight would be attending the meeting to discuss his proposals for input. Mr. Baldwin asked the Board for recommendations for the two steering committees. Below are their Board's recommendations:

Potential Main Street Master Plan Stakeholder Committee Members

- George Wittmer
- Tim Turner

- Parks & Recreation Board Representative
- John H. Moore
- Alan Moore
- Stan Mazur
- Public Works Representative
- Clyde Keeter
- HNG Chamber of Commerce Representative
- Jack London Court Representative
- Lemuel Oates
- Zoning & Planning Board
- Chimney Rock Ridge Representative
- Chimney Rock State Park Representative
- ABC Board Representative

Potential Rock Broad Gateway Plan stakeholder Committee Members

- Zoning & Planning Board
- Pat Cook
- Jim & Robin Proctor
- Michael & Barbara Cobb
- Lake Lure Flowering Bridge Representative
- Chimney Rock Village CDA Representative
- Michele Morton
- Fraulein “Sissy” Swaringen
- American Legion Representative
- Lynn & Vicki Smith
- Parks & Recreation Board Representative
- Ken Nelon
- Alan Moore
- Niels Lausten
- Lake Lure Antiques
- Chimney Rock State Park Representative

Mr. Knight pointed out that 10 to 12 people on a subcommittee would be a good number to have to be effective. Mr. Baldwin stated he would create an invitation for the stakeholders and will bring the potential lists before Town Council for their approval.

Mr. Ellis made a motion that the Zoning & Planning Board recommend the Town enter into agreements with Knight Strategies for small area plans for the Rocky Broad Gateway Plan and the Main Street Master Plan. Mr. Thurlby seconded. All voted in favor.

Mr. Knight stated he would get started immediately and have completed within 60 to 90 days.

NEW BUSINESS

(A) Review and discuss proposed amendments to the Zoning Regulations regarding Notices of Violation

Ms. Spicer pointed out the memo and draft ordinance included in the Board's packet regarding proposed amendments to Section 92.999 of the Zoning Regulations. She reminded the Board that the North Carolina General Statutes regarding Board of Adjustment procedures were recently amended, and the Zoning Regulations were amended for consistency with the state requirements. She pointed out that the notice of violation procedures in Section 92.999 were inadvertently overlooked in the previous updates and are now in conflict with other Town and State requirements.

Chairman McKay asked if the civil fine amounts in Section 92.999(B)(5) for land clearing without prior authorization is consistent with other penalties in Town regulations. Ms. Spicer stated those provisions are part of what is commonly referred to as the tree protection portions of the Zoning Regulations, and staff is in the process of reviewing those provisions along with the Mountain and Hillside Development provisions. She mentioned staff will present a report after their review with any recommendations regarding inconsistencies or clarifications that may need to be addressed.

Mr. Goins made the motion to recommend Town Council to amend the tree protection portions of the Zoning Regulations to comply with state regulations. Mr. Thurlby seconded and all voted in favor.

(B) Zoning Regulations Amendment Concerning Signs

Mr. Baldwin passed out copies of the ordinance amending the zoning regulations concerning signs of a governmental body. He pointed out the ordinance clarifies that state and federal signs are exempt from the Town's regulations concerning signs. He mentioned the Town of Lake Lure and other governmental bodies subject to Town Council approval are also exempt.

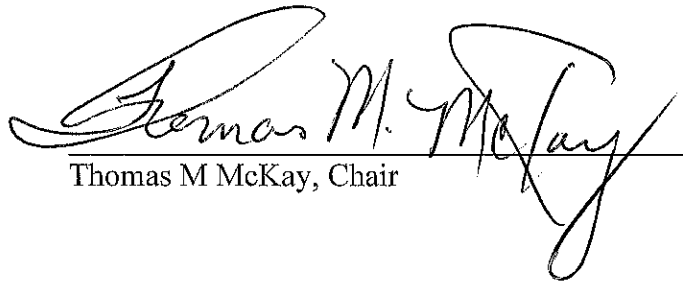
Mr. Ellis made the motion to accept staff's recommendation to amend Section 92.154 to incorporate that signs of a governmental body, other than the Town of Lake Lure, require Town Council approval unless otherwise exempted by Federal and State law. Mr. Thurlby seconded. All voted in favor.

PLANNING PROJECTS UPDATE

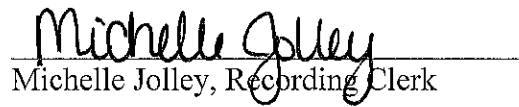
Mr. Baldwin pointed out the Planning Projects was not included in the packet and it would be included in next month's packet.

Upon a motion by Mr. Thurlby and seconded by Mr. Ellis, the meeting was adjourned at 11:51 p.m. The next regular meeting is scheduled for Tuesday, May 20, 2014 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST



Thomas M McKay, Chair



Michelle Jolley, Recording Clerk