

Minutes of the Joint Meeting of the
Zoning and Planning Board and Town Council

Tuesday, July 8, 2014

Lake Lure Municipal Center

This was a joint meeting of the Zoning and Planning Board and Town Council;
Development Review Committee and LLCA Board of Directors and Representatives

ROLL CALL

Zoning & Planning Board Members Present:

Thomas M McKay, Chair
Bruce Barrett, Planning Board member
Ric Thurlby, Vice-Chairman

Town Council Board Members Present:

Diane Barrett, Commissioner
Bob Cameron, Commissioner
John Moore, Commissioner
Mary Ann Silvey, Commissioner
Bob Keith, Mayor

LLCA Representatives:

Jessica Boland, School Director
Chris Braund, LLCA Treasurer
Melanie Brethauer, Engineer, WNC Professional Engineering &
Surveying
Eugene Britton, Fisher Architects
Alvin Fuller, Engineer, Fuller Engineering
Tom Hagmann, LLCA Math Teacher, Overseer of models
Vic Knight, Landscape Architect, Knight Strategies
Mike Merrell, Hickory Construction
Russell Pitts, LLCA Board Member
Carol Pritchett, LLCA Board of Directors
Jim Proctor, President, LLCA Board of Directors

Tim Tuner, Surveyor, WNC Professional Engineering & Surveying

DRC:

Shannon Baldwin, Community Development Director
Chris Braund, Town Manager
Harlow Brown, Brown Engineering
Tony Hennessee, Public Works Director
Sean Humphries, Police Chief
Ron Morgan, Fire Chief
Sheila Spicer, Zoning Administrator

Also Present:

Michelle Jolley, Recording Clerk

Absent:

Clint Calhoun, Environmental Management Officer
Charlie Ellis, Planning Board member
David Goins, Planning Board member
Donnie McCraw, Sewer Collections

Chairman McKay and Mayor Keith called the meeting to order at 4:04 p.m.

Mr. Proctor gave a brief introduction of the history of schools in the Lake Lure area. He mentioned developers built a school years ago located where the temporary school site is today and there were 550 students in 1955 from surrounding communities. He stated the County consolidated schools and done away with the Lake Lure school in 1961. He pointed out the great news is there is now a school that is thriving and it is time for the school to grow and needs a more permanent structure and location.

Ms. Boland gave a brief introduction on LLCA achievements: placed 12th in the region on growth, and 16th in the region on proficiency. She reported there are 195 students in the "Subway Building" and 375 students are currently enrolled for the 2014-2015 school year.

Mr. Hagmann provided an overview of the development of the new facility's models that have been constructed to scale by LLCA students, much of which has been on student's personal time. Three LLCA students approached sharing their experiences with the school.

Mr. Baldwin asked the DRC staff to address any remaining concerns relative to their area of responsibility. Mr. Hennessee, Chief Humphries, Mr. Morgan, Mr. Brown, and Ms. Spicer affirmed the adequacy of the proposed plans relative to their area of responsibility. Mr. Baldwin pointed out that at the DRC meeting, lighting was to be subject to Chief Humphries' review and approval relative to any safety concerns.

Mr. Baldwin stated that most of the design elements relative to the Design Guidelines for New Commercial Construction have been satisfied, however the DRC raised issues relative to the façade: Enhancing the entry by adding a walkway shelter for students and incorporating Mediterranean Architecture. LLCA quickly responded with a new design (Sheet 3D-2R) that could be phased in over time.

The DRC also requested a map depicting future phases of school expansion, written information from NCDOT regarding possible improvements to Island Creek Road, and written information from DENR indicating approval for the access road to pass through the Firing Range. He indicated all the items have been received from LLCA as requested.

After an abbreviated discussion regarding the development plans and specifications, a lengthy discussion ensued.

Mayor Keith mentioned he had questions on Monday, but those questions were answered to his satisfaction by staff at that time.

Chairman McKay emphasized that the community needs and wants this new campus and that the design of this structure in the GU Zoning District sets a precedent for future structures in the GU Zoning District, the Lake Lure Regional Center, and the NC 9 Corridor. He pointed out that the Planning Board is tasked with giving Town Council a recommendation regarding the façade and possible ways to ensure it gets implemented. Moreover, the Planning Board will work on design guidelines specifically for GU in the future for Council to use. He continued that having this project set another nice example in GU is needed.

Mr. Pitts proposed a condition that LLCA commit to upgrading the front façade of the educational building as depicted on page 53 of Exhibit A to a design substantially similar to that depicted on page 54 of Exhibit A prior to the Town of Lake Lure donating any further property for future phases of the school. He made it clear that the facility's expenditures cannot exceed 20% of the total LLCA annual operating budget.

Commissioner Cameron suggested allowing up to three years for the construction of the redesigned façade as a condition. Mr. Proctor responded that a five year maximum would be more realistic based on LLCA's current budget projections.

Mr. Baldwin pointed out that according to the school's bubble map, the next proposed phase would be the construction of the elementary school site as depicted on page 55 of Exhibit A, which would not require additional land donated by the Town.

Commissioner Moore pointed out that the expansion phase of the elementary school will be visible from NC 9 and he thought that future phases and buildings should be in harmony with one another.

Commissioner Barrett suggested that lands surrounding the property earmarked for the school could possibly be granted to the school in the future, if needed.

Mr. Pitts proposed a condition, as an alternative, that no further development permits would be granted by the Town until the latest design (Sheet 3D-2R) of the façade of the classroom structure is constructed.

Mr. Merrell estimated the difference in construction costs from the façade shown on page 53 of Exhibit A to that shown on page 54 would be approximately \$50,000 - \$75,000. However, he stated, this is in 2014 dollars. He stated the cheapest time to build is while the construction crews are onsite to build the school.

Mr. Braund pointed out the new plans and associated costs would need to be discussed with the institution facilitating/providing financing. He mentioned this has not been done but would be needed.

Mr. Pitts suggested that the additional funds needed to complete the LLCA façade redesign could be the result of community and education foundation fundraising efforts and then permission from the loan underwriters would not be needed. Commissioner Silvey suggested that commitments/contributions on a monthly basis could be one way alternative funds could be raised.

Mr. Pitts mentioned there are contingencies programmed into the current projected funds construction budgeting to allow for unforeseen costs. He then stated these could be used for the façade upgrade if there are additional unforeseen costs that consume the contingency line items. He commissioned Eugene Britton to press ahead with construction drawings for the façade revision in preparation of the upcoming meeting on the 15th so that hard numbers can be accurately generated regarding construction costs.

Chairman McKay raised the issue of relocating the existing town wells at the corner of NC Hwy 9 and Island Creek Road if needed to allow for future development. Mr. Pitts responded LLCA would not object to new wells being constructed on school property if needed by the Town in the future.

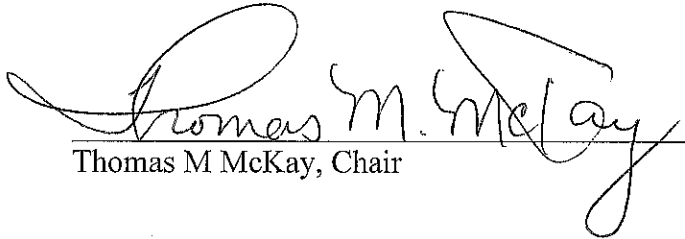
Mr. Baldwin pointed out he will draft and propose an order for the Planning Board to recommend and Town Council to adopt at the meeting on July 15th. He stated he had already sent out conditions for review by all three entities (Planning Board, LLCA, and Town Council) before today's meeting, therefore feedback will be needed. He conveyed he would send out the order for review before the meeting next Tuesday.

Consensus from those present was that the plans for the designed façade should be incorporated into the project plans subject to a condition that no development permit be incorporated into the project plans subject to a condition that no development permit be issued to the Lake Lure Classical Academy in the future until all plans approved are fully implemented. Everyone agreed that soliciting funds from the community for the new façade via a fund raiser would generate additional community awareness and support for the school.

ADJOURNMENT

The meeting was unanimously adjourned at 5:50 p.m. The next regular ZPB meeting is scheduled for Tuesday, July 15, 2014 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Thomas M McKay, Chair


Michelle Jolley, Recording Clerk