



Minutes of the Regular Meeting of the
Zoning and Planning Board

Tuesday, July 19, 2016

Lake Lure Municipal Center

ROLL CALL

Present: Thomas M McKay, Chair
Charlie Ellis
Jonathan Hinkle
Norman McGlohon
John Moore, Council Liaison

Absent: Bruce Barrett

Also Present: Shannon Baldwin, Community Development Director
Clint Calhoun, Erosion Control Supervisor
Sheila Spicer, Zoning Administrator, Recording Secretary

The meeting started at 9:35 a.m. Chairman McKay led the pledge of allegiance, and Commissioner Moore gave the invocation.

APPROVAL OF THE AGENDA

Mr. Ellis made a motion to approve the agenda as presented. Mr. McGlohon seconded the motion. All voted in favor.

APPROVAL OF THE MINUTES

Mr. McGlohon made a motion to approve the minutes of the June 21, 2016 regular meeting as presented. Mr. Hinkle seconded the motion and all voted in favor.

OLD BUSINESS

- (A) Review Amendments to the Zoning Regulations to Clarify Gardens are allowed in all Districts as a Permitted Use, Excluding Commercial Use

Mr. Baldwin provided an overview. He pointed out the proposed draft language in the Board's packet for amendments to the Zoning Regulations that would ensure that gardens for non-commercial use are allowed in all zoning districts without the need of a permit. The Board and staff then discussed the proposal and any possible conflicts with other Town regulations, particularly the Soil Erosion and Sedimentation Control (Erosion Control) Regulations. Mr. Baldwin reminded the Board that Town Council has asked them to work with staff to update the Erosion Control Regulations, so any amendments needed concerning gardens could be recommended at that time. After discussion, the Board voted to recommend that the following definitions be added to §92.005 of the Zoning Regulations:

"Garden" – A plot of ground where herbs, fruits, flowers, ornamentals or vegetables are cultivated.

"Gardening" – The cultivation of plants in any zoning district on lots solely for the use and/or consumption of the lot owner. This activity is allowed in every zoning district, and no permit is required if the cultivated area is 2,000 square feet or less and located fifty feet or more from a body of water.

Mr. Ellis moved that staff put this amendment in an ordinance form and forward to Town Council for adoption. He further moved that the Board finds this amendment neither consistent nor inconsistent with the 2007-2027 Comprehensive Plan. Mr. McGlohon seconded the motion, and all were in favor.

(B) Review Provisions in the Zoning Regulations Relative to Fences and/or Fencing

Mr. Baldwin provided an overview, reminded the Board of discussions previously held on this topic, and pointed out the proposed amendment to the Zoning Regulations based on those discussions that was included in the memo in their packet. There was extensive discussion regarding ways to relax the standards for fences in the street front yard setback while still ensuring that they are aesthetically in keeping with the Town's vision. After discussion, the following motion was made:

Mr. Ellis moved to send a recommendation to Town Council that no changes be made to the Zoning Regulations regarding this topic. Mr. Hinkle seconded the motion, and all were in favor.

(C) Discussion of Soil Erosion and Sedimentation Regulations: Amendment Process

Mr. Calhoun distributed to each Board member a copy of the current Erosion Control Regulations, a copy of the proposed amendments to those regulations, and provided an overview. He stated that there will likely be changes to the state model ordinance, but nothing has been received yet. Therefore, there are no state mandated changes included in the current draft of the amendments.

There was a brief discussion on the earlier conversation concerning gardens and how to integrate those changes into the Erosion Control Regulations.

NEW BUSINESS

None

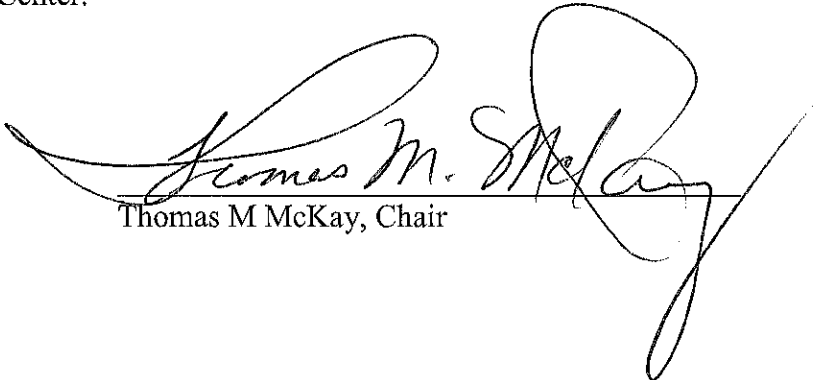
PLANNING PROJECTS UPDATE

Chairman McKay requested that staff provide at the next regular meeting a report regarding the sewer connection with Chimney Rock State Park as well as the proposed gateway to the Park.

Mr. Baldwin reported on a traffic impact meeting recently held after traffic problems that were experienced during and following the Independence Day fireworks held at Morse Park. Mr. Ellis read an email he received from Kevin Cooley regarding a proposal to add a turn lane along the beach parking. Mr. Baldwin discussed proposed changes that were discussed on how vehicles enter and exit the parking area in front of the Arcade Building and stated he could bring back next month a map showing those proposed changes.

Upon a motion by Mr. McGlohon and seconded by Mr. Hinkle, the meeting was adjourned at 11:45 a.m. The next regular meeting is scheduled for Tuesday, August 16, 2016 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST



Thomas M McKay, Chair



Sheila Spicer, Recording Secretary