

TOWN OF LAKE LURE • P.O. BOX 255 • LAKE LURE, N.C. 28746 • 704/625-9983 • 704/625-9396

SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL HELD AT THE LAKE LURE COMMUNITY CENTER ON TUESDAY, NOVEMBER 13, 1990 AT 1:00 P.M.

PRESENT: Mayor L. C. Michelon  
Commissioner Bill Bush  
Commissioner Alex Karr  
Commissioner Hugo Moirano  
Commissioner Frankie Queen

Jerry R. King, Town Manager  
J. Christopher Callahan, Town Attorney

ABSENT: N/A

Mayor L. C. Michelon called the special meeting of the Town Council to order at 1:00 p.m.

The following members of the Zoning and Planning Board were present at the meeting:

Dick Washburn, Chairman  
Meredith Terrell  
Priscilla Doyle  
Evins Goodwin  
Dick Brucksch

### REVIEW OF ZONING ORDINANCE PROVISIONS

The Town Council and the Zoning and Planning Board members reviewed the preliminary Zoning Ordinance to discuss any wording or content changes before the November Town Meeting, which will be held at Fairfield Mountains.

Commissioner Bush expressed his concern that if a person made an application to operate a business within the Commercial District, what parameters, limitations, or restrictions should we have? He felt the Town should have some guidelines as to building characteristics, setbacks, buffers, and parking facilities.

Woody Harton, Community Development Planner with the North Carolina Economic and Community Development, addressed several issues dealing with commercial zoning.

Mr. Harton has worked with the Planning Board since 1982 on alternatives. He explained that some of the property on 64/74 is not suited for residential development; on the other hand, there was concern about going commercial.

Some alternatives to C-1 zoning were discussed from the beginning:

1. There could be certain nonresidential uses, even though the property might be zoned residential, particularly for properties located along Highway 64/74. Conditional Use Permits obtained from the Board of Adjustments would be used for their alternative.
2. We could have a neighborhood Business District and then designate specific areas along Highway 64/74.

The areas could be selected because of access, the way the land lays, and that type of business that would be appropriate for commercial type development.

3. We could zone the whole strip commercial through Lake Lure on Highway 64/74, and let development take place from one end of Town to the other.

Donald Miller, a Lake Lure resident, recently purchased property along 64/74 and opened a business. Mr. Miller explained that the Town needs something different from R-1. Otherwise, he feels the Town will have the problem of a house, a business, and so on down the road. He feels Highway 64/74 is a logical place for businesses.

Mayor Michelson said he would like to see the Zoning and Planning Board do more long range planning. He felt the Board has done an excellent job on planning associated with zoning, but he would like to see them focuss on four areas:

1. Northwest side of the Lake -- possibly as zoned a planned community.
2. Golf Course -- as a possible senior citizen retirement community and intermediate medical facility.
3. Town Property -- determine what parcels can be used and what should be declared surplus. Sell property that does not benefit the Town.
4. C-1 Zone -- allocate areas around Town suitable for C-1 or alternate zoning.

Minor changes were suggested in the revised Zoning Ordinance, but no substantive changes were made.

Dick Washburn, Chairman of the Zoning and Planning Board, told Council members that changes or updates could be made at any time, and he suggested they adopt the Zoning Ordinance the way it is rather than hold it up for another year.

### PROPOSED ANNEXATION OF KEN NELON EXXON PROPERTY

Commissioner Bush moved to reconsider his original vote on the Nelon Exxon property made at the September 25, 1990 Town meeting, which had read as follows: "Commissioner Moirano moved, seconded by Commissioner Karr, to annex the front property of Mr. Ken Nelon's Exxon Station, and zone it C-1 Commercial classification". "Commissioner Bill Bush and Commissioner Frankie Queen opposed the annexation and zoning. "Mayor Michelin abstained".

Commissioner Bush felt that, due to new material and drawings submitted to the Council since their September meeting, a new vote was in order. Commissioner Karr seconded the motion of Commissioner Moirano to annex the property. When the final vote was taken, Commissioners Bush, Karr, and Moirano voted for the motion to annex. Commissioner Queen opposed the annexation. Therefore, the motion to annex was approved by a margin of 75%.

### LAKE DREDGING

Commissioner Moirano discussed the silt problem caused by the heavy rains, and suggested that the Town lower the lake below 4½ feet and have a silt removal plan ready to go.

A report is due from the Corp of Engineers, so Council members agreed to wait until their report was received.

### REPORTS

Mayor Michelin announced that the Christmas party for the children of Lake Lure would be held on December 9, 1990 at the Community Center.

Jerry King, Town Manager, reported that the new Christmas Decorations had come in and that Christmas lights would be turned on Sunday after Thanksgiving.

Mr. King also reported that the small generator would be down approximately two months due to fire and mechanical failure. Council members expressed their concern for employee safety and suggested the Town purchase breathing masks because of dangerous smoke in case of fire.

Commissioner Bush moved, seconded by Commissioner Moirano, to go into executive session. The vote of approval was unanimous.

With no further items of discussion in executive session, Commissioner Bush moved, seconded by Commissioner Moirano, to come out of executive session and re-enter the special meeting. The vote of approval was unanimous.

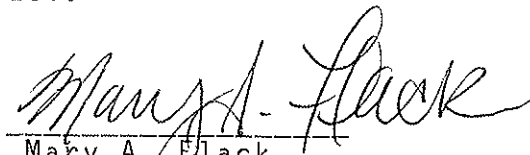
APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENT

Commissioner Bush moved, seconded by Commissioner Moirano, to appoint John L. Bittle, Jack K. Wagner, Mary Ann Dotson, and George K. Loud to the Zoning Board of Adjustment for interim appointments through January 1. Their extended terms will be approved at the December Town Meeting. The vote of approval was unanimous.

With no further items of discussion, Commissioner Moirano moved, seconded by Commissioner Queen to adjourn. The vote of approval was unanimous.

ATTEST:

  
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Mayor L. C. Michelon

  
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Mary A. Flack  
Deputy Town Clerk