



Incorporated 1927

Town of Lake Lure

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MINUTES OF THE SPECIAL WORKSHOP MEETING OF THE LAKE LURE TOWN COUNCIL AND THE ZONING AND PLANNING BOARD HELD TUESDAY, AUGUST 28, 2001, 9:30 A.M. AT THE LAKE LURE MUNICIPAL CENTER

PRESENT: Mayor Jim Proctor
Commissioner Blaine Cox
Commissioner Dick McCallum
Commissioner George Pressley
Commissioner Jack Stanier

H. M. Place III, Town Manager

Anthony A. Brodfuhrer, ZPB member
William R. Bush, ZPB member
Jack W. Lawrence, ZPB member
Bud Schichtel, ZPB member
Dick Washburn, ZPB Chairman

ABSENT: N/A

CALL TO ORDER

Mayor Proctor called the meeting to order at 9:30 a.m.

INVOCATION

Commissioner McCallum gave the invocation.

APPROVE AGENDA

A motion was made by Commissioner Cox to approve the agenda as presented. Commissioner Pressley seconded the motion and the vote of approval was unanimous.

DISCUSS ZONING AND PLANNING ISSUES

Zoning Administrator Terri Potts, Town Manager Place, Town Council members, and the Zoning and Planning Board members shared input pertaining to zoning and planning issues. These

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included: expansion of the town water system; moratorium for subdivisions within the town; subdivision ordinance relating to open space dedication; enforcement of town ordinances; logging control ordinance; and signs with internal lights.

Town Manager Place gave a brief report on the town's water system projects. Fire Coordinator Ron Morgan emphasized on the importance of water supply throughout the town. Mr. Morgan said insurance rates are based on several factors including: water supply, fire training, fire boat, fire hydrants, fire trucks, and etc.

The meeting was recessed at 11:05 a.m. for a break and reconvened at 11:15 a.m.

ZPB member Bud Schichtel left the meeting about 11:30 a.m.

Zoning Administrator Terri Potts expressed the need for requiring developers to dedicate open space in subdivisions. Ms. Potts also reviewed her memorandum of June 28, 2001 addressed to the Zoning and Planning Board regarding the subdivision ordinance. (Copy of memo attached).

Council members and ZPB members discussed the pros/cons of open space dedications.

After lengthy discussion, Commissioner Stanier made a motion to direct the town attorney and town manager to draft an ordinance establishing a moratorium on the review and approval of subdivisions within the Town of Lake Lure for a six-month period effective August 28, 2001. Commissioner McCallum seconded the motion and the vote of approval was unanimous.

The meeting was recessed at 12:15 p.m. for a break and reconvened at 12:25 p.m.

Town Manager Place reported that the town was making improvements toward enforcement of ordinances. He said the town just recently hired Monica Stofer to assist Zoning Administrator Terri Potts with her administrative paper work. Mr. Place explained that he would request town staff members from the Police Department and Publics Work Department to assist the Zoning Administrator with information on new activities that may require town permits.

ZPB members Bill Bush and Jack Lawrence left the meeting about 1:00 p.m.

Identified issues associated with a logging control ordinance. These included: road standards, "Ridge Law", tree protection and planting, and erosion/sedimentation controls.

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Discussed the problems of allowing certain signs with internal lights. There were concerns of appearance.

SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS

Council members reviewed a draft copy of an ordinance presented by Town Manager Place creating Chapter 96 (The Soil Erosion and Sedimentation Control Regulations) of the Code of Ordinances for the Town of Lake Lure to establish regulations to control accelerated erosion and sedimentation.

After review, Town Manager Place agreed to make the changes requested by Council members and present this ordinance for consideration at the next Town Council meeting.

RURAL TRANSPORTATION PLANNING ORGANIZATIONS

Town Manager Place reviewed a memorandum of August 15, 2001 from the Isothermal Planning and Development Commission regarding Rural Transportation Planning Organizations. (Copy of memo attached).

After discussion, Commissioner Cox made a motion to authorize the town manager to notify Isothermal Planning Development Commission expressing the Town of Lake Lure's interest in establishing a Rural Transportation Planning Organization in this area. Commissioner McCallum seconded the motion and the vote of approval was unanimous.

AWARD BIDS FOR TOWN PROPERTY

A motion was made by Commissioner Cox to approve the sale of two parcels of town property located at the intersection of Highway 9 and Girl Scout Road to Jose A. Perez for a total of \$160,000. Commissioner McCallum seconded the motion and the vote of approval was unanimous.

ADJOURNMENT


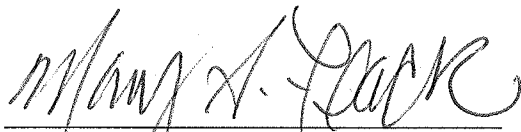
Mayor Proctor announced in honor of the 75th anniversary of the completion of the dam there will be an informal gathering of the boats at the Lake Lure dam on September 20, at 7:00 p.m. to sing happy birthday.

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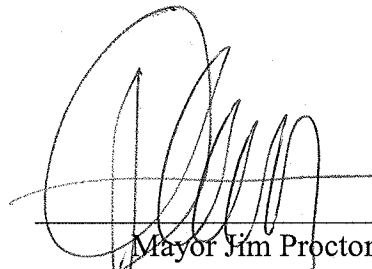
Town Manager Place requested funds for cleaning and repainting the dam. Mr. Place was directed to furnish estimates of the cost and report back to Town Council at the next Town Council meeting.

With no further items of discussion, Commissioner Pressley made a motion to adjourn the meeting at 1:40 p.m. Commissioner Cox seconded the motion and the vote of approval was unanimous.

ATTEST:

Mary A. Flack, MMC
Town Clerk



Mayor Jim Proctor