



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, SEPTEMBER 9, 2014, 6:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER**

PRESENT: Mayor Bob Keith
Commissioner John W. Moore
Commissioner Mary Ann Silvey
Commissioner Bob Cameron
Commissioner Diane Barrett

Christopher Braund, Town Manager
J. Christopher Callahan, Town Attorney

ABSENT: N/A

CALL TO ORDER

Mayor Bob Keith called the meeting to order at 6:00 p.m.

INVOCATION

Attorney Chris Callahan gave the invocation.

PLEDGE OF ALLEGIANCE

Council members led the pledge of allegiance.

APPROVE THE AGENDA

Commissioner Diane Barrett made a motion to approve the agenda as presented noting that the public hearing (new business agenda item number 11) was advertised to take place at 7:00 p.m. or thereafter, so this item will be addressed later in the meeting to ensure compliance.

Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

PUBLIC FORUM

Mayor Bob Keith invited the audience to speak on any non-agenda items and/or consent agenda topics. The following people requested to speak.

Madeane Bradley Hodge, democratic candidate for Rutherford County Clerk of Court, introduced herself and gave a brief overview of her background and why she is running for the office.

Pat Cooke of 163 Seawish Way thanked the town manager and other town staff for their response to her previous request and urged council members to continue to search for ways to make residents' water bills more affordable.

Bruce Stanley explained that he was recently stopped by a town police officer and informed that there is an ordinance that prohibits driving log trucks through town. Mr. Stanley further explained that he only lives about 5 minutes from town and driving his truck another way adds about 3.5 hours to his daily route and that the alternate route is a much harder and more dangerous route.

Council asked Mr. Stanley to meet with the police chief and the town manager to potentially develop a solution for local truckers.

Lake Lure Officer Ryan Bailey explained that the ordinance that Mr. Stanley referenced is a state statute, not a local ordinance, so the state's department of motor vehicles should be involved in review of the situation.

Patricia Maringer of 1491 Memorial Highway explained that she feels that the town is missing out on revenue by not charging vacation rentals the commercial water and sewer rate.

STAFF REPORTS

Town Manager Chris Braund presented the town manager's report dated September, 9 2014. (Copy of the town manager's report is attached.)

COUNCIL LIAISON REPORTS & COMMENTS

Commissioner Diane Barrett reported the activities of the Parks and Recreation Board.

Commissioner John Moore reported the activities of the Zoning and Planning Board and asked to add an item to the agenda asking council to consider directing the Zoning and Planning Board to review a request from Tommy Hartzog and Kevin Cooley concerning the sign regulations. Council agreed to add this item to the new business portion of the agenda.

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Commissioner Mary Ann Silvey reported the activities of the Lake Advisory Board, the Lake Lure Classical Academy School Board and the Lake Lure ABC Board.

Commissioner Bob Cameron reported the activities of the Lake Lure Board of Adjustment/Lake Structures Appeal Board.

CONSENT AGENDA

Mayor Bob Keith presented the consent agenda and asked if any items should be removed before calling for action.

Commissioner Bob Cameron made a motion to approve the consent agenda as presented. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous. Therefore, the consent agenda incorporating the following item was unanimously approved:

- a. minutes of the August 12, 2014 Regular Meeting; and
- b. appointment of Pamela Buckingham to fill Jack Buckingham's position on the town's Asset Management Task Force.

End of Consent Agenda.

NEW BUSINESS:

- a. **CONSIDER APPROVAL OF THE TOWN FEE SCHEDULE FOR FISCAL YEAR 2014-2015**

Town Manager Chris Braund presented a proposed fee schedule for fiscal year 2014-2015.

Council members discussed a proposed ten percent water rate increase and explained that the proposed increase is an attempt to decrease a shortfall in the water department.

After discussion, Commissioner Bob Cameron made a motion to approve the 2014-2015 Town of Lake Lure Fee Schedule as presented, including an increase of approximately ten percent on Lake Lure water rates. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous. (Copy of the fiscal year 2014-2015 Town Fee Schedule is attached.)

NEW BUSINESS:

<p>b. CONSIDER ADOPTION OF RESOLUTION NO. 14-09-09 ADOPTING THE LAKE LURE TOWN CENTER SMALL AREA PLAN</p>
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Community Development Director Shannon Baldwin gave a brief overview of proposed Resolution No. 14-09-09 and introduced Vic Knight representing Knight Strategies and commended Knight Strategies for their work on the Town Center project.

Vic Knight gave a brief presentation outlining the Lake Lure Town Center Small Area Plan.

Commissioner John Moore pointed out that this plan is very long term and the concepts are not intended to be fulfilled in the near future.

After discussion, Commissioner Diane Barrett made a motion to adopt Resolution No. 14-09-09. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

RESOLUTION NO. 14-09-09

**RESOLUTION ADOPTING THE LAKE LURE
TOWN CENTER SMALL AREA PLAN**

WHEREAS, the Town of Lake Lure was in need of a Town Center Small Area Plan (“TC SAP”) as identified in 2007-2027 Comprehensive Plan; and

WHEREAS, Town Council commissioned the Lake Lure Planning Board to develop the TC SAP; and

WHEREAS, Planning Board divided the TC SAP in three distinct areas in need of their own respective plans:

- Pedestrian Bridge - Bay Area
- Rocky Broad Gateway
- Main Street

WHEREAS, the Planning Board developed a scope of work and entered into an agreement with Knight Strategies to secure professional services to develop plans for all three areas; and

WHEREAS, the Planning Board solicited input from voters, property owners, business owners, community leaders, and residents of the Town of Lake Lure through stakeholder steering committee meetings and design charettes regarding the future development of all three areas in the Town Center and produced plans as follows:

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- Pedestrian Bridge Bay Area Plan
- Rocky Broad Gateway Plan
- Main Street Master Plan

WHEREAS, these three area plans taken together are the TC SAP; and

WHEREAS, the TC SAP builds on the 1926 Draper Plan and aligns with the previously adopted plans:

- 2007-2027 Comprehensive Plan
- 2011 Chimney Rock State Master Plan
- 2012 Town Center Master Plan, Phase 1
- 2013 Comprehensive Transportation Plan

WHEREAS, the Town of Lake Lure Zoning and Planning Board, at its August 12, 2014 meeting, reviewed the final draft of the Lake Lure TC SAP and the associated slide presentation and recommended approval to the Town Council; and

WHEREAS, Planning Board Chair's September 2, 2014 cover memo and staff's slide presentation are made part of the TC SAP by reference and adopted herewith; and

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA adopts the 2014 Lake Lure Town Center Small Area Plan to serve as a guide for the development of the Lake Lure Town Center over the long term.

Adopted this 9th day of September, 2014.

Town Manager Chris Braund commended the community development department for their work on the project.

NEW BUSINESS:

- c. CONSIDER ADOPTION OF RESOLUTION NO. 14-09-09A ENDORSING DEANNEXATION OF THE EAGLE CAMP, LLC PROPERTY (TAX PIN 1645450)**

Mayor Bob Keith read excerpts from a memo from Community Development Director Shannon Baldwin concerning proposed Resolution No. 14-09-09A endorsing of de-annexation of the Eagle Camp, LLC.

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Community Development Director Shannon Baldwin gave an overview of proposed Resolution No. 14-09-09A and the resident's request to de-annex the Eagle Camp, LLC property.

Russ Pitts and Lynn Carnes Pitts, owners of Eagle Camp, LLC, explained their request and handed out information relating to the request. The Pitts' stated that since a portion of the property is in the Town of Lake Lure and a portion of the property is not in the Town of Lake Lure, there are two jurisdictions on the property and therefore two sets regulations for different portions of the property.

Council members discussed the idea to creating an agricultural zoning district to address some of the concerns outlined by the Pitts'.

Commissioner Mary Ann Silvey, owner of property in the area, gave history concerning the property and pointed out that the property was included on the recently adopted town map. Commissioner Silvey stated that she asked if there were any property owners concerns prior to council's adoption of the town boundary map.

After further discussion, Commissioner John Moore made a motion to direct the Zoning and Planning Board to review the request and give town council a recommendation by the next regular town council meeting.

Community Development Director Shannon Baldwin asked for clarification of as to exactly what council would like for the Zoning and Planning Board to make a recommendation on. Mr. Baldwin stated that in his memo to council he recommended that Council direct the Zoning and Planning Board to consider developing a process for deannexation as well as a possible solution for the district under consideration. Commissioner Moore clarified that his motion is to direct the Zoning and Planning Board to come up with an application for deannexation and a recommendation for the property currently being requested for deannexation. Commissioner Bob Cameron seconded the motion. Commissioner John Moore, Commissioner Bob Cameron and Commissioner Diane Barrett vote in favor of the motion. Commissioner Mary Ann Silvey opposed. The motion carried with a vote of three to one in favor.

Commissioner Diane Barrett made a motion to direct the Zoning and Planning Board to discuss a potential creating an agricultural zoning district and make a recommendation to town council concerning the topic. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous.

PUBLIC HEARING - PROPOSED ORDINANCE NO. 14-09-09 CONCERNING REVISIONS TO THE TOWN'S SEWER ORDINANCE
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Mayor Bob Keith opened the public hearing regarding proposed Ordinance No. 14-09-09 updating the Town's sewer ordinance. No one requested to speak.

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Council agreed to close the public hearing.

CONSIDER ADOPTION OF ORDINANCE NO. 14-09-09 CONCERNING REVISIONS TO THE TOWN'S SEWER ORDINANCE

Public notices were duly given and published in the Daily Courier newspaper.

Town Manager Chris Braund gave an overview of proposed Ordinance No. 14-09-09.

Commission Mary Ann Silvey explained that when there are breaks in the private sewer lines the person whose property it crosses has to fix it and expressed a need for the town to address this issue. Town Manager Chris Braund explained that the state has authority over broken sewer lines, but cost of repair of lines is a private issue between property owners. Mr. Braund stated that council and staff can discuss potential ways to address Commissioner Silvey's concern in a way allowed by the state.

After discussion, Commissioner Bob Cameron made a motion to adopt Ordinance No. 14-09-09 amending Title V: Town Utilities, Chapter 51- Sewer Systems as presented. Commissioner John Moore seconded the motion and the vote of approval was unanimous. (Copy of the Ordinance No. 14-09-09 is attached.)

NEW BUSINESS:
c. CONSIDER DIRECTING THE ZONING AND PLANNING BOARD TO REVIEW A REQUEST FROM TOMMY HARTZOG AND KEVIN COOLEY CONCERNING THE SIGN REGULATIONS

After discussion, Commissioner John Moore made a motion to direct the Zoning and Planning Board to review and make a recommendation concerning potential amendments to the town's sign regulations presented by Tommy Hartzog and Kevin Cooley. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

ADJOURN THE MEETING

With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting at 8:45 p.m. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous.

ATTEST:

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Andrea H. Calvert

Mayor Bob Keith