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Town of Lake Lure

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Minutes of the Special Meeting of the Zoning and Planning Board

Tuesday, June 2, 2011

Lake Lure Municipal Center

Chair Paula Jordan called the meeting to order at 3:30 p.m.

ROLL CALL

Present: Paula Jordan, Vice-Chair
Chris Corr
Donnie Samarotto
John Moore, Town Council Liaison

Absent: John Wisniewski

Also Present: Suzy Smoyer, Planner/ Subdivision Administrator, Recording Secretary
Shannon Baldwin, Community Development Director
Sheila Spicer, Zoning Administrator

NEW BUSINESS

(A) **Discuss Amendment to the Zoning Regulations to Allow Child Care Centers as a Permitted Use in Certain Zoning Districts**

Shannon Baldwin gave a brief overview of the proposed amendment. A child care center located in Forest City is looking to locate another facility in Lake Lure. Currently, there are no child care centers in Lake Lure. Furthermore, there are limited locations that allow these facilities. The zoning regulations currently define these centers as "day nurseries and private kindergartens." This use is only permitted in the R-2 Zoning District as a conditional use. Ms. Spicer explained that someone contacted staff about opening a Montessori School on the Willowbrook properties. They have an open house tonight to see if the community is interested in a child care center (Montessori School). Afterwards, they will survey parents to find out if there are enough interested families. They planned to make a commitment to interested families on June 15, 2011 and open their doors by August 15th. Ms. Spicer, Ms. Smoyer and Mr. Baldwin gave an overview of the proposed amendment. The amendment replaces the term "Day Nursery and Private Kindergarten" with "Childcare Centers" and changes the definition as follows:

Child Care Center: A use of land and buildings to provide group care for children as defined and regulated by the North Carolina Department of Health and Human Services (NCDHHS). A family child care home as defined and regulated by the NCDHHS is not included in this definition.

The draft ordinance also allows child care centers as permitted uses in the CG, CN, CTC and C-1 Zoning Districts. The draft ordinance also adds the following parking requirement to the Zoning Regulations:

<u>Uses</u>	<u>Required Parking</u>
<u>Child Care Centers</u>	<u>One space for each employee plus one space per ten children but no less than four spaces beyond those provided for employees</u>

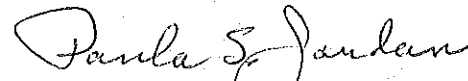
Staff explained that the Department of Health and Human Services regulates many aspects of child care centers. The Zoning and Planning Board gave their support for this amendment.

Mr. Samarotto made a motion to recommend the draft ordinance noting that the proposed amendment is consistent with the Lake Lure 2007-2027 Comprehensive Plan. Chris Corr seconded the motion and all were in favor.

ADJOURNMENT

Mr. Samarotto made a motion seconded by Mr. Corr to adjourn the meeting. The motion passed unanimously.

ATTEST



Paula Jordan, Chair


Suzy Smoyer, Recording Secretary