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Town of Lake Lure

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Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, November 15, 2011

Lake Lure Municipal Center

Chair Paula Jordan called the meeting to order at 9:45a.m.

ROLL CALL

Present: Paula Jordan
Ric Thurlby
Bruce Barrett
John Wizniewski
Donnie Samarotto
John Moore, Town Council Liaison

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

APPROVAL OF THE AGENDA

Mr. Barrett made a motion to approve the agenda with the changes. Mr. Samarotto seconded the motion. All were in favor.

APPROVAL OF THE MINUTES

The minutes of the September 20, 2011 regular meeting were approved as written upon a motion made by Mr. Thurlby and seconded by Mr. Samarotto.

OLD BUSINESS

(A) Discussion regarding Open Storage of Vehicles in Commercial Zoning Districts

Sheila Spicer gave an overview of the recommendations from the sub-committee, noting that three alternatives were discussed as outlined in the memo (in the September Zoning and Planning Board packet) and discussed at the September meeting. A consensus was

never reached. Ms. Spicer had indicated that she made a ruling that if a trailer is unhooked from a vehicle and not stored within a building and/ or not out in open view than it is not open storage. There are several active violations of this provision. **Mr. Samarotto, Zoning and Planning Board liaison to the sub-committee, made a motion to recommend that Town Council not make any changes to the current regulations. Mr. Barrett seconded the motion. All were in favor.**

NEW BUSINESS

(A) Discussion regarding amending the Residential Vacation Rental Regulations: Section 92.042 of the Zoning Regulations

Shannon Baldwin handed out a draft amendment to the Residential Vacation Rental Regulations and another handout addressing frequently asked questions. He asked the Board to review these materials while they wait for Council to give more direction. Council Member John Moore requested that the Board also get a copy of the judge's order.

DISCUSSION

(A) Comprehensive Plan- Schedule two presentations for the regular meeting on December 13, 2011

John Wizniewski volunteered to make a presentation on Boat Management and Lake Management on the December 13, 2011 Zoning and Planning Board Meeting. Ric Thurlby also volunteered to make a presentation at the next meeting.

(B) Biltmore Park Site Visit

Mr. Baldwin gave an overview of several historic documents related to the original design of Lake Lure and the Town Center, asking the Board to consider the similarities. Council Member John Moore asked about the traffic counts at Biltmore Park versus the Lake Lure Town Center. There was a brief discussion on the similarities and differences between Lake Lure and Biltmore Park. The group went over logistics of the site visit.

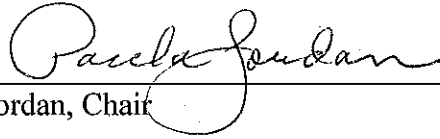
Mr. Wizniewski made a motion to recess the meeting until we arrive at Biltmore Park. Mr. Thurlby seconded the motion and all were in favor.

The Zoning and Planning Board toured Biltmore Park and met with Paul Szurek, their Chief Financial Officer for a questions and answers session.

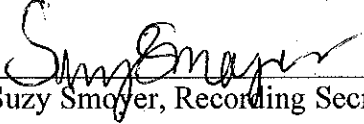
ADJOURNMENT

The meeting was adjourned at 2:00 p.m. The next regular meeting is scheduled for Tuesday, December 13, 2011 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST



Paula Jordan, Chair



Suzy Smoyer, Recording Secretary