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Town of Lake Lure

P. O. Box 255 • Lake Lure, NC 28746-0255 • 828/625-9983 • FAX 828/625-8371

Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, December 13, 2011

Lake Lure Municipal Center

Chair Paula Jordan called the meeting to order at 9:30a.m.

ROLL CALL

Present: Paula Jordan
Ric Thurlby
Bruce Barrett
John Wisniewski
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

Chair Paula Jordan recommended changes to the agenda, specifically removing Item 4A regarding the Residential Vacation Rental Regulations and noting that Mr. Wisniewski's presentation will be about Community Appearance. **Mr. Wisniewski made a motion to approve the agenda with the changes. Mr. Barrett seconded the motion. All were in favor.**

APPROVAL OF THE MINUTES

The minutes of the November 15, 2011 regular meeting were approved as written upon a motion made by Mr. Samarotto and seconded by Mr. Thurlby.

NEW BUSINESS

(A) Discussion regarding amending the Zoning Regulations to define "special events" and identify zoning districts for this type of use.

Shannon Baldwin said that Town Council has requested that the Zoning and Planning Board review the Zoning Regulations and recommend a definition for special events and identify which zoning districts the use would be allowed. He recommended a sub-committee to review the ordinance and make recommendations to the Zoning and Planning Board. Mr. Wisniewski asked if an issue would be selling food and beverages. Ms. Jordan noted that the Health Department regulates food and beverage services. Mr. Barrett voiced his concern with adding more regulations to the Zoning Regulations. He asked if there was a specific problem that we are trying to address. Staff explained that a modification to the Zoning Regulations would allow this type of use where it is currently not allowed, thereby opening the door for this type of use in the appropriate districts and with standards, if determined necessary by the Town. They briefly discussed existing parties interested in providing this service. Bruce Barrett and Paula Jordan volunteered to serve on the sub-committee. **Mr. Wisniewski made a motion to appoint Bruce Barrett and Paula Jordan to the sub-committee. Donnie Samarotto seconded the motion. All were in favor.**

(B) Discussion regarding amending the Subdivision Regulations to allow creation of new lots without water and sewer services provided that future development on these lots is prohibited based on a conservation easement, deed restriction or other similar restriction.

Shannon Baldwin explained that the Subdivision Regulations require that all new lots have adequate water and sewer services. However, on occasion, proposed new lots may not need water and sewer services. In the past, staff has made the determination that the developer would not have to submit evidence of adequate water and sewer services for an open space tract approved in a conservation design subdivision. However, we have had additional properties, not in approved conservation design subdivision that are not accessible to water and sewer, that someone wants to place a conservation easement or deed restriction limiting the development of the lot, and then subdivide. Staff has sent a request to Town Council to consider directing the Zoning and Planning Board and staff to review the subdivision regulations and consider if it would be appropriate to amend the regulations to allow subdivision of lots without water or sewer provided they have a conservation easement or deed restriction that limits future development in perpetuity. The Zoning and Planning Board will wait for Town Council's directive.

COMPREHENSIVE PLAN PRESENTATIONS

(A) Ric Thurlby – Community Services and Facilities

Mr. Thurlby gave a presentation regarding the Community Services and Facilities section of the Comprehensive Plan. Copies of the power point presentation have been saved by the Community Development Department.

(B) John Wisniewski – Community Appearance

Mr. Wisniewski gave a presentation regarding the – Community Appearance section of the Comprehensive Plan. Copies of the power point presentation have been saved by the Community Development Department.

(C) Identify presenters for January presentations

Paula Jordan will give a presentation regarding Transportation and Circulation at the January meeting.

DISCUSSION

(A) Biltmore Park Site Visit

The Board reviewed a presentation that was a compilation of the Board's photographs and comments from the Biltmore Site Visit.


(B) Economic Development Survey

Shannon Baldwin asked the Board to complete the Economic Development Survey in their packet and return it to him. The Town is considering what role they have in economic development. The Board had a discussion regarding the impacts that regulations have on economic development. The Board also discussed the results of leaving the development up to market forces. John Moore suggested that the Board look at Hendersonville's Unified Development Ordinance (UDO). He heard that their UDO makes the development review process much easier with less surprises.


ADJOURNMENT

Upon a motion by Mr. Wisniewski and seconded by Mr. Samarotto, the meeting was adjourned at 11:32 a.m. The next regular meeting is scheduled for Tuesday, January 17, 2011 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST



Paula Jordan, Chair



Suzy Smoyer, Recording Secretary