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# Town of Lake Lure

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## Minutes of the Regular Meeting of the Zoning and Planning Board

Tuesday, March 20, 2012

Lake Lure Municipal Center

### ROLL CALL

**Present:** Paula Jordan  
Ric Thurlby  
Bruce Barrett  
John Wisniewski  
John Moore, Town Council Liaison

**Also Present:** Suzy Smoyer, Planner/ Subdivision Administrator, Recording Secretary  
Shannon Baldwin, Community Development Director  
Mike Egan, Community Development Department Attorney  
Sheila Spicer, Zoning Administrator  
Bob Keith, Mayor

### APPROVAL OF THE AGENDA

Paula Jordan called the meeting to order at 9:38 a.m. **Mr. Wisniewski made a motion to approve the agenda with the changes. Mr. Thurlby seconded the motion. All were in favor.**

### APPROVAL OF THE MINUTES

**The minutes of the February 21, 2012 regular meeting were approved as written upon a motion made by Mr. Wisniewski and seconded by Mr. Barrett.**

### OLD BUSINESS

**(A) Consider amendment to the Zoning Regulations to define “special events” and identify zoning districts for this type of use.**

Suzy Smoyer gave an overview of the progress made with the sub-committee since the last meeting. The Zoning and Planning Board appointed a sub-committee (Paula Jordan and Bruce Barrett) to discuss Special Events per Town Council’s request as outlined in the Mayor’s memo:

As you know, special events like corporate meetings, high school class reunions, weddings, community celebrations, social gatherings, religious/political retreats have become a very important part of our local economy in the recent economic downturn.

I respectfully recommend to Town Council we request the Zoning and Planning Board: (1) Define the term "special events"; (2) Make it clear which districts are appropriate for special events; (3) Determine what type of permit needs to be secured to allow special events and supporting facilities; and (4) Define the review process for each type of permit.

The sub-committee met on January 5, 2012, February 5, 2012, March 5, 2012 and March 8, 2012 to discuss the issue. The sub-committee recommended the following amendment to the Zoning Regulations:

**1. Add the following definitions to Section 92.005:**

**Accessory Residential Event Venue-** A single family home or a residential vacation rental that is leased or operated for profit as accessory use for special events that are typically private in nature, including but not limited to weddings, reunions, corporate retreats, and religious or political gatherings.

**Accessory Commercial Event Venue-** An event venue that is considered an accessory use for the following primary uses: bed and breakfasts (if expressly permitted in the conditional use permit), common amenities (if expressly permitted in the conditional use permit), inns, churches, conference and meeting facilities, restaurants, hotels, lodges, motels, outdoor recreational facilities, and commercial recreational facilities. No additional permit is required for this accessory use.

**Event Venue-** a site or facility that is leased or operated for profit for special events that are typically private in nature, including but not limited to weddings, reunions, corporate retreats, and religious or political gatherings.

**Primary Event Venue-** a commercial event venue for which hosting commercial events is not considered an accessory to any other use.

**2. Add the following conditional use to the following Zoning Districts: R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-4, M-1, S-1, C-1, CG, CTC**

Accessory Residential Event Venue. In issuing a conditional use permit for an accessory residential event venue, the Board of Adjustment may impose reasonable conditions, including a maximum number of events per year and a maximum number of attendees which shall be based on the availability of parking, safe ingress and egress, sanitary facilities, potential impacts to adjacent properties and similar site specific conditions.

3. Add the following conditional use to the following zoning districts: C-1, CN, CTC, CG, CSC, R-3 and S-1

Primary Event Venue. In issuing a conditional use permit for a primary event venue, the Board of Adjustment may impose reasonable conditions, including a maximum number of events per year and a maximum number of attendees which shall be based on the availability of parking, safe ingress and egress, sanitary facilities, potential impacts to adjacent properties and similar site specific conditions.

Ric Thurlby asked for examples of primary event venues. Sheila Spicer suggested a wedding chapel or a conference facility. Paula Jordan noted that, per the current regulations, event venues are either prohibited or it is not clear. Chair Jordan explained that the Conditional Use Permit (CUP) process gives an opportunity to tailor the functionality of an individual establishment while respecting the adjacent properties. Ric Thurlby made a motion to recommend that Town Council adopt the proposed ordinance noting that it is consistent with the Comprehensive Plan. John Wisniewski seconded the motion. All were in favor.

**COMPREHENSIVE PLAN PRESENTATIONS**

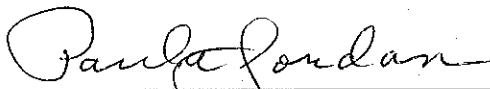
**(A) John Wisniewski – Lake and Boat Management**

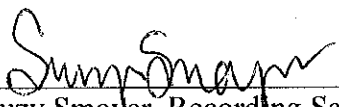
John Wisniewski gave a presentation regarding Lake and Boat Management. A copy of this power point presentation will be saved with the Community Development Department.

**ADJOURNMENT**

**Upon a motion by Mr. Barrett and seconded by Mr. Thurlby, the meeting was adjourned at 10:27 a.m.** The next regular meeting is scheduled for Tuesday, April 17, 2012 at 9:30 a.m. at the Lake Lure Municipal Center.

**ATTEST**

  
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Paula Jordan, Chair

  
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Suzy Smoyer, Recording Secretary