



Minutes of the Regular Meeting of the
Zoning and Planning Board

Tuesday, December 17, 2013
Continued from December 9, 2013

Lake Lure Municipal Center

This was a joint meeting of the Zoning and Planning Board and Town Council. This was also a continuation from the Zoning and Planning Board meeting held on December 9, 2013.

ROLL CALL

Zoning & Planning Board Members Present:

Thomas M McKay, Chair
Bruce Barrett
Charlie Ellis
Ric Thurlby
John Moore, Town Council Liaison

Town Council Board Members Present:

Diane Barrett
Bob Cameron
Mary Ann Silvey

Absent: N/A

Also Present: Shannon Baldwin, Community Development Director

Chris Braund, Town Manager
Andrea Calvert, Town Clerk
Michelle Jolley, Recording Clerk
Bob Keith, Mayor

Chairman McKay called the meeting to order at 9:30 a.m. and gave the invocation.

Chairman McKay introduced all Board members and read over staff notes, which were provided for everyone. Mr. Baldwin gave an in-depth presentation about target areas suggested for the future, which included:

- NC 9 Corridor/Gateway
- Town Center Area
- Town Center Corridor/Gateway
- US 64/74-A Dam Area

Discussion ensued.

Mr. Baldwin mentioned there are three projects tied together, due to land ownership of the Moore's, which he feels are very important. These projects are the Town Center Corridor/Gateway. Mr. Baldwin also pointed out the NC 9 corridor is a hot spot right now. Chairman McKay concurred. Commissioner Silvey stated, per the last conversation she had with the Moore's, that they have no plans to return or be a part of the Town of Lake Lure. Mr. Baldwin suggested soliciting input from the Moore family because they own a lot of property and are important for future growth of the town. Discussion held.

Commissioner Moore asked for an update on the Polk County/Lake Lure Water Agreement. Mr. Braund responded stating that Polk County has withdrawn their request to extend Lake Lure's water system, likely out of concern that Lake Lure may be interested in zoning, annexing or influencing development in Polk County along the Hwy 9 corridor. He stated the Town is still working with the consulting engineers and county manager to see if the deal can be resurrected.

Chairman McKay pointed out the purpose of the meeting was to obtain a direct call of action and utilize the town and staff's resources. He stated his first two priorities would be the NC 9 corridor and the gateway at the Flowering Bridge. Mr. Braund mentioned the Town Center Masterplan would be his first priority. He stressed the importance of progressing with the Town Center and the NC 9 area.

Mr. Baldwin pointed out that the town is currently working on 18 projects and he would recommend the Board only work on one small area plan a year. He stressed that the town needs a small area plan for the NC 9 Corridor and the Town Center. Mr. Ellis mentioned his first priority would be Chimney Rock State Park and finding funds for it. Mr. Baldwin suggested seeking outside professional resources to help move things along with the town's projects. Mr. Braund stated Town Council would need to determine what plans they would like to pursue, their priorities, and how to deliver on those plans.

Mr. Ellis asked when the new school would be constructed. Mr. Braund responded the construction on the new school is anticipated to start in the summer of 2014. Brief discussion held regarding the school.

Chairman McKay pointed out the importance of having a small area plan. Discussion held on small area plans and priority of target areas.

After discussion, Town Council reconvened their recessed meeting from December 10, 2013. See the attached Town Council minutes for this discussion. Commissioner Cameron made the following motion:

Commissioner Bob Cameron made a motion to commission the Zoning and Planning Board to work on scopes of work for small area plans for the NC 9 corridor and the town center. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

Mr. Baldwin agreed to solicit input from individual board members and staff regarding their thoughts on a scope of work for both small area plans leading up to the Zoning and Planning Board meeting in January.

Chairman McKay mentioned he would be unable to attend the proposed January 21, 2014 meeting. The Board agreed to change the January 21, 2014 meeting date to January 28, 2014. No other changes were made.

Mr. Ellis made a motion to approve the 2014 meeting schedule as amended. Mr. Thurlby seconded and all were in favor.

ADJOURNMENT

Upon a motion by Mr. Ellis and seconded by Mr. Thurlby, the meeting was adjourned at 11:45 a.m. The next regular meeting is scheduled for Tuesday, January 28, 2013 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Thomas M McKay, Chair


Michelle Jolley, Recording Clerk