



Minutes of the Regular Meeting of the
Zoning and Planning Board

Tuesday, February 18, 2014

Lake Lure Municipal Center

ROLL CALL

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

Absent: N/A

Also Present: Shannon Baldwin, Community Development Director
Sheila Spicer, Zoning Administrator
Michelle Jolley, Recording Clerk

Chairman McKay called the meeting to order at 9:31 a.m.

APPROVAL OF THE AGENDA

Mr. Baldwin pointed out the packet includes a revised agenda for the Board's consideration. Chairman McKay proposed moving up agenda item (a) under 'New Business' to be discussed before 'Old Business'.

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

APPROVAL OF THE MINUTES

Ms. Jolley reported she made the following corrections to the minutes:

- Page 2 under 'New Business' the second sentence was changed to state, "He pointed out if anyone had items they'd like to add to the scope of work, he would

bullet those down during the meeting or simply work from the recording after the meeting.”

- Utilities was misspelled on page 3
- Page 5 under agenda item (C), §92.158 (F) Other Directions Signs was corrected to §92.158 (F) Other Directional Signs

The minutes of the January 28, 2014 regular meeting were unanimously approved as amended upon a motion made by Mr. Thurlby and seconded by Mr. Barrett.

ELECTION OF OFFICERS

Mr. Barrett made a motion to re-elect Thomas M. McKay as Chair and re-elect Ric Thurlby as Vice Chair. Mr. Ellis seconded and all were in favor.

NEW BUSINESS

(A) Review CU-2014001, a conditional use permit request from James Cain, agent for Apple Valley Villas to construct a pavilion to be used as a common amenity in the R-3 Resort Residential zoning district

Ms. Spicer presented the case. She pointed out the packets were sent out early due to bad weather, and she was out of town at a conference so a conveying memo was not put into the packet. She noted the conditional use permitting process regulations were included in the packet. Mr. Baldwin added that the Town Council will ultimately make the final decision but have asked this Board to send a recommendation to them.

Chairman McKay suggested an evergreen vegetative buffer along the bordering property line behind the proposed pavilion to screen it from the neighboring single-family dwelling.

Chairman McKay asked what the estimated construction cost of the pavilion is; Mr. Cain responded approximately \$35,000. Chairman McKay then asked what the Town's permitting costs had been so far. Mr. Cain responded approximately \$400 not including postage fees for adjacent property owner letters. Ms. Spicer mentioned that the letters to adjacent property owners is a state requirement for notifying them of the Board of Adjustment hearing.

Mr. Thurlby mentioned he noticed the way the proposed pavilion will be orientated on the lot is different from the orientation of the existing structure. Mr. Cain pointed out that only one portion of the proposed pavilion will be enclosed so it was decided to rotate it so that the view of the structure from adjacent properties will be the same with the new building as it is with the existing building.

Mr. Barrett made a motion to recommend approval of the request to the Board of Adjustment with the recommendation that an evergreen vegetative buffer is planted

between the proposed pavilion and the adjacent single-family dwelling. Mr. Ellis seconded the motion and all were in favor.

OLD BUSINESS

(A) Review Status of Major Subdivisions

Mr. Baldwin mentioned that Ms. Smoyer was not able to attend this meeting and suggested the Board postpone until the March meeting. He stated there are about 10 subdivisions in the Town. Discussion held on the Lago Vista Subdivision.

Mr. Ellis moved the Board postpone item (A) Review status of Major Subdivisions to the March 18, 2014 meeting, when the Subdivision Administrator would be able to attend. Mr. Barrett seconded the motion and all voted in favor.

NEW BUSINESS

(B) Discussion on Scope of Work for Town Center Small Area Plan

Mr. Baldwin presented the Draft Scope of Work for the Town Center Small Area Plan to the Board. The following items were discussed:

- What do we want for the beach (fencing, admission, concession-run, free, reconfigure, upgrade, more amenities)

Chairman McKay stated he would like to see pedestrian circulation around the beach area. Mr. Ellis asked for an update on the extension of the concession agreement. Mr. Baldwin stated the Town is currently working with George Wittmer and is also discussing a bridge at Morse Park.

- What do we want for the grassy area on the easy side of pool creek (including the docks)

Mr. Ellis suggested that the fence around the grassy area east of Pool Creek be removed with the exception of the fence along the boardwalk. He stated this would allow people to access this area for recreational use but also have a barrier along the boardwalk for safety reasons. (I.e. stopping children from running into the road when playing in the grassy area.) The Board stated the peninsula between the beach and Pool Creek needs beautification if there are no plans to remove it. It was suggested that, since the beach concessionaire is not interested in using that area, the Town could upgrade the area and possible build a gazebo as an additional area for rental for weddings or other events.

- What do we want for the ABC Store property

There was a lengthy discussion on moving the ABC store to the NC 9 area and either leasing or selling the existing building for a new commercial use. It was suggested that it would be an ideal location for a restaurant or micro-brewery. It was also suggested that a market study on the best location for the ABC store would not only help determine if it should be moved, but would also help determine if it would be

financially feasible to do so in weighing the cost of the move vs. the potential increase in revenues on a better location.

- What do we want for the boathouse (town use or lease it to a lake commercial business for a tourist amenity)

The Board felt that the boathouse could be utilized best if relocated at the dam marina.

- Develop more detail on the reconfiguration of the town center streets (e.g., creation of a main street, elimination of some of the one-way streets)

Mr. Baldwin suggested collaborating with DOT for the best reconfiguration of the town center streets. The Board stated a short-term action item could be to reconfigure the parking around the Arcade Building in order to maximize existing parking space in the Town Center. Mr. Thurlby mentioned he already designed a revised parking plan for that area for George Wittmer.

- Depict retail buildings/space based on: Current Market (AM study) & Future Market (New CRSP Entrance)

- Develop redevelopment strategy for the public works building and yard

There was discussion on moving the public works facilities to the NC 9 area and selling the existing property for future commercial growth. Mr. Braund mentioned it would have to be determined if the property could be sold for enough to offset the costs of building a new facility elsewhere.

- Develop development concepts for the Flowering Bridge area and both sides of the Rocky Broad River
- Develop strategy for connecting Chimney Rock Village to the Flowering Bridge
- Develop long range strategies for improving appearance of corridor
- Develop entry/gateway monumentation (“Welcome to Lake Lure”)

Mr. Baldwin suggested displaying “Welcome to Lake Lure” signs on each side of the road at the entrance to Lake Lure travelling from Chimney Rock.

- Develop strategies regarding retaining wall (rock work, iron work, mural, etc.)

There was a brief discussion regarding the large retaining wall along Memorial Highway across the street from the Flowering Bridge, but the Board suggested that the Flowering Bridge Committee would be the appropriate group to handle that project.

Mr. Baldwin stated he would begin working on an RFP with more detailed scope of work to present at the next meeting.

(C) Chimney Rock Ridge Amendment Review

The Board stated they wanted to explore the option of not limiting the proposed amendments to the R-1B zoning district, but feels more time is needed to research any unintended consequences. Staff pointed out that, while property owners in the Chimney Rock Ridge subdivision sponsored this project, direction for the Board to study the issue has come from Town Council rather than it coming from a paid amendment request from an outside party. Therefore, the Board is not under a specific time-frame to make a recommendation regarding the proposed changes. There was discussion on the fact that planned unit developments are already an option as a conditional use for allowing more

than one primary residential structure on a parcel in all R-1 districts; however, the proposed amendment would allow two residential structures on a lot as a permitted use if the property was ten acres or more.

Mr. Baldwin stated staff would put a list together of the concerns and thoughts raised during this meeting and have ready for the March meeting. Mr. Baldwin also asked if it would be helpful to have members of the CRR Community present. The Board agreed it would be.

Upon a motion by Mr. Ellis and seconded by Mr. Thurlby, the meeting was adjourned at 12:22 p.m. The next regular meeting is scheduled for Tuesday, March 18, 2014 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Thomas M McKay, Chair


Michelle Jolley, Recording Clerk