



Minutes of the Joint Meeting of the
Zoning and Planning Board and Town Council

Tuesday, July 15, 2014

Lake Lure Municipal Center

This was a joint meeting of the Zoning and Planning Board and Town Council;
Development Review Committee and LLCA Board of Directors and Representatives

ROLL CALL

Zoning & Planning Board Members Present:

Thomas M McKay, Chair
Bruce Barrett, Planning Board member
Charlie Ellis, Planning Board member
David Goins, Planning Board member
Ric Thurlby, Vice-Chairman

Town Council Board Members Present:

Diane Barrett, Commissioner
Bob Cameron, Commissioner
John Moore, Commissioner
Mary Ann Silvey, Commissioner
Bob Keith, Mayor

LLCA Representatives:

Chris Braund, LLCA Treasurer
Melanie Brethauer, Engineer, WNC Professional Engineering &
Surveying
Ken Kalsch, MSpace
Vic Knight, Landscape Architect, Knight Strategies
Mike Merrell, Hickory Construction
Russell Pitts, LLCA Board Member
Jim Proctor, President, LLCA Board of Directors
Tim Turner, Surveyor, WNC Professional Engineering & Surveying

DRC:

Shannon Baldwin, Community Development Director
Chris Braund, Town Manager
Harlow Brown, Brown Engineering
Clint Calhoun, Environmental Management Officer
Sean Humphries, Police Chief
Ron Morgan, Fire Chief

Also Present:

Michelle Jolley, Recording Clerk

Absent:

Tony Hennessee, Public Works Director
Donnie McCraw, Sewer Collections
Sheila Spicer, Zoning Administrator

Chairman McKay and Mayor Keith called the meeting to order at 9:32 p.m.

NEW BUSINESS

(A) LLCA Plan Review with Town Council

Mayor Keith mentioned the Planning Board feels there is a need for the upgraded façade. He recommended keeping the façade in the plans with an unspecified timeframe and make it a private venture.

Mr. Proctor pointed out they are using guidelines that were adopted by Town Council. He stated they are already spending a substantial amount of extra money to put Mediterranean style on the front of the building. Mr. Proctor mentioned before the commercial guidelines were put in place, commercial standards only applied to commercial sites visible from a state road. He stated allowances are not made for this in the guidelines. He also mentioned LLCA only budgeted for what they must have, and what was originally submitted is a must have. He pointed out he would rather have public/private contributions go towards teachers as a bonus instead of constructing something that is not necessary. He feels the LLCA School Board would accept the condition that no new certificates of zoning compliance be issued until the upgraded façade is constructed. However, he then asked to have that particular paragraph removed from Town Council Order ZP-2014039.

Chairman McKay emphasized the Planning Board is tasked with giving Town Council recommendations to help them make a decision based on having no guidelines specifically for G.U. He stressed he wants the school to be the best and finest it can be. Mr. Thurlby added that a Town standard could be established for future projects by applying the Mediterranean style to the school.

Mr. Ellis mentioned there is a function for the design of the façade, being for ingress and egress. He estimated the costs for the upgraded façade at about 1% or less of the entire cost for the school. He believes the costs for an upgrade to the façade are not that much more and would be beneficial to the function and appearance of the building. He feels the solution would be Mr. Pitt's recommendation that the school commit to upgrading the front façade of the educational building prior to the Town of Lake Lure donating any further property for future phases of the school. He suggested sending this proposal to Town Council for approval.

Mr. Pitts pointed out the design for the façade does not add much for safety, unless it is continued out vertically because the students would still have to ingress and egress outside. He reported in the original design the school has about \$200,000 in the design and landscaping of the school, before the façade. He stated they have also received a revised estimate of \$100,000 for the proposed extension of the portico.

Chairman McKay asked for clarification on how the School Board arrived at a design cost of \$7 million. Mr. Braund explained the financing and how the School Board arrived at the \$7 million cost and discussion followed.

Mr. Pitts mentioned there are no solid set of plans until the school gets an approval from the Town, County, and State. He stated they have come up with a preliminary dollar per square foot as a baseline to fit into \$7 million. He pointed out the school has prioritized and found areas they can cut back on without jeopardizing the design, if need be.

Mr. Braund stated that the school receives \$6,500 per student. He mentioned that Sunnyview School needs significant capital improvements and if the school closes and does not rebuild before the new LLCA School is built, Lake Lure has the opportunity to get those students. Based on Polk County School Board minutes, the school being closed may be a possibility.

Mr. Goins questioned the upgraded portico stating he thinks it should be constructed in two stages. He also believes the covered walkway wings could be redesigned to allow a canopy type structure to project over to the buses. He pointed out the costs would be more but the end product would be better. However, he stated the school would save around 60-70% upfront by dividing the project into two stages. Lengthy discussion ensued regarding school design.

Mr. Baldwin referred to Exhibit A, page 54 of 108, stating this is what was proposed by Fisher Architects in response to the DRC meeting. He then pointed out page 53 of 108 shows the original Fisher design and there are substantial differences in the façade/portico in the two Fisher designs. Discussion held on the portico design.

Mr. Merrell pointed out that John Fisher and Eugene Britton with Fisher Architects discussed the portico and came up with a cost of an additional \$100,000. He reported he is expecting to receive all the construction drawings today from multiple designers involved in the school project and is hoping to deliver PDF versions of all the design

drawings for the entire project soon. Then, he stated, it will take approximately three weeks to come up with a guaranteed maximum price to see where the school stands on their budget. Mr. Braund mentioned the bond financing is 80% done. He stated all that is lacking is a set of construction plans, guaranteed maximum price, and an approved set of plans and permits from the Town. He pointed out the school is on schedule to have purchasers lined up at the end of August and close around the first of September. He recommended ZPB place any requirements or restrictions from an aesthetics standpoint, send their recommendations to Town Council, and let the School Board make determinations on function of different components of the school. He stated this project will set standards for future projects.

Mr. Pitts mentioned he spoke with Mr. Ruff, Director of Rutherford County Inspections, who stated they would need a Certificate of Occupancy for the educational structure and also one for the gymnasium.

Chairman McKay recommended using ideas from the Draper plans for the school facilities. When asked, Mr. Baldwin pointed out that Draper's work definitely used Mediterranean architectural themes for Lake Lure. Brief discussion followed.

Mayor Keith asked if the education foundation is still in place and Mr. Braund stated yes, awaiting a tangible wish list of items for the school. Mr. Knight suggested allowing the School Board to come back before Council with new plans for the final approval of the façade, if needed.

Commissioner Moore asked how much of the \$7 million goes towards costs for books, furniture, fixtures, equipment, etc. Mr. Pitts stated none of the \$7 million covers those items; it only covers the structure. Mr. Braund stated the school has a budget from student growth to help cover the costs for computers, furniture, etc. Mr. Pitts pointed out that the Town will incur cleanup costs of the lead at the firing range in the future. He stated the school can secure about \$300,000 for lead cleanup and asked the Town to keep this in mind.

Mr. Kalsch stressed that quality assurance is top priority with MSpace. He pointed out MSpace deals mainly with charter schools and stated they supplied the modulares for the current school site in Lake Lure. He read from a letter that the President of MSpace wrote relating to the Boards that their goal is for total satisfaction and to exceed all expectations. He also extended invitation for the Board members to visit the home office located in Georgia.

Mr. Goins recommended and stressed the importance of having a qualified third party inspection agency come in to oversee the construction process of the school to make sure everything complies with all building codes and other NC requirements and to meet quality standards. He stated this adds a layer of protection and could potentially cut future costs. Discussion followed.

Commissioner Barrett asked Mr. Kalsch what kind of quality assurance MSpace has and Mr. Kalsch responded they have an office 15 minutes from the plant and therefore they always have someone on site to oversee construction. Mr. Pitts agreed with Mr. Goins' suggestions and stated he would take back to the School Board for consideration.

Commissioner Moore asked that staff create a letter regarding Mr. Goins' comments and send to the LLCA School Board. He asked Mr. Goins what the costs would be for a third party inspection agency and Mr. Goins stated \$38,400 for everything.

Chairman McKay made a motion to recommend Resolution No. 14-07-15A as amended, adding the following to XI and XV:

XI. LLCA shall place all power lines and all other utilities underground at no cost to the Town of Lake Lure.

XV. The Town will not issue any new certificates of zoning compliance until the façade is constructed to substantially comply with the revised plans (Sheet 3D-2R) drawn by Fisher Architects or a new plan approved by Town Council.

Mr. Ellis seconded the motion and the vote of approval was unanimous.

After further discussion, Commissioner Barrett made a motion to adopt Resolution No. 14-07-15A as amended, adding the following to XI and XV:

XI. LLCA shall place all power lines and all other utilities underground at no cost to the Town of Lake Lure.

XV. The Town will not issue any new certificates of zoning compliance until the façade is constructed to comply with the revised plans (Sheet 3D-2R) drawn by Fisher Architects or a new plan approved by Town Council.

Commissioner Moore seconded the motion and the vote of approval was unanimous.

Town Council recessed their meeting to the conference room.

Mr. Ellis proposed amending a typo on page 4 of the June minutes, changing 'Panning' to 'Planning.'

Mr. Ellis made a motion to approve the amended minutes from June 17, 2014. Mr. Thurlby seconded. All voted in favor.

(B) NC 9 Small Area Plan RFP Discussion

After a short discussion the Board did not feel that a new RFP needed to be released and that the Knight Strategies' proposal, provided in the packet, was sufficient.

Mr. Barrett made a motion to approve the Knight Strategies' proposal regarding the NC 9 Small Area Plan. Mr. Goins seconded and all voted in favor.

(C) Discussion on Breweries

Mr. Baldwin briefed the Board on the report included in the packet regarding micro breweries. He reported Council commissioned the Planning Board to study the topic and recommend an ordinance for their consideration. The Board discussed how micro breweries are growing in NC. Mr. Ellis reported there are more micro breweries in NC now since 1870. He pointed out they would create jobs and an increase in tax base, however Lake Lure is probably not the best place for a large brewery. Mr. Barrett mentioned that large breweries are hard on sewer systems.

Mr. Ellis suggested presenting the report with an ordinance to Town Council. Mr. Baldwin stated he would draft an ordinance for ZPB to review at the August meeting.

Mr. Baldwin asked to discuss the Transportation Resolution he sent via email as Item D.

(D) Transportation Resolution Discussion

Mr. Baldwin discussion Resolution No. 14-07-015, attached to the minutes. Commissioner Barrett addressed the Board supporting the ordinance and requesting the Board to consider safety because the existing road is unstable leading to the state park.

Mr. Ellis proposed amending the Resolution to add 'to safely accommodate more visitors' in the third 'Whereas' paragraph.

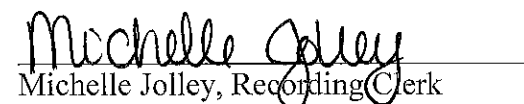
Mr. Barrett made the motion to approve the amended Resolution and recommend to Town Council for consideration. Mr. Thurlby seconded and all voted in favor.

ADJOURNMENT

Upon a motion by Mr. Barrett and seconded by Mr. Goins, the meeting was adjourned at 12:00 p.m. The next regular ZPB meeting is scheduled for Tuesday, August 19, 2014 at 9:30 a.m. at the Lake Lure Municipal Center.

ATTEST


Thomas M McKay, Chair


Michelle Jolley, Recording Clerk