



Minutes of the Regular Meeting of the  
Zoning and Planning Board

Tuesday, January 17, 2017

Lake Lure Municipal Center

**ROLL CALL**

**Present:** Thomas M McKay, Chair  
Charlie Ellis  
Jonathan Hinkle  
Norman McGlohon  
John Moore, Council Liaison

**Absent:** Bruce Barrett

**Also Present:** Shannon Baldwin, Community Development Director  
Clint Calhoun, Erosion Control Officer  
Michelle Jolley, Recording Secretary  
Tom Keever, Executive Director of LLCA

The meeting started at 9:36 a.m. Chairman McKay led the pledge of allegiance and Commissioner Moore gave the invocation.

**APPROVAL OF THE AGENDA**

**Mr. Ellis made a motion to approve the agenda as presented. Mr. Hinkle seconded the motion. All voted in favor.**

**APPROVAL OF THE MINUTES**

Chairman McKay suggested a sentence under 'New Business' be removed from the minutes.

**Chairman McKay made a motion to accept the proposed change to the November 15, 2016 minutes. Mr. Hinkle seconded the motion and all voted in favor.**

**Mr. McGlohon made a motion to approve the minutes of the November 15, 2016 regular meeting as amended. Mr. Hinkle seconded. All voted in favor.**

## **APPROVAL OF THE 2017 MEETING DATES**

Chairman McKay stated he would not be able to attend the meeting date in February. The Board agreed to cancel the meeting date in February. This was the only change made to the meeting schedule.

**Mr. Ellis moved to accept the meeting schedule as amended. Mr. Hinkle seconded the motion. All voted in favor.**

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **A. Election of Officers**

**Mr. Hinkle made a motion to reelect Mr. McKay as Chairman and reelect Mr. Ellis as Vice-Chairman. Mr. McGlohon seconded. All voted in favor.**

### **B. Review & Discussion of Lake Lure Classical Academy Master Site Plan and Corresponding Resolution**

Mr. Baldwin provided an overview. He noted the Comprehensive Plan conveyed the community's desire to have a school that supports families. He explained that WNC was commissioned to create a survey for the school site area and a land application model was created. LLCA was granted the land, which was part of Phase 1 of the Comprehensive Plan. The land now has restrictions placed upon it, as it was once used as a firing range. These restrictions must be dealt with before the land can be given away. He mentioned the Town was not able to grant a Certificate of Occupancy (CO), but a temporary CO was issued, and a second was issued in 2016 to allow extra time for the school to resolve issues that had not yet been resolved. He stated the school's Master Site Plan was included in the packet. He conveyed the school is requesting a CO be granted by January 31, 2017 which would allow the school to secure additional financing for other projects, such as the gymnasium. He noted that grading has started for the ballfields and stated the school will submit additional plans for the ballfields. Town Council is holding a special meeting January 31, 2017 to review Resolution No. 17-01-31, which was included in the packet. Also included in the packet is the Improvements Agreement and DRC minutes from 1-3-17.

Tom Keever, Executive Director of the Lake Lure Classical Academy (LLCA), stated the school's most immediate need is to gain a permanent CO for the next 10 years. He explained that many students have left the school because sports were not available and conveyed they want to enhance the quality of life and opportunities at the school. He mentioned they also want to branch out to allow adult classes through ICC to use the school building. He explained that with an absence of the USDA loan, there is no chance to move forward with any projects for the

school and it would be very important to the viability of the school. He noted the most immediate project is the playing fields at the school and pointed out that grading has already started. He conveyed that he is personally committed to the aesthetics and wants everything to blend into the community standards. The next steps would then be to add fencing. Mr. Keever conveyed that all the erosion control issues have been addressed. He explained they want to be proactive, not reactive.

Chairman McKay mentioned he was most excited to hear about the gymnasium and that this would be a community school. He pointed out that the community lacks meeting space. Mr. Ellis mentioned he was asked to serve as a member of the school's facility committee. He noted one of the key items recommended was that town staff be given authority to approve requests from the school already included in the Master Plan, without having to go before Town Council each time. He asked when the application would be submitted and when a decision would be made. Mr. Keever stated the application must be submitted towards the end of February or first of March and noted that the school has received several letters of support. He noted they expect to hear something back around November. If the application were approved and funds made available, they would proceed with construction of the gymnasium as soon as feasible. He noted they already have architectural drawings. He stated a building permit request would probably be submitted at the end of this year, first of next year. He mentioned the school will be discussing the timeline at a meeting they will be having tomorrow and they will share the minutes from that meeting with this Board.

Mr. Ellis asked if the Master Site Plan was approved as presented, would the gym designs be preapproved. Mr. Baldwin stated yes, but the Town would need a new set of plans. He explained that if staff notices something which was not already submitted and approved, they would then need to go before Town Council for approval. He pointed out that the building would be a steel framed, pre-engineered building. Mr. Keever added that the plumbing has already been done. Mr. Baldwin explained that construction drawings must be sent to the Town and a procedural process starts from there.

Chairman McKay asked who is responsible for the old municipal landfill site. Mr. Baldwin stated the Town, but the State has completely remediated that area at no cost to the Town. He noted they dug wells and never found any hazardous material. However, hazardous material must be included on the deed. He mentioned the area around the school, approximately 50 acres, belongs to the school. He explained that the Improvements Agreement allows the school six months to resolve any issues. Mr. Ellis felt that the Town should control and maintain utilities. Mr. Calhoun pointed out that there is no irrigation to the ballfield at this point. Mr. Baldwin conveyed that if Town Council approves the Resolution on January 31<sup>st</sup>, a CO could be issued that same day. He stated they will need to have the Improvements Agreement signed and presented on the 31<sup>st</sup>. If the Resolution is approved at that meeting, it could be signed, and they would have both signed documents when leaving that meeting. Mr. Hinkle asked if there would be any issues with the fencing the school plans to put up. Mr. Baldwin mentioned that Town Council has authority to set the standards in the GU zoning district.

**Chairman McKay moved that the Planning Board recommend Town Council approve Resolution No. 17-01-31, Improvements Agreement, LLCA 10 Year Master Site Plan, and**

issue a final Certificate of Occupancy in keeping the aforementioned documents. Mr. McGlohon seconded. All voted in favor.

**PLANNING PROJECTS UPDATE**

Mr. Baldwin provided an update on the wayfinding signs provided by the TDA. He stated there would be 21 signs going up. He also updated the Board on the trees at the Town Center. He explained that the Rutherford County Agriculture Extension Office will provide a report to the Town about the trees and if they need to be taken down. The Town will need to work with the Chamber for a repurposing of that area. Chairman McKay suggested the trees be honored if they are taken down in a way to reuse them for marketing to raise money for the Town. Mr. McGlohon stated he expects the trees will have heart rot so extensive that there may be no lumber to be used for marketing. Mr. Ellis mentioned he would like to see the islands repurposed in a way to be closer in sync with the Town's Master Plan in regards to traffic flow. He felt this would be a much more beneficial outcome for that area and would possibly create additional parking for that area. Mr. Baldwin mentioned there is a conceptual site plan for the islands and felt that any repurposing should be light and for the better use of that area. Mr. Ellis suggested the road be brought in towards the islands, which would allow parked vehicles at the beach to not have to back straight out into traffic.

Mr. Baldwin provided an update on the access road to Carson's Way. He stated the Resort is interested in exploring ideas for that road. He explained the Town does not have any authority to gravel that road because they do not own that property. Discussion ensued.

**Upon a motion by Mr. McGlohon and seconded by Mr. Ellis, the meeting was adjourned at 11:17 a.m.** The next regular meeting is scheduled for Tuesday, February 21, 2017 at 9:30 a.m. at the Lake Lure Municipal Center.

**ATTEST**

  
Thomas M McKay, Chair

  
Michelle Jolley, Recording Secretary