



Minutes of the Regular Meeting of the  
Zoning and Planning Board

Tuesday, December 19, 2017

Lake Lure Municipal Center

**ROLL CALL**

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

**Absent:** n/a

**Also Present:** Shannon Baldwin, Community Development Director  
Clint Calhoun, Environmental Management Officer  
Michelle Jolley, Recording Secretary

The meeting started at 9:39 a.m. Chairman McKay led the pledge of allegiance and Mr. Baldwin gave the invocation.

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF THE MINUTES**

**Mr. Hinkle made a motion to approve the minutes of the August 15, 2017 regular meeting as presented. Mr. Ellis seconded and all voted in favor.**

**OLD BUSINESS**

**(a) Review Commercial Sign Standards**

Mr. Baldwin pointed out a small correction on the face of the memo. The ordinance numbers were placed on the wrong titles and needed to be reversed. He briefly summarized the memo in the packet to the Board members.

Mr. Ellis asked what a reasonable height limitation for a freestanding sign would be to allow for topography and an 8' high sign. He suggested a maximum of 12'. He further recommended amending section (H) for a sign not to exceed 12' in height and the Board agreed.

**Mr. Ellis moved that the Zoning and Planning Board recommends Ordinance No. 18-01-09 to the Lake Lure Town Council for approval subject to the modification that free standing signs allowed under subsection H not exceed 12' feet in height. Further, the Zoning and Planning Board finds this Ordinance consistent with the 2007-2027 Comprehensive Plan in that it assists in the effort to "Attract new businesses to the town center and service commercial nodes (Policy ED-1-3.1)." Mr. McGlohon seconded. All voted in favor.**

**(a) Review Tree Protection Provisions**

Mr. Baldwin stated that staff reviewed the tree protection regulations and updated a few of the provisions which were cumbersome and burdensome to property owners and tree service providers. He pointed out that the Board also suggested some recommendations at the last meeting that staff would make sure gets put into the provisions. Chairman McKay asked about turning forestry designated property into pasture. Mr. Calhoun stated it is very complicated and there is some legality there with the State to have it changed from forestry to agriculture. He mentioned that once it goes out of forestry, it is not treated the same way under the ordinance. A plan would have to be put together and provided to show what has to be taken out to create a pasture. Mr. Calhoun provided the Board with a brief summary of what was discussed at the last meeting for those that were not present at that meeting. Mr. Baldwin pointed out that cross-references to the Zoning Regulations were incorporated to the provision. Those cross-references were added to Section 92.119, paragraph 7. Brief discussion was held. Mr. Calhoun pointed out that the tree management handbook will need to be updated to reflect the ordinance.

**Mr. Hinkle moved that the Zoning and Planning Board recommends Ordinance No. 18-01-09A to the Lake Lure Town Council for approval. Further, the Zoning and Planning Board finds this ordinance consistent with the 2007-2027 Comprehensive Plan in that it assists in the effort to more effectively use provisions that were created to "Incorporate tree protection regulations into the zoning regulations so they apply to all development types, not just subdivisions (Policy NE-1-1.3 (3))." Mr. Ellis seconded. All voted in favor.**

**NEW BUSINESS**

**(a) Adopt the 2018 Meeting Schedule**

Chairman McKay asked what items would be on the agenda at the January meeting. Mr. Baldwin stated that an item to discuss reverting the vacation rental program back to an administrative process instead of a quasi-judicial process would be on the January agenda. Lengthy discussion ensued. Mr. Baldwin also mentioned that a discussion regarding permitted uses in a commercial

district would also be on an upcoming agenda. Chairman McKay stated he would not be present at the February meeting.

**Mr. Ellis moved to adopt the 2018 Meeting Schedule as presented. Mr. Barrett seconded the motion. All members voted in favor.**

**PLANNING PROJECTS UPDATE**

Mr. Baldwin presented an update to the Board and briefed over the memo he provided. Mr. Baldwin asked that the each board member come up with a personal list of goals for this Board and email to him or bring back for the January meeting. Those goals will be discussed at the next meeting. He mentioned that the discussion about permitted uses in a commercial district may be on the February agenda.

**Upon a motion by Mr. Barrett and seconded by Mr. Hinkle, the meeting was adjourned at 11:16 a.m.** The next regular meeting is scheduled for Tuesday, January 16, 2018 at 9:30 a.m. at the Lake Lure Municipal Center.

**ATTEST**

  
Thomas M McKay, Chair

  
Michelle Jolley, Recording Secretary

