



**MINUTES OF THE REGULAR MEETING OF THE TOWN OF
LAKE LURE ZONING AND PLANNING BOARD**

TUESDAY, February 18, 2025
9:30 A.M.

Present: Randall Nelson, Chair
Debbie Warren
Ken Williams
Scott Doster, Town Council Liaison

Absent: Charlie Ellis, Vice Chair
Mac Hillabush
Michael Williams, CDD Director

Staff: Richard Carpenter, Development and Environmental Review Specialist

The meeting was called to order at 9:30 a.m.

I. ROLL CALL

No pledge of allegiance done.

II. APPROVAL OF THE AGENDA

Ken Williams made a motion to approve the agenda as presented. Debbie Warren seconded the motion and all were in favor.

III. APPROVAL OF THE MINUTES

Charlie Ellis had notified by email a change that needed made. Kimberly Martin made that change. Debbie Warren made a motion to approve the minutes as amended. Ken Williams seconded the motion and all were in favor.

IV. PUBLIC COMMENT

No public comments

V. OLD BUSINESS

There was no old business to address.

VI. NEW BUSINESS

A. Elect New officers

- a. The board discussed the current chair and vice chair. Ken Williams made a motion for Randy Nelson to continue as Chair for the Zoning and Planning Board. Debbie Warren seconded the motion and all were in favor.
- b. Debbie Warren made a motion for Charlie Ellis to continue his appointment as vice chair for the Zoning and Planning Board. Ken Williams seconded the motion and all were in favor.

B. Council Liaison-led Discussion regarding board member role

Commissioner Scott Doster advised the present board members of what is expected of any board member. Members should always be vigilant and sensitive on social media and other public forums. Being aware and having censorship and liability for yourself. Randy Nelson agreed with Scott.

C. Council Liaison update of Comprehensive Plan Review and Updated status

The state mandates to have a comprehensive plan and should be reviewed every 20 years. Foothills has been tasked to compile all the necessary information. Zoning and planning could possibly make changes to the zoning districts and other changes that may be necessary. Debbie Warren asked if topography has changed enough to re-zone. We do not feel it should. Should we concentrate more on special use more than re-zoning? No, more of administrative. Discussion ensued with the responsibilities of the zoning and planning board. Rick will submit to the board the change in ordinance for signs to comply with the state. Randy Nelson requested that amendments be made to ordinance to help avoid variance and other issues for common projects.

D. Overview report of Town's Helene recovery status

Commissioner Scott Doster stated the Town is working with FEMA and other agencies to mitigate Town Buildings. That will include Town Hall, Marina, Welcome Center, and Police Station. State has allocated money but the Town has not seen any

of it. We have received 2.5 Million from the insurance company. The other half should be received soon.

Town Council is working on a scope of work for the removal of sediment in lake that will be submitted to FEMA. Also will include the removal of boathouse and lake structures that are condemned. The Lake is currently only allowing approved contractors on the lake and no plans to open at this time.

At this time there is no live concrete work being done and no sewer lines are being approved at this time as well. Sewer lines shouldn't be installed in lake at all. Morse Park is looking better and we will be working to clean it up and make more presentable to the public.

Cell Tower is still being built around the same location.

Many moving parts right now and we just continue moving forward.

VII. ADJOURN

Ken Williams made a motion to adjourn the meeting at 11:00am, Debbie Warren seconded the motion and all in favor.

ATTEST



Kimberly Martin, Town Clerk



Randall Nelson, Board Chair