



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

**TUESDAY, March 15, 2022
9:30 A.M.**

Present: Thomas McKay, Chairman
Randall Nelson, Vice Chair
Dave Keenan, PE
Mac Hillabush

Scott Doster, Town Council Liaison

Absent: Charlie Ellis

Staff: Michael Williams, Community Development Director
Rick Carpenter, Development & Environmental Review Specialist

The meeting was called to order at 9:35 a.m.

I. INVOCATION

Board Chair Thomas McKay opened with a prayer.

II. ROLL CALL

All Board members except Charlie Ellis were present.

III. APPROVAL OF THE AGENDA

Dave Keenan made a motion to approve the agenda and Mac Hillabush seconded. All members voted in favor.

IV. APPROVAL OF THE MINUTES

Randall Nelson made a motion to accept the minutes. Dave Keenan seconded and all voted in favor.

V. OLD BUSINESS

- A. Chairman discussed election procedure with the Board and staff prior to voting. Board voted Thomas McKay as Chairman and Randall Nelson as Vice Chairman – March 2022 through March 2023.

VI. NEW BUSINESS

A. SUP2022001 for 3,200sf maintenance building addition to Camp Lurecrest.

Mac Hillabush recused himself from this item due to conflict of interest as an employee of Camp Lurecrest and the permit applicant. Board reviewed Special Use Permit 2022001, project plans, Development Review Committee's review and recommendation and the Town's Special Use Standards and Requirements for Camps (§36:88). Mr. Hillabush answered board questions regarding the project as board went through the Standards and Requirements criteria. **After discussion, Dave Keenan made a motion to recommend the SUP as presented to the Board of Adjustments. Randy Nelson seconded and all voted in favor.**

B. Review proposed revision to §92.116(D) Fences, Walls and Hedges regarding fence materials.

Staff gave a presentation on the fence terminology found within the Zoning Ordinance regarding fences/walls/hedges. The staff presentation recommended amending the terminology found within the Ordinance. The Board discussed altering the terminology and the allowable height for fences. Thomas McKay and Staff provided detailed clarification on the various fence types, their terminology, and how it differs from the Ordinance.

10:45 AM Scott Doster is excused from the meeting.

Mac Hillabush made a motion to amend Section 92.116 (D) to state "Chain link, chicken wire, hardware cloth, and other woven or mesh products are not permitted in required street front yards of any district. Welded, galvanized, or painted, wire fencing materials, are permitted when fully framed within a wood or similar construction fence." Dave Keenan seconded the motion and it passed with unanimous consent.

C. Discuss Town's ordinances regarding keeping animals within Town limits

Thomas McKay gave a verbal presentation regarding the Town Ordinance as it relates to animals/husbandry, the history of animals within Lake Lure Limits, and the impact of a blanket prohibition on property owners. Staff followed this presentation with a discussion on possible options for animals within the Town boundary and advised Thomas McKay that a presentation should be given to City Council by interested citizens.

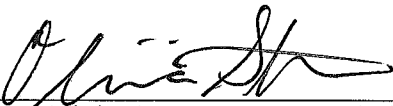
VII. MONTHLY REPORT – FEBRUARY 2022

Director Williams directed the Board members to the materials that were provided.


VIII. ADJOURN

Chairman McKay asked for a motion to adjourn the meeting. Mr. Keenan made a motion to adjourn the meeting. Randall Nelson seconded and all voted in favor, except Mac Hillabush, as he temporarily left room. The meeting adjourned at 11:37.

ATTEST



Olivia Stewman, Town Clerk



Thomas McKay, Chairman