



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

**TUESDAY, MARCH 18, 2025
9:30A.M.**

Present: Randall Nelson, Chair
Debbie Warren
Ken Williams
Charlie Ellis, Vice Chair
Mac Hillabush
Scott Doster, Town Council Liaison

Absent: None

Staff: Michael Williams, CDD Director
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

Debbie Warren made a request to have the comprehensive plan updates added as a standing item. Charlie Ellis made a motion to approve the agenda as presented and add comprehensive plan as a standing item each month. Ken Williams seconded the motion and all were in favor.

III. APPROVAL OF THE MINUTES

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

IV. PUBLIC COMMENT

Liz Geary made comment on the Private Property Debris Removal program. Advised thankful for the option. Discussion about the program ensued.
No other comments.

V. OLD BUSINESS

Chairman, Randy Nelson asked about the change of members from 5 members to 7 members. Commissioner Scott Doster advised that the council members did discuss this and decided to leave the boards the same at this time.

VI. NEW BUSINESS

A. SUP2025001: Review Special use Permit for commercial office at 2520 Memorial Highway

Review of the past permits that were approved through special use. New owners of the property have new plans for the area. The location of the structure is still in the vicinity of the previous 3 locations that were proposed. Richard Carpenter presented for the Town. The information is mostly the same with added decking. Staff does not oppose the request.

Kevin with Masterdocks spoke advising that the property would be the business office for the company but also like a model home for the company as well. This would exhibit the ability of what Masterdocks can do. This would also help open up for demonstrations and events for potential clients. It was asked if Masterdock plans to be diverse or uniform. Response is to remain uniform. Board reviewed the plans and landscape options. Also the review of Harris rd. entrance. Board discussed.

Mac Hillabush made a motion to approve plans as submitted. Charlie Ellis seconded the motion and all were in favor.

B. Review and make recommendation regarding Town's Sign Ordinance and related state statute changes

Richard Carpenter presented for the Town the new state statute of Town signs. This mostly pertains to on premises signs, stating that a sign can be moved or torn down and rebuilt as long as it's on the same parcel and the same footprint as previous. This does not pertain to off premises signs (in right of way). Discussion And questions ensued.

Randy Nelson made a motion to amend the sign ordinance to state regulation regarding on premises signs. Charlie Ellis seconded the motion and all were in favor.

C. Update Report of Town's Helene recovery status

Scott Doster addressed the board. Thank you to Debbie Warren for the suggestion to add the comprehensive plan as a standing item to keep board updated. There are not many updates at this time. Foothills Regional Commission will be doing the review and update. They will do several community input sessions. Board requests an outline of plan and timeline for the review or update. Commissioner Scott Doster advised he would get that for the board.

Advised there will be a community forum tonight (March 18, 2025), with many updates of what's to come. Other agencies will be present to hopefully answer questions and concerns of the community.

Dam project is almost complete. Divers have demobilized and will be moving forward with the testing. Will be dropping the lake for the sediment removal and other repairs that are needed. This is an opportunity for everyone to get some need repairs completed.

Cell Tower is still moving forward. Working through permit process. Discussion ensued.

VII. ADJOURNMENT

Debbie Warren made a motion to adjourn the meeting at 11:30am, Ken Williams seconded the motion and all in favor.

ATTEST


Kimberly
Tn, Town Clerk


Randall Nelson, Board Chair