



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

**TUESDAY, February 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: Mike Holden

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

The meeting was called to order at 9:34 a.m.

I. INVOCATION

Board Chair Thomas McKay opened with a prayer.

II. ROLL CALL

All Board members were present.

III. APPROVAL OF THE AGENDA

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

IV. APPROVAL OF THE MINUTES

Randall Nelson asked for a motion to accept the minutes with the revision that Mac Hillabush was absent from the previous meeting. Mac Hillabush seconded and all voted in favor.

V. OLD BUSINESS

There was no old business to discuss.

VI. NEW BUSINESS

A. Discuss board membership and alignment with Council Liaison Scott Doster.

Scott Doster and the Board discussed term expiration and term limits for each member. This discussion focused on the purpose of the Board and term limits.

B. Review §92.004 Word Interpretations of Mobile Homes and Mobile Home Park; discuss terminology “Manufactured Homes”; review §92.029(C)(10) Mobile Home Parks; §92.112 Mobile Homes & §92.113 Mobile Homes Tie-Downs. Make recommendations regarding rewording and text amendments of §92.004, §92.029, §92.112 & §92.113 if appropriate.

Director Williams began the discussion by asking the Board for clarification on Ordinance terminology. Board members and staff discussed the terminology within the Ordinance with historical references and the impact on the community. The conversation diverted to a broad discussion on building terminology (Tiny homes, RVs, Mobile Home, Trailer) and staff proposed coming back to the Board at a later date with proposed revisions. The Board agreed with Staff and requested that staff review Best Management Practices related to those proposed revisions.

C. Review §92.004 Word Interpretations of Recreational Vehicle (RV) and Travel Trailer; review §92.114 Travel Trailers (Motor Homes); make recommendation regarding rewording and text amendment of §92.004 & §92.114 if appropriate.

Director Williams provided an analysis on the different types of RVs found in Lake Lure. Staff and the Board discussed changing the definition of RVs to provide further clarification on RV types. Furthermore, the Board opined that there may not be a need to revise the Ordinance based on Lake Lure’s circumstances.

- D. Review §92.004 Word Interpretations of Garage Apartment; discuss terminology “Accessory Dwelling Units”; review zoning districts allowing Basement or garage apartments (or any kind of accessory dwelling): with Special Use Permit in R-1, R-1B, R-1C; as Permitted Use in R-1B & R-1C (lots at least 10 acres) and R3. Make recommendation(s) regarding rewording and/or text amendments of §92.004, §92.026 (R-1 District), §92.027, §92.030 if appropriate.**

Director Williams began by discussing the definition of garage apartment within the Ordinance. Staff and the Board discussed the different interpretations, such as Mother-in-law cabin, garage apartment, and basement apartment. The Board discussed definition options to avoid ambiguity in the Ordinance. The Board decided that this may not pose a real issue at the moment and should be left as-is.

- E. Review §92.205(A) of Mountain and Hillside Development regarding typographic errors. Make recommendation of rewording & text amendment.**

Director Williams began the presentation by discussing the two (2) errors found within the steep slope section of the Zoning Ordinance. The Board and staff discussed the errors and the options to change such errors.

Randall Nelson made a motion to perform a text correction to Section 92.205(A) to include Section 92.204 (B) to (A) & 92.204 (C) to (B). Thomas McKay seconded the motion. The Board voted unanimously in favor.

- F. Review §92.116 Fences, Walls and Hedges, especially section (D). Make recommendation regarding rewording and text amendments of §92.116 if appropriate.**

Director Williams began by discussing the types of prohibited fencing within a street front yard. The Director discussed some community complaints made by local developers in reference to these prohibitions. The Board discussed re-defining the definitions found within the Zoning Ordinance related to allowable fence material. The Board directed staff to draft a proposed amendment for a later meeting.

- G. Review Lake Structure Ordinance §94.02 Definitions of Boardwalk vs. Dock vs. Pier as relating to §94.05(L) Design & Construction Standards for Boardwalks. Provide interpretation recommendation for staff.**

Director Williams began by discussing the Ordinance definitions for boardwalk, pier, and dock with the Board members. The conversation transitioned to the ambiguity surrounding these definitions and possible interpretations. Staff provided a material presentation to the Board for the discussion of lake

structures.

VII. MONTHLY REPORT – SEPTEMBER 2021

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. The meeting adjourned at 12:10 p.m.

ATTEST

Olivia Stewman, Town Clerk

Thomas McKay, Chairman