



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

TUESDAY, DECEMBER 17, 2024
9:30 A.M.

Present: Randall Nelson, Chair
Dave Keenan
Charlie Ellis
Mac Hillabush
Scott Doster, Town Council Liaison

Absent: Ken Williams

Staff: Michael Williams, Community Development 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

Dave Keenan made a motion to approve the agenda as presented, Charlie Eillis seconded the motion, and all voted in favor.

III. APPROVAL OF THE MINUTES

Mac Hillabush made a Motion to approve the minutes from September 17, 2024 as presented Dave Keenan Seconded and all were in favor.

IV. PUBLIC COMMENT

No public comments

V. OLD BUSINESS

A. Follow up to SUP permit for Marathon Builders Property

Discussion regarding the approved SUP permit that was previously approved for Marathon Builders. The property has since been purchased by Master Docks. At this time the permit is still in effect and the new owners are debating what they would like to do moving forward. No immediate action or further discussion needed at this time.

B. Theft

Questions regarding recent theft in the area which has affected contractors and other business and residents. Master Docks was looking to have a temporary storage space placed on the property however the ordinance does not allow for that. Discussion ensued not only for Master Docks but other businesses and contractors to allow for temporary storage to safely store equipment and other valuables.

Charlie Ellis made a motion recommending to Town Council to suspend (section 36-64c) prohibition of a movable storage facility with approval from Community Development Department with the Commercial General district. Dave seconded the motion and all were in favor.

C. Community Development update

Rick advised to the board that there are other concerning issues regarding work on the lake. Community Development is working with home owners and contactors to find more effect ways to keep Lake Lure moving forward with clean up and recovery.

VI. NEW BUSINESS

A. Dave Keenan Resignation from board.

The board members and community development discussed Dave Keenan resignation and thanked him for his time served on the Zoning and Planning board. Board accepted Dave Keenan's resignation.

B. Board Member

Discussion ensued regarding how many board members can occupy the Zoning and Planning board. It is required to have a minimum of (3).

Currently the board holds (5).

Mac Hillabush made a motion recommending the Town Council to amend the bylaws to allow (7) members to occupy the Zoning and Planning board.

Charlie Ellis seconded the motion and all were in favor.

C. Meeting Schedule

The board reviewed the potential Zoning and Planning Board meeting schedule.

Dave Keenan made a motion to adopt the meeting schedule as is. Mac Hillabush seconded the motion and all were in favor.

D. Review Board membership application(s) and make recommendation for Town Council regarding Zoning and Planning opening.

Charlie Ellis is interested in continuing after his appointment ends March of 2025 Dave Keenan made a motion to appoint Charlie Ellis to another term beginning March of 2025. Mac Hillabush seconded and the remaining board members were all in favor.

Discussion ensued for the two applicants applying to board to fill vacant seat for Dave Keenan. Each applicant was asked to speak.

Debbie Warren stated she is a permanent resident of Lake Lure since June of 2020. Spent career as an athletic director which included contracts, building projects, and many other duties. Interested in learning more and discussing future issues within the Town of Lake Lure. She currently serves on the Parks and Recreation board. Liz Geary currently works at Rumbling Bald. She has a master's degree in education along with a CMCA, AMS, case study. She works daily with rules and regulations within Rumbling Bald. Would like to serve on the board to represent Rumbling Bald and to learn more to be more compliant in future projects with the Town of Lake Lure.

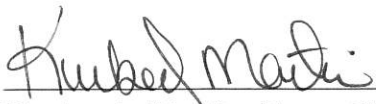
Both applicants were dismissed. The board members discussed both applicants. Each applicant is well qualified and either candidate would be a great addition to the Zoning and Planning Board.

Charlie Ellis made a motion to appoint Debbie Warren to fill Dave Keenan's unexpired term seat for the remainder of the term and to continue appointment for a new term in March of 2025. Dave Keenan seconded the motion and all was in favor.

VII. ADJOURN

Dave Keenan made a motion to adjourn the meeting, Charlie Ellis seconded the motion and all in favor, the meeting ended at 11:18 a.m.

ATTEST



Kimberly Martin, Town Clerk



Randall Nelson, Board Chair

