

# **TOWN OF LAKE LURE**

## **Zoning And Planning Board Regular Meeting**

Tuesday, June 18, 2024 at 9:30 AM

Meeting to be held at Town Hall



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### **Agenda**

#### **I. Roll Call**

#### **II. Approval of Agenda**

#### **III. Approval of May 21 meeting minutes**

#### **IV. Public comments**

#### **V. Old Business**

A. Status of Board's recommendation re: amending code of ordinances Chapter 4 (public school to keep goats for educational purposes).

B. Status of pending AWEN subdivision proposal.

C. Follow-up report relating to last month's "historic overlay" discussion.

#### **VI. New Business**

A. SUP2024003 for new commercial building at 1804 Memorial Highway (new storage building).

B. SUP2024004 for new commercial building at 2550 Memorial Highway (new commercial primary building).

#### **VII. Monthly Department Report**

#### **VIII. Adjournment**



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

TUESDAY, May 21, 2024  
9:30 A.M.

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

**Absent:** None

**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**

The Board opened with the pledge of allegiance. Roll call was completed as listed above.

**II. APPROVAL OF THE AGENDA**

**Charlie Ellis made a motion to approve the agenda, as presented. Mr. Mac Hillabush seconded and all voted in favor.**

**III. APPROVAL OF THE MINUTES**

Dave Keenan Made a motion to approve the minutes as presented for the March and April meeting. Mr. Charlie Ellis seconded and all voted in favor.

**IV. PUBLIC COMMENT**

There were no public comments.

**V. OLD BUSINESS**

Mike Williams addressed the board in regards to the fee schedule. He discussed the refund of an appeal fee (\$480.00) if the appeal is won. A public hearing is scheduled for June 11<sup>th</sup>, 2024 to

discuss animals (chicken and goats) in an educational setting. Re-sanding of existing beaches will continue and the town will monitor with an application to be presented to the Town Council for approval. Discussion of planning and zoning recommendations.

**VI. NEW BUSINESS**

**A. Review proposed 10 lot, single family residential subdivision plat for Awen, LLC. Site location between Quail Ridge Road and Kings Drive.**

Mike presented to the board a 10 lot subdivision. Staff discussion and question were addressed in regards to the private drive and water issues with the property. Mike Williams is in support of the plat for the 10 lot subdivision and the future plans. No decision was need as this was just a review of the plans.

The board & staff discussed the Lake draw down to the 20ft and concerns on how the draw down affects properties and boat houses.

**B. Discussion regarding “Historic Overlay Districts” and possible appropriateness for the Town, led by Chairman Nelson.**

Chairman Nelson opened discussion regarding Historic Overlay districts and possible appropriateness for the Town. With possibility of properties being sold within the town, some concerns of what may become of the Inn or Arcade building. Discussion of bringing historical status to certain buildings. Suggestion from Rick Carpenter to have a historic overlay district and not restrict it to certain buildings. Staff and Board continued discussion with Mike Williams in agreeance with a “Historic Overlay District”. Suggested to present to Town Council in the public comments on the first Wednesday of June. Sign ordinance may need some discussion to keep the signs generally the same throughout the town.

**VII. MONTHLY DEPARTMENT REPORT**

Mike Williams reported on the Community Development looking for a new planner with the Approval of the budget. Tower is still in process. Waiting on FCCA. Should be breaking ground In July.

**VIII. ADJOURN**

**Charlie Ellis made a motion to adjourn the meeting. Mac Hillabush seconded and all voted in favor. The meeting was adjourned at 11:15 a.m.**

**ATTEST**

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Wendy Terry, Assistant Town Clerk

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Randall Nelson, Board Chair





# PROPOSED STORAGE/ OFFICE 2550 MEMORIAL HWY KML INVESTMENTS RUTHERFORD County LAKE LURE, NC



**GENERAL NOTES:**

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

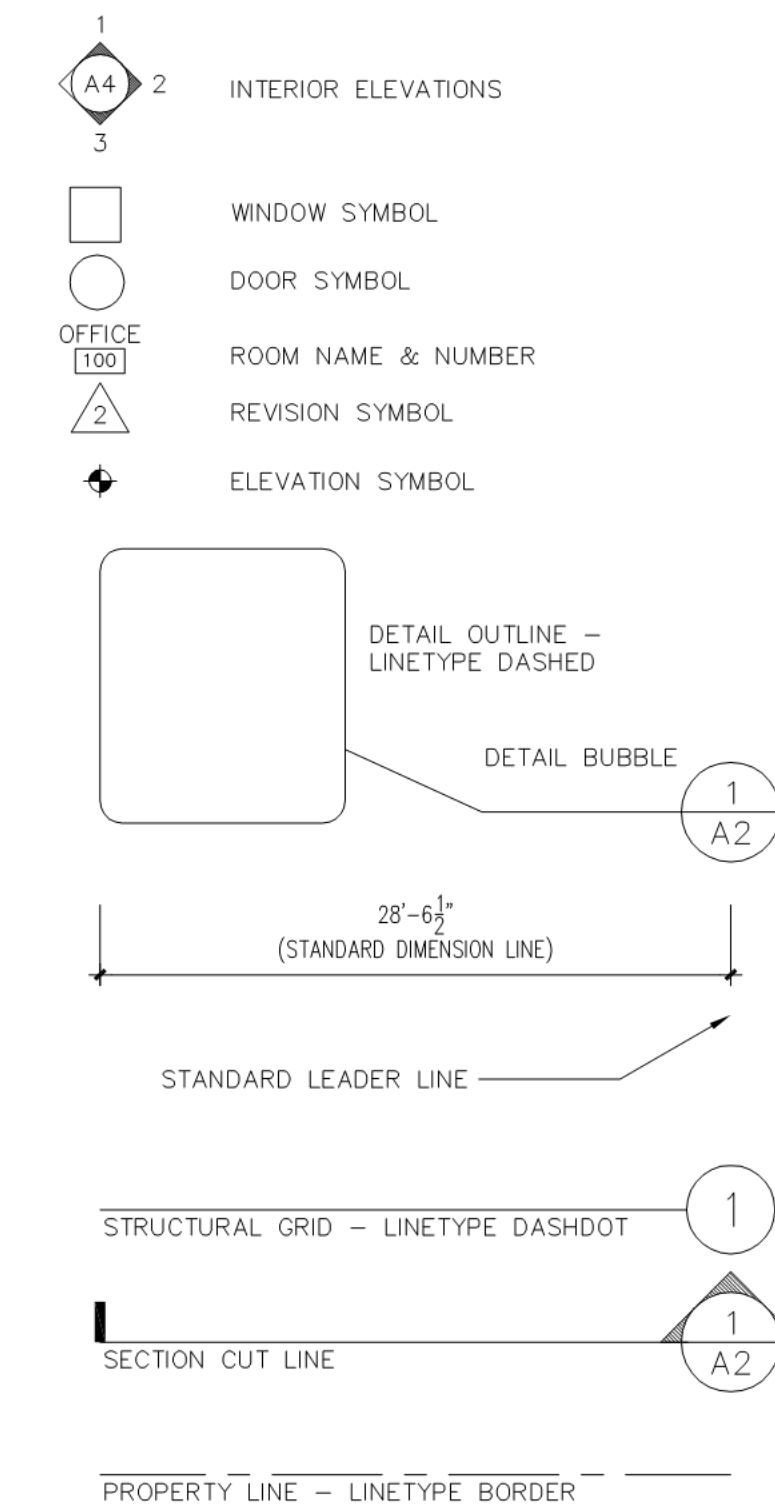
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

SMOKE AND CARBON DETECTORS TO BE HARD WIRED TO INDIVIDUAL CIRCUIT AND TO TRIGGER HVAC DAMPERS

BUILDING PLANS ARE PREPARED AND DESIGNED FOR A PREMFG METAL BUILDING STRUCTURE.

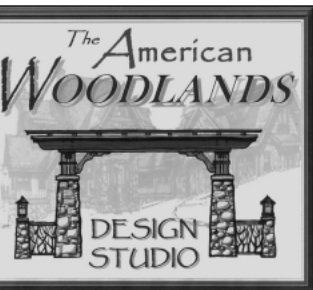


## SYMBOLS LEGEND



## SCHEDULE OF DRAWINGS

COV.....	COVER PAGE
AB.1.....	APPENDIX B
A1.1.....	FLOOR PLAN/ ACCESSIBILITY DETAILS
A1.2.....	FOUNDATION PLAN
A2.1.....	LIFE SAFETY/ ACCESSIBILITY PLAN
A3.1.....	EXTERIOR ELEVATIONS, SECTION
A4.1.....	ELECTRICAL, PLUMBING, HVAC
C1.1.....	SITE LAYOUT



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED STORAGE/  
OFFICE  
2550 MEMORIAL HWY  
KML INVESTMENTS  
RUTHERFORD County  
LAKE LURE, NC

COVER PAGE

The American Woodlands  
Design Studio  
John Pinkston  
828-290-0969  
www.americanwoodlands.com

DATE:

6/14/2024

SCALE:

SHEET:

COV

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PROPOSED STORAGE/OFFICE  
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FLOOR PLAN

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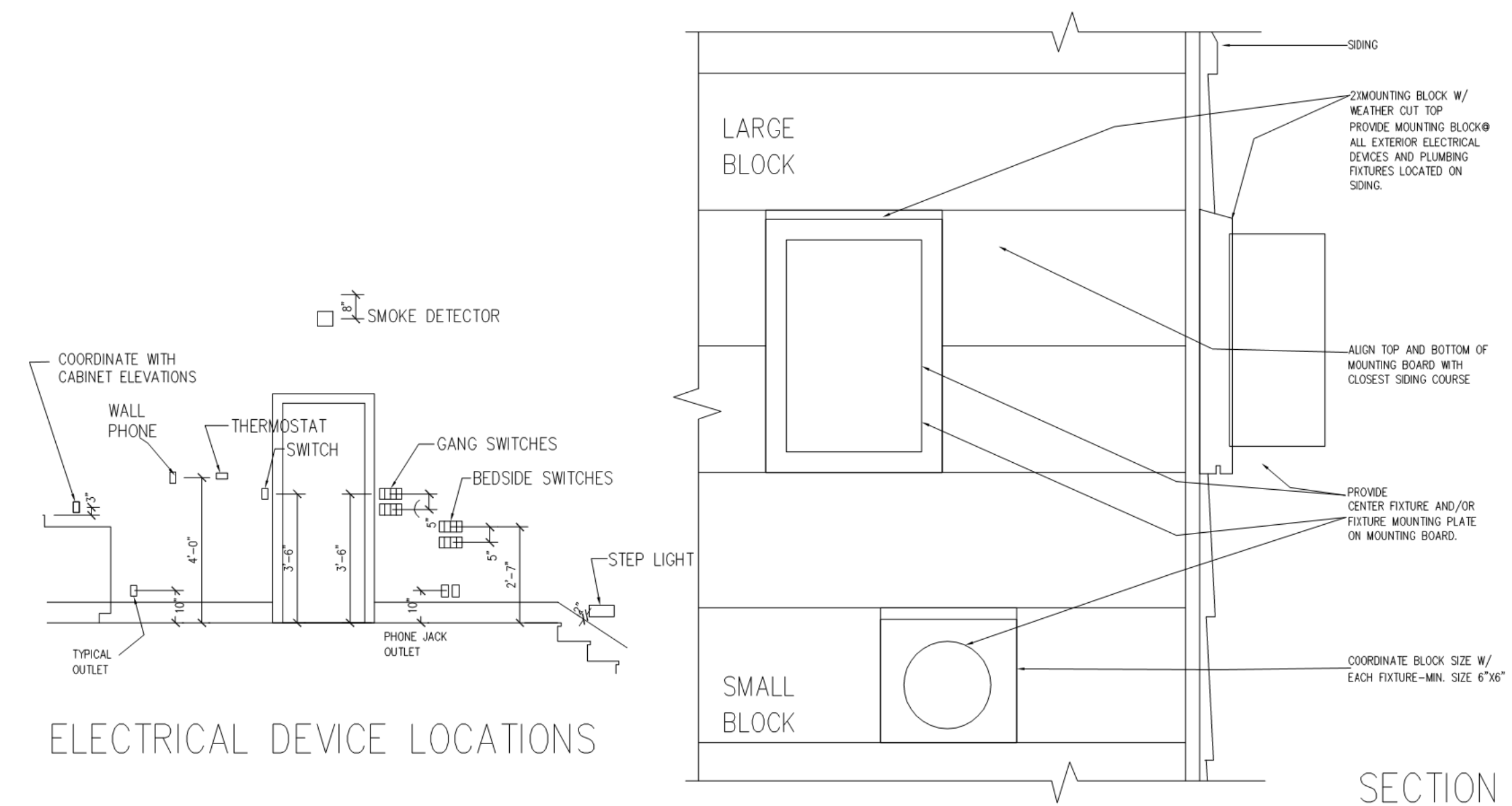
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6/14/2024

SCALE:

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A1.1

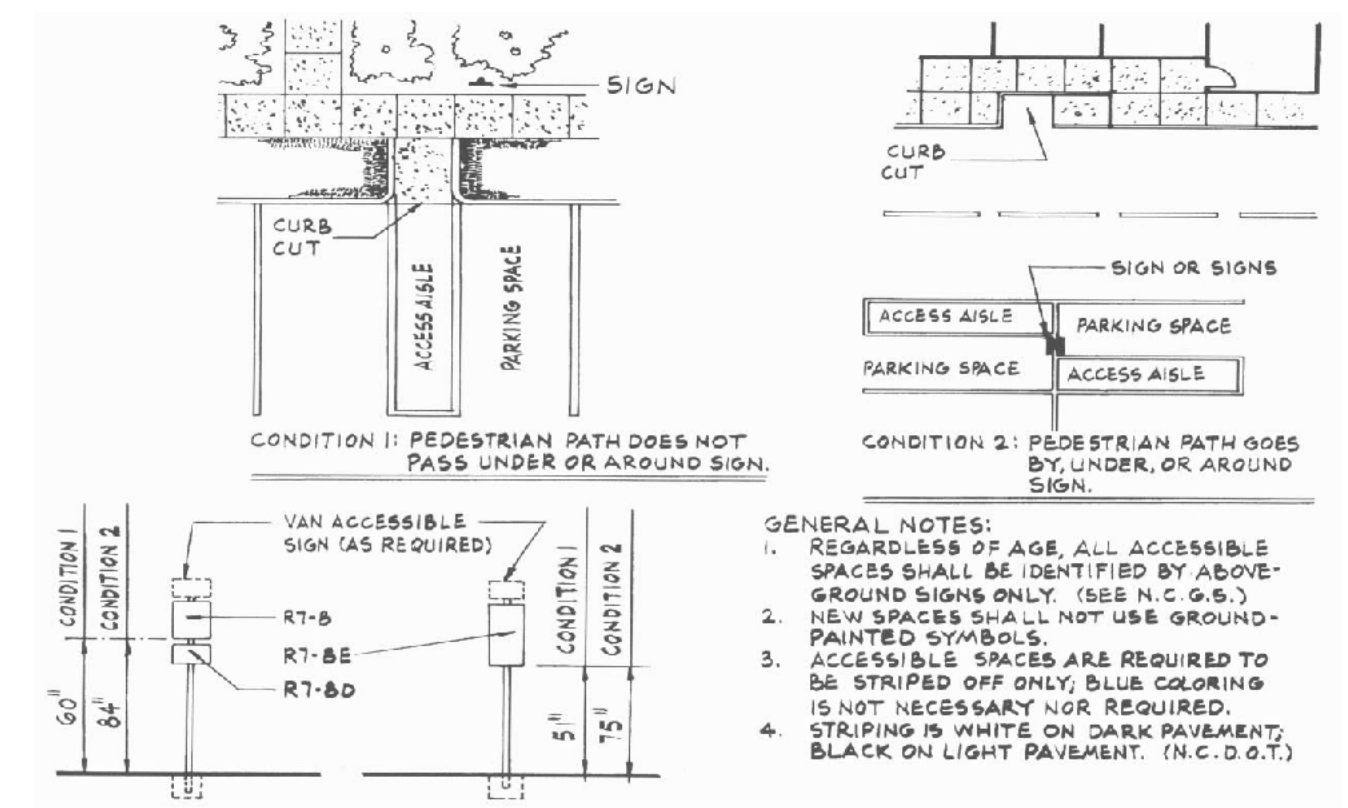
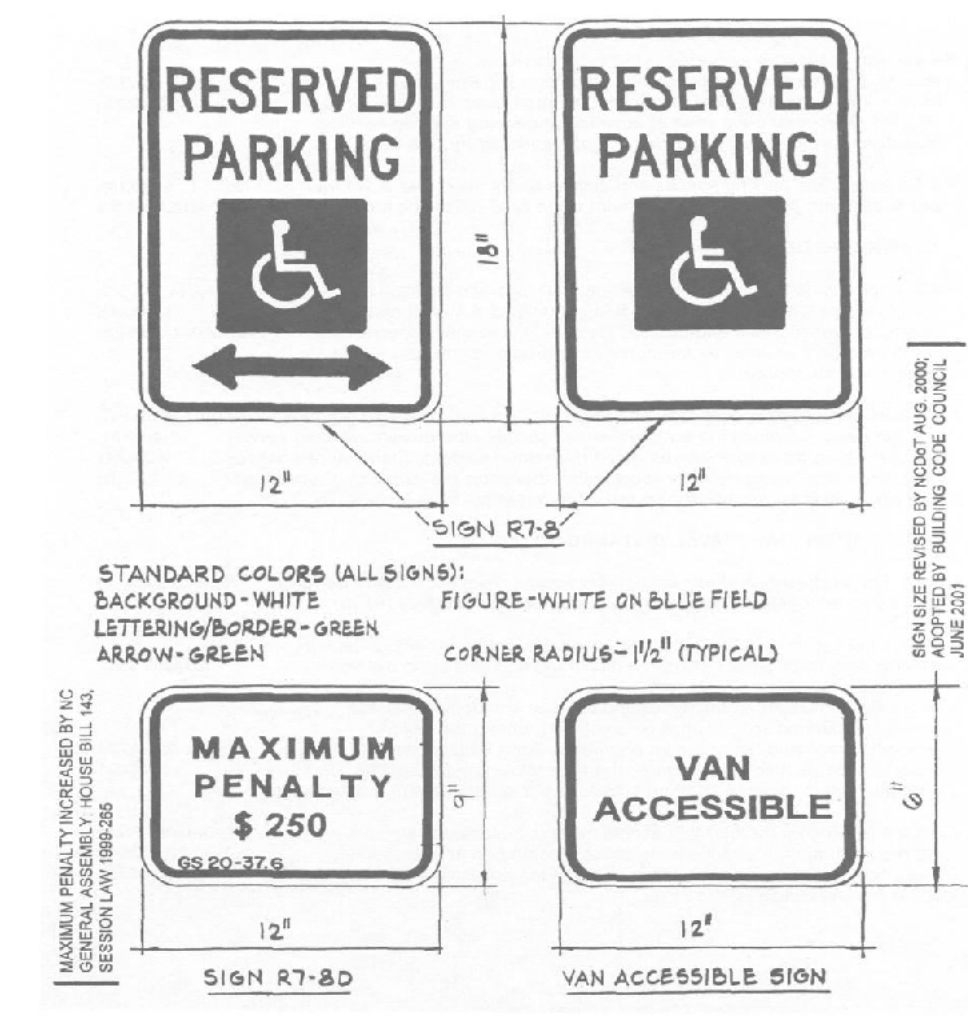
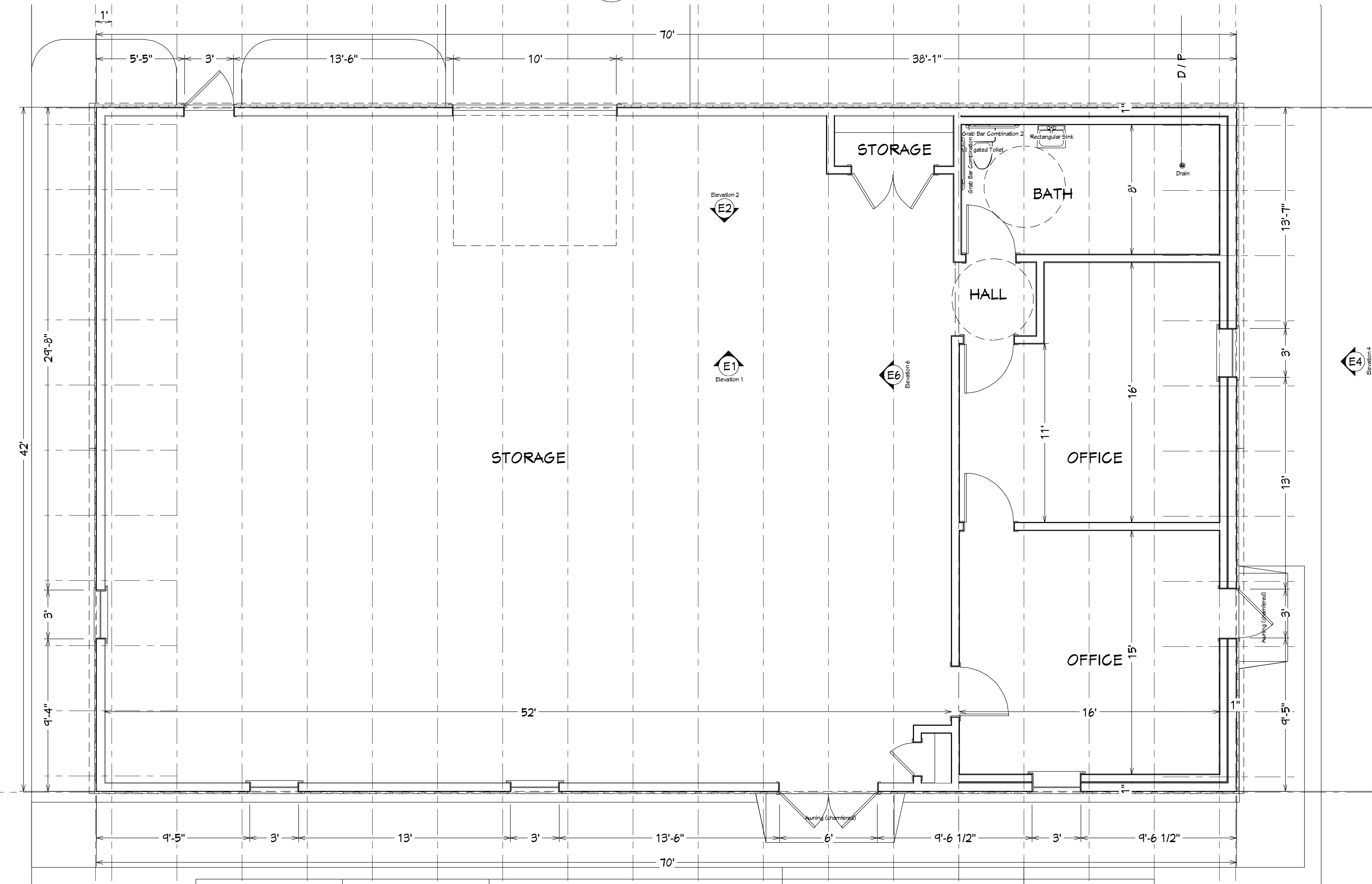
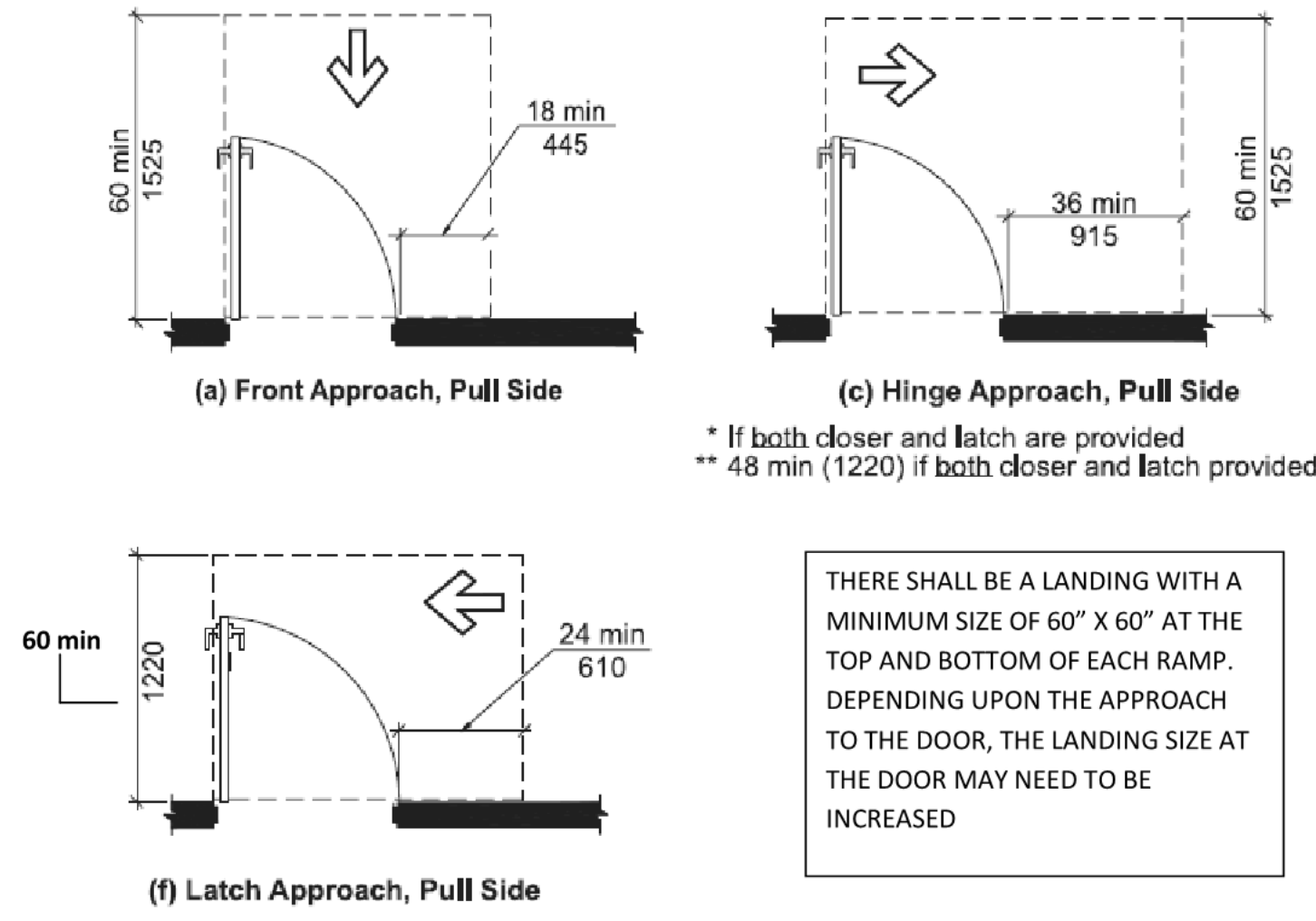


2 MOUNTING BOARD DETAILS  
SCALE: N.T.S.

THE MAXIMUM SLOPE OF A RAMP IS 1/12. (1" RISE FOR 12" HORIZONTAL)

THE MAXIMUM LENGTH OF A RAMP MUST NOT EXCEED 30 FEET

THE RAMP AND LANDING MAY REQUIRE A GUARD RAIL AT 42" IF MORE THAN 30" ABOVE GRADE. ALSO PICKETS SHALL BE INSTALLED TO PREVENT THE PASSAGE OF A 4" SPHERE



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FOUNDATION PLAN

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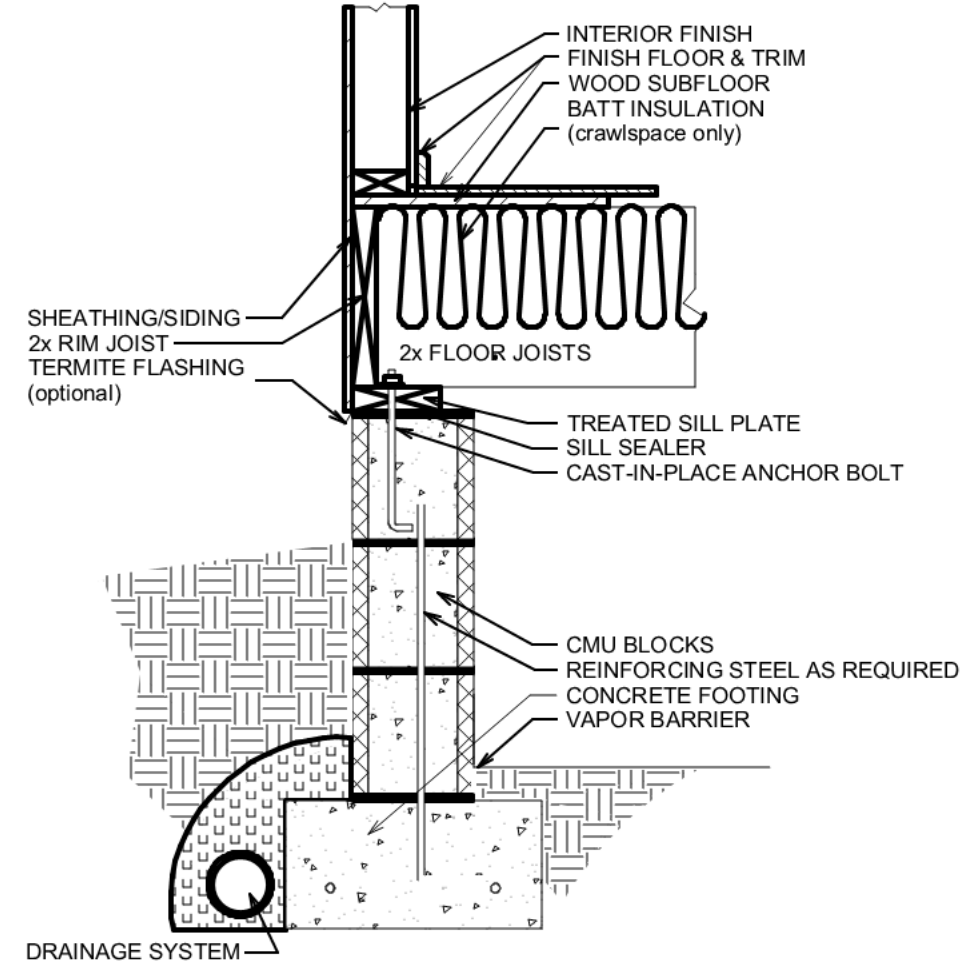
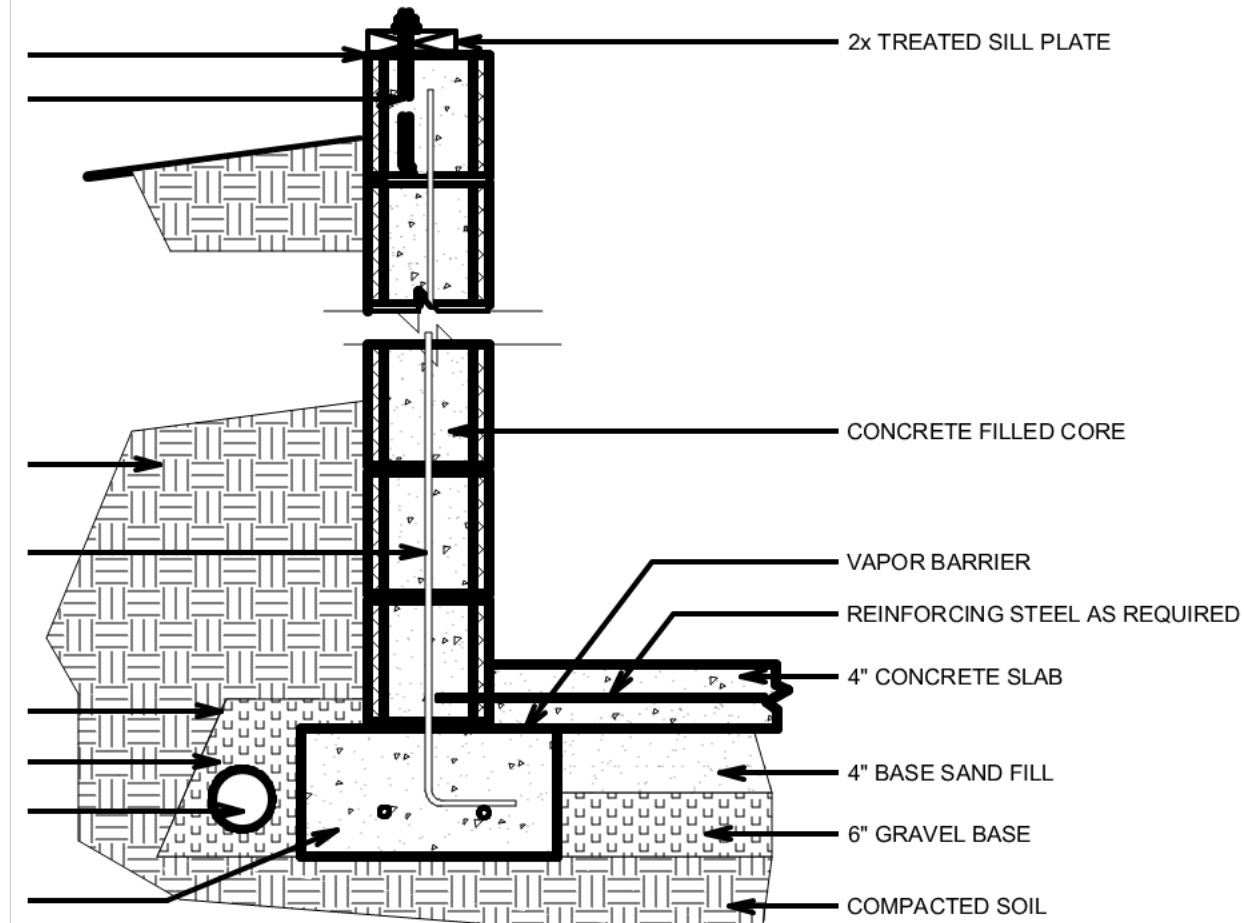
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SCALE:

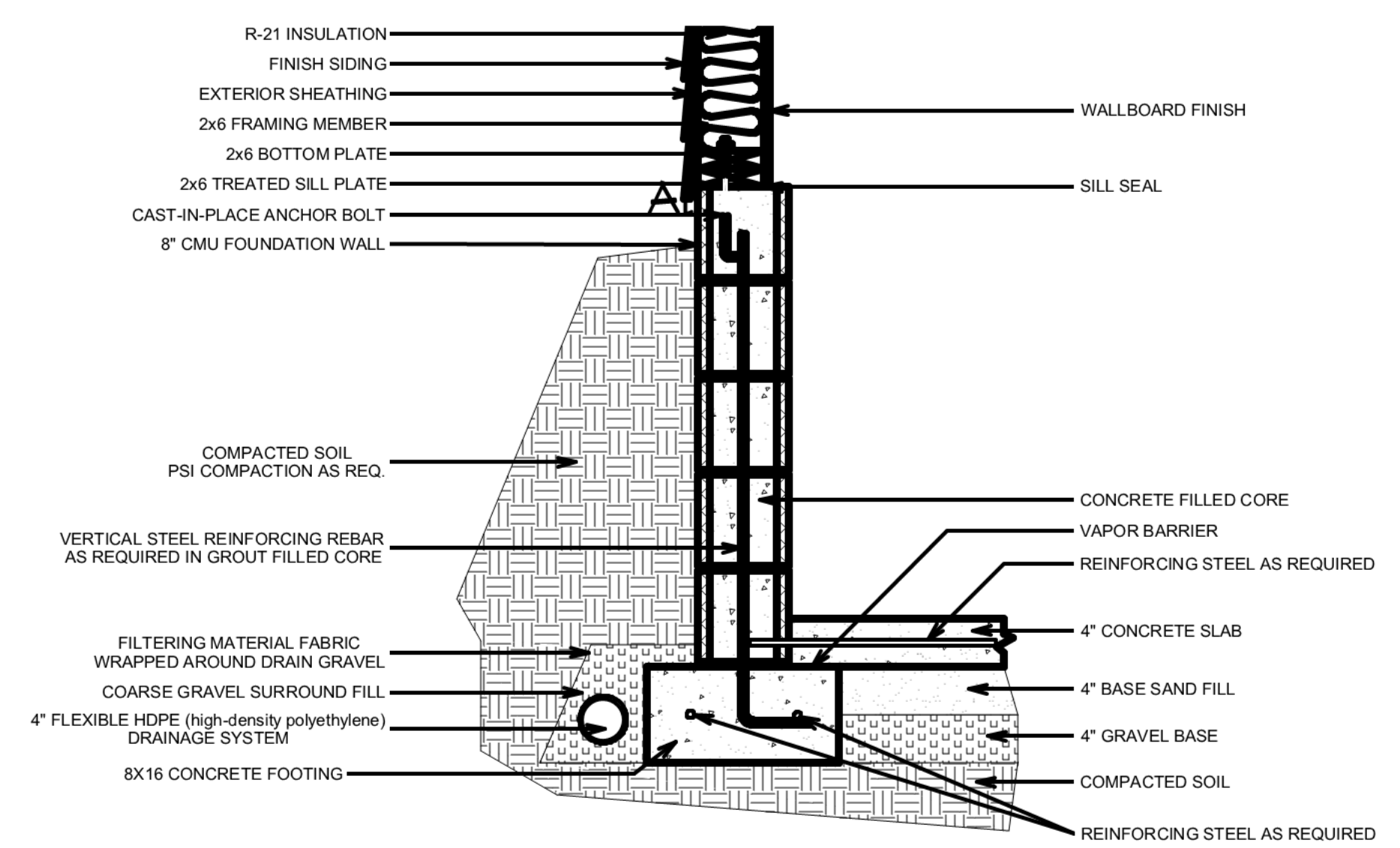
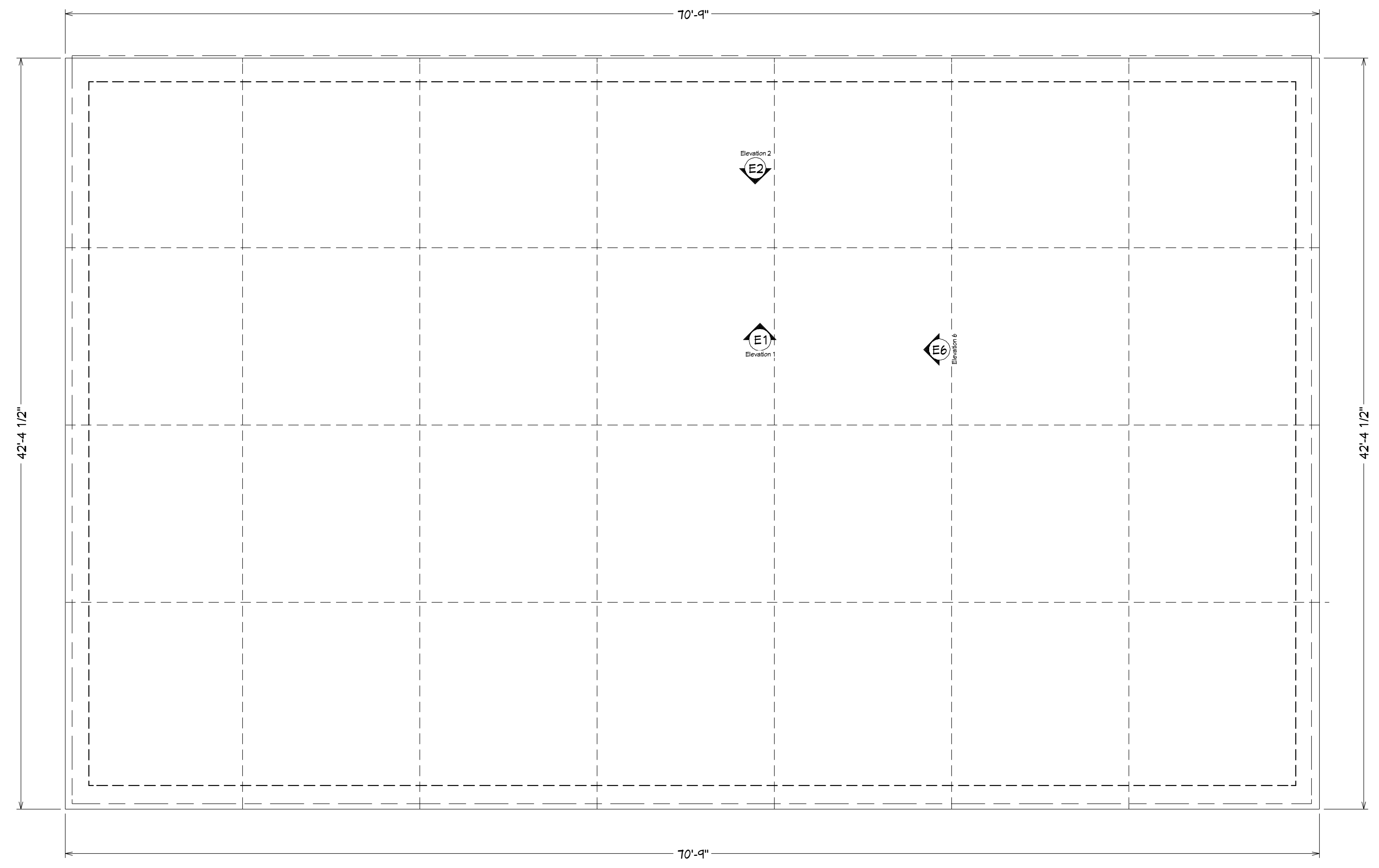
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A1.2

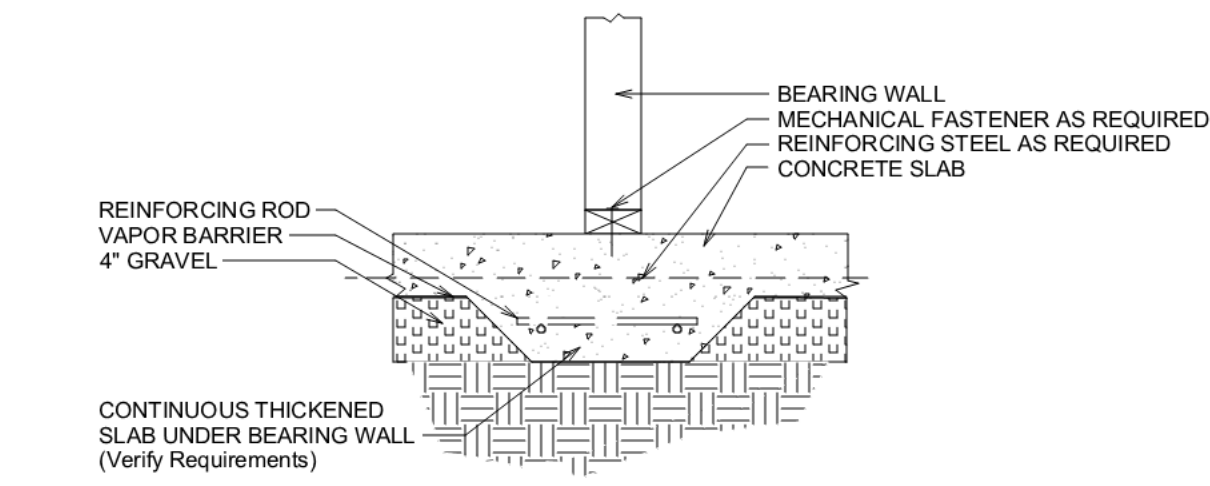


CMU Basement Foundation - L  
Scale:

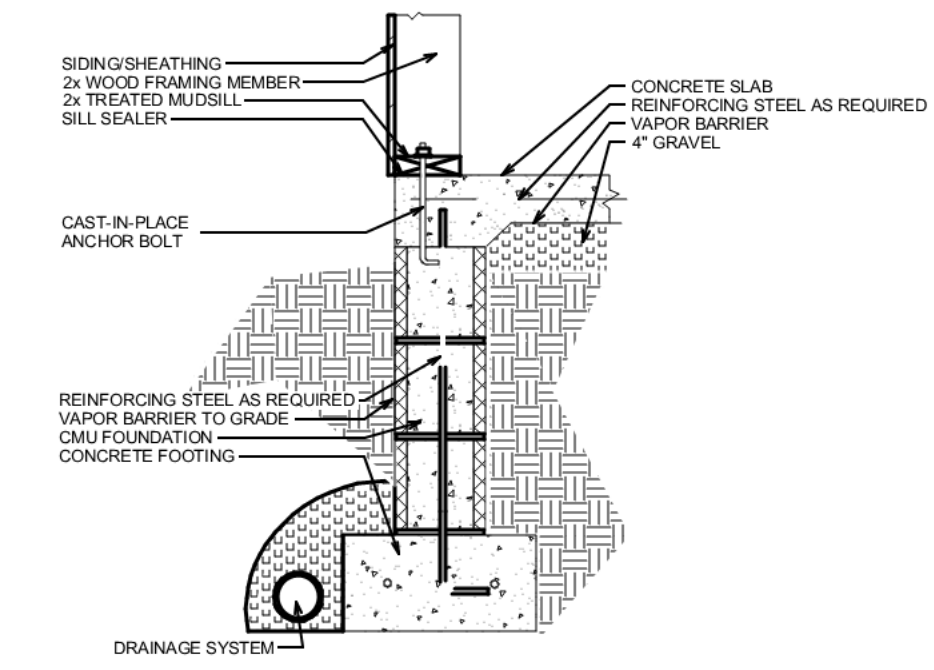
Typical CMU Crawl Space



CMU Stem Wall Foundation w/Domy Wall - L



Concrete Thickened Slab Footing



Monolithic Slab on CMU Frost Footing

1 FOUNDATION PLAN  
A1.2 SCALE: 1/4" = 1'-0"

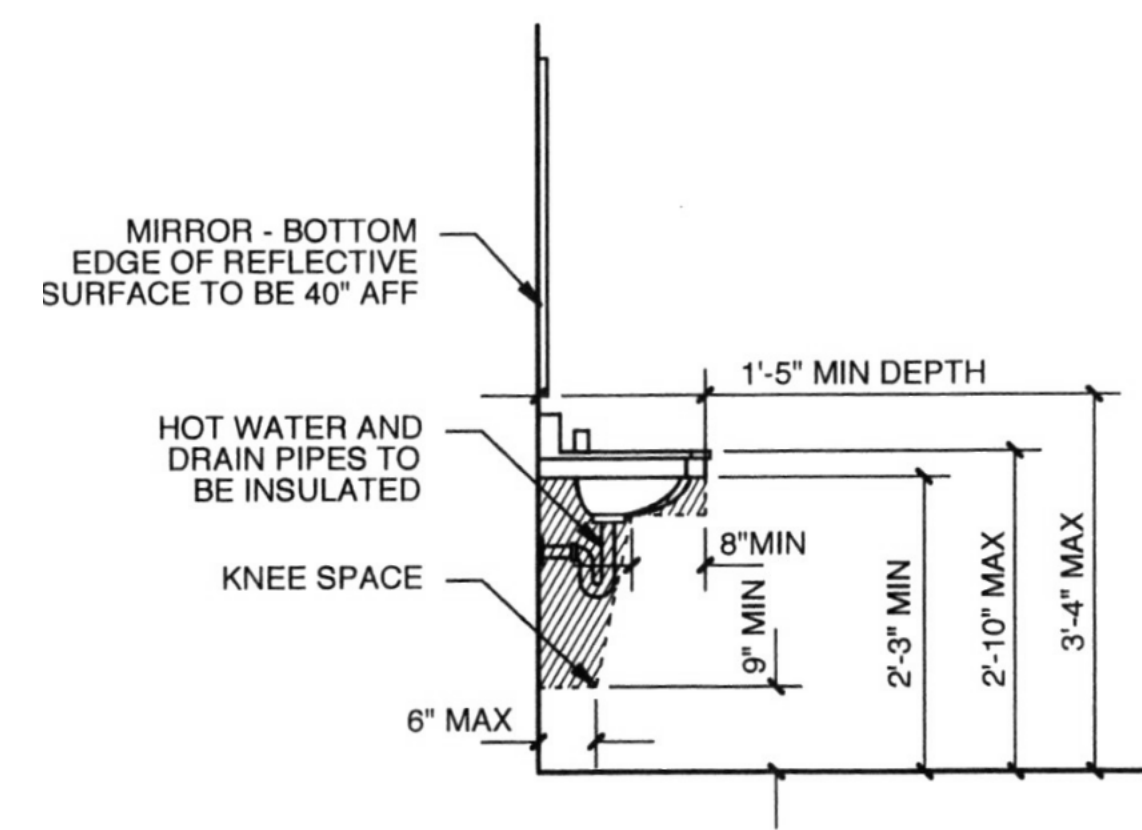
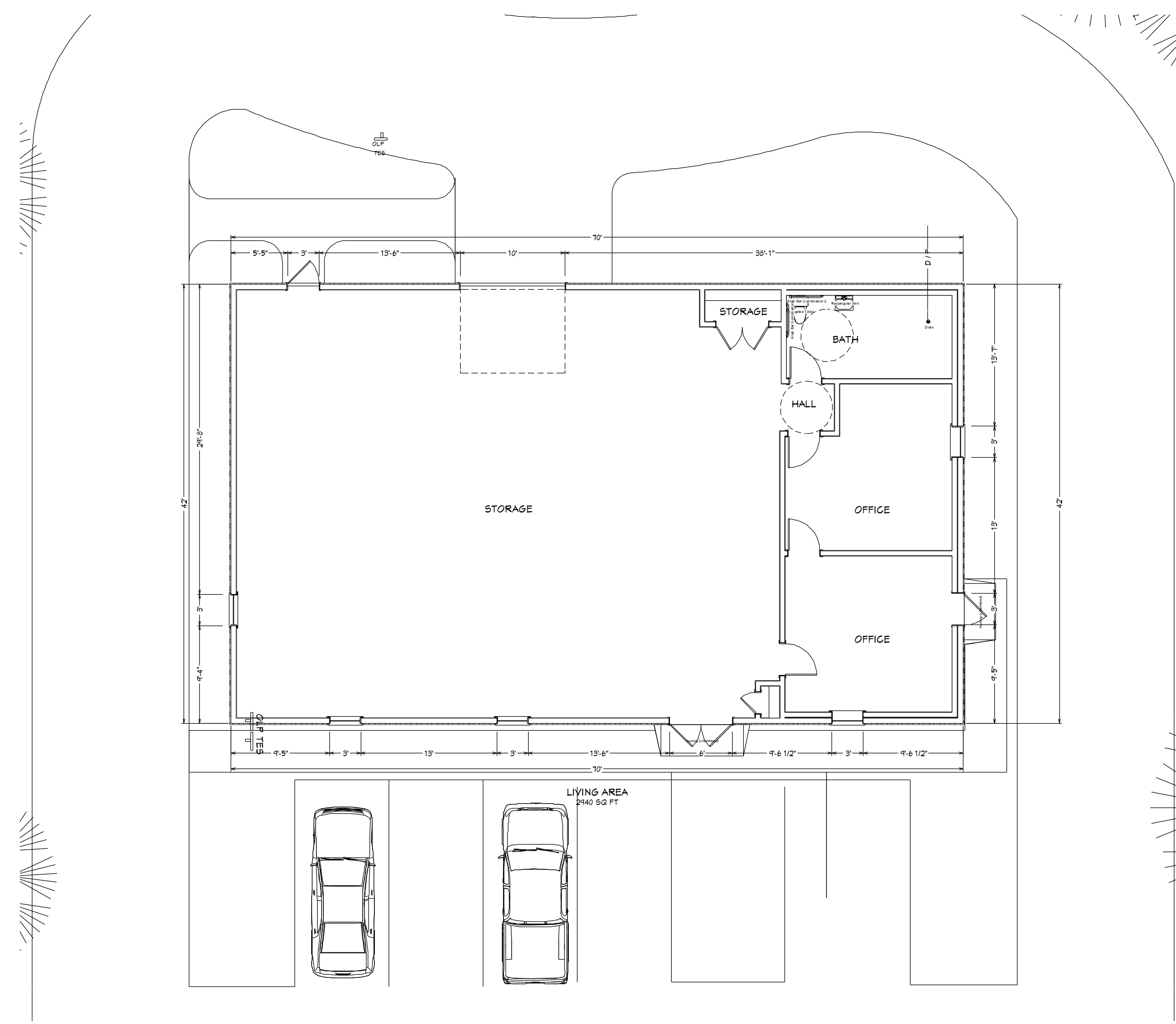
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LAKE LURE, NC

LIFE SAFETY PLAN  
ACCESSIBILITY PLAN

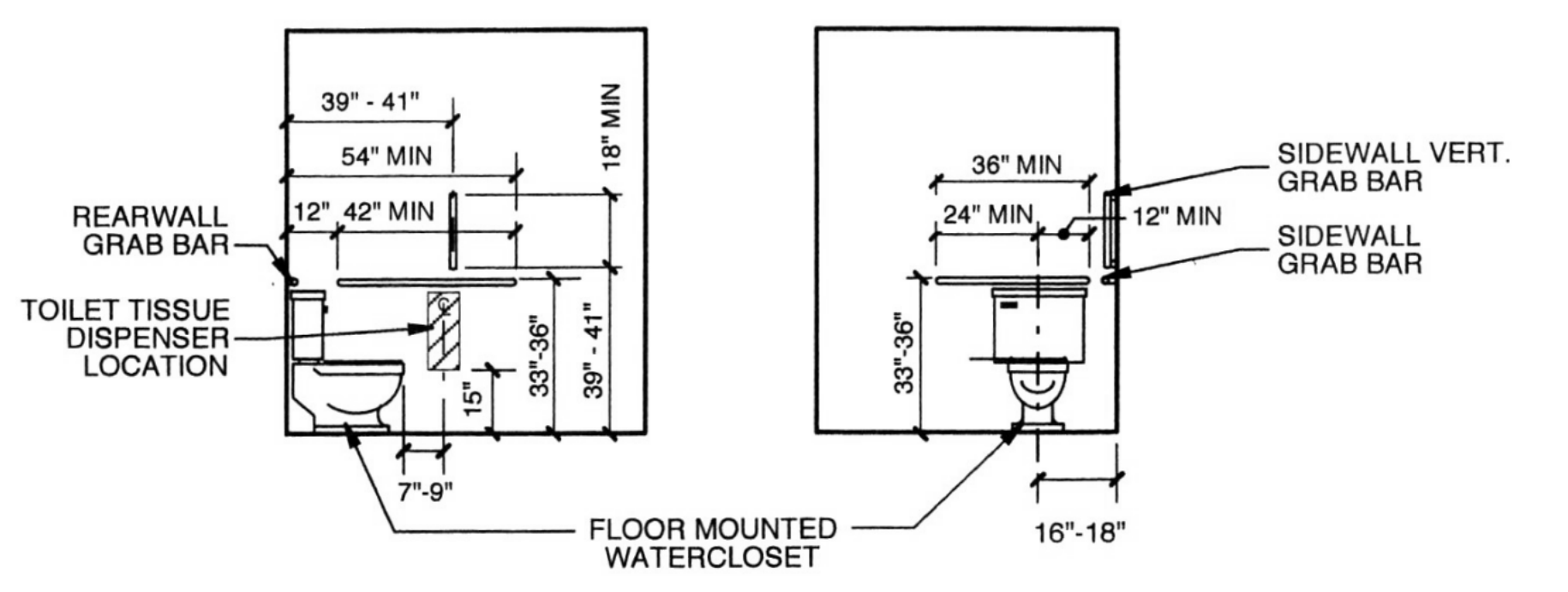
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DATE:  
6/14/2024  
SCALE:  
SHEET:  
**A2.1**

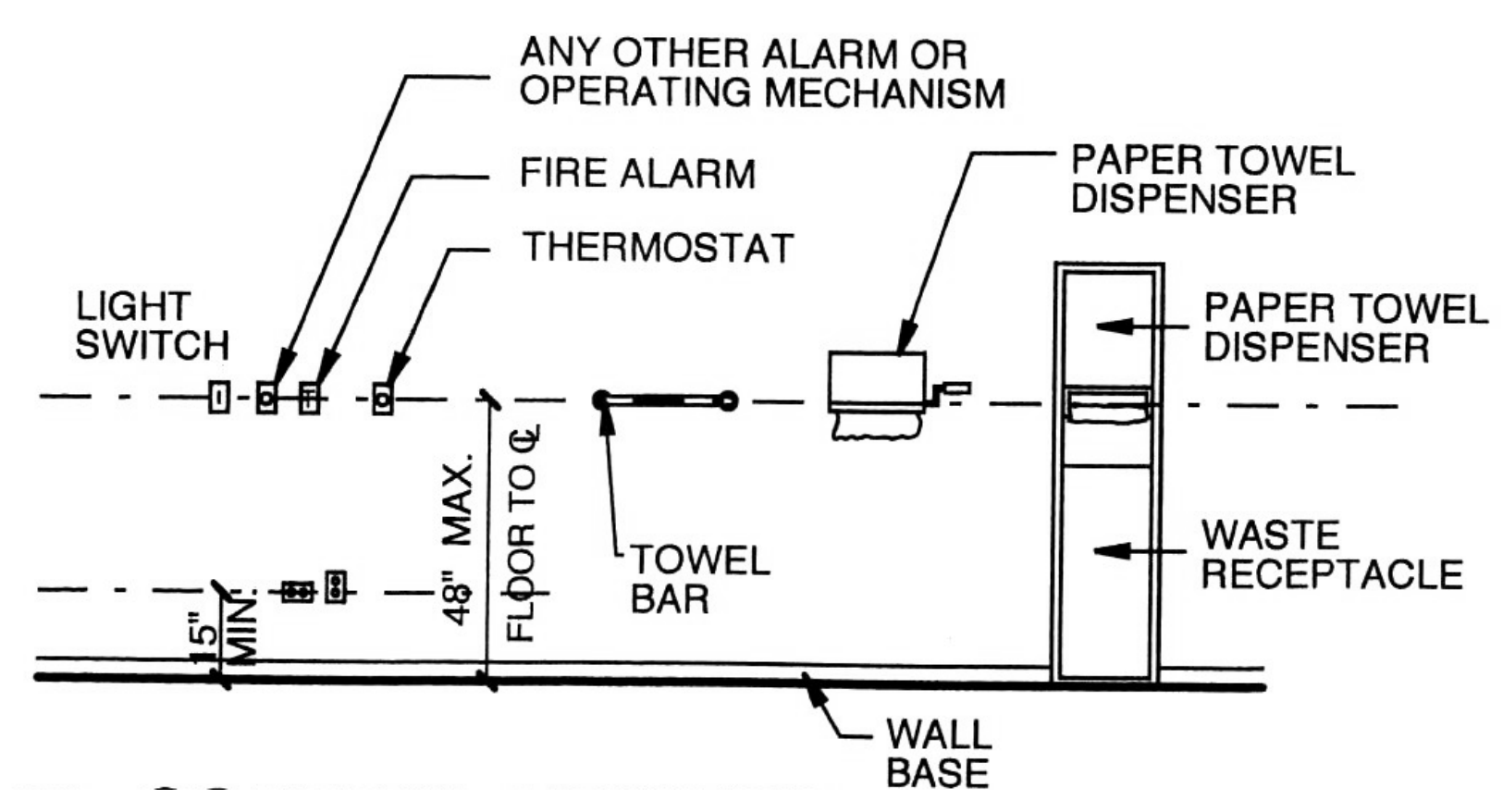


**5 HC LAVATORY SECTION**  
SCALE: 1/2" = 1'-0"

**1 A2.1 LIFE SAFETY PLAN MAIN**  
SCALE: 1/8" = 1'-0"



**6 ELEVATIONS**  
SCALE: 1/4" = 1'-0"



- FIRE EXTINGUISHER SCHEDULE FOOTNOTES:
- HAZARD CLASSIFICATION SHALL BE IN ACCORDANCE WITH SECTION 9 OF THE NORTH CAROLINA FIRE PREVENTION CODE, CHAPTER 5, OF NFPA 10 AND CHAPTER 5 OF NFPA 13.
  - SPECIFIED UNITS SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE NORTH CAROLINA FIRE PREVENTION CODE AND CHAPTER 6 OF NFPA 10.
  - INSTALLATION HEIGHTS SHALL CONFORM TO NFPA 10, SECTION 6.1.3.8, REQUIRING UNITS OF LESS THAN 40 LBS. TO BE INSTALLED SO THAT THE TOP IS NOT MORE THAN 5' ABOVE FFE.

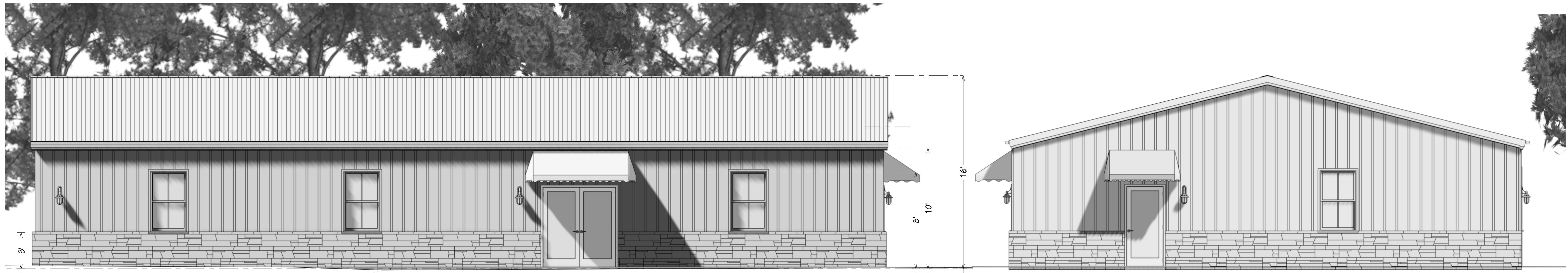
FIRE EXTINGUISHER SCHEDULE							
MARK	OCCUPANCY	OCC. HAZARD CLASS	REQ. MIN. UNIT DESIGN	QTY. RQD.	MAX TRAVEL DISTANCE CLASS A / CLASS B		REMARKS
FE1	STORAGE	LIGHT	2A:10B:C MP CHEMICAL	1	75'	50'	WALL MOUNT IN STORAGE SPACE AT EACH EXIT
FE2	STORAGE	LIGHT	2A:10B:C MP CHEMICAL	1	75'	50'	WALL MOUNT IN STORAGE SPACE AT EACH EXIT
FE3	STORAGE	LIGHT	2A:10B:C MP CHEMICAL	1	75'	50'	WALL MOUNT IN STORAGE SPACE AT EACH EXIT

BUILDING AREA	SF	OCCUP.	OCCUP. LOAD
OFFICE			
STORAGE			
TOTAL			--

EXIT CAPACITY  
1. EXITS 1 & 2 ARE IDENTICAL.  
2. CLEAR EXIT WIDTH-2.9' (34.5" PER EXIT).  
3. EXIT CAPACITY (34.5')(1 PERSON / 2")= 82.8 OCCUPANTS PER EXIT.  
4. ACTUAL LOAD- 13/2= 7 OCCUPANTS PER EXIT.

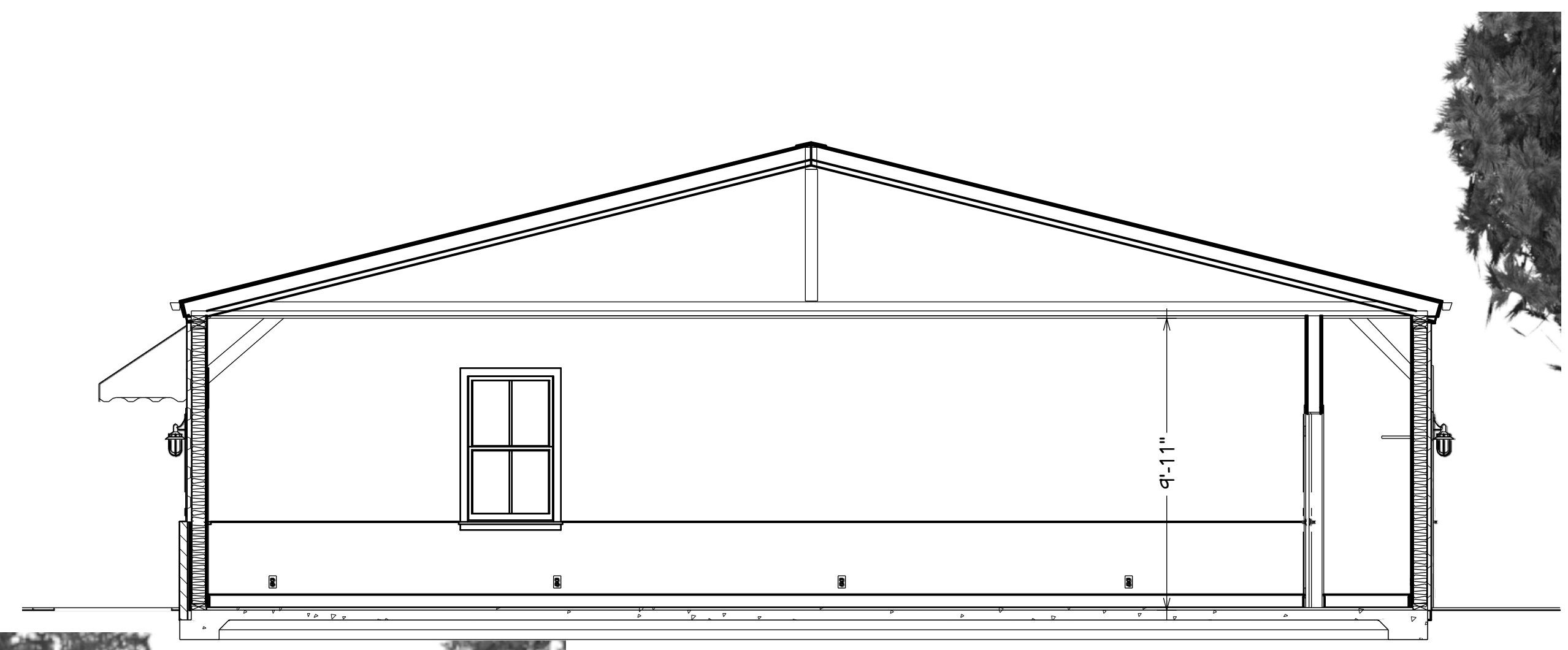
NOTE:  
TACTILE EXIT SIGNS SHALL BE PLACED AT ALL EXITS IN ACCORDANCE WITH ICC A11.1



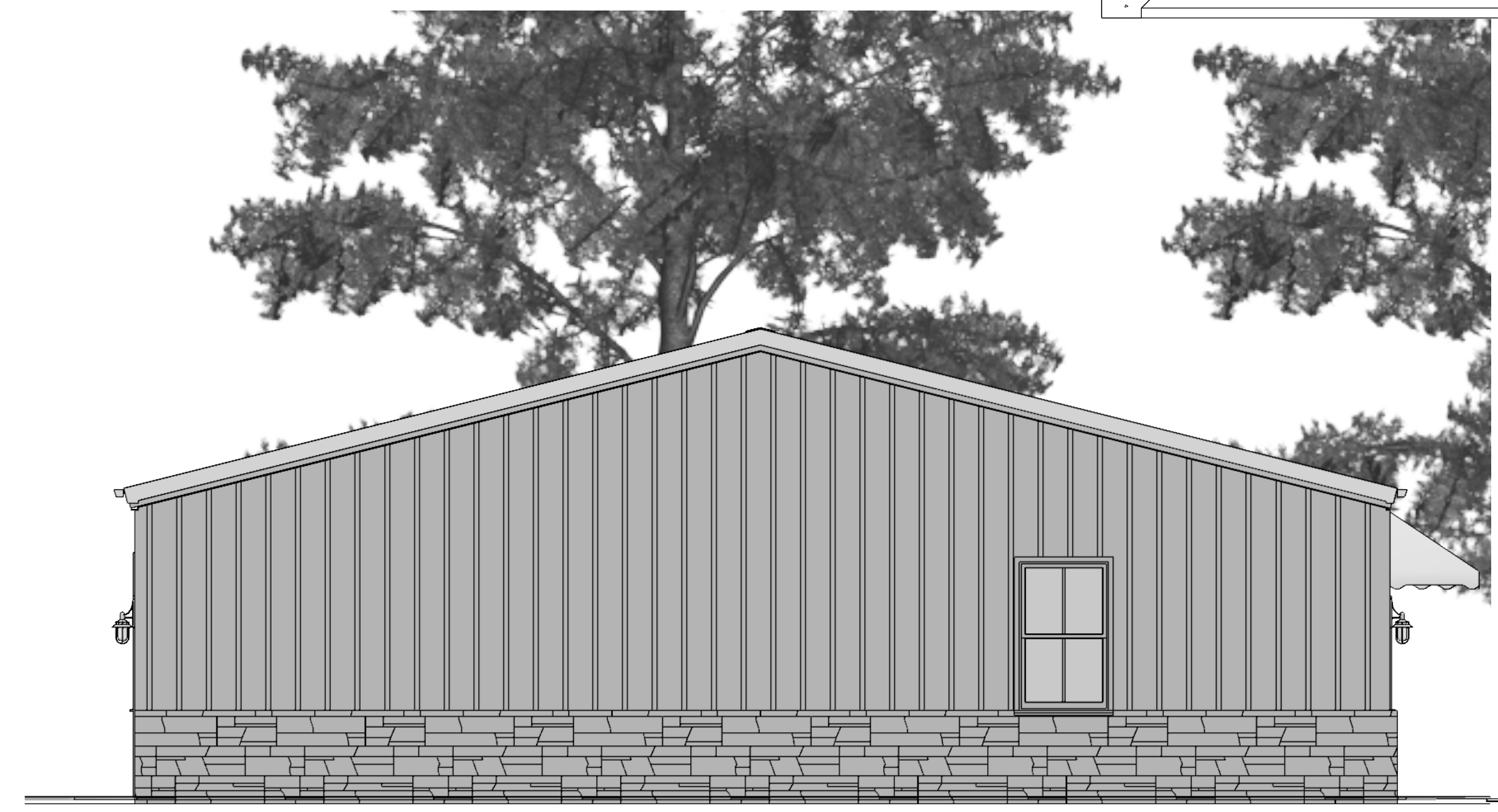


**2**  
**A3.1** **FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

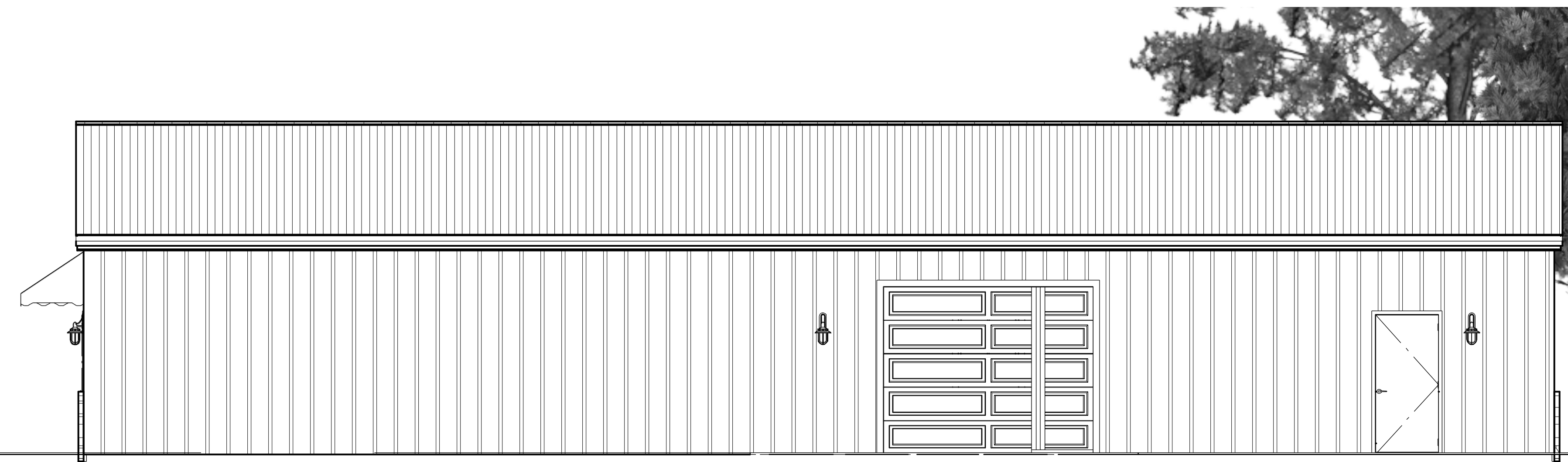
**2**  
**A3.1** **RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



Elevation 6



**3**  
**A3.1** **LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**4**  
**A3.1** **REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS**

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DATE:

6/14/2024

SCALE:

SHEET:

**A3.1**

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# SITE LAYOUT

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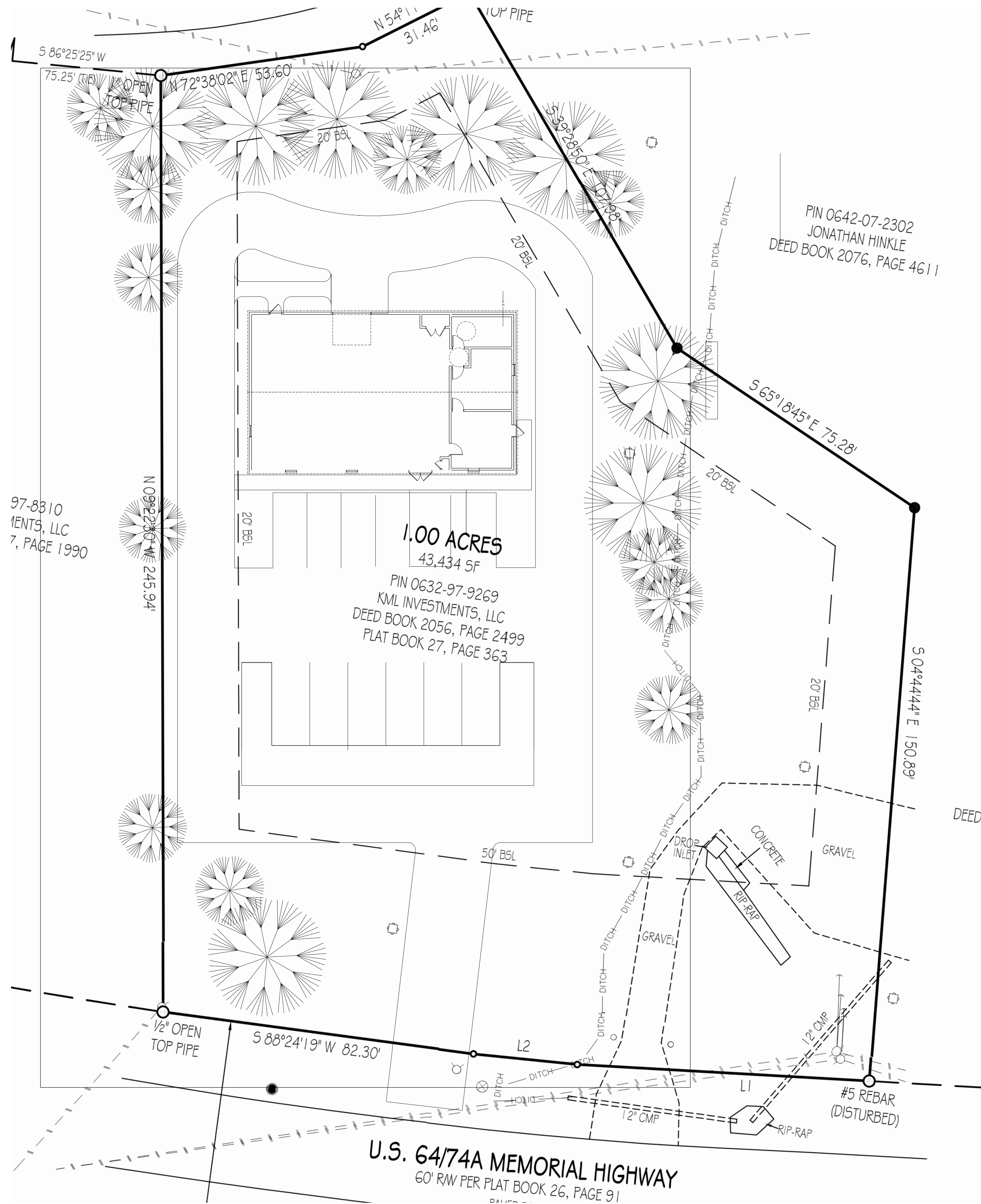
DATE:

6/14/2024

SCALE:

SHEET:

**C1.1**



**1**  
**C1.1**      **SITE LAYOUT**  
SCALE: 1"=15'



**NAME:** Mike Williams

**POSITION:** Community Development Director

**REPORT DATE:** 6/4/24

**PREPARED FOR:** Town Manager & Council

## SUMMARY OF THE MONTH

\*CDD issued 31 permits in May (34 in Apr, 62 in Mar, 43 in Feb, 39 in Jan, 31 in Dec, 31 in Nov, 35 in Oct, 34 in Sept, 39 in Aug, 28 in July, 22 in June, 60 in May, 30 in Apr, 56 in Mar)

Includes 12 Zoning (Apr=12, Mar=19, 10=Feb, Jan=19, Dec=16, Nov=12, Oct=12, Sep=7, Aug=13, Jul=13, Jun=9, May=22, Apr=7, Mar=21);

5 Lake Structure (Apr=8, Mar=16, Feb=9, Jan=8, Dec=1, Nov=1, Oct=2, Sept=4, Aug=4, Jul=2, Jun=2, May=9, Apr=3, Mar=4);

3 Land Disturbance (Apr=7, 9=Mar, Feb=4, Jan=4, Dec=1, Nov=1, Oct=3, Sept=3, Aug=3, Jul=2, Jun=3, May=3, Apr=3, March=2);

and 2 Vacation Rental Operator permit (Apr=2, Mar=9, Feb=6, Jan=5, Dec=1, Nov=1, Oct=2, Sept=4, Aug=2; Jul=5, Jun=4, May=12, Apr=2, Mar=2, Feb=2, Jan=2, Dec=2, Nov=5, Oct=5, Sept=5, Aug=2, Jul=6, Jun=7). Active VROP's = 456 (total adjusted based on our updated permit data with inactive VROP's deleted)

\*Did Final Inspection/issued Certificates of Completion for 15 zoning or lake structure permits. (Apr=16, Mar=16, Feb=7, Jan=11, Dec=13, Nov=13, Oct=14, Sept=13, Aug=12, Jul=14, Jun=16)

## TOP ACCOMPLISHMENTS / PROJECT UPDATES

- 1) Zoning and Planning Board reviewed preliminary subdivision review process as outlined in Sec 28-33 of Town Ordinances. Board Chair Nelson also led a discussion about historic overlay districts and how that might be appropriate for our Town Center District.
- 2) Board of Adjustments conducted quasi-judicial reviews of five variance requests. Four were approved as presented. A fifth request, to waive off-street parking requirement for a residential vacation rental, was conditionally approved with requirement that off-street parking be created within one year.
- 3) Lake Structure Appeals Board reconvened for the review of a decktop accessory structure application from last month after revisiting the project site to observe a mockup of the proposed structure. The board determined that there was no material obstruction of the view of the lake and voted unanimously to support the accessory structure approval.
- 4) Continued working with Tillman Construction (for AT&T) on the cell tower project. It is still on their July schedule to begin construction at 168 Boys Camp Road!
- 5) Had college intern from Appalachian State University start up. Community Development is sharing the intern, Meghann Pitts, with Public Works with her primary focus on GIS mapping, including working on the sewer infrastructure mapping. She has also done some field work on zoning and land disturbance permit inspections.