



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

**Tuesday, April 21, 2026
9:30 A.M.**

Present: Debbie Warren, Chair
Mac Hillabush
Ken Williams
Liz Geary
Scott Doster, Town Council Liaison

Absent: Charlie Ellis, Vice Chair

Staff: Michael Williams, CDD Director
Rick Carpenter, Development and Environmental Review Specialist

The meeting was called to order at 9:30 a.m.

I. ROLL CALL

All board members present except Charlie Ellis, Vice Chair.

II. APPROVAL OF THE AGENDA

Liz Geary made a motion to approve the agenda as presented. Ken Williams seconded the motion and all were in favor.

III. Approval of March 17 meeting minutes

Ken Williams made a motion to approve the March minutes with the recommended corrections. Liz Geary seconded the motion and all were in favor.

IV. PUBLIC COMMENT

There were no public comments.

V. OLD BUSINESS

A. Reconsider Town Council- approved Text Amendment that placed limitations on accessory structure size. (Continued from 3/17/26 meeting)

Charlie Ellis although absent communicated to Debbie Warren, Chair that he had reviewed the draft and raised no objections, signaling consensus from all board members. The updated ordinance applies uniformly across all zoning districts, including two-acre lots. This decision streamlines accessory structure regulation, providing clarity and consistency for future applications

Mac Hillabush made a motion to approve the recommendation of the text amendment that placed limitations on accessory structure size with the new redline changes. Liz Geary seconded the motion and all were in favor.

The motion passed and will be presented to council in a public hearing.

VI. NEW BUSINESS

A. Comprehensive plan status report from Foothills Regional Commission

The comprehensive plan is progressing with robust resident engagement and is slated for draft review by the committee in July 2026.

Extensive public participation secured with over 697 survey responses and multiple focus groups ensuring plan reflects resident priorities (08:25)
Over 90% of respondents were local residents, providing focused community insights rather than transient opinions. Seven steering committee meetings and four public input sessions contributed to a comprehensive 84-page public report. Public feedback highlighted infrastructure as the top community concern, shaping plan priorities accordingly. Plan scope will address broad topics including infrastructure, land use, environment, and recreation aligned with 10-20 year feasibility. Recommendations will balance visionary goals with practical implementation capabilities for the town

Steering committee scheduled to review draft plan in July following May 26 meeting to integrate community feedback. Initial draft to be circulated well in advance, allowing committee ample time for review before formal recommendation. Committee members emphasized the need for sufficient review time given the plan's complexity and length (~50+ pages).

The steering committee will refine the plan based on comments received in May before finalizing in June. Committee members expressed enthusiasm for the thorough planning process and quality of community input.

B. SUP2026001-review of application to add storage accessory structure behind "Candy Cabin", 2410 Memorial Hwy.

Special use permit recommended with conditions to screen the storage container on the back and top sides to minimize visibility. The container will be painted in earth tones matching existing building colors to blend into surroundings. The location is not visible from Memorial Highway but partially visible from residential properties uphill. Screening options include wood sheathing, fencing, or vegetation to comply with visibility restrictions in zoning code. Fire safety and emergency access considerations were addressed with no major concerns ensuring compliance with regulations. Four-foot clearance will be maintained around doors for emergency access. Power and mini-split installation inside the container were reviewed and found appropriate for storage use. Public input included neighbor approval contingent on aesthetic blending, which would be incorporated into conditions. The applicant plans to expedite approval due to current storage constraints, emphasizing need for timely BOA hearing.

Mac Hillabush made a motion to approve SUP2026001 Review of application to add storage accessory structure behind "Candy Cabin", 2410 Memorial Hwy. with the condition of screening on the back and top. Liz Geary seconded the motion and all were in favor.

The motion passed and will be presented to the Board of Adjustments.

C. SUP2026002- Review of application for a boat sales lot and office at 2520 Memorial Highway.

Mike Williams provided an overview of the proposed 4,800 sq ft open pavilion and 50 sq ft office for boat sales with key design and landscaping standards met. The pavilion will have six boat display spots under a timber framed roof, with wooden walls painted cargo green. No fuel storage will be onsite, only fuel within boats, mitigating fire safety concerns. Landscaping plans aim to create a unified, attractive appearance consistent with adjacent Master Docks property.

Building height and lighting details confirmed compliant with zoning limits and design standards supporting smooth permitting process. Pavilion height expected around 22.5 feet with timber framing, well below the 35-foot maximum. Lighting will be downward-facing within the pavilion to reduce light pollution and avoid disturbing neighbors. Final building plans will undergo building inspector and fire chief approval prior to construction.

Liz Geary made a motion to approve recommendations based on appearance and standards. Ken Williams seconded the motion and all were in favor.

Board continued the discussion, upper lot recommended for employee parking only, with no boat or trailer storage allowed without variance to prevent visual clutter and maintain neighborhood character. Access to the upper lot via Harris Road requires a variance due to ordinance restrictions on secondary street commercial ingress/egress. The board recommended the property owner apply for this variance and ensure easement agreements are clearly defined for both parcels

Temporary staging of boats (e.g., brief holding during pickup/delivery) is acknowledged as reasonable business practice with suggested time limits.

Emphasizing clarifying variance terms and easement use to avoid future legal or operational conflicts ensuring long-term compliance. Master Docks' existing variance must extend to Gotcha Boats after parcel division, with usage consistent with prior approvals. The board advised clear delineation of ingress and egress rights on plats to prevent disputes. BOA will review these conditions as part of variance approval, with the board providing recommendations accordingly.

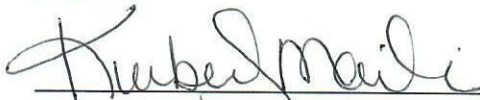
Liz Geary made a motion to recommend the Board of Adjustments to review variance granted prior to Master docks to apply to both parcels, review easements as it sits now and for future uses and variance staging in upper lot. Mac Hillabush seconded the motion and all were in favor.

This will be presented to the Board of Adjustments for review.

VII. ADJOURNMENT

With no other business, Mac Hillabush made a motion to adjourn the meeting. Ken Williams seconded the motion and all were in favor. Meeting adjourned at 10:53 am.

ATTEST



Kimberly Martin, Town Clerk

Debbie Warren, Chair

