

ORDINANCE NUMBER 21-11-09A

AN ORDINANCE AMENDING CHAPTER 92 ZONING REGULATIONS OF THE TOWN OF LAKE LURE CODE OF ORDINANCES CONCERNING REVISIONS TO 92.062(A) TO WAIVE THE ZONING REVIEW FEE STRUCTURE FOR HOME OCCUPATION PERMIT APPLICATIONS DUE TO THE REQUIREMENT TO HAVE THE BOARD OF ADJUSTMENT APPROVE SUCH APPLICATIONS AS A SPECIAL USE, RATHER THAN ADMINISTRATIVE APPROVAL

WHEREAS, Ordinance §92.062(A) requires residents seeking a home occupation permit to obtain and pay for both a special use review fee and a zoning permit review fee; and

WHEREAS, Town of Lake Lure staff finds the home occupation permit application process to cause an inordinate fee structure; and

WHEREAS, The Zoning and Planning Board on the 19th day of October, 2021, reviewed the process and made the recommendation to waive the zoning permit review fee; and

WHEREAS, The Lake Lure Town Council, after due notice, conducted a public hearing on the 9th day of November, 2021, upon the question of the amending the home occupation permit application fees; now

THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

SECTION ONE. §92.062(A) of the Zoning Regulation of the Town of Lake Lure are hereby amended as follows:

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

§ 92.062 CERTIFICATE OF ZONING COMPLIANCE REQUIRED; APPLICATIONS.

- (A) Except as otherwise provided in these Zoning Regulations, no building or other structure shall be erected, moved, added to or structurally altered, nor shall any County building permit be issued nor shall any change in the use of any building or land be made until a certificate of zoning compliance shall have been issued by the Zoning Administrator. No certificate of zoning compliance shall be issued except in conformity with the provisions of this chapter. Upon approval of a special use permit or variance by the Board of Adjustment the Zoning Administrator shall issue a certificate of zoning compliance. The certificate of zoning compliance review fee for a Home Occupation, as defined by §92.005, that has been granted a special use permit for a Home Occupation use that will not involve the change in appearance of a building or premises, as determined by the Zoning Administrator, shall be waived. (Amended 6-12-07, Amended 1-8-08, Amended 5-13-2021)

Adopted this 9th day of November, 2021.

ATTEST:

Olivia Stewman
Town Clerk

Carol C. Pritchett
Mayor

Approved as to content & form:

William C. Morgan, Jr.
Town Attorney

