

TOWN OF LAKE LURE

Board of Adjustment Regular Meeting

Tuesday, April 22, 2025 at 1:00 PM

Community Development Dept, 103 Arcade St.



Agenda

I. Roll Call

II. Approval of Agenda

III. Approval of March 25 Meeting Minutes

IV. Public comments (*if any*)

V. Old Business

VI. New Business

- A. Special Use Permit application: SUP2025002 requesting approval to erect a small structure to be used for storage and protection of utility equipment and fiber optic splicing at 0 Memorial Highway (PIN #1616924). Town ordinance requires that any commercial building must obtain a special use permit to ensure that those buildings are in harmony with existing natural environment, neighborhood and community character, including basic design elements. The property is in the Residential 4 zoning district.

- B. Special Use Permit application: SUP2025003 requesting approval for a commercial marina at 0 Memorial Highway (PIN #1618199). The proposed marina dock structures have been considered and recommended for further consideration by the Lake Advisory Board. Town Council has approved the concept of the lake structures. Town ordinance requires that a marina also obtain a special use permit for the overall business to assure that the use is compatible with the other uses permitted in the designated district. The property is in the Commercial General zoning district.

- C. Variance Request: ZV2025002 requesting a variance of the front yard setback at 160 Dockside Drive (PIN #232096) to allow a greater than four foot wide access structure. The property is in the Residential 1 zoning district.

- D. Variance Request: ZV2025003 requesting a variance of the lake front yard setback at 102 Hummingbird Cove (PIN #1627037) for a proposed new dwelling structure. The property is in the Residential 1 zoning district.
- E. Variance Request: ZV2025004 requesting variance of the lake front yard setback at 196 Yacht Island Drive (PIN #231039) for the purpose of replacing the existing deck. The property is in the Residential 1 zoning district.

VII. Adjournment