



**MINUTES OF THE REGULAR MEETING OF THE
TOWN OF LAKE LURE BOARD OF ADJUSTMENT REGULAR
MEETING**

Tuesday, April 22, 2025 at 1:00 p.m.

THIS MEETING WAS HELD AT THE ARCADE BUILDING.

I. CALL TO ORDER

Neil Gurney called to order The Board of Adjustments Regular Meeting at 1:00pm

II. ROLL CALL

Board Members Present:

Neil Gurney, Chair
Kimberly Sayles
Al Joyner, Vice Chair
Kathleen Hatfield, Alternate
Anthony Steffel, Alternate
David Lusk, Alternate
David DiOrio, Council Liaison

Absent:

Melvin Owensby

Town Hall Staff Members Representative Present:

Michael Williams, Community Development Director
Richard Carpenter, Development and Environmental Review Specialist/Deputy
Town Clerk
Kimberly Martin, Administrative Support Specialist, Town Clerk

III. Approval of Agenda

David Lusk made a motion to approve the agenda as presented. Neil Gurney seconded the motion and all were in favor.

IV. Approval of March 25 Meeting Minutes

Neil Gurney made a motion to approve the minutes as presented. David Lusk seconded the motion and all were in favor.

V. PUBLIC COMMENTS

Darren Blum (206 Yacht Island)

Began by thanking the board for all they do. Asked when having live stream of meetings available on zoom or some other avenue. Offered to pay for the setup as communication is key for the community. Has continued to apply to be on a board and never been contacted. Has a few concerns of debris being dumped. Would like us to consider moving it.

No other public comments made.

VI. OLD BUSINESS

No Old Business to Discuss

VII. NEW BUSINESS

- A. Special Use Permit application: SUP 2025002 requesting approval to erect a small structure to be used for storage and protection of utility equipment and fiber optic spicing at 0 Memorial Hwy (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.**

Richard Carpenter presented for town staff. Advised that property is located across from post office off of Washburn. Road access and utilities are already present. It's a 14x20 building that meets the setbacks for the property. Eric Kunath spoke advising that the building was donated to the town. There will be no fence just rails. The back will be from floor to ceiling for added protection for the generator that will be placed on the deck.

Board closed and began deliberation.

Mark Windfeldt made a motion to approve the SUP2025002 as presented. Neil Gurney seconded the motion and all were in favor.

- B. Special Use Permit application: SUP2025003 requesting approval for a commercial marina at 0 Memorial Hwy (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.**

Parties were sworn in before moving forward.

Richard Carpenter presented for Town.

At this time this proposed marina has been presented to the Lake Structure Advisory board, Town Council, and Zoning and planning boards all with approval.

Mark Windfeldt ask what is our purview on the decision for this permit.

Was advised to review the SUP and variance requests for the project.

Richard Carpenter continued advising that the curbing is part of what needs to be approved as the ordinance requires some kind of greenery to be placed between curbing and parking. There will be sewer, fuel tank and pump and will be available to the public.

James Sciandra presented his marina to Board of Adjustments. Advised he has spent a lot of time and effort to put all of this together. There will be 14 boat slips, 5 of which are already occupied for the boar rental business. Parking for the marina exceeds what is recommended. Fuel systems will be public and restrooms will be available. Aspire to eventually connect to the Lake House restaurant for a safer access.

Questions and discussion ensued.

A neighboring property owner spoke regarding her concerns and questions were addressed.

The board closed and began deliberation.

Neil Gurney made a motion to approve the SUP2025003 as presented including the 36-64 G&H for the curbing and landscaping. Mark Windfeldt seconded the motion and all were in favor.

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.

All parties wishing to speak were sworn.

Richard Carpenter presented to the board for the town. Stated that the owners began the project at the home without permits. Advised that homeowner does have a hardship and has done there do diligence to provide the paperwork and get this in compliance.

The homeowner was apologetic. Advised that the property is steep and makes it difficult. Hired a builder and did not realize that permits were needed or that he could not build bigger without permission.

They board closed and began deliberation.

Neil Gurney made a motion to deny the variance as presented at this time. David Lusk seconded the motion and all were in favor.

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.

All parties were sworn in.

Richard Carpenter presented for the Town. This is a non-conforming structure (staff not opposed) but has a horseshoe shaped property which does make it a little more difficult.

Brian Bittle, contractor for the homeowner. The overhangs is mostly the issue going into the setback with a small portion also within the setbacks.

Both the contactor and town staff are in agreeance.

Board closed and went into deliberation.

David Lusk made a motion to approve ZV2025003 as presented. Mark Windfeldt seconded the motion and all were favor.

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.

All parties were sworn in.

Richard Carpenter presented for the town. Advised that the permit was originally approved but has expired. No other parties were present to give reason. Kimberly Martin advised that the same plans were presented previously and contractor had presented before. No other information provided.

The board closed and began deliberation.

Neil Gurney made a motion to approve the ZV2025004 as presented given the circumstance of the storm. Mark Windfeldt seconded the motion and all were in favor.

VIII. ADJOURNMENT

Neil Gurney made a motion to adjourn the Board of Adjustments meeting. Mark Windfeldt seconded the motion and all were in favor.

ATTEST:

Kimberly Martin, Town Clerk

Al Joyner, Vice Chair