



**MINUTES OF THE REGULAR MEETING OF THE TOWN
OF LAKE LURE LAKE STRUCTURE APPEALS BOARD
REGULAR MEETING**

Tuesday, April 28, 2026 at 1:30 p.m.

THIS MEETING WAS HELD AT LAKE LURE TOWN HALL

CALL TO ORDER

Al Joyner called the meeting to order at 3:15 pm.

I. ROLL CALL

Board Members Present:

Al Joyner
Mark Windfeldt
David Lusk
Melvin Owensby
Kimberly Sayles
David DiOrio, Council Liaison
Anthony Steffel, Alternate
Kathleen Hatfield, Alternate
Andrew Knowles, Alternate

Absent:

Town Council Members present:

Commissioner David DiOrio, Council Liaison

Town Hall Staff Members Representative Present:

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

II. APPROVAL OF AGENDA

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

III. Approval of March 24 Meeting Minutes

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

IV. Public Comments

No public comments were made.

VI. Old Business

No old business to discuss

VII. New Business

A. Brief review of Section 6-51 of Lake Structures Ordinances: Design and Construction Standards

The board reviewed key lake structure ordinance standards and emphasized the need for strict adherence despite recent natural disaster impacts.

Ordinance details clarify shoreline and structure limits with a minimum shoreline requirement of 100 feet for constructing lake structures, set since December 15, 1992. Properties with less than 100 feet shoreline face limits, allowed only docks without covered structures. Covered structures like boathouses must stay within 45 feet or 45% of shoreline width, whichever is less. These rules explain why some owners feel frustrated when neighbors have boathouses, but they cannot build their own. Restrictions on structure projection and setbacks are strictly enforced with a maximum projection of 30 feet from shoreline lines and a 15-foot height limit measured from full pond level to roof peak. Structures destroyed involuntarily by storms can be rebuilt within original setbacks. Variances can be requested but no exceptions beyond 30 feet projection are allowed. The height limit includes decks but excludes railings, and accessory structures require separate review. The town extended the rebuilding deadline for Helene-damaged structures to December 31, 2026 to accommodate contractor shortages and storm recovery delays. Normal rebuilding time is typically six months to one year, but extensions reflect realities of post-storm conditions. About 30 to 40 boathouses have been removed or lost due to storm damage. Remaining older structures are monitored closely for safety and may

be condemned if hazardous. Pre-1992 structures lack engineering standards and pose erosion and safety risks leading to increased scrutiny on older boathouses. Engineering standards requiring pile driving to point of resistance or bedrock began in 1992. Older boathouses suffered more erosion during extreme lake level drops and severe weather events. The board expects stricter enforcement and possible condemnation of unsafe structures, especially on upland property. The discussion clarified construction standards and engineering requirements for lake structures, highlighting gaps and practical realities.

Typical boathouse construction targets pile driving to resistance or bedrock, with a minimum embedment of four feet. Some builders stop driving piles when resistance is met, which varies by soil and water conditions. Engineering calculations consider soil friction and water saturation for structural stability. There is no universal requirement, but good practice involves reaching resistance to ensure safety. Lake Lure building codes require engineered designs only if a domicile exists on the property. Accessory structures like boathouses do not always require professional engineering unless attached to a dwelling. This discrepancy raises concern since boathouses can pose navigation and safety hazards like other structures. The board noted this as a gap in regulation that might need future review. Board members expressed challenges balancing practical construction limits with ordinance restrictions. The 30-foot maximum projection can limit boathouse usability on narrow or curved shorelines. Variances are rare and complex due to the ordinance's strict wording. The approach aims to protect views and shoreline use fairness despite property shape variations. The board reviewed the ongoing impact of recent storms on lake structures and recovery progress.

V. ADJOURNMENT

Melvin Owensby made a Motion to adjourn the meeting. David Lusk seconded the motion and all voted in favor.

ATTEST:

Kimberly Martin, Town Clerk

Al Joyner, Chair