



Board of Adjustment Regular Meeting

November 15, 2022

Call to order

Vice Chairman Wyn Hardy called the Board of Adjustment regular meeting to order at 1:07 p.m.

I. Roll Call

Board Members Present:

Mr. Wyn Hardy, Vice Chairman

Mr. Greg Gardner

Mr. Al Joyner

Mrs. Kimberly Sayles, Alternate

Mr. Mark Windfeldt, Alternate (serving)

Mr. Rick Spruill, Alternate (serving)

Absent:

Mr. Neil Gurney, Chairman

Mr. Melvin Owensby

Richard Carpenter, Development and Environmental Review Specialist

Town Council Members and Town Representatives present:

Commissioner David DiOrio, Council Liaison

Michael Williams, Community Development Director

II. Approval of Agenda

The agenda for the November 15th Board of Adjustment Meeting was reviewed. **Mr.**

Greg Gardner made a motion to approve agenda, with the addition of the adoption of the 2023 Board of Adjustment Meeting Schedule. Mr. Al Joyner seconded. All voted in favor.

III. Approval of Minutes

The minutes from the October 25, 2022 Board meeting were reviewed. Mr. Joyner noted he did not make the motion to approve the minutes at the October 25th meeting and it was determined that Mr. Melvin Owensby did.

Mr. Joyner made a motion to approve the October 25, 2022 meeting minutes, as amended. Mr. Rick Spruill seconded and all voted in favor.

IV. Public Comments

There were no comments from the public.

V. Old Business

A. Follow up on October Variance/Hardship Determination Training

Vice Chair Hardy invited Community Development Director Michael Williams and Board members to provide any feedback or ask any questions regarding the training presentation that took place at the October meeting. Director Williams provided the Board with a check list to review cases. Director Williams asked if Board members had any questions or comments. Mr. Mark Windfeldt expressed the importance of not putting the town in the position of potential litigation because of a variance decision.

Director Williams referenced conversations at the Zoning and Planning Board meeting in regard to regulating and enforcing lake structures. Director Williams noted that the Town holds lake structures to a higher standard because they are on Town property and expressed that this is the importance of the Board's review of lake structure variances.

Director Williams also noted that there have been suggestions to compile a list of certified contractors who meet requirements of the town and have proper training.

Commissioner DiOrio asked if there are any board members who will not want to renew their terms and discussed board election of chair and vice chair, and other possible updates to board dynamics.

Commissioner DiOrio cited an ongoing court case in Buncombe County regarding vacation rentals that will affect other local government entities, such as Lake Lure.

VI. New Business

A. Adopt 2023 Board of Adjustment Meeting Schedule

The Board adopted the 2023 Board of Adjustment Meeting Schedule while adopting the agenda. The 2023 Board of Adjustment Meeting Schedule is as follows:

2023
BOARD OF ADJUSTMENT / LAKE STRUCTURE APPEALS BOARDS
REGULAR MEETING SCHEDULE

FILING DEADLINE (21 DAYS OR MORE PRIOR TO MEETING)	LETTER'S MAILED TO ADJACENT PROPERTY OWNERS (14 DAYS PRIOR TO MEETING)	PUBLIC NOTICE <i>NEWSPAPER</i> PUBLICATION DATE (CUPs ONLY) <i>MUST BE SUBMITTED 2 DAYS PRIOR TO PUBLICATION DATE</i>	PACKETS MAILED (BOARD MEMBERS, & LIAISON)	MEETING DATE**
January 3	January 10	January 11	January 17	January 24
February 7	February 14	February 15	February 21	February 28
March 7	March 14	March 15	March 21	March 28
April 4	April 11	April 12	April 18	April 25
May 2	May 9	May 10	May 16	May 23
June 6	June 13	June 14	June 20	June 27
July 4	July 11	July 12	July 18	July 25
August 1	August 8	August 9	August 15	August 22
September 5	September 12	September 13	September 19	September 26
October 3	October 10	October 11	October 17	October 24
November 7	November 14	November 15	November 21	November 28
November 28	December 5	December 6	December 12	December 19

****ALL BOARD OF ADJUSTMENT MEETINGS ARE AT 1:00 P.M. UNTIL FURTHER NOTICE**

****ALL LAKE STRUCTURE APPEALS BOARD MEETINGS ARE AT 1:30 P.M. UNTIL FURTHER NOTICE**


VII. October Department Report

Director Williams provided the Board with a department report for the month of October.

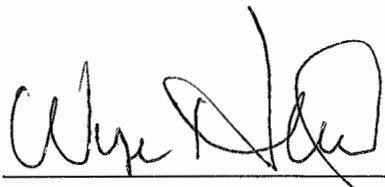
VIII. Adjournment

Vice Chair Hardy asked for a motion to adjourn the Board of Adjustment regular meeting at 1:26 p.m. Mr. Joyner made motion to adjourn and Mr. Gardner seconded. All members voted in favor.

ATTEST:



Olivia Stewman, Town Clerk



Wyn Hardy, Board Vice Chair