



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

Tuesday, March 24, 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 1:30 pm.

I. ROLL CALL

Board Members Present:

Al Joyner
Mark Windfeldt
David Lusk
Melvin Owensby
Kimberly Sayles
David DiOrio, Council Liaison

Absent:

Anthony Steffel, Alternate
Kathleen Hatfield, Alternate
Andrew Knowles, Alternate

Town Council Members present:

Commissioner David DiOrio, Council Liaison

Town Hall Staff Members Representative Present:

Richard Carpenter, Development and Environmental Review Specialist
Kimberly Martin, CDD Administrative Specialist/Town Clerk

II. APPROVAL OF AGENDA

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

III. Election of Officers

Mark Windfeldt made a motion to elect Al Joyner as Chair. Kimberly Sayles seconded the motion and all were in favor.

Mark Windfeldt made a motion to elect Melvin Owensby as Vice Chair. Al Joyner seconded the motion and all were in favor.

IV. Approval of January 27 Meeting Minutes

Kimberly Sayles made a motion to approve the minutes as presented. Mark Windfeldt seconded the motion and all were in favor.

V. Public Comments

No public comments were made.

VI. Old Business

No old business to discuss

VII. New Business

- A. Variance request: LSV2026001 requesting a variance to reduce riprap requirement for a seawall. Would vary Section 6-53(5) requirement of riprap to reinforce a seawall at 327 North Shore Drive (Pin #230907)**

Rick Carpenter provided the board a review of a variance request for shoreline stabilization related to a proposed boathouse at 327 Doors North Shore Drive, focusing on compliance with existing riprap and seawall ordinances.

The existing seawall is in poor condition with cracks and undercut toe erosion requiring riprap protection.

The applicant proposes concrete toe stabilization with riprap only at the base, refusing riprap on the seawall face, which violates the town's requirement for protection two feet above full pond level.

The ordinance requires riprap extending two feet above full pond at a 2:1 slope for extreme stabilization on the main channel, which this property is subject to. Staff and the board agree the waiver criteria are not met, and approving would set a risky precedent for others on the main channel.

Engineering consultant argued the seawall is generally in good shape with only minor base erosion post-Hurricane Helene. They proposed extending riprap at the base only, noting riprap to the top would move the shoreline excessively into the lake. They clarified riprap could be placed beside the boathouse rather than under it, addressing concerns about boat access. This highlights a difference in interpretation between town code enforcement and applicants' engineering assessment.

Rick Carpenter noted riprap installation costs range widely, including estimates around \$7,000 for properties to over \$100,000 for longer stretches on the main channel.

The ordinance's riprap requirements aim to prevent seawall failures and protect property long term despite high upfront costs. The applicant cited practical concerns about riprap interfering with boathouse use, but the board emphasized adherence to current code and clarification was made to allow riprap to not be placed where the boathouse sits.

The property is classified as extreme stabilization due to exposure to wind, waves, and boat traffic on the main channel. The ordinance differentiates between moderate and extreme stabilization based on erosion risk and location, but current zoning maps lack clear classification boundaries.

Board began deliberating.

Melvin Owensby made a motion to deny the Variance request based on the Town of Lake Lure code of ordinances. Kimberly Sayles seconded the motion and all were in favor.

Further discussion continued revealing gaps in zoning clarity and potential for ordinance updates to reflect modern stabilization techniques and site-specific conditions.

The board recommended sending the current classification system and riprap requirements to zoning and planning for assessment and possible update.

There is no engineering staff in planning, so outside expertise may be needed to analyze technology and erosion impacts. The goal is to create clear maps and standards that apply stabilization requirements fairly across different lake areas.

Board members stressed the need to protect property and shoreline from erosion while avoiding overly burdensome requirements that block development.

They acknowledged many existing seawalls are non-compliant until owners pursue new construction or major repairs. Reviewing standards and providing alternative stabilization options would help owners plan improvements without unexpected costs. The board advised that property owners may submit proposals for alternative stabilization methods through formal town channels, including paying fees for review. This approach encourages innovation while maintaining code compliance and public safety.

V. ADJOURNMENT

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

ATTEST:

Kimberly Martin, Town Clerk

Al Joyner, Chair