



Lake Structure Appeals Board Regular Meeting

May 23, 2023

Call to order

Vice Chair Neil Gurney called the Lake Structure Appeals Board regular meeting to order at 1:36 p.m.

I. Roll Call

Board Members Present:

Mr. Neil Gurney, Vice Chair
Mr. Wyn Hardy
Mr. Melvin Owensby
Mr. Al Joyner
Mrs. Kimberly Sayles, Alternate
Mr. Rick Spruill, Alternate
Mr. Mark Windfeldt, Alternate

Absent:

Mr. Greg Gardner, Chair

Town Council Members and Town Representatives present:

Michael Williams, Community Development Director
Richard Carpenter, Development and Environmental Review Specialist
Kimberly Martin, Community Development Administrative Support Specialist
Commissioner David DiOrio, Council Liaison

II. Approval of Agenda

The agenda for the May 23, 2023 Board Meeting was reviewed. **Mr. Wyn Hardy made a motion to approve the agenda, as presented. Mr. Al Joyner seconded. All present members voted in favor.**

III. **Approval of the minutes**

The minutes for the April 25, 2023 Board meeting were reviewed. **Mr. Melvin Owensby made motion to approve the minutes, as presented. Mr. Joyner seconded and all voted in favor.**

IV. **Public Comment**

There were no comments for the public.

V. **Old Business**

There was no old business to discuss.

VI. **New Business**

A. ***Decktop Accessory Structure approval request: LSP2023015 by Robert Jones, regarding 130 Gentlewinds Lane, requesting approval to add decktop accessory structure to the top of the existing boathouse.***

Mr. Gurney explained the quasi-judicial process and procedures.

The following individuals were sworn in:

Richard Carpenter, Town of Lake Lure Development and Environmental Review Specialist
Robert Jones, applicant

There were no conflicts of interest and no challenges from the applicant.

Specialist Carpenter explained that there is a request for a decktop access structure and due to the length of the boat house, the 25 ft. limit is not exceeded and decktop access structure criteria is still met. Mr. Owensby asked if the accessory would obstruct any views and Specialist Carpenter answered no and displayed a photo. It was noted that there were no concerns expressed by neighboring property owners. Specialist Carpenter explained that the board is responsible for approving decktop accessory structures.

Mr. Gurney noted that the structure could not exceed 10 ft. above the top deck. Specialist Carpenter expressed that he was not under the impression that the accessory exceeded the limit, but any non-conformities will be addressed during the administrative process. Mr. Robert Jones explained that he is cutting the accessory to be in compliance.

Mr. Windfeldt asked if there is a purpose for the structure rather than for appearance and Mr. Jones noted that it will let light in and wind through, and will improve appearance.

The hearing was closed and the board went into deliberation.

Board members expressed that they had no issues.

Mr. Joyner made a motion to approve Decktop Accessory Structure request: LSP2023015 by Robert Jones, regarding 130 Gentlewinds Lane, requesting approval to add decktop accessory structure to the top of the existing boathouse, as presented and meeting all requirements. Mr. Hardy seconded and all voted in favor.

- B. *Review Council approved text amendment to allow a fee penalty for “failure to obtain a required permit prior to commencing work” when a zoning, lake structure or land disturbance permit is required by Town ordinances.***

This item was discussed during the Board of Adjustment meeting.

- C. *Review Council approved text amendment to create a new, streamlined Lake Structure permitting standard for “Minor Structural Repairs”.***


Director Williams explained that he presented an ordinance provision to the Zoning and Planning Board for minor structural repairs for lake structures because there was a one-size-fits-all permitting process and that the Town does not want to discourage anyone from making improvements to their structures. Director Williams detailed the provisions and fee. Director Williams concluded that the Zoning and Planning Board recommended the ordinance to Town Council and Council adopted the ordinance.

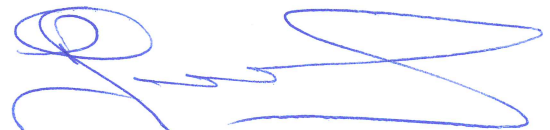
Commissioner DiOrio noted that more recommendations will likely emerge because contractors are organizing a meeting to discuss issues with town ordinances.

VII. Adjournment

Vice Chair Gurney asked for a motion to adjourn the Lake Structure Appeals Board meeting at 1:56 p.m. Mr. Owensby made motion to adjourn and Mr. Joyner seconded. All voted in favor.

ATTEST:


Olivia Stewman, Town Clerk


Neil Gurney, Board Vice Chair