

TOWN OF LAKE LURE

Lake Structure Advisory Board Meeting

Tuesday, June 25, 2024 at 1:30 PM

Lake Lure Municipal Center



Agenda

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of May 21 Meeting Minutes**
- IV. Public comments (*if any*)**
- V. Old Business**
- VI. June Department Report**
- VII. Adjournment**



Lake Structure Appeals Board Regular Meeting

May 21, 2023

Call to order

Chair Greg Gardner called the Lake Structure Appeals Board regular meeting to order at 2:25pm

I. Roll Call

Board Members Present:

Mr. Greg Gardner, Chair
Mr. Neil Gurney, Vice Chair
Mr. Al Joyner
Mr. Melvin Owensby
Mrs. Kimberly Sayles
Mr. David Lusk, Alternate

Absent: Mark Windfeldt, Alternate

Town Council Members and Town Representatives present:

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

II. Approval of Agenda

The agenda for the May 21, 2024 Lake Structure Appeals Board Regular Meeting was reviewed.

Mr. Gardner asked for a motion to approve the agenda. Mr. Gurney made motion to approve the agenda as presented. Mrs. Sayles seconded. All voted in favor.

III. Approval of the minutes

The minutes for the April 23, 2024 Lake Structure Appeals Board Regular Meeting were reviewed.

Mr. Gardner made motion to approve the minutes as presented. Mr. Gurney seconded and all voted in favor.

IV. Public Comment

There were no public comment

V. Old Business

- A. Deck top Accessory Structure Proposal: LSP20240099 regarding 183 Sunset Cove request to add an accessory structure to the top of the existing boathouse. Use is permitted by right with Board approval.**

The following people were sworn in:

Applicants: Davis and Janet Pearlman
Architect: Vince Wiegman
Property owner's attorney: Nicolas White
Neighbor Nancy McNary

Mr. Lusk recused himself and Mr. Gardner was absent previously and also recused himself.

The board asked if there are any additional comments or statements from parties involved. Nancy McNary asked if the posts were placed in the right location. Comments were made that yes they were.

The board began deliberation.

**Mrs. Sayles made a motion to approve the Deck top Accessory Structure Proposal: LSP 20240099
Mr. Neil Gurney seconded the motion. All voted in favor.**

VI. New Business

No new Business

VII. May Department Report

1) Zoning and Planning Board reviewed recommendation from staff to revise fee schedule to state that fees paid for filing a successful appeal of administrative officials charged with enforcement of the zoning, subdivisions or lake structure ordinances shall be refunded if the decision or determination is reversed by the appeal. Board made a recommendation to Town Council to adopt revision.

2) Zoning and Planning Board also reviewed a recommendation to amend the Town's Animals ordinance to allow public schools to keep goats and/or chickens for educational purposes. Board made a recommendation to council to adopt amendment.

3) Zoning and Planning Board and staff worked on plan to better organize the processing of applications and permitted projects follow-up.

4) Board of Adjustments reviewed and approved a setback variance for an existing non-conforming dwelling to be able to replace an existing, rotted deck within the same footprint.

5) Lake Structure Appeals Board reviewed a new decktop accessory structure application for appropriateness but continued the case to the next meeting to resolve questions.

6) Lake Structures also reviewed and approved maximum height variance for an existing boathouse to be able to rebuild the structurally unsound rooftop deck. A variance request to be exempted from requirement for shoreline stabilization was denied.

7) Tillman Construction (for AT&T) is still on their schedule to begin the construction of the long awaited cell tower to be built at 168 Boys Camp Road!

VIII. Adjournment

Mr. Greg Gardner asked for a motion to adjourn the Lake Structure Appeals Board Regular meeting at 3:30 pm. Mr. Owensby made a motion to adjourn and Mrs. Sayles seconded. All voted in favor.

Attest:

Wendy Terry, Deputy Town Clerk

Chair, Greg Gardner



NAME: Mike Williams

POSITION: Community Development Director

REPORT DATE: 6/4/24

PREPARED FOR: Town Manager & Council

SUMMARY OF THE MONTH

*CDD issued 31 permits in May (34 in Apr, 62 in Mar, 43 in Feb, 39 in Jan, 31 in Dec, 31 in Nov, 35 in Oct, 34 in Sept, 39 in Aug, 28 in July, 22 in June, 60 in May, 30 in Apr, 56 in Mar)

Includes 12 Zoning (Apr=12, Mar=19, 10=Feb, Jan=19, Dec=16, Nov=12, Oct=12, Sep=7, Aug=13, Jul=13, Jun=9, May=22, Apr=7, Mar=21);

5 Lake Structure (Apr=8, Mar=16, Feb=9, Jan=8, Dec=1, Nov=1, Oct=2, Sept=4, Aug=4, Jul=2, Jun=2, May=9, Apr=3, Mar=4);

3 Land Disturbance (Apr=7, 9=Mar, Feb=4, Jan=4, Dec=1, Nov=1, Oct=3, Sept=3, Aug=3, Jul=2, Jun=3, May=3, Apr=3, March=2);

and 2 Vacation Rental Operator permit (Apr=2, Mar=9, Feb=6, Jan=5, Dec=1, Nov=1, Oct=2, Sept=4, Aug=2; Jul=5, Jun=4, May=12, Apr=2, Mar=2, Feb=2, Jan=2, Dec=2, Nov=5, Oct=5, Sept=5, Aug=2, Jul=6, Jun=7). Active VROP's = 456 (total adjusted based on our updated permit data with inactive VROP's deleted)

*Did Final Inspection/issued Certificates of Completion for 15 zoning or lake structure permits. (Apr=16, Mar=16, Feb=7, Jan=11, Dec=13, Nov=13, Oct=14, Sept=13, Aug=12, Jul=14, Jun=16)

TOP ACCOMPLISHMENTS / PROJECT UPDATES

- 1) Zoning and Planning Board reviewed preliminary subdivision review process as outlined in Sec 28-33 of Town Ordinances. Board Chair Nelson also led a discussion about historic overlay districts and how that might be appropriate for our Town Center District.
- 2) Board of Adjustments conducted quasi-judicial reviews of five variance requests. Four were approved as presented. A fifth request, to waive off-street parking requirement for a residential vacation rental, was conditionally approved with requirement that off-street parking be created within one year.
- 3) Lake Structure Appeals Board reconvened for the review of a decktop accessory structure application from last month after revisiting the project site to observe a mockup of the proposed structure. The board determined that there was no material obstruction of the view of the lake and voted unanimously to support the accessory structure approval.
- 4) Continued working with Tillman Construction (for AT&T) on the cell tower project. It is still on their July schedule to begin construction at 168 Boys Camp Road!
- 5) Had college intern from Appalachian State University start up. Community Development is sharing the intern, Meghann Pitts, with Public Works with her primary focus on GIS mapping, including working on the sewer infrastructure mapping. She has also done some field work on zoning and land disturbance permit inspections.