

TOWN OF LAKE LURE

Zoning And Planning Board Regular Meeting

Tuesday, April 15, 2025 at 9:30 AM

Meeting to be held at Community Development Office
103 Arcade Street



Agenda

I. Roll Call

II. Approval of Agenda

III. Approval of March 18 meeting minutes

IV. Public comments

V. Old Business

VI. New Business

- A. Special Use Permit application: SUP2025002 requesting approval to erect a small structure to be used for storage and protection of utility equipment and fiber optic splicing at 0 Memorial Highway (PIN #1616924). Town ordinance requires that any commercial building must obtain a special use permit to ensure that those buildings are in harmony with existing natural environment, neighborhood and community character, including basic design elements. The property is in the Residential 4 zoning district.

- B. Special Use Permit application: SUP2025003 requesting approval for a commercial marina at 0 Memorial Highway (PIN #1618199). The proposed marina dock structures have been considered and recommended for further consideration by the Lake Advisory Board. Town Council has approved the concept of the lake structures. Town ordinance requires that a marina also obtain a special use permit for the overall business to assure that the use is compatible with the other uses permitted in the designated district. The property is in the Commercial General zoning district.

VII. Adjournment



**MINUTES OF THE REGULAR MEETING OF THE TOWN OF
LAKE LURE ZONING AND PLANNING BOARD**

**TUESDAY, MARCH 18, 2025
9:30 A.M.**

Present: Randall Nelson, Chair
Debbie Warren
Ken Williams
Charlie Ellis, Vice Chair
Mac Hillabush
Scott Doster, Town Council Liaison

Absent: None

Staff: Michael Williams, CDD Director
Richard Carpenter, Development and Environmental Review Specialist

The meeting was called to order at 9:30 a.m.

I. ROLL CALL

No pledge of allegiance done.

II. APPROVAL OF THE AGENDA

Debbie Warren made a request to have the comprehensive plan updates added as a standing item. Charlie Ellis made a motion to approve the agenda as presented and add comprehensive plan as a standing item each month. Ken Williams seconded the motion and all were in favor.

III. APPROVAL OF THE MINUTES

Debbie Warren made a motion to approve the minutes as presented. Ken Williams seconded the motion and all were in favor.

IV. PUBLIC COMMENT

Liz Geary made comment on the Private Property Debris Removal program. Advised thankful for the option. Discussion about the program ensued.
No other comments.

V. OLD BUSINESS

Chairman, Randy Nelson asked about the change of members from 5 members to 7 members. Commissioner Scott Doster advised that the board members did discuss this and decided to leave the boards the same at this time.

VI. NEW BUSINESS

A. SUP2025001: Review Special use Permit for commercial office at 2520 Memorial Highway

Review of the past permits that were approve through special use. New owners of the property have new plans for the area. The location of the structure is still in the vicinity of the previous 3 locations that were proposed. Richard Carpenter presented for the Town. The information is mostly the same with added decking. Staff does not oppose the request.

Kevin with Masterdocks spoke advising that the property would be the business office for the company but also like a model home for the company as well. This would exhibit the ability of what Masterdocks can do. This would also help open up for demonstrations and events for potential clients. It was asked if Masterdock plans to be diverse or uniform. Response is to remain uniform. Board reviewed the plans and landscape options. Also the review of Harris rd. entrance. Board discussed.

Mac Hillabush made a motion to approve plans as submitted. Charlie Ellis seconded the motion and all were in favor.

B. Review and make recommendation regarding Town's Sign Ordinance and related state statute changes

Richard Carpenter presented for the Town the new state statue of Town signs. This mostly pertains to on premises signs, stating that a sign can be moved or torn down and rebuilt as long as it's on the same parcel and the same footprint as previous. This does not pertain to off premises signs (in right of way). Discussion And questions ensued.

Randy Nelson made a motion to amend the sign ordinance to state regulation regarding on premises signs. Charlie Ellis seconded the motion and all were in favor.

C. Update Report of Town's Helene recovery status

Scott Doster addressed the board. Thank you to Debbie Warren for the suggestion to add the comprehensive plan as a standing item to keep board updated. There are not many updates at this time. Foothills Regional Commission will be doing the review and update. They will do several community input sessions. Board requests an outline of plan and timeline for the review or update. Commissioner Scott Doster advised he would get that for the board.

Advised there will be a community forum tonight (March 18, 2025), with many updates of what's to come. Other agencies will be present to hopefully answer questions and concerns of the community.

Dam project is almost complete. Divers have demobilized and will be moving forward with the testing. Will be dropping the lake for the sediment removal and other repairs that are needed. This is an opportunity for everyone to get some need repairs completed.

Cell Tower is still moving forward. Working through permit process. Discussion ensued.

VII. ADJOURNMENT

Debbie Warren made a motion to adjourn the meeting at 11:30am, Ken Williams seconded the motion and all in favor.

ATTEST

Kimberly Martin, Town Clerk

Randall Nelson, Board Chair

**TOWN OF LAKE LURE
APPLICATION FOR SPECIAL USE PERMIT**

Fee: \$410 Waived Fee (Toll project) NA **SUP-** 2025002

Approved by Board of Adjustment: _____
Community Development Director
Rejected by Board of Adjustment: _____
(see attached Order) Date: _____

Please complete all three pages of application form

APPLICANT:

(Check one) Owner: _____ Agent: ✓ (If applicant is not the owner, attach authorization to act as agent)

Name: K Enterprises Inc. Date of Application: 3-31-25

PROPERTY

Property located at: 0 Memorial Hwy Lake Lure

Parcel/Tax PIN#: 0642171441 / 1616914 Current zoning: Commercial

SPECIAL USE REQUESTED:

(Use the terms that are found in the zoning regulations. If the terms are not clear as they pertain to your application, add a statement describing your intended use.)

Use Requested: Pangea Utility Base

Clarification: Moving all of Pangea's equipment and
Fiber Optic Slicing from Town Hall to The corner
of Washburn Rd. and Memorial Hwy in an
independent log building.

BY: Mehdi

APR 01 2025

RECEIVED

FINDINGS OF FACT: The Board of Adjustment is required to make certain findings of fact. To assist the board in their deliberations, the applicant is required to submit the following statements of fact, the best of the applicant's ability and knowledge. You may reference §92.045-047 in the Town's Zoning Ordinance for general application requirements.

Additional requirements may be required for specific special uses. Please do not leave these blank: the applicant is required to submit information specific to the request describing how the proposed use will meet each finding. In the case of applicant's failure to complete the six Findings of Fact, the application will be deemed incomplete and rejected.

1. The application is complete. Yes ☒ No ☐

2. **Public Safety.** The proposed use will not materially endanger the public safety, if located and developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: automotive ingress and egress, traffic flow, traffic control, pedestrian and bicycle ways, lake use and fire suppression. (See attached plans, if applicable)

Parking is already in use for other utilities
e.g. A+T / Duke Energy / Pangea

3. **Public Health.** The proposed use will not materially endanger the public health, if located and developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: water supply, water distribution, sewer collection, and sewer treatment. (See attached plans, if applicable)

Power only in building

4. **Protection of Property Values.** The proposed use will not substantially injure the value of adjoining or abutting property, if developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: lighting, noise, odor, and landscaping. (See attached plans, if applicable)

Log Cabin style with small covered porch
Keeps in line with the areas decor and
architectural style,

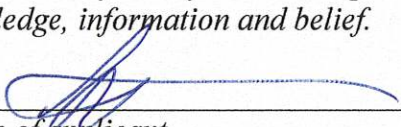
5. **Standards and Requirements.** The proposed use will meet all standards and requirements specified in the regulations, if located and developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: parking spaces, loading zones, sign design, and street design. (See attached plans, if applicable)

Parking available, structure will be within setbacks.

6. **Comprehensive Plan and Neighborhood Character.** The location and character of the proposed use and structures will be in harmony with the neighborhood character and in general conformity with the applicable elements of the Land Use Plan and other officially adopted plans of the Town of Lake Lure, if developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: site layout and treatment, building design, relationship of building(s) to site, and harmony of buildings and uses with neighborhood character.

Photos attached by agent show the character to be suitable for Mountain character, Log Cabin

I certify that all of the information represented by me in this application is accurate to the best of my knowledge, information and belief.


Signature of applicant

Mike Mullins for TOLL
Signature of owner (if not applicant)

294 Chimney Cliff Dr.
Street or P.O. Box

Street or P.O. Box

Lake Lure, NC 28746
City, State, Zip

City, State, Zip

8286064668
Daytime telephone number

Daytime telephone number



TOWN OF LAKE LURE *Community Development Department*

MEMORANDUM

TO: Zoning and Planning Board
FROM: Rick Carpenter, Development & Environmental Review Specialist/Deputy Clerk
DATE: April 15, 2025
RE: SUP2025002

K Enterprises Inc. has applied for a special use permit to construct a telecommunications support structure.

The property is addressed as 0 Memorial HWY, Lake Lure, NC (Parcel #1616914) and is in the Residential 4 (R-4) Zoning District.

Additional Information for the Board:

1. Moving Pangea's equipment & fiber optic from town hall to this location.
2. Accessory facility or structure means an accessory facility or structure serving or being used in conjunction with wireless telecommunications facilities or complexes, including, but not limited to, utility or transmission equipment storage sheds or cabinets.
3. Structure will meet all setback requirement.

Staff Analysis:

Staff request that the board review the project for the following criteria:

- consider site treatment, building design, relationship of building to site, harmony of buildings and uses with neighborhood character, landscaping, signs, lights and any other considerations it feels reasonably affect the appearance of the proposed project.

Attachments

- 1) Application
- 2) Submitted Plans/Evidence

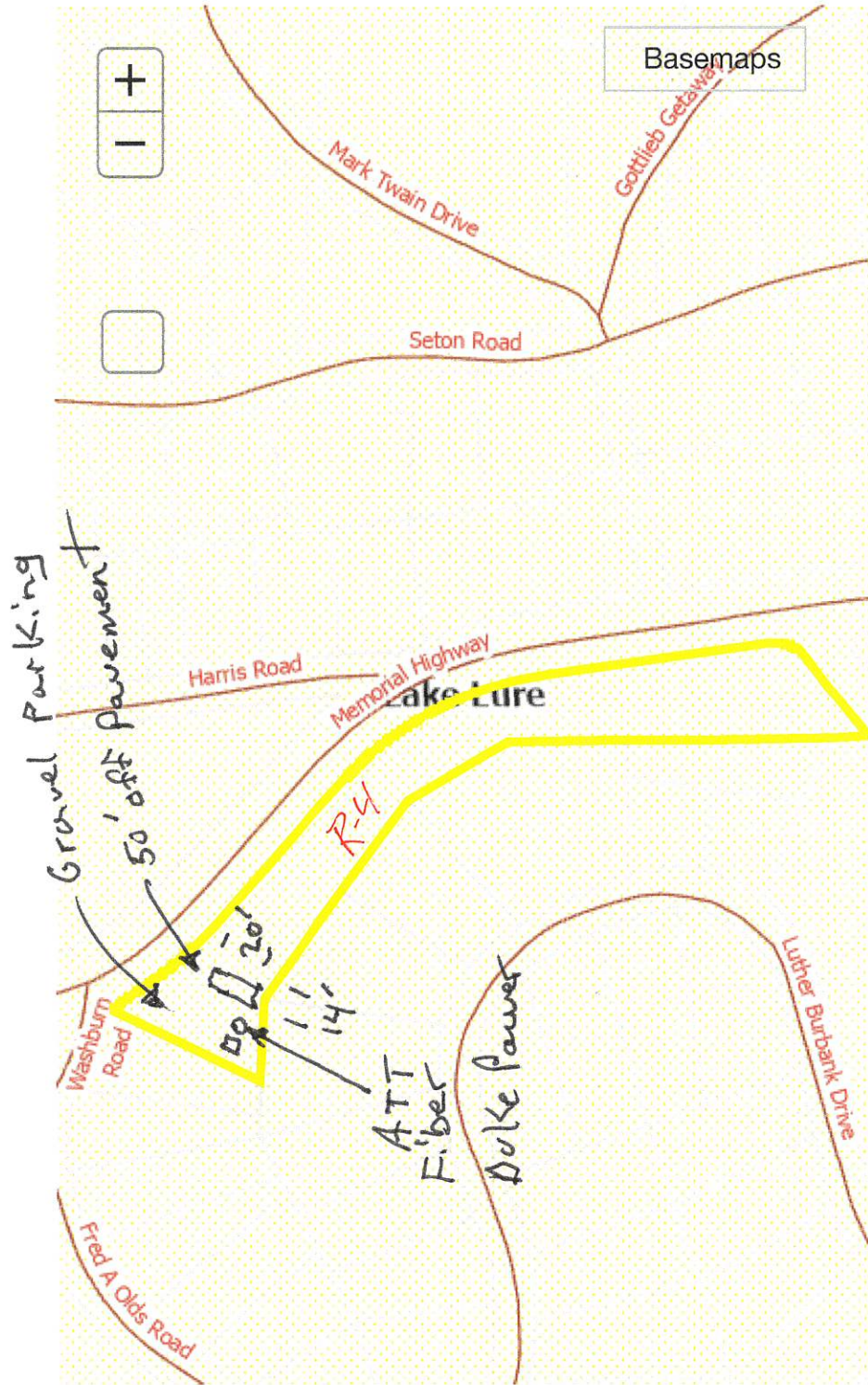
Staff Contact

Rick Carpenter, CZO
828-625-9983 ext. 107; rcarpenter@townoflakelure.com

SUP2025002: Location Map for Proposed Pangea Equipment Storage Building – 0 Memorial Highway (PIN #1616914)



Site is on Memorial Highway, across from Post Office. If headed west on Memorial, pull into lot just before Washburn Road. (Will see AT&T and other utilities on site. If headed east on Memorial (from beach), turn into lot immediately after intersection with Washburn Road.



Town-owned Parcel #1616914

Site for 20' x 14' Pangea Storage Shed for Internet Utility



Per Section 36-61(f):

Street Front Yard Setback = 40' from Memorial Hwy centerline'

Side Yard Setback = 12'

Rear Yard Setbacks = 10'

Buffer Strip may be required at rear lot line due to abutting residential use.

See Building
Notes on back
Dimensions above



Building to be set on Piers as in photo
Hurricane Straps to be installed per county Code.

Erin Runath

4-1-25

**TOWN OF LAKE LURE
APPLICATION FOR SPECIAL USE PERMIT**

Fee: \$410

SUP-

Approved by Board of Adjustment: _____	_____
Rejected by Board of Adjustment: _____ (see attached Order)	Community Development Director Date: _____

Please complete all three pages of application form

APPLICANT:

(Check one) Owner: X Agent: _____ (If applicant is not the owner, attach authorization to act as agent)

Name: Lake Life LLC / James Sciandra

Date of Application: 03/26/2025

PROPERTY

Property located at: HWY 64/74 near Tryon Bay Bridge

Parcel/Tax PIN#: 1618199

Current zoning: CG

SPECIAL USE REQUESTED:

(Use the terms that are found in the zoning regulations. If the terms are not clear as they pertain to your application, add a statement describing your intended use.)

Use Requested: Unrestricted Marina

Clarification: Per definition found in Sec. 6-48. Marina, unrestricted, means a facility with a lakefront location which provides temporary or permanent watercraft mooring for rent or lease and may also include the rental, sale or repair of boats, boat motors, and accessories, and/or the sale of marine fuel and lubricants, bait and fishing equipment, and the like to the general public.

FINDINGS OF FACT: The Board of Adjustment is required to make certain findings of fact. To assist the board in their deliberations, the applicant is required to submit the following statements of fact, the best of the applicant's ability and knowledge. You may reference §92.045-047 in the Town's Zoning Ordinance for general application requirements.

Additional requirements may be required for specific special uses. Please do not leave these blank: the applicant is required to submit information specific to the request describing how the proposed use will meet each finding. In the case of applicant's failure to complete the six Findings of Fact, the application will be deemed incomplete and rejected.

1. The application is complete. **Yes** **X** **No** ____
2. **Public Safety.** The proposed use will not materially endanger the public safety, if located and developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: automotive ingress and egress, traffic flow, traffic control, pedestrian and bicycle ways, lake use and fire suppression. (See attached plans, if applicable)

The marina design and structure will not endanger the public safety. Parking design and layout has been approved by the North Carolina Department of Transportation and conforms with rules and regulation of the Town of Lake Lure. There is a designated ingress and egress that will safely allow patrons to enter and exit the property. Customers will be able to exit parking without encroaching on the public road.

3. **Public Health.** The proposed use will not materially endanger the public health, if located and developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: water supply, water distribution, sewer collection, and sewer treatment. (See attached plans, if applicable)

The marina will not endanger the public health. The marina will be using water provided by the Town of Lake Lure and will utilized the sewer system provided by the Town of Lake Lure.

4. **Protection of Property Values.** The proposed use will not substantially injure the value of adjoining or abutting property, if developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: lighting, noise, odor, and landscaping. (See attached plans, if applicable)

The marina will not injure the value of adjoining or abutting property. The property is bordered by a bridge on one end and a vacant lot owned by the Town of Lake Lure on the other end. The marina is located in a designated commercial area and will only add value to nearby commercial properties like the Lakehouse Restaurant. Beautiful lighting and landscaping will be installed.

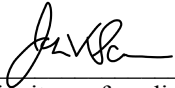
5. **Standards and Requirements.** The proposed use will meet all standards and requirements specified in the regulations, if located and developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: parking spaces, loading zones, sign design, and street design. (See attached plans, if applicable)

The location and size of all structures, the parking spaces, the signs, the loading zones, the ingress and egress, and all other components of the marina meet all standards and requirements specified in the regulations.

6. **Comprehensive Plan and Neighborhood Character.** The location and character of the proposed use and structures will be in harmony with the neighborhood character and in general conformity with the applicable elements of the Land Use Plan and other officially adopted plans of the Town of Lake Lure, if developed according to the application as submitted. And, satisfactory provision and arrangement has been made for at least the following where applicable: site layout and treatment, building design, relationship of building(s) to site, and harmony of buildings and uses with neighborhood character.

The marina is designed to enhance the beauty of the property and be in harmony with the neighborhood character. The building design and exterior components will complement the nearby Lakehouse Restaurant. Including the boardwalk and piers. The layout of the building has been carefully considered to enhance the beauty of the property while keeping in harmony of the area.

I certify that all of the information represented by me in this application is accurate to the best of my knowledge, information and belief.



Signature of applicant

Signature of owner (if not applicable)

1680 Long Bow Lane

Street or P.O. Box

Street or P.O. Box

Clearwater, FL 33764

City, State, Zip

City, State, Zip

(813)245-1079

Daytime telephone number

Daytime telephone number



TOWN OF LAKE LURE *Community Development Department*

MEMORANDUM

TO: Zoning and Planning Board
FROM: Rick Carpenter, Development & Environmental Review Specialist/Deputy Clerk
DATE: April 15, 2025
RE: SUP2025003

James Sciandra has applied for a special use permit to construct and operate a marina.

The property is addressed as 0 Memorial HWY, Lake Lure, NC (Parcel #1618199) and is in the Commercial General (GC) Zoning District.

Additional Information for the Board:

1. Commercial use of the property as a marina has been approved by the lake advisory board & town council. (01/14/2025)
2. The use of a property as a marina must be approved the planning & zoning board & board of adjustment.
3. Project will connect to sewer manhole at adjacent restaurant.
4. Project will contain an on-site fuel tank.
5. An on-site office will be constructed on-site.
6. Drive-way cut & parking configuration approved by NCDOT.
7. This project will need a variance for the town's ingress/egress requirements.
8. This project will need a variance for the landscape traffic delineator requirement.
9. Trout buffer waiver will be required. Landscaping plan submitted as evidence.

Staff Analysis:

Staff request that the board review the project for the following criteria:

- consider site treatment, building design, relationship of building to site, harmony of buildings and uses with neighborhood character, landscaping, signs, lights and any other considerations it feels reasonably affect the appearance of the proposed project.

Attachments

- 1) Application
- 2) Submitted Plans/Evidence

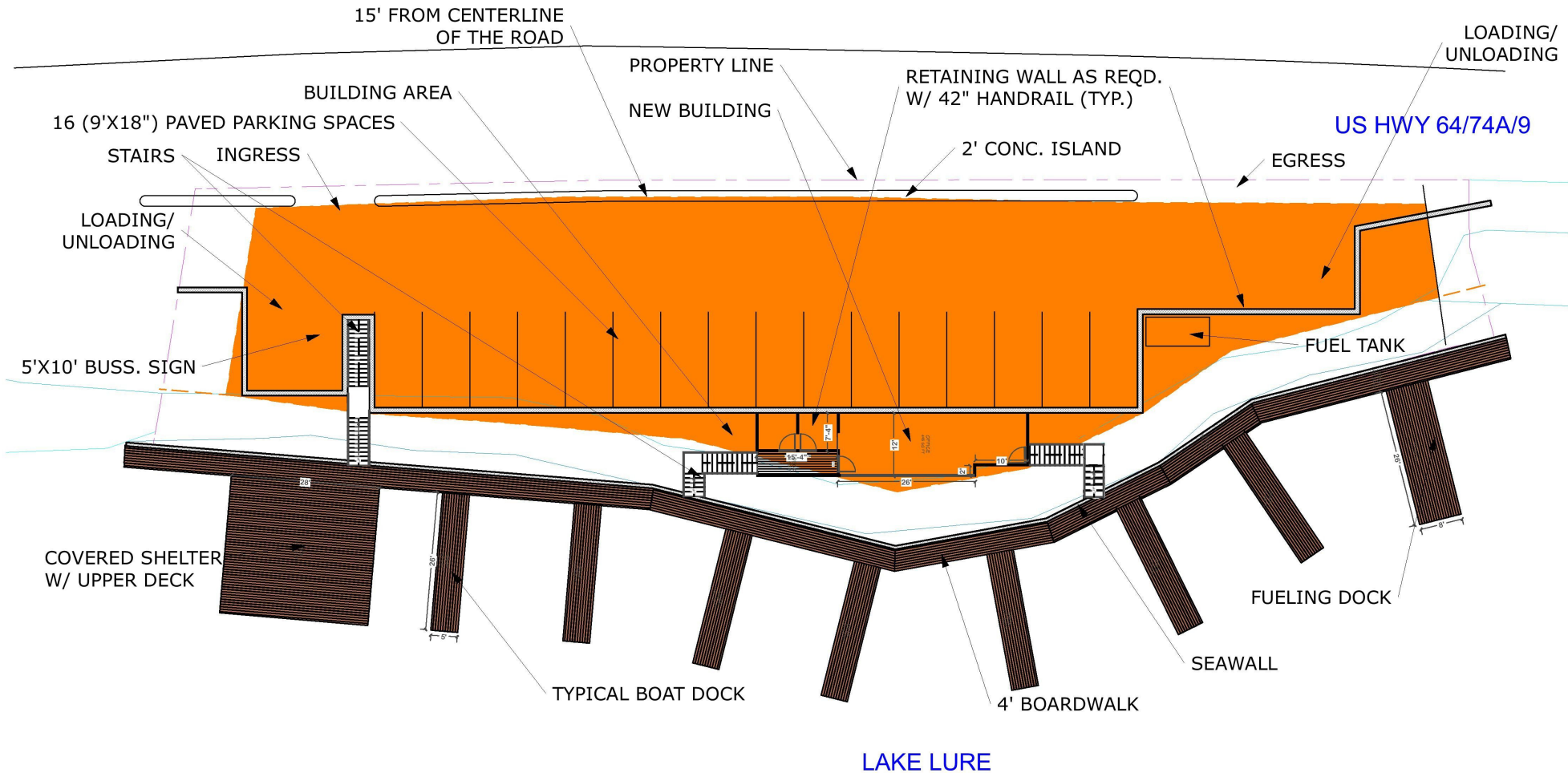
Staff Contact

Rick Carpenter, CZO
828-625-9983 ext. 107; rcarpenter@townoflakelure.com



Proposed marina site is on Memorial Hwy, between Tryon Bay Bridge and Hwy 9/Lake House Restaurant. Has pull-off parking area on street side of lot.

Description: .29 acres, Memorial Hwy, Tryon Bay Lot,
Tax Pin: 1618199, City: Lake Lure, Zip: 28746,
County: Rutherford, North Carolina



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LAKE LURE, NC 28746
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PROJECT:	JS-Marina
SCALE:	AS NOTED
DATE:	3/21/2025
REVISION:	

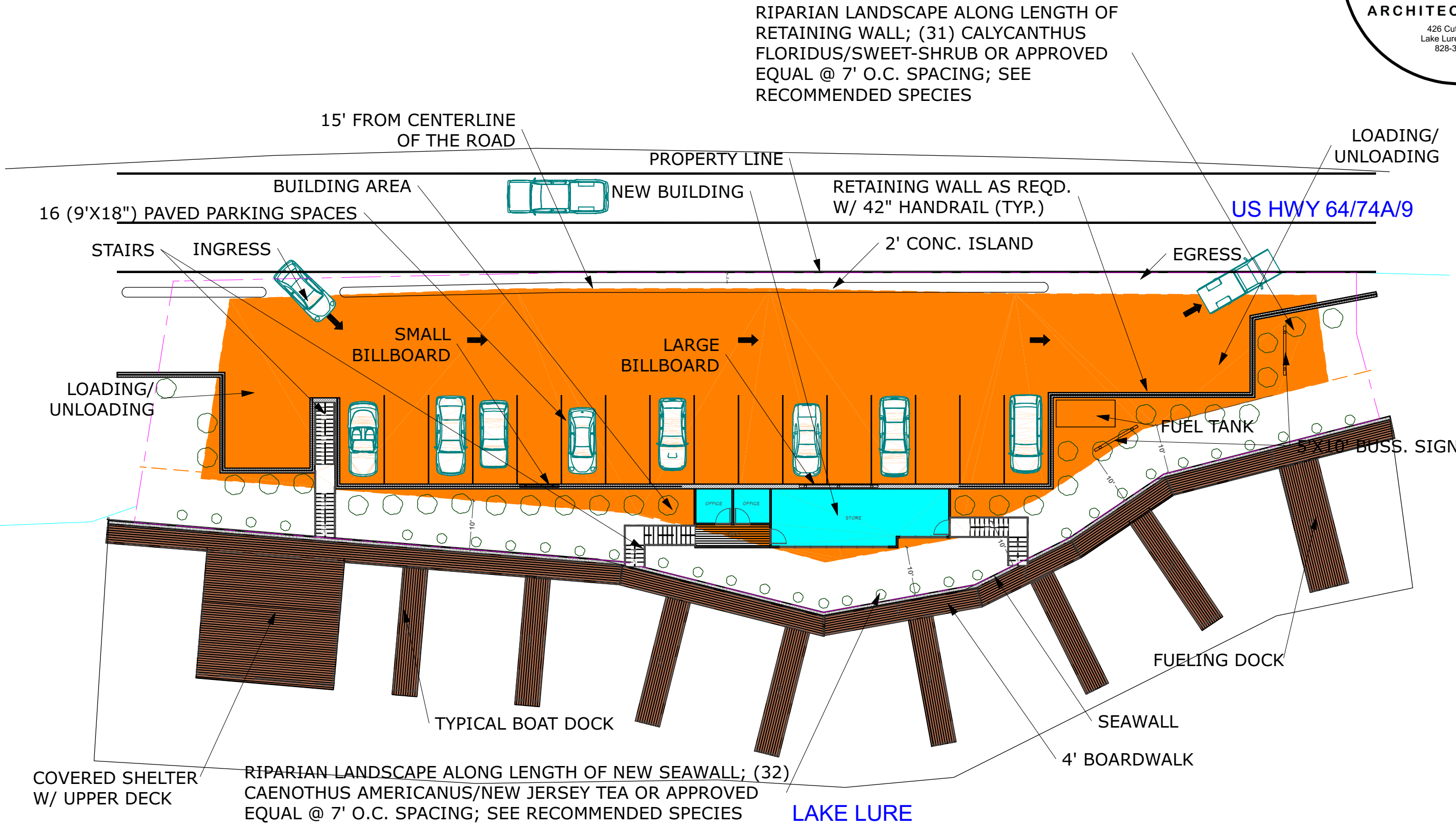
A-2
DWG. NO.

Description: .29 acres, Memorial Hwy, Tryon Bay Lot,
Tax Pin: 1618199, City: Lake Lure, Zip: 28746,
County: Rutherford, North Carolina

DESIGN

ARCHITECTURE, Inc.

426 Cut Away Rd.
Lake Lure, NC 28746
828-357-4171



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PROJECT:	JS-Marina	SCALE:	AS NOTED	DATE:	4/7/2025	REVISION:	
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A-1
DWG. NO.

DESIGN

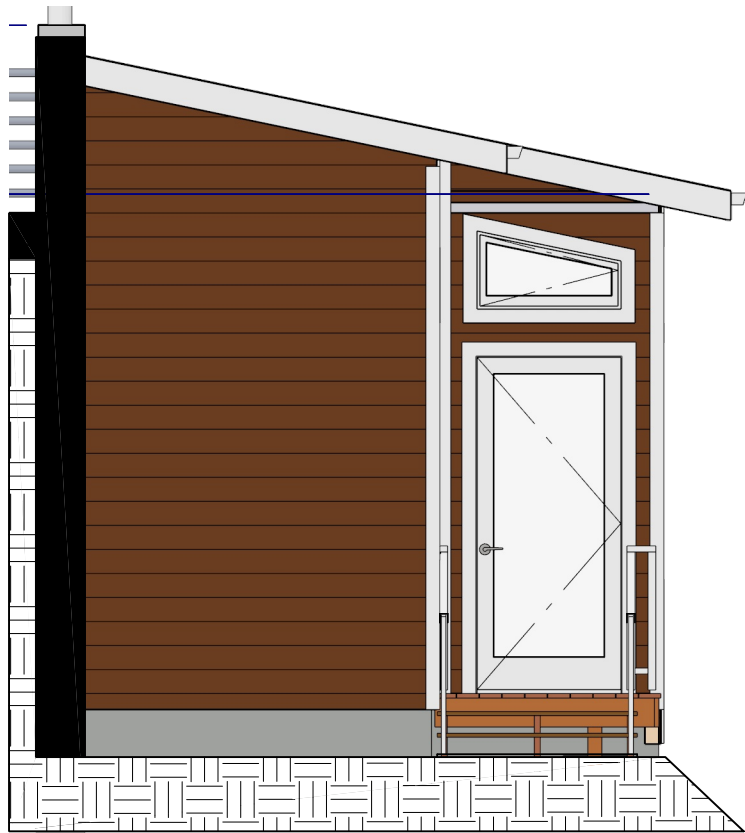
ARCHITECTURE, Inc.

426 Cut Away Rd.
Lake Lure, NC 28746
828-357-4171



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PROJECT:		SCIANDRA MARINA	
SCALE:	AS NOTED	LAKE LURE, NC 28746	
DATE:	4/7/2025	© COPYRIGHT DESIGNZ ARCHITECTURE, INC.	
REVISION:			



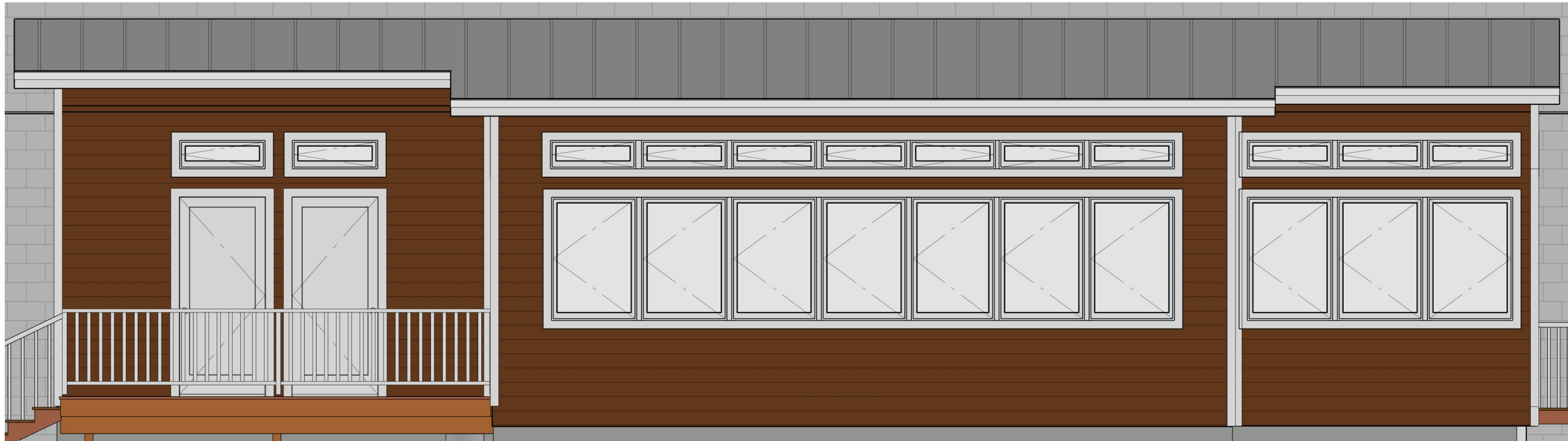
2

ELEVATION
1/4" = 1'-0"



3

ELEVATION
1/4" = 1'-0"



1

ELEVATION
1/4" = 1'-0"



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PROJECT: JS-Marina

SCALE: AS NOTED

DATE: 4/7/2025

REVISION:

A-3

DWG. NO.



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PROJECT: JS-Marina

SCALE: AS NOTED

DATE: 4/7/2025

REVISION:

A-4

DWG. NO.



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Lake Lure, NC 28746
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JS-Marina

AS NOTED

4/7/2025

REVISION:

PROJECT:

SCALE:

DATE:

A-5

DWG. NO.



1

EAST PERSPECTIVE

N.T.S.



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Lake Lure, NC 28746
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JS-Marina

AS NOTED

4/7/2025

REVISION:

PROJECT:

SCALE:

DATE:

A-6

DWG. NO.



1

NORTHEAST PERSPECTIVE

N.T.S.

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JS-Marina

AS NOTED

4/7/2025

PROJECT:

SCALE:

DATE:

REVISION:

A-7
DWG. NO.



1

WEST PERSPECTIVE
N.T.S.

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LAKE LURE, NC 28746

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JS-Marina

AS NOTED

4/7/2025

PROJECT:

SCALE:

DATE:

REVISION:

A-8
DWG. NO.

