

**TOWN OF LAKE LURE
LAKE STRUCTURE APPEALS BOARD**

Tuesday, September 4 at 1:30 p.m.

**Held at the:
LAKE LURE MUNICIPAL CENTER**



**BOARD MEMBERS:
GREG GARDNER, CHAIR
NEIL GURNEY, VICE CHAIR
KIMBERLY SAYLES
AL JOYNER
MELVIN OWENSBY
DAVID LUSK, ALTERNATE
MARK WINDFELDT, ALTERNATE
COMMISSIONER DAVID DIORIO, COUNCIL LIAISON**

TOWN OF LAKE LURE

Lake Structure Advisory Board Meeting

Tuesday, September 24, 2024 at 1:00 PM

Lake Lure Municipal Center



Agenda

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of August 27 Meeting Minutes - Page 3**
- IV. Public comments (*if any*)**
- V. Old Business**
- VI. September Department Report**
- VII. Adjournment**



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

Tuesday, August 27, 2024 at 1:30 p.m.

THIS MEETING WAS HELD AT LAKE LURE TOWN HALL

I. CALL TO ORDER

2:55 p.m.

II. ROLL CALL

Board Members Present:

Greg Gardner, Chair
Melvin Owensby
David Lusk, Alternate
Neil Gurney, Vice Chair
Kimberly Sayles
Al Joyner
Mark Windfeldt, Alternate

Absent:

Town Council Members present:

Commissioner David DiOrio, Council Liaison

Town Hall Staff Members Representative Present:

Michael Williams, Community Development Director
Richard Carpenter, Development and Environmental Review Specialist

III. APPROVAL OF AGENDA

Melvin Owensby made a motion to approve the agenda as presented, Greg Gardner seconded and they all voted in favor

IV. APPROVAL OF MINUTES OF THE JUNE 25, 2024 MEETING

Melvin Owensby made a motion to approve the minutes as presented, Greg Gardner Seconded and they all voted in favor.

IV. PUBLIC COMMENTS

No Public Comments

V. OLD BUSINESS

No Old Business to Discuss

VI. NEW BUSINESS

No New Business

VII. JULY DEPARTMENT REPORT

Nothing to report

VIII. ADJOURNMENT

Kimberly Sayles made a motion to adjourn meeting, Greg Gardner seconded and they all voted in favor, the meeting ended at 2:56 p.m.

ATTEST:

Elba A. Willette, Town Clerk

Chair, Greg Gardner



NAME: Mike Williams

POSITION: Community Development Director

REPORT DATE: 9/2/24

PREPARED FOR: Town Manager & Council

SUMMARY OF THE MONTH

*CDD issued 20 permits in August (40 in July, 31 in June, 31 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
Includes 12 Zoning (July=20, June=12, May=12, Apr=12, Mar=19, 10=Feb, Jan=19, Dec=16, Nov=12, Oct=12, Sep=7, Aug=13, Jul=13
3 Lake Structure-includes shoreline stabilization (July=2, June=5, May=4, Apr=8, Mar=16, Feb=9, Jan=8, Dec=1, Nov=1, Oct=2, Sept=4, Aug=4, Jul=2
4 Land Disturbance (July=9, June=4, May=3, Apr=7, 9=Mar, Feb=4, Jan=4, Dec=1, Nov=1, Oct=3, Sept=3, Aug=3, Jul=2
and no Vacation Rental Operator permits (July=4, June=11, May=2, 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 = 471 (total active permits based on our updated permit data)
*Did Final Inspection/issued Certificates of Completion for 10 zoning or lake structure permits. (July 17, June=17, May=15, 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 and declined (4-1) to make a recommendation regarding the two commercial structures proposed as the replacement Public Works facility at 622 Memorial Highway. As a Town project within the Government Use zoning, the project is by permitted by right and the Board's recommendations would have been in regard to the appearance of the project in relation to neighborhood character and physical site/building appearance. The "no recommendation" was forwarded to the Board of Adjustments for their review. The Board also began a review of the Town's sign regulations, including a presentation of new related NC regulations.
- 2) Board of Adjustments conducted quasi-judicial review of the Public Works facility project, reviewing the report for Zoning & Planning and hearing reports from the Public Works Director and the Board's Town Council liaison. The reports were in regards to the physical plans, including appearance; and the Council's process of determining the site, including consideration of the Comprehensive Plan. The Board voted unanimously to affirm the project with several recommendations relating to view screening and security fencing. The Board also conducted two quasi-judicial reviews of variance requests. First was to exempt a new business opening in the old retail space at 2400 Memorial Highway from the required parking delineators and ingress/egress limitations due to the limitations of the existing structure, parking and physical characteristics of the lot. The second was property owner's request to exceed the maximum allowed land disturbance area on his new home project from 50% to 52.75%, in order to meet the Town's other slope grading requirements. Both were approved. denied and recommended for Zoning and Planning Board consideration for ordinance change.
- 3) Lake Structure Appeals Board had no new business.
- 4) Obtained FCC final approval for cell tower. Groundbreaking to be announced!