

**Minutes of the Regular Meeting of the
Lake Structure Appeals Board**

**Tuesday, October 25, 2005
1:00 p.m.**

Lake Lure Municipal Center

Present: Mary Ann Dotson, Chairman
Stephen Webber
Fred Noble
Beth Rose
Werner Maringer

Also Present: Shannon Baldwin, Community Development Administrator
Teresa Reed, Assistant Zoning Administrator
Susan Lynch, Code Enforcement Clerk, Recording Secretary
Blaine Cox, Liaison
Nancy McNary, Alternate

Chairman Dotson called the meeting to order at 1:00 p.m.

Mr. Webber moved to approve the agenda. The motion was seconded by Mr. Noble and approved unanimously.

The minutes of the regular meeting of March 22, 2005 were accepted upon a motion by Ms. Rose. The motion was seconded by Mr. Maringer and approved unanimously.
The minutes of the regular meeting of May 25, 2005 were accepted upon a motion by Mr. Webber. The motion was seconded by Mr. Noble and approved unanimously.

Old Business:

Ms. Rose brought to the board's attention that she will be out of town the week of the next Lake Structure Appeals Board's meeting; also, Chairman Dotson and Ms. McNary will be unavailable. Mr. Webber moved to change the meeting to Tuesday, November 29, 2005. The motion was seconded by Mr. Maringer and approved unanimously.

New Business:

Application for Sea Wall Exemption SWE-05-01, a request from Andrew S. Johnson, Watts B. Stroman, Edward Verville, and Eugene Mayeaux to construct a boat house and deck without a seawall per Section 94.07 of the Lake Lure Lake Structure Regulations. The property (Tax PIN 1637757) is located at 191 Garner Drive, Lake Lure.

Chairman Dotson swore in Mr. Stroman and Ms. Reed. Ms. Reed read into the record the recommendations (attached) from Mr. Clint Calhoun, Erosion Control Officer. Mr. Stroman, one of the partners in the property located at 191 Garner Drive, Lake Lure, addressed the board. He and his partners are asking for an exemption to the seawall requirements. After discussion between Mr. Stroman and the board using Mr. Calhoun's comments about potential erosion problems, the consensus of the board was a condition should be placed on this property to use rip-rap to armor the bank against erosion. Ms. Reed also suggested adding as a condition the statement for justification for exemption (that is on the application) would be become null and void; this statement is not found in the ordinance.

Ms. Rose moved SWE-05-01 be approved with the condition that should conditions change at any time where it is necessary to erect a seawall due to erosion, the exemption shall become null and void and a seawall shall be constructed as per the guidelines set forth in Section 94.07. Mr. Webber seconded and added the following amendment. The amendment is to add the requirement that the potential and current areas of erosion along the shoreline be properly reinforced or stabilized with rip-rap or plant species and that the conduct of the reinforcement operation be conducted in concert with Mr. Calhoun's discretion and supervision. Ms. Rose seconded the amendment; all were in favor. Mr. Noble seconded the motion; all were in favor.

Public comment: None

***ADJOURNMENT:* Mr. Maringer moved to adjourn the meeting, Mr. Webber seconded, all were in favor.**