



**Minutes of the Regular Meeting of the
Board of Adjustment**

**Tuesday, June 23, 2020
1:00 p.m.**

The Chairman called the meeting to order at 1:04pm

ROLL CALL

Present:

**Melvin Owensby, Chairman
Bill Bay, Vice Chairman
Wyn Hardy
Neil Gurney
Kimberly Sayles- Alternate
Scott Doster- Alternate
Greg Gardner- Alternate**

Absent: Al Joyner

**Also Present: Patrick Bryant, Council Liaison
Mitchell Anderson, Assistant Community Development Director
Sha'Linda Pruitt, Recording Secretary**

APPROVAL OF THE AGENDA

Chairman Owensby asked for a motion to approve the agenda. Mr. Gurney made a motion to approve the agenda and Mr. Bay made the second. All voted in favor.

APPROVAL OF THE MINUTES

Chairman Owensby asked for a motion to accept the minutes as presented. Bay made the motion to approve and Hardy made the second. All voted in favor.

NEW BUSINESS

(a) Hearings

1. CU-2020002, a conditional use permit request for the construction of a garage apartment adjacent to a single family dwelling within the R-1 Residential Zoning District by James Sciandra at 141 Gentlewinds Lane, Lake Lure, North Carolina (Parcel Number 219240).
2. ZV-2020003, a variance request for the construction of two additions to the single family dwelling within the R-1 Residential Zoning District by William and Jill Jones at 197 Sunset Cove Road, Lake Lure, North Carolina (Parcel Number 221233).

All parties were sworn in.

No board member identified having ex-parte concerns. The applicant did not wish to challenge any board member. The applicant was allowed to proceed with her presentation.

Staff presentation was administered by Mr. Anderson.

Mr. Bay asked whether any complaints are been made. Mr. Anderson stated there were none.

Mrs. Sayles inquired about the number of exits available on the property. Mr. Anderson stated that the county regulates this.

FINDINGS OF FACT

Based on the above testimony, the Board makes the following uncontested findings of fact:

- (1) The property identified by Tax PIN 1640786 and located at Lot 2 Holmstead Drive, Lake Lure, North Carolina is Zoned R-1, Residential. Garage Apartments are a permitted conditional use in the R-1 district.
- (2) The application for a conditional use permit is complete and demonstrates that the proposed request will be in compliance with the Town of Lake Lure Zoning Regulations.

- (3) The existing structure is connected to the Town's sewer system and a private water system, which will not affect public health.
- (5) The garage is permitted, and no alteration to the permitted building footprint shall occur.
- (6) There is adequate space to park a vehicle in the garage.

CONCLUSIONS OF LAW

- (A) The proposed use, if operated according to the application and plans submitted, meets all of the standards and requirements of the Zoning Regulations of the Town of Lake Lure,
- (B) The applicant has demonstrated the proposed use, if operated in accordance with the application as submitted, complies with the required findings for conditional uses contained in §92.046(D) of the Zoning Regulations of the Town of Lake Lure, to wit:
 - 1) The proposed use will not materially endanger the public safety;
 - 2) The proposed use will not materially endanger the public health;
 - 3) The proposed use will not substantially injure the value of adjoining or abutting property;
 - 4) The proposed use will meet all the standards and requirements specified in the regulations; and
 - 5) The location and character of the proposed use and structures will be in harmony with the neighborhood character and in general conformity with applicable elements of the Town's Comprehensive Plan.

The board deliberated

Finding there are no issues and that all of the standards have been met for zoning compliance.

DECISION

Accordingly, the Board of Adjustment hereby authorizes the issuance of a Conditional Use Permit to Sharon Glaspey to establish a garage apartment in Lake Lure, NC pursuant to § 92.026 (C) (1) of the Zoning Regulations.

Mr. Hardy gave the motion Mr. Bay gave the second. All voted in favor and the conditional permit request was granted

OLD BUSINESS

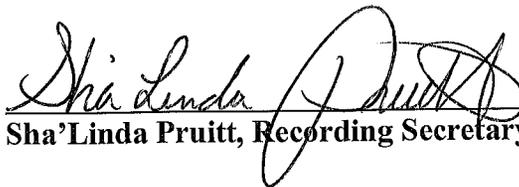
ADJOURNMENT

The Chairman asked for a motion to adjourn. Mr. Gurney gave the motion to adjourn and Mrs. Sayles gave the second. All voted in favor. Meeting adjourned at 1:19 pm

ATTEST:



Melvin Owensby, Chairman



Sha'Linda Pruitt, Recording Secretary