



Town of Lake Lure
P.O. Box 255
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Blake Covington
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Blake,

The Town of Lake Lure is requesting a conversion of a portion of the Boys Camp Road property that was purchased as part of PARTF project number 2019-892. The Town would like to place a cellular tower on the property. The dimensions of the area required for the cellular tower are 70 feet x 100 feet (0.17 acres).

Morse Park was also looked at as a potential location for this cellular tower, however, the area of the park being considered was constructed using fill material from dredging and was considered less stable than the Boys Camp Road property. Other Town-owned properties were not considered because of the weak signal reach that would be provided. The Boys Camp Road property was found to provide maximum signal reach throughout the area, while being on more stable ground.

The Town held a public hearing on November 9th, 2021 to announce the addition of the cell tower to the Master Plan for the Boys Camp Road property and receive public comments.

The Town has been notified that the 2.5+ acres of the Boys Camp Road property would need to be replaced with additional park land or, if no viable property could be found, the amount of the PARTF grant would need to be repaid in-full or the approved appraised value of the 2.5+ acres, whichever is greater, if other replacement property could not be located that would provide sufficient recreational value and opportunity.

We researched nearby properties in hopes of finding land for sale, so we could extend the current property. We found that the surrounding properties were mostly residential and

none were currently for sale. After we found no suitable properties to be available for purchase in the surrounding area, we expanded our search to other areas in Lake Lure.

The Town has now searched for suitable property throughout the Lake Lure area, but our search has not been successful. We have not been able to find any property that offers similar recreational opportunities for sale. Most properties that are similar in size have HOA or zoning restrictions that are problematic, as well.

After exhausting our efforts to obtain new park property that meets the requirements for land replacement as outlined in the PARTF guidelines, the Town is requesting the option to repay the original PARTF grant amount of \$223,125, since it is higher than the current appraised value.

I have included a timeline of events for the Boys Camp Road property below.

- 2017 - Waiver to purchase approved for 2.68 acres
- 2018 – PARTF funded acquisition under project number 19-892 in the amount of \$223,125
- 2019 – Acquisition project closed
- 2021 – Adopted ordinance for cell tower
- 2023 – Under contract with cell tower provider; DPR received conversion request after under contract
- 2024 – Notice of 30-day comment period publicized

Thank you,

Dana Bradley
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