

**MINUTES OF THE TOWN OF LAKE LURE
REGULAR TOWN COUNCIL MEETING**

Tuesday, August 12, 2025 @ 5:00 pm

Town Hall at The Landings



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Dave DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor

Town Manager, Olivia Stewman
William Morgan, Attorney
Laura Krejci, Communications Director
Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:02 pm.

II. Agenda Adoption

Commissioner Jim Proctor made a motion to adopt the agenda as presented. Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett began by thanking everyone for coming out this evening to our new location at The Landings. Were happy that all staff has one place to work together and fortunate for this opportunity. We will continue here under a commercial lease until a permanent Town Hall is decided.

A. Mayor Carol C. Pritchett presented Proclamation No. 28-08-12A Appreciation for Rumbling Bald in Lake Lure.

Unfortunately they were unable to attend this evening. The proclamation was read to the community thanking Rumbling bald for all their hard work and partnership with the Town. In the meantime, Jeff Geisler showed and was given the proclamation from the Town.

B. Mayor Carol C. Pritchett presented Proclamation No. 28-08-12 Recognizing Region C Awardee officer Kortney Burrell

We recognize Officer Kortney Burrell for her bravery and resilience during hurricane Helene. Community gave her a standing ovation.

IV. Public Hearing

A. Ordinance No. 25-08-12 Amending Chapter 36, Section 5 and 70 of the Town of Lake Lure Code of Ordinances

Rick Carpenter presented to council a correction to the ordinance. This will help clarify and clean up the ordinance. Commissioner Jim Proctor is delighted this is being changed.

Commissioner Dave DiOrio made a motion to approve Ordinance No. 25-08-12 Amending Chapter 36, Section 5 and 70 of the Town of Lake Lure. Commissioner Scott Doster seconded the motion and all were in favor.

B. Ordinance No. 25-08-12A Amending Chapter 6, Article III, Sections 48-55 of the Town of Lake Lure Code of Ordinances

Rick Carpenter presented to council to remove the language that is also in the Lake Use Regulations. This will keep down any confusion and duplication of ordinance.

Commissioner Jim Proctor made a motion to approve Ordinance No 25-08-12A Amending Chapter 6, Article III, Section 48-55 of the Town of Lake Lure Code of Ordinances. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. Ordinance No. 25-08-12B Amending Chapter 36 of the Town of Lake Lure Code of Ordinance to Limit the Size of Accessory Buildings within the Residential 1 District

Rick Carpenter presented to council to limit the size of accessory buildings. The zoning and planning board worked through amending the ordinance and adding language to reflect a sizing limit to accessory buildings like sheds and garages. In the R-1 district would limit the size to 50% of the dwelling or 1200 square feet. Some questions and discussion.

Commissioner Scott Doster made a motion to approve Ordinance No. 25-08-12B Amending Chapter 36 of the Town of Lake Lure Code of Ordinances to Limit the Size of Accessory Buildings within the Residential 1 District. Commissioner Dave DiOrio seconded the motion and all were in favor.

V. Town Managers Communication

A. Monthly Report

Town Manager, Olivia Stewman provide a report to council and the community.

Cell Tower permitting is in place and is expected to begin August 25, 2025.

We have increased our response time from Fairfield Fire Department.

Field investigation of Dam is being done. Grant due by September 15. This would include 65% of reimbursement.

We had our first Comprehensive plan meeting. Several meetings scheduled for the future before public input.

Upcoming events for the town include a commemoration of Hurricane Helene on September 27th at 11:00am. Cycle NC will be October 5, playground build is scheduled for October 13-15 and Hickory Nut Gorge Arts and Crafts festival October 18th and 19th.

VI. Council Liaison Reports and Comments

Commission Scott Doster advised the ABC Board met on July 21, 2025. Audit has been accepted and approved. Don't forget to stop by and get your Lake Lure Bottle.

Zoning and planning met on July 18, 2025. Working through Ordinance's to correct conflicting issues and update to future building. More amendments will be coming to council for approval.

Commission Dave DiOrio advised that the Board of Adjustments met and had one case for setback issues. Nothing major to report.

Lake Advisory board met this month. Glad to report water samples are within normal levels. Suspended solids is elevated but that is to be expected. Fish are stressed. Will need to focus on feeding and fish habitat once lake levels come back up.

Commissioner Jim Proctor advised that the Parks and Recreation board will have a special meeting on August 13, 2025 at 1:00pm.

Commissioner Patrick Bryant advised the short term rental board met for the second time. Currently working to identify rentals within the Town. Looking at what we can do with renewals. Awareness and visibility are important.

VII. Consent Agenda

Commissioner Jim Proctor made a motion to approve the consent agenda as presented. Commissioner Patrick Bryant seconded the motion and all were in favor.

VIII. Unfinished Business

There was no unfinished business.

IX. New Business

A. Tryon Bay Request

Town Manager, Olivia Stewman presented to council the request from the owner to modify a town road and waive fines. Recommendation is to not allow modification of the Town road and to allow for fines to be waived.

Rick Carpenter presented for the Town. This is a Chapter 26 case. Applications and plans are presented but cannot move forward without council approval to allow owner to modify the road.

Peyton Peters with Mosseller Construction presented for the owner. Advised this is a crucial step for their project and advised it would improve the road for a town. The project would be in 3 stages.

The First stage would be to excavate Towns right of way with a 12 in wall. That would stretch 100-120 feet with very minimal disruption. Step 2 would need to excavate new wall and foundation for seawall. 12 foot wide with guard rails. It would be 1:1 slope ratio to maintain erosion. Stage 3 would be to finalize new road and structure. Once seawall is in place a foundation can be constructed for the home. Once all is completed the road would be repaved to be about 12 feet to 16 feet wide.

Dale Shields advised that he would be doing the grading, and additional work. Advised all the easy lots are gone. WE are going to run into these situations all across the Town. Moving the road would help keep the project safe and allow for building with minimal disruption. The work can be done.

Josh Edwards, surveyor advised he did a recent survey of the property based of the previous deeds. Both parties are correct that the road is on the property, however the right of way does become assumed once a road has been there for decades.

Dewayne Deese, owner spoke advising that the 1948 legal right of way shows the road on his property. Did have a new survey completed. When he bought the property 8 years ago, he was advised by the Community Development director, Shannon that he could build on the property. He feels he has done everything that has been asked of him and feels neighbors are against him and causing chaos. Also feels that Commissioner Jim Proctor should recues himself as he feels he has been against him from the beginning.

Commissioner Jim Proctor made a motion to resend the fines totaling \$25,000. Commissioner Dave DiOrio seconded the motion and all were in favor.

Discussion ensued regarding the project itself. Many questions and concerns.

Commissioner Dave DiOrio made a motion to defer project decision until additional information can be provided. Commissioner Scott Doster seconded the motion and all were in favor.

B. Resolution No. 25-08-12A Supporting State Revolving Fund Helene (SA-HMW_ Loan Application

Town Manager, Olivia Stewman presented to council a state revolving loan with principal forgiveness. This would be towards waste water and drinking water. It is a 20- 30 year loan term. Working with Labella to meet September 30th deadline. This is all that is needed to move forward.

Commissioner Jim Proctor made a motion to approve Resolution No. 25-08-25A Supporting State Revolving Fund Helene (SA-HMW) Loan Applications. Commissioner Patrick Bryant seconded the motion and all were in favor.

X. Storm Recovery Updates

Town Manager, Olivia Stewman advised that the West End Sewer Project is on hold waiting for Duke Energy.

Demolition of the Flowering Bridge is set to begin August 18, 2025. We advise onlookers to avoid the area while this project is in progress.

Proctor road is still ongoing. Several delays but looking at the 2nd week of September for completion.

Buffalo Creek Park is looking to open in October.

The Personal property debris removal is ongoing. Please send any questions or concerns to Olivia.

We are currently waiting on FEMA for approval to remove boathouses.

Sedimentation removal is beginning on coves and marina. Plans to remain till projects are complete.

XI. Public Comment

Frank Butera: 1802 Memorial Hwy.

Have some issues at Snug Harbor. The drain system is not functioning properly. Every time it rains water floods into my building. Needs addressed

Karen Knaub: 317 Lakeview Rd.

What is going on with the vegetation in the lake? What about the trash everywhere? Has the new marina begun working? We are addressing the issues with vegetation as the sedimentation removal continues. We will look into the issues with the trash and yes, they have begun the permitting process and clearing for the new marina.

Shelly Gref: 113 Frady Inlet Rd.

We have 2 creeks that flow and wondering if we can remove grass weeds from lake bed. Discussion ensued. Town Council will discuss and create policy for the future.

Ray Premuroso: 171 Lake Blvd. (Snug Harbor)

We have collected the debris around the boathouse and for our neighbors. Concerned with the washout as it is exposing pilings.

Mike Wood: 172 Winding Creek

How will the demolition of the Flowering Bridge affect the road?

There should be little to no impact on Memorial Hwy. Pieces of the flowering bridge will be saved for a memorial.

No other Public Comments were made. Mayor Carol C. Pritchett thanked everyone for coming out tonight.

XI. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded the motion and all were in favor. Meeting closed at 7:10pm.

ATTEST:

Kimberly Martin
Kimberly Martin, Town Clerk

Carol C. Pritchett
Carol C. Pritchett, Mayor

