

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

Tuesday, September 9, 2025 @5:00 pm
Town Hall at The Landings



Agenda

Roll Call:

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

Town Manager, Olivia Stewman
William Morgan, Attorney
Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:00 pm.

II. Pledge of Allegiance

Mayor Carol C. Pritchett asked all in attendance to stand for the pledge of allegiance.

III. Agenda Adoption

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

IV. Mayor's Communication

Mayor Carol C. Pritchett began with a statement that will be released to the press in the coming days. It has been a long road to recovery and after a year we are looking forward to what the future holds. We are targeting March 1, 2025 for the lake to be at least 978.5 for the rowing teams to be able to utilize the lake for practice. May 2026 we plan to be back at full pond.

We are still waiting on determination on the town buildings and several other projects. We are thankful to all the contractors, residents and staff for all their hard work and dedication to bringing Lake Lure back to life and continued support for the future.

V. Public Hearing

Commission Jim Proctor made a motion to go into public hearing. Commission Scott Doster seconded the motion and all were in favor.

A. Ordinance No. 25-09-09 Amending Chapter 36, Section 5 and 36-64 (c) to Allow Limited Outside Display of Merchandise in the Commercial General Zone

i. Staff Report

Mike Williams presented to council the changes of allowing outside display of merchandise in the commercial general district. It would be limited to either 200 square feet or 20% of the facade. This does include drink machines, ice, ATM's and other neutral items.

ii. Public Hearing:

Paul Brock from Lured Market stated this is a nice revision to the ordinance and feels it's a good balance between the Town and business owners.

Tom Holiday from Fae Nectar is also in support of this change. Feels it's a step in the right direction.

Commissioner Patrick Bryant motion to closed Public Hearing. Commissioner Scott Doster seconded the motion and all were in favor.

iii. Commission Deliberation

Commissioners discussed and asked clarifying questions. It was advised that the merchandise would need to be brought in after closing.

iv. Consideration for Adoption of Ordinance No. 25-09-09 Amending Chapter 36, Section 5 and 36-64 (c) to Allow Limited Outside Display of Merchandise in the Commercial General Zone

Commissioner Patrick Bryant made a motion to approve the adoption of Ordinance No. 25-09-09 Amending Chapter 36, Section 5 and 36-64 (c) to Allow limited Outside Display of Merchandise in the Commercial General Zone. Commissioner Jim Proctor seconded the motion and all were in favor.

B. Ordinance No 25-09-09A Amending Section 36, Article XI Sign Regulations

Commissioner Jim Proctor made a motion to go into public hearing. Commissioner Patrick Bryant seconded the motion and all in favor.

i. Staff Report

Mike Williams advised that the state has made some revisions to the sign ordinance. This ordinance is to make those changes to match the states.

ii. Public Hearing

No input from the public.

iii. Commission Deliberation

Commissioners began deliberation and all are in agreeance to match the state changes.

iv. Consideration for Adoption of Ordinance No. 25-09-09A Amending Section 36, Article XI Sign Regulations.

Commissioner Jim Proctor made a motion to approve the adoption of Ordinance No. 25-09-09A Amending Section 36, Article XI Sign Regulations. Commissioner Scott Doster seconded the motion and all were in favor.

VI. Town Managers Communication

A. Monthly Report

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

Fantastic news. The cell tower construction has begun. Will continue to monitor and update as much as possible.

We are exploring options for the replacement dam.

Other great news Trevor David graduated Fire Academy.

A few events are coming up. Cycle NC is scheduled for October 4th and 5th. The playground from kaboom is scheduled to be built October 13th, 14th, and 15th and lastly the Arts and Crafts Festival will be October 18th and 19th.

All other updates will be in the Storm Recovery updates.

VII. Council Liaison Reports and Comments

Commission Scott Doster advised the Zoning and Planning Board has been working on the sign ordinance which is what was presented in the public hearing today. More to come from Zoning and Planning.

ABC Board met. I was unable to attend. The mayor sat in. Store continues to do great. Note there are some barrel picks left. We are thankful for the board and how they work so hard to continue to grow.

Commission Dave DiOrio was out today. Board of Adjustments did meet this month. No updates provide at this time.

Commissioner Jim Proctor advised that Parks and Recreation met August 13th and 14th. There has been lost of discussion of the playground. We are still in need of volunteers for the playground build days. Currently we have recorded 192 volunteer hours and continue to make major repairs to buffalo creek. The board is interested in future park plans.

Commissioner Patrick Bryant advised the short term rental board met and things continue to move forward. Reviewing application fees and other items concerning the vacation rental program. Will be working with the TDA and the tax office to clean up approved rentals. Trash continues to be a major issue and working to find better solutions.

VIII. Consent Agenda

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

IX. Unfinished Business

There was no unfinished business.

X. New Business

A. Resolution No. 25-09-09 Adopting Sewer Capacity Allocation Policy

Town Manager, Olivia Stewman presented to council a resolution regarding the sewer allocation. DEQ has allotment of 84,000. The moratorium will continue, however we have created a policy to help guide in governing the allotment from DEQ. If adopted this will remain until the moratorium is lifted.

Commissioner Jim Proctor made a motion to approve Resolution No. 25-09-09 Adopting Sewer Capacity Allocation Policy. Commissioner Scott Doster seconded the motion and all were in favor.

B. Resolution No. 25-09-09A Approving Disaster Recovery memorandum of Agreement with North Carolina League of Municipalities

Town Manager, Olivia Stewman presented to council a brief statement. This agreement comes from the general assembly which will be in place for assistance to municipalities.

Commissioner Scott Doster made a motion to Approve Disaster Recovery memorandum of Agreement with North Carolina League of Municipalities. Commissioner Jim Proctor seconded the motion and all were in favor.

C. Request for Town Council Approval to Re-Sand the Existing Private Beach Located at 259 North Shore Drive

Mike Williams presented to council the request to re-sand a private beach. This has been requested previously and staff recommends approval.

Commissioner Patrick Bryant made a motion to approve the request to Re-sand existing private beach located to 259 North Shore Drive. Commissioner Jim Proctor seconded the motion and all were in favor.

XI. Storm Recovery Updates

Town Manager, Olivia Stewman advised that 10 projects have been obligated. The process has slowed with the new FEMA process.

SRF application for a sewer collection system.

Received the 2.3 million from the cash flow loan.

50,000 has been granted to the fire station.

Currently 13 customers have been restored on the west end sewer. Waiting on DOT approval to continue up memorial highway with the gravity line.

The RFQ for the marina should be completed next week.

The Flowering bridge demolition is almost completed.

Proctor road has been wrapped up and just waiting on paving.

Lake Structure removal has been delayed, just waiting on FEMA to move the project forward.

XII. Public Comment

Kimberly Sayles: 122 Harris Road (Grafton Lodge)

First a thank you to the Town and all those that have worked so hard to get Lake Lure back. Concerns as our business is struggling. With 64/74 going to Hendersonville being unusable for tourists, there not wanting to come to Lake Lure. It has taken a toll on us and other businesses as well. Just hoping the town could do something.

Unfortunately the Town has no purview on the issue as it's a DOT road and those decisions are made by them. We understand the concerns and hardships.

Chris Truce (828 Restaurant) 3100 Memorial Hwy.

Thank you to the Town for their continued work. We are coming to the end of work and we need water and sewer so we can continue and open. It has been months. We were told it will this date and then this date and feel that communication is lacking.

Dean Lindsey advised that the West End Sewer project is partially operational. The long await for DOT approval. Once we have that we can move forward. We apologize for things taking longer than expected.

Annie Dance: WCAB News.

Recently did a DOT ride along? The question was brought up of what local traffic means. Their response was having a purpose to be there. Still in the grey area.

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

XIII. Closed Session

Commission Jim Proctor made a motion to go into closed session. Commissioner Patrick Bryant seconded the motion and all were in favor.

XI. Adjournment

Once back in open session, Commissioner Scott Doster made a motion to adjourn the meeting, Commissioner Patrick Bryant seconded the motion and all were in favor. The meeting ended at 6:28 pm.

ATTEST:

tu. y. + 000 : / 00 : & is.
Kimberly M in, Town Clerk

Carol C. Pritchett
Carol C. Pritchett, Mayor

