

TOWN OF LAKE LURE
REGULAR TOWN SPECIAL WORK SESSION AND
ACTION MEETING

Wednesday, July 23, 2025, at 8:30a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

William Morgan, Attorney
Olivia Stewman, Town Manager

Laura Krejci, Communications Director
Dean Lindsey, Public Works Director
Sean Humphries, Police Chief
Liz Geary, Rumbling Bald
Mike Williams, Community Development
Richard Carpenter, Community Development

Absent:

Mike Hager, Lobbyist
Dustin Waycaster, Fire Chief
Dana Bradley, Parks & Rec Director

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:38 am.

II. Agenda Adoption:

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

III. Review Draft Text Amendments Ordinances

Community Development Director, Mike Williams presented the amendments to ordinances.

The buoys being removed from the zoning ordinance as they are already in the Lake Use Regulations. This will help clean up the ordinances.

Rick Carpenter addressed changing the accessory structure limits in R-1 to allow a max of 1200 square feet or no more than 50% of primary residence. R-1 is the district that this has become an issues.

Change to the schedule of dimensions to clean up the language to match the code.

Discussion ensued. Will have a public hearing in August to make these changes.

IV. Consider Amendments to 2025 Meeting Locations for Town Council, Marine Commission, Zoning and Planning board, BOA/LSAB, Short-term Rental Advisory Board, and ABC Board to Relocate to The Landings Beginning August

Town Manager Olivia Stewman advised council that town hall would be beginning to move on Friday. Meetings will begin being held at The Landings.

Commissioner Scott Doster made a motion to approve amendments to the 2025 Meeting Locations for Town Council, Marine Commission, Zoning and Planning board, BOA/LSAB, Short-term Rental Board Advisory Board, and ABC Board to Relocate to The Landings Beginning August. Commissioner David DiOrio seconded the motion and all were in favor.

V. Review and Discuss Preliminary Draft of Flow Allocation Policy

Town manager, Olivia Stewman advised that we were approved in March for 87,000 gallons a day. Was original looking at first come first serve. We have received several applications for larger developments. We would like to consider the residents of Lake Lure to have access first with no fee and any larger request to be approved by council. Discussion ensued.

Commissioner Jim Proctor made a motion to have any out of town requests be approved by town council until new policy is decided. Commissioner Scott Doster seconded the motion and all were in favor.

VI. Hager Strategic Solutions Updates

Town Manager, Olivia Stewman updated that Mike Hager is still in Raleigh and unable to attend today's meeting. No updates were available at this time.

VII. Storm Recovery Updates

Town Manager, Olivia Stewman advised that the waste water treatment plan has been obligated. Water supply systems have also been obligated. Looking for others to be

obligated soon. The \$700,000 diving project is still in the final review process and the flowering bridge is the final review. No other updates to report at this time.

VIII. Town Manager/Project Updates

Town Manager, Olivia Stewman advised of Dam updates. The tanier gates design is looking to be early October. Laura has re-submitted the 30% design work application for the Dam. With all of this the town has received the Regional Dam Safety award. Dean Lindsey, Public Works Director will be accepting the award in September.

Labella has submitted an update to the sewer replacement project to the NCDEQ.

We continue to do preparations for replacement projects and working to Completed the SRF financing application to be submitted in a few weeks.

The comprehensive plan has initiated an 11 member steering committee which will meet prior to public input. The public will have many opportunities to participate which will begin in October

The safer grant application has been submitted.

Questions and discussion ensued.

IX. Public Comment

PatBuede

Stated the town has done a great job on the sewer. Speaking of sewer and water, maybe the town could look at the rates and consider charging a higher rate for vacation rentals as they are a business or look at other avenues.

The town will look into this and speak with the attorney in more detail to see what avenue would be best.

X. Closed Session in Accordance with G.S. 143-318-11(a) for Attorney Client Privilege

Commissioner Jim Proctor made a motion to enter into closed session in accordance with G.S. 143-318-11(a) for Attorney Client Privilege. Commissioner Patrick Bryant seconded the motion and all were in favor.

Commissioner Jim Proctor made a motion to leave closed session. Commissioner Scott Doster seconded the motion and all were in favor.

Council left closed session and re-entered into open session.

XI. Adjournment:

Commissioner Jim Proctor made a motion to adjourn. Commissioner David DiOrio seconded the motion and all were in favor. The meeting ended at 11:08 am.

Attest:

Kimberly Martm
Kimberly Martm, Town Clerk

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Carol C. Pritchett, Mayor

