

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

Tuesday, January 14, 2025 @ 5:00 pm

Legends at Rumbling Bald



Agenda

Attendees:

Mayor Carol C. Pritchett
Mayor Pro Tem Dave DiOrio
Commissioner Jim Proctor
Commissioner Patrick Bryant
Town Manager Olivia Stewman

Town Staff:

Fire Department Chief Dustin Waycaster
Police Department Chief Sean Humphries
Parks & Rec Department Director Dana Bradley
Community Development Director Mike Williams
Communications Department Director Laura Krejci
Human Resources Department Director Jennifer Duncan
Finance Department Director Steve Ford

Absent:

Public Works Department Director Dean Lindsey
Commissioner Scott Doster

I. Call to Order:

Mayor Carol Pritchett called the meeting to order at 5:00pm and thanked Rumbling Bald for their generosity for allowing us to hold the Town Council meeting here.

II. Agenda Adoption:

Commissioner Patrick Bryant made a motion to approve the agenda as presented, Commissioner Dave DiOrio seconded, and they all voted in favor.

III. Mayor Communication:

Mayor Carol C. Pritchett began by making a statement. It would be impossible to thank all those who have pitched in and volunteered to help the Town of Lake Lure following Hurricane Helene. I would like to take this opportunity to recognize several groups who have volunteered to assist Lake Lure.

- **Fire Fighters:** Most Firefighters shy away from any public recognition, but I must begin by thanking all of the Volunteer Firefighters. Thank you to the Volunteer Firefighters from the surrounding area. We cannot ever thank you enough for your support and dedication following Hurricane Helene.
- **North Carolina State Parks:** State Park staff volunteered their time to support the Town's safety during and following the storm.
- **Local Churches:** We appreciate the support of all the local churches.
 - Additionally, the Baptists on Mission, Christian Aid Ministries, and Outreach Ministries of Seymore worked tirelessly to support the community, providing meals and assistance to countless individuals.
- **Bill's Creek Community Center (BCCC):** In addition to support of efforts at Bill's Creek Volunteer Fire Department, BCCC has established a Medical Equipment Loan Closet for the community.
- **Hickory Nut Gorge Outreach:** Outreach is non-profit organization serving families in the Hickory Nut Gorge community, which extends into four surrounding counties. Their mission is to help eliminate hunger and provide emergency services. Since Hurricane Helene, Outreach has assisted an average of 278 individuals per month.
- **Ingles:** Our local Ingles provided shelter and their parking lot to support meal distribution, showers, restrooms, internet services, and donation distribution following the storm. They have been strong community partners and their support has been greatly appreciated.
- **Lured Market:** Following the storm, Paul and Cara Brock worked with other volunteer organizations to prepared and serve countless meals for the community and for workers. This outreach was a tremendous support to the community.
- **Ridgeline Heating and Air:** Thank you to Andrew Veigel, Ronnie Hribar, and the countless volunteers who provided fuel, chainsaws, meals, water, blankets and clothing to all who were in need in the Bill's Creek area.
- **Baptist on Mission:** Over 300 Baptists on Mission volunteered their time in Lake Lure assisting with mud outs, tree clearing, and disaster relief. Those

who benefited from the efforts of these volunteers are forever grateful and so is the Town of Lake Lure.

- **Camp Lurecrest:** Camp Lurecrest supported several volunteer groups with lodging while they came into Town to assist with debris cleanup. Staff also volunteered their time and talents to assist with clean up and debris removal in the surrounding area.
- **Carolina Climbers Coalition:** A non-profit organization volunteered approximately 2,000 hours dedicated to relief and restoration following the hurricane. This includes extensive work in Hickory Nut Gorge and beyond, addressing storm damage to trails and climbing areas. Their trail stewards have remove hundreds of fallen trees, rebuild impassable trails, and restore access to areas. In addition to trail work, the CCC supported first responders and recovery efforts by providing supplies and support to the Lake Lure first responders.
- **Lake Lure Flowering Bridge Volunteers:** The Lake Lure Flowering Bridge Volunteers have been working diligently as well with support from Spokes of Hope and others to beautify the remaining grounds near the Bridge. They have cleaned and removed a countless amount of debris. They have mulched and planted pretty pansies in areas on either side of the Bridge. Unfortunately, the Flowering Bridge sustained significant damage from the hurricane and it is closed, but the volunteers have done a Yeoman's job beautifying what they could and it has made a positive impact on this area of Town.
- **Rumbling Bald on Lake Lure:** Rumbling Bald on Lake Lure stepped up to collaborate with the [Town of Lake Lure](#), [FEMA](#), and the [U.S. Army Corps of Engineers](#), in ongoing efforts to restore Lake Lure following Hurricane Helene. Rumbling Bald is actively contributing to this cherished community resource's swift and effective cleanup by designating its shoreline as a key extraction point for debris removal. They are also supporting the Town by allowing Town Council to hold their regular monthly meetings at Legends. This partnership is greatly appreciated.
- **Rutherford Outdoor Coalition:** Rutherford Outdoor Coalition has been working to restore our trails and their efforts are greatly valued.
- **Spokes of Hope:** Partnered with CityServe to provide Christmas presents for the Lake Lure Classical Academy students and those living in the apartments by Ingles. They also did significant volunteer work in Chimney Rock.

The Town also received support from the Red Cross, RHI Legacy, the Salvation Army, and United Way. In addition to these organizations, countless individuals have volunteered their time helping the town with debris removal from our trails, collecting water samples, and helping neighbors with debris removal and other tasks. We simply would not be as far along as we are in the recovery process

without all of these remarkable volunteers. We thank each of them from the bottoms of our hearts.

IV. Town Mangers Communication:

Olivia Stewman announced Kimberly Martin as the new Town Clerk for Lake Lure. Updated that ICF is working with the state in regards to funding for projects taking place around the Town. Cell Tower is still in the works with a site plan being available hopefully in February. Updated that Town staff is mostly located at the Arcade building. We were in a hiring pause, however that has been lifted. We are looking for a full-time firefighter and one person to join Community Development (planner).

Commissioner Jim Proctor stated that we have not met since the storm. Updated that trials are Opening. Many volunteers have worked hard and continue to do so.

Commissioner Dave DiOrio stated that the health of the lake is resilient. Regular testing being done and things are improving. No trace of hazardous material. The sonar survey is being completed by Army Corp.

Commissioner Patrick Bryant advised that the short term rental board will hopefully meet in February. More information to come. Stated that the topography has forever changed but remains hopeful for the future.

V. Consent Agenda

Commissioner Dave DiOrio made a motion to approve the September, October, and November 2024 Minutes. Commissioner Jim Proctor seconded the motion and all were in favor.

VI. Unfinished Business:

There was no unfinished business.

VII. New Business:

A. Storm Recovery Updates

1. Fire Department:

Lake Lure Fire Chief, Dustin Waycaster stated no specific updates but we continue to work for FEMA and Rutherford County Emergency management teams. Looking to replace 2 weather warning string gages that helps tell us how much water is flowing. No other updates at this time.

2. Public Works:

Olivia Stewman gave updates for Dean Lindsey with Public Works. We should be receiving the Proctor Rd repair proposal next week. The Fencing at the dam tanner gates has been completed.

3. Parks and Recreation:

Dana Bradley stated that Ashbritt and the Army Corp continue work on the lake and removing debris. Boats have been removed from the marine and we have recovered many kayaks and other non-motorized boats. You can contact parks and recreation or email the department the information for you property and we will do our best to identify and get the property back to you. Some trails are open. Dittmer Watts and half of the Green space. Working to open the Buffalo Creek Trail. Rumors have been circulating that the lake is only 24ft. I can confirm that the lake is deeper then 24ft. No further updates at this time.

4. Finance: Stephen Ford

The Town is strong and was prepared financially for disaster. Will have comprehensive reports to council next week. We have begun the budget process for the upcoming year. No other updates at this time.

5. Community Development:

Permits are being issued. Be sure to check with the office and make sure your applying for the proper permits before beginning projects. If you're unsure just ask.

6. Police:

Sean Humphries had no updates for council at this time.

7. Communications

Most of the updates are available online and on Facebook. Laura is thankful to all the updated information, communication, and feedback. Mayor took a moment to thank Laura for all her work keeping the community updated.

B. Request to Appeal Notice of Violation (NOV-2024037)

Mike Williams and Richard Carpenter presented to Council that a stop work order was issued to Greg and Deborah Garner for digging (dredging) in the lake. Mike stated that he feels it was a misunderstanding.

Greg Garner spoke. A copy of his statement is available upon request. He is concerned with the safety of the structure and removing his boat safely. Kevin Adams from Master Docks spoke to the condition of the boat house. Structure is unstable and the sand/sediment is like quick sand. Mike Williams provided again that there was some miscommunication with what was allowed to do at this time. Re-iterated the importance of speaking with community development before beginning projects. Town Council began discussion. Commission Dave DiOrio proposed to work with community development to stabilize the property and control the erosion issues.

Commissioner Dave DiOrio made a motion to maintain the NOV and work with community development to stabilize the project within one year.

Commissioner Jim Proctor seconded the motion and all was in favor.

C. Consider Marina Permit Application- 0 Memorial Highway Parcel #1618199

Mike Williams presented to council the proposed Marine located near The Lake House Restaurant. This project requires special permitting and cannot be approved by the staff. It is recommended that this project fits the ordinance and can be approved.

James Sciandra presented his case. He began by stating that it has been a learning process. There are reports of the impact to the residents and traffic. There will be 9 boat slips, 5 of which would be commercial boat slips for boat rentals. Fuel for boats will also be onsite. Concerns that the view will be obstructed, however it does not change the view. It will remain the same. Would need to move the "no wake" back which would be protection for the kids at Lurecrest and the aging bridge.

Commissioner Jim Proctor questions if retail would be located at the proposed marina. Yes, aside from fuel and dock slips, there will be ice, sodas, and water.

Commissioner Dave DiOrio asked about the fueling station and how that traffic may affect the marina. James Sciandra stated that he has spoken to Sonya from the Lake Lure tours and received data stating they go through about 2,800 gallons per work during peak season. 1,000 to 2,000 gallons in off season. 4,000 gallons during holidays. Average is about 100 fill ups a week. Mr. Sciandra doesn't feel there will be an impact to traffic or backing up due to fueling. Public concerned about parking and people walking to the Lake House. The parking plan that has been presented shows 17 spots available. 1 car per rental and is strictly enforced. The parking spots are designed so there is no backing onto the major highway (memorial Hwy) and hopeful to have a boardwalk connecting to the Lake House Restaurant to keep people off the main road. Towing will also be enforced.

Kathy Tanner advised that Hank Steinberg sent an email to reconsider the project. (Email upon request and attached).

Dave DiOrio stated he is concerned about being able to move the "no wake" zone. Council began discussion. Commissioner Jim Proctor has deep concerns of the traffic, no wake zone, and resetting the buoys.

Commissioner Patrick Bryant made a motion to approve the proposal of the Marine and to be presented to the Zoning and Planning board. Commissioner Dave DiOrio seconded the motion. Commissioner Jim Proctor opposed the motion. Majority rule and the motion passed.

D. Resolution No. 25-01-14 Authorizing Eminent Domain to Acquire Portions of Three Parcels of Real Property – Parcel No.: 1657982, 1657983 and 1657984

Sewer system wiped out sewer system. A feasible design has been presented which involves easements. There are currently 20 People without sewer. The easements are not to cease properties but to allow for sewer lines to be ran. This process will just allow us to move forward to provide sewer to the remainder of people without. Contractors and materials are ready to go. Commissioner Jim

Proctor made a motion to approve resolution No. 25-01-14 authorizing eminent domain to acquire portion of three parcels of real property- parcel No. 1657982, 1657983, and 1657984. Commissioner Dave DiOrio seconded the motion and all was in favor.

E. Resolution No. 25-01-14A Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1654352

Sewer system wiped out sewer system. A feasible design has been presented which involves easements. There are currently 20 People without sewer. The easements are not to cease properties but to allow for sewer lines to be ran. This process will just allow us to move forward to provide sewer to the remainder of people without. Contractors and materials are ready to go. Commissioner Patrick Bryant made a motion to approve Resolution No. 25-01-14A authorizing eminent domain to acquire portions of one parcels of real property- parcel NO. 1654352. Commissioner Dave DiOrio seconded the motion and all were in favor.

F. Resolution No. 25-01-14B Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1647810

Sewer system wiped out sewer system. A feasible design has been presented which involves easements. There are currently 20 People without sewer. The easements are not to cease properties but to allow for sewer lines to be ran. This process will just allow us to move forward to provide sewer to the remainder of people without. Contractors and materials are ready to go. Commissioner Patrick Bryant motion to approve resolution NO. 25-01-14B authorizing eminent domain to acquire portions of one parcels of real property- Parcel No. 1647810. Commissioner Dave DiOrio seconded the motion and all were in favor.

G. Resolution No. 25-01-14C Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1603164

Sewer system wiped out sewer system. A feasible design has been presented which involves easements. There are currently 20 People without sewer. The easements are not to cease properties but to allow for sewer lines to be ran. This process will just allow us to move forward to provide sewer to the remainder of people without. Contractors and materials are ready to go. Commissioner Patrick Bryant motion to approve Resolution No. 25-01-14C authorizing eminent domain to acquire portions of one parcel of real property- Parcel No. 1603164. Commissioner Dave DiOrio seconded the motion and all were in favor.

H. Resolution No. 25-01-14D Authorizing Eminent Domain to Acquire Portions of Two Parcels of Real Property – Parcel No.: 1654348 and 228631

Sewer system wiped out sewer system. A feasible design has been presented which involves easements. There are currently 20 People without sewer. The easements are not to cease properties but to allow for sewer lines to be ran. This process will just allow us to move forward to provide sewer to the remainder of people without. Contractors and materials are ready to go. Commissioner Patrick Bryant made a motion to approve resolution No. 25-01-14D authorizing eminent domain to acquire portions of two parcels of real property- Parcel No. 1654348 and 228631. Commissioner Dave DiOrio seconded the motion and all were in favor.

I. Resolution No. 25-01-14E Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 221462

Sewer system wiped out sewer system. A feasible design has been presented which involves easements. There are currently 20 People without sewer. The easements are not to cease properties but to allow for sewer lines to be ran. This process will just allow us to move forward to provide sewer to the remainder of people without. Contractors and materials are ready to go. Commissioner Patrick Bryant made a motion to approve resolution No 25-01-14E authorizing eminent domain to acquire portions of the one parcel of real property- Parcel No. 221462. Commissioner Dave DiOrio seconded the motion and all were in favor.

XI. Public Comments

A. Rae & Bill Frykberg 154 Downing Place.

Stated that vacation rentals should be address so public knows that they can rent and are open. Spoke on behalf of having mental health service for both Lake Lure and Chimney Rock available. Blue Ridge Health may be available. Town should consider having someone speak in regards to that.

Commissioner Dave DiOrio stated that Lake Lure is open for business but the Lake remains closed.

Commissioner Patrick Bryant advised that there is Crisis Counseling available. (Twilla Wilson) Also Hope for NC Helpline (855)587-3463. This is a free service for anyone.

B. Tom Holiday 2484 Memorial Hwy (Fae Nectar)

Wanted to clarify that he is agreeable to easement since November. Has been accommodating allowing the Town to use property for debris removal, storage, and equipment. Reasons of delay stem down from erosion control concerns, but looking forward to moving ahead.

Mayor Carol C. Pritchett clarifies that easements is just a step for us to take to be sure the sewer project can move forward.

C. Paul Brock 2655 Memorial Hwy. (Lured Market)

Stated that he is agreeable to the easements and is ready to go. Feels that a meeting with the property owners affected would be helpful to address concerns and have full understanding of what the easements mean.

D. Twyla Wilson 120 Edgewater

Therapist in Lake lure and have seen a tsunami of people with PTSD and depression. Aware and continue daily to provide the help that is needed. Telehealth is also available.

E. Rylie Oates (Small Business

Advised that he is with a company here to help provide loans to small businesses and also to residential home owners. It's a federally funded program and would be happy to answer any questions one may have.

F. Kathy Tanner 267 Hawthorne Dr.

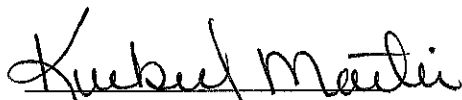
Started off by thanking council and the community for the support of the Flowering Bridge. Hopeful that the reports from FEMA will be available within the next week or 2. Feels that it's the Gateway to something beautiful and to keep the flowering bridge in mind. Hopeful to move forward regardless of decision or fate of bridge.

G. Mayor Carol C Pritchett took a moment to tribute to Olivia Stewman for her hard work and dedication. The Town of Lake Lure is fortunate to have her.

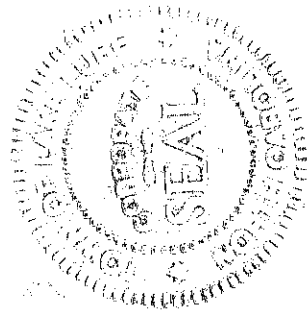
XI. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the Town Council Regular meeting. Commissioner Dave DiOrio seconded the motion and all were in favor. Meeting was adjourned at 7:01pm.

Attest:


Kimberly Martin, Town Clerk


Carol C. Pritchett, Mayor



To the members of the Town Council and the Community Development Department of the Town of Lake Lure:

Thank you for the opportunity to appeal the Notice of Violation we received on December 11, 2024. Hurricane Helene affected many of us deeply, and our situation is one of many examples of the challenges our community has faced in its aftermath.

I would like to outline the four main reasons why we moved silt and sedimentation from around our boat dock:

1. Safety Concerns

After the hurricane, our dock and covered boat slip were surrounded by 8 to 10 feet of silt, with an additional 2 to 3 feet of sediment covering the dock itself. Our boat had been smashed against the roof structure and, as the water receded, came to rest on the silt rather than the lift.

The boat was declared a total loss by our insurance company, which urgently pressed us to arrange its removal. However, the dock and roof structure were visibly leaning, raising serious safety concerns.

We consulted Kevin Adams of Master Docks, who advised us that to assess the structural damage, the silt surrounding the dock needed to be removed. Without this step, he could not determine if the dock or roof posed a collapse risk. We followed this guidance and contracted for the silt removal from that area.

After the silt was cleared, Kevin inspected the structure and confirmed that critical support members had been washed away. He determined that any attempt to remove the boat would likely cause the roof to collapse, endangering anyone involved. Without removing the silt, the insurance company would have sent a team to retrieve the boat, creating a potentially life-threatening situation. Kevin is here tonight to explain in detail his findings.

2. Lack of Awareness of Ordinances

We did not knowingly, or willfully violate any ordinances, nor do we intend to do so in the future. When Rick Carpenter issued a stop-work order, we immediately halted all activity and filed an after-the-fact Land Disturbance Permit as instructed.

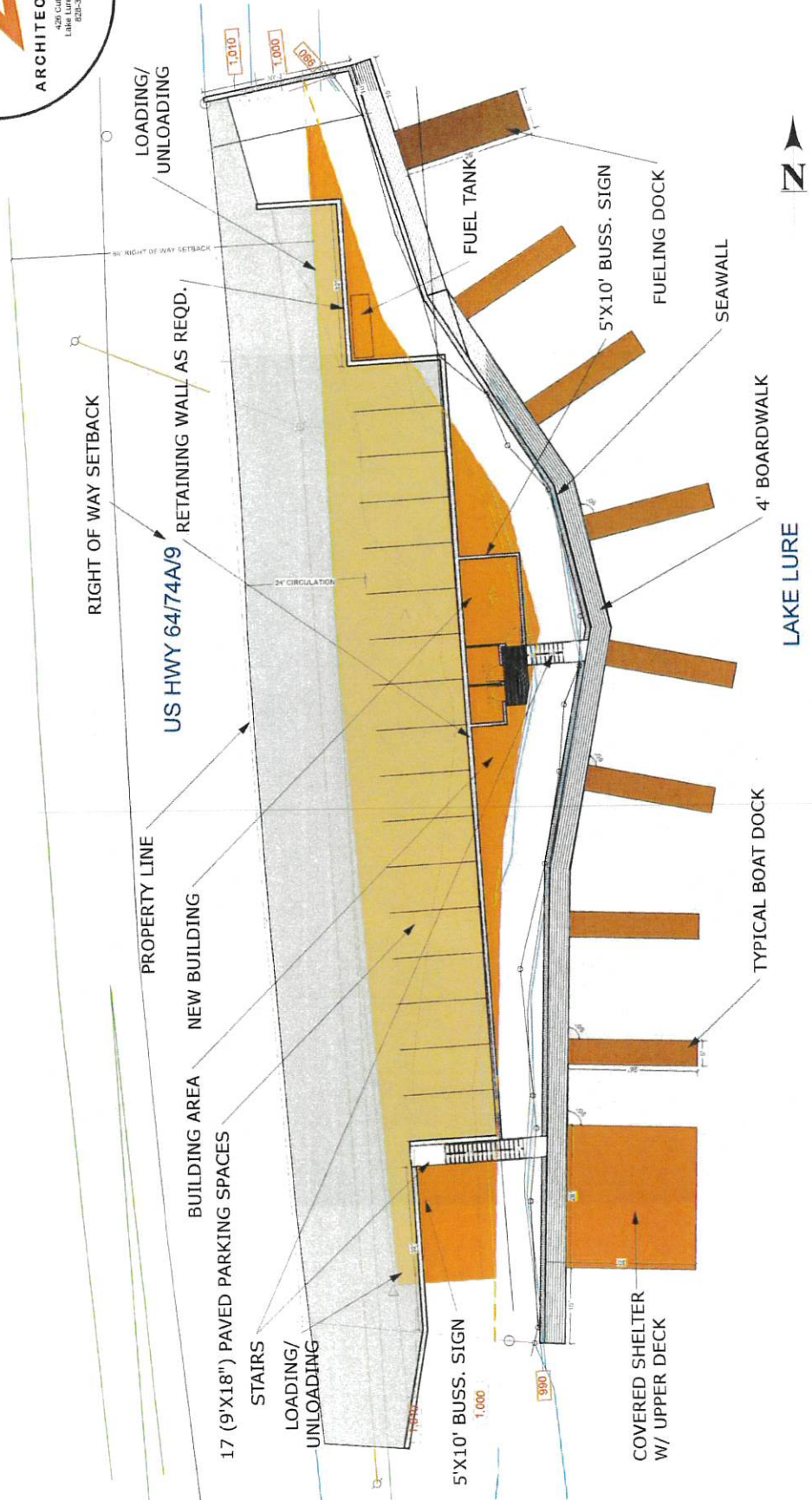
However, we were unaware of the specific ordinances referenced in the violation letter. I seriously doubt that there is anyone in this room, except for Rick, that has read and understands the entire 461 pages of the Town's Code of Ordinances. Even after searching the Town's website, we could not locate Section 23 of the Code of Ordinances, as stated in the Notice of Violation.

3. Emergency Provisions in Local and State Ordinances

Both local and state ordinances appear to support our actions in this emergency situation:

SINCE WE FILED OUR APPEAL WE HAVE UNCOVERED SOME ADDITIONAL INFORMATION WE WOULD LIKE THE COUNCIL TO CONSIDER.

Description: .29 acres, Memorial Hwy, Tryon Bay Lot,
 Tax Pin: 1618199, City: Lake Lure, Zip: 28746,
 County: Rutherford, North Carolina



PROJECT:	JS-Marina
SCALE:	AS NOTED
DATE:	1/5/2025
REVISION:	

A-1
 DWG. NO.

SCANDRA MARINA
 LAKE LURE, NC 28746
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Kimberly Martin

From: Hank Steinberg <hank@hmssb.com>
Sent: Tuesday, January 14, 2025 3:57 PM
To: Kimberly Martin
Subject: Proposed Marina Next to Tryon Bay Cove: Bad Idea

To the members of Town Council:

Please reconsider this project and vote no.

This location also already has three major boat traffic generators which is the entrance to Tryon cove, the Lakehouse Restaurant, and Camp Lurecrest in addition to other boathouses all in a very narrow portion of the Tryon channel.

The area is currently already very narrow (only 150 ft from the opposite shore per the permit application). Weekend summer and fall parking at the Lakehouse Restaurant is already crowded

This is right next to the bridge that the DOT identified in 2009 for demolition and replacement, and of course they will need this .26 acre area to do it.

One of only two protected areas to waterski. (the other being the north end)

The 2006 lake management plan said lake is already very small and unsafe to continue to take away more of our shared resource.

Parking clutter in that area will be a problem. Land is not big enough to support this.

Why would we want this to the entrance of the town? It will be an eyesore.

We strongly recommend voting no on this and do more research before another marina is built on the lake. Proper input from citizens should be carefully considered. How would you like to live a few doors down?

There are numerous reasons and an objective 3rd party review by an outside firm would conclude that having a town commissioner support a project that involves him personally would suggest they recuse themselves from any support or vote.

Please vote NO and protect and preserve our small lake community.

Respectfully,

Hank & Marla Steinberg
253 Hawthorne Drive
Lake Lure NC