

TOWN OF LAKE LURE MARINE COMMISSION REGULAR MEETING PACKET

Tuesday, March 11, 2024
4:00 am



**Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor**

TOWN OF LAKE LURE

Marine Commission Regular Meeting

Tuesday, March 11, 2025 at 4:00 p.m.

Legends at Rumbling Bald



Agenda

I. Call to Order

II. Agenda Adoption

III. Public Comment

The public is invited to speak on any non-agenda and/or consent agenda topics. Comments should be limited to less than three minutes.

IV. Consent Agenda

- A. Approval of the December 10, 2024 Regular Marine Commission Meeting Minutes

V. Unfinished Business

VI. New Business

- A. 2025 Commercial Model

VII. Adjournment

III

PUBLIC COMMENT

The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, ewillette@townoflakelure.com at least one hour prior to the meeting.

IV

CONSENT AGENDA

- A. Approval of the December 10, 2024 Regular Marine Commission Meeting Minutes**



MINUTES OF THE REGULAR MEETING OF THE LAKE LURE MARINE COMMISSION HELD TUESDAY, DECEMBER 10, 2024, 4:00 P.M. AT THE LAKE LURE INN

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Commissioner Patrick Bryant
Commissioner Jim Proctor
Commissioner Scott Doster

William Morgan, Jr., Town Attorney
Olivia Stewman, Town Manager

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 4:00 p.m.

II. AGENDA ADOPTION

Commissioner Jim Proctor made a motion to approve the agenda, as presented. Commissioner David DiOrio seconded and the motion carried 4-0.

III. PUBLIC COMMENT

Mayor Pritchett invited public comments.

There were no public comments.

IV. CONSENT AGENDA

Mayor Pritchett presented the Consent Agenda and asked if there were any proposed changes before calling for action.

Commissioner DiOrio made a motion to approve the Consent Agenda, as presented. Commissioner Doster seconded and the motion carried 4-0. Therefore, the Consent Agenda incorporating the following item was unanimously approved:

- A. Approval of the September 10, 2024 Regular Marine Commission Meeting Minutes

V. NEW BUSINESS

A. UPDATES FROM THE LAKE ADVISORY BOARD

The Lake Advisory Board will meet on January 6th at the Arcade Building.

It was mentioned that the commercial model and fee schedule will be addressed at a future meeting.

V. NEW BUSINESS

B. ADOPTION OF THE 2025 MARINE COMMISSION MEETING SCHEDULE

Commissioner DiOrio made a motion to adopt the 2025 Marine Commission meeting schedule. Commissioner Proctor seconded and all voted in favor. The 2025 schedule was adopted as follows:

LAKE LURE MARINE COMMISSION MEETING SCHEDULE FOR YEAR 2025

DATE	LOCATION	TIME	TYPE
March 11, 2025	Lake Lure Inn – Roosevelt Hall	4:00 p.m.	Regular
June 10, 2025	Lake Lure Inn – Roosevelt Hall	4:00 p.m.	Regular
September 9, 2025	Lake Lure Inn – Roosevelt Hall	4:00 p.m.	Regular
December 9, 2025	Lake Lure Inn – Roosevelt Hall	4:00 p.m.	Regular

* Regular Lake Lure Marine Commission meetings are held four times per year during the months of March, June, September, and December on the second Tuesday at 4:00 p.m.

X. ADJOURNMENT

With no further business, Commissioner Proctor made a motion to adjourn the meeting 4:09 p.m. Commissioner Bryant seconded and the motion carried 4-0.

Minutes of the December 10, 2024 Regular Marine Commission Meeting

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

V.
UNFINISHED
BUSINESS

VI

NEW BUSINESS

A. 2025 Commercial Model

2024 Lake Lure - Lake Commercial License Applications

Order of Priority for Boat Approvals (loading the model to fill up capacity)

Assuming that all applicants meet all criteria established for their commercial class, the capacity model will be loaded with boats in the following order:

FIRST: Boats of resident businesses that were approved in the prior year, provided the business remains in good standing with respect to lake operations and adherence to regulations.

SECOND: Additional boats for resident businesses approved in the prior year, provided:
(a) the business has not reached the individual maximums for # of boats (by class)

(b) the business remains in good standing with respect to lake operations and adherence to regulations.
(c) there is capacity remaining for the desired class of commercial boating activity (additional boats ordered by date of business establishment)

THIRD: New applicant resident businesses, provided there is capacity remaining for the desired class of commercial boating activity.
(a) ordered by date established

FOURTH: Out-of-Area businesses
(a) prior year license holders
(b) additional boats for prior year license holders, provided all conditions from SECOND above are met
(c) new out-of-area businesses, ordered by date established

Notes: (1) a business that does not renew a boat for a year loses their priority position if they decide to return to commercial operations in succeeding years. They will be considered a new business.
(2) a business that transfers owners and does not miss a year of commercial licensing will retain their priority position

(3) *** Applicants that failed to submit application on or before November 1st
Resulting in loss of seniority

Vacation Rentals	0	1	0	0	0	0	1	5
Individual Business Maximums:	4	0	2	2	1	2	7	10
Out-of-area businesses:	0	0	0	0	1	1	1	0
Unless in a concession with the Town								

It is the intent of the Marine Commission to limit lake commercial licenses to those business entities which are principally located in the corporate town limits of the Town of Lake Lure. If approved, non-resident commercial business licensees will be allocated one motorized boat permit.

New Applicants									# of Boats on Application								Does Applicant Meet Marine Commission Criterion For Commercial License?									
Priority Order	Company Name	Primary Business	Mooring Address	Phone Number	Contact Name	First License Year (resets on break)	Date Established	Commercial Classification's	Livery	Vacation Rental	Tours	Towed Activities	Fishing	Service	Total Motorized	Non-Motorized	Resident Local Business?	Max Permits Per Owner Not Exceeded?	Zoning OK for Mooring?	Lodging Requirements Met?	Sufficient Marine Liability Insurance?	Operator Certification Requirements Met?	Sufficient Registration	Total Acre-Hour Impact For Year	Application fee \$50.00 Plus permit 2024 Red \$200 late fee.	Permits Purchased
Lake Lure Businesses Licensed in Prior Year (oldest operating businesses first unless late or missed renewal) Motorized/Non-Motorized.																	Requirements are based on Commercial Classification (s) of Business									
1	Lake Lure Tours, Inc.	Tours	Town Marina	828-625-1373	Sonya Ledford	2005	1994 (first in list due to town concession)	Concession Tours- Livery																34,779		
2	Camp Lurecrest Ministries, Inc.	Camp	207 Charlotte Drive	419-551-3221	Beck Muse	2005	1948	Camp TWA						1	1		Yes	No	Yes	NA	Yes	Yes	Yes	21,080	\$1,050.00	1 Service
3	Rumbling Bald Resort, Inc.	Resort	112 Mountains Blvd	828-694-3019	Travis Ashley	2005	1977	Concession, Resort Tours-Livery						2	2		Yes	No	Yes	NA	Yes	Yes	Yes	23,848	\$2,050.00	2 Service
5	Lake Lure Adventure Company	Ski School	470 Memorial Hwy	828-625-8066	Mark Helms	2005	1999	Towed Water Activities-Livery						1	1		Yes	No	Yes	NA	Yes	Yes	Yes	33,210	\$1,050.00	1 Service
6	Tom and Jenny Cox "Ledford's Landing"	VR	174 Elk wood Drive	980-123-6684	Tom Cox	2005	2002	Vacation Rental Home									Yes	No	Yes	NA	Yes	Yes	Yes	776	\$50.00	
7	Two Scotch By The Lake, LLC "Pawley's Place"	VR	191 Garner Drive		Andrew Johnson (Sue/ Steve Gage)	2005	2005	Vacation Rental Home									Yes	No	Yes	NA	Yes	Yes	Yes	776	\$50.00	
8	Freeman Stone Masonry	Service	Dam Marina	828-243-5152	Jay Freeman	2005	1998	Service						1	1		Yes	No	Trailerred	NA	Yes	Yes	Yes	1,148	\$1,250.00	1 Service
9	The Grand Daddy Fly Fishing Experience	Fishing Guide	Pier Point Docks	828-980-3554	Michael Yelton	2006	2005	Fishing Guides																574		
10	Master Docks(formerly Marathon Builders)	Service	Town Marina	828-625-2000	Jonathan Hinkle	2011	2000	Service						2	2		Yes	No	Trailerred	NA	Yes	Yes	Yes	1,148	\$2,050.00	2 Service
11	David Soule Kelly (Soul Haven)	VR	413 Holmes Road	206-595-2736	David Kelly	2008	2008	Vacation Rental Home																776		
12	K Enterprises	Service	Town Marina	828-606-4668	Eric Kunath	2009	1988	Service						1	1		Yes	No	Marina	NA	Yes	Yes	Yes	574	\$1,050.00	1 Service
13	Banjoe Reality	VR	178 Mark Twain	703-403-9842	Bruce Ikelheimer	2017	2017	Vacation Rental Home																776		
15	Carolina Properties	VR Company Livery	2483 Memorial Hwy	828-625-9800	Kevin Everhart	2019	2019	Vacation Rental Company																5,430		
16	T-3 Properties (Formerly "Appling" property purchased in 2021)	VR	155 Dogwood Dr.	502-767-9340	Ronnie Harris	2010	2000	Vacation Rental Home																776		
17	Tara Thomas Sheehan	VR	1104 Memorial Highway	828-499-0959	Tara/Thomas Sheehan	2015	2015	Vacation Rental Home																776		
18	Lake Lure Boat Rental	VR Company Livery	506 Memorial Highway	828-817-4686	Brian & Jenny Lail	2019	2019	Vacation Rental/Livery																9,050		
19	Lake Dog Properties	VR	172 Havnaer's Point Cr.	828-275-8285	Byron Marsh	2021	2021	Vacation Rental																776		

2024 Lake Lure - Lake Commercial License Applications

New Applicants									# of Boats on Application								Does Applicant Meet Marine Commission Criterion For Commercial License?							Total Acre-Hour Impact For Year	Application fee \$50.00 Plus permit 2024 Red \$200 late fee.	Permits Purchased
Priority Order	Company Name	Primary Business	Mooring Address	Phone Number	Contact Name	First License Year (resets on break)	Date Established	Commercial Classification's	Livery	Vacation Rental	Tours	Towed Activities	Fishing	Service	Total Motorized	Non-Motorized	Resident Local Business?	Max Permits Per Owner Not Exceeded?	Zoning OK for Mooring?	Lodging Requirements Met?	Sufficient Marine Liability Insurance?	Operator Certification Requirements Met?	Sufficient Registration			
20	Jon Bellows	VR	111 Edwards pt.	828-273-3957	Jon Bellows	2021	2021	Vacation Rental																776		
21	James Sciandra (Lake Life LLC)	VR	140 Gentlewoods Ln,	813-245-1079	James Sciandra	2020	2020	Vacation Rental Home																12,063		
22	Neil Drendel/Boat In Boat Out	VR	124 Lake Blvd.	828-713-0269	Neil Drendel	2021	2021	Vacation Rental Home																776		
23	Fosnaugh	VR	148 Deerwood Dr.	614-832-8845	Katie Fosnaugh	2021	2021	Vacation Rental Home																776		
24	Keith Howell (Idle Speed)	VR	379 Lurewood Manor	850-661-5427	Keith Howell	2022	2022	Vacation Rental Home																776		
25	Kathleen Hutchinson	VR	114 Hummingbird Cove	828-450-3443	Kathleen Hutchinson	2022	2022	Vacation Rental Home																776		
26	Tim Fisk - Rental	VR	132 Tanner Drive	248-804-3392	Tim Fisk/ Prop Mang. Debbie York 828-447-7529	2005	2004	Vacation Rental Home																776		
27	Galen Walter	VR	174 Ridge Road	828-329-9213	Galen Walter	2023	2022	Vacation Rental Home																776		
28	K. Brian Todd	VR	161 Falcon Drive	864-630-8263	K. Brian Todd	2023	2023	Vacation Rental Home																776		
29	The Cullen Team LLC	VR	1942 Memorial Hwy.	828-450-6086	Glenn Cullen	2022	2022	Vacation Rental Home																776		
30	Lewis No Clark Expeditions	Fishing Guide	Trailerred	828-223-0269	Michael Lewis	2005	2000	Fishing Guide																574		
31	Doug Clarke	VR	178 Moffitt Road	843-694-2142	Doug Clarke	2023	2023	Vacation Rental Home																776		
32	The Lodge on Lake Lure/Sedona Hotel	Resort	361 Charlotte Dr.	828-625-2789	Spence Romine	2023	2023	Resort																5,226		
33	Lo's Fishing Guide Service	Fishing Guide	294 Chimney Cliff Dr	828-545-3617	Logan Dewitt	2023	2023	Fishing Guide																574		
34	Carmen and James Scott	VR	269 Charlotte Dr	843-670-5426	Carmen and James Scott	2022	2022	Vacation Rental																776		
35	Michael & Gwen Meguiar	VR	304 Holmstead Dr.	630-957-7162	Michael & Gwen Meguiar	2024	2020	Vacation Rental																776		
Lake Lure Businesses Licensed in Prior Year (oldest operating businesses first unless missed or late renewal) Non-Motorized Only																										
36	Pine Gables	Livery	147 Pine Gables Rd.	828-779-3100	Jim Proctor	2007	1946	Livery																308		
37	Sunken Buffalo	Livery	232 Firefly Cove	828-429-5055	Genevieve Helms/ Sunnee Clark	2023	2023	Livery									Yes	No	Yes	NA	Yes	Yes	Yes		\$50.00	
38	Lake Lure Rowing	Livery	2654 Memorial Hwy.	760-670-5181	Wade Oppliger	2024	2024	Livery																		
39																										
40	Rob's Guide Service	Fishing Guide	Trailerred	828-674-5041	Robert McComas	2005	2002	Fishing Guide																574		
41	Barry Capps Marine Service	Service	Lake Lure Marina	828-696-9272	Barry Capps	2013	2013	Service									No	No	Trailerred	NA	Yes	Yes	Yes	574	\$50.00	
42	Brad Peters (Lake Lure Marine)	Service	Lake Lure Marina	828-200-5908	Brad Peters	2015	2014	Service							1	1	No	No	Trailerred	NA	Yes	Yes	Yes	574	\$1,250.00	1 Service
43	MBM/Lake Lure Dock	Service	Trailerred	828-625-8283	Jerome Mohl	2020	2020	Service							1	1	No	No	Marina	NA	Yes	Yes	Yes	574	\$1,250.00	1 Service
44	Fish On	Fishing Guide	Trailerred	828-231-9326	John Mark Meadows	2023	2023	Fishing Guide																574		
45	Tim Edwards	Fishing Guide	Trailerred	828-817-1814	Tim Edwards	2023	2023	Fishing Guide																574		
46	Get Reel Fishing	Fishing Guide	Trailerred	828-447-3942	Dustin McCurry	2023	2023	Fishing Guide																574		
47	Jones Marine/Shoreline	Service	Trailerred	704-797-6596	Brian Jones	2021	2024	Service																574		
48	SeaTow	Service	Trailerred	980-207-8118	Nate Fabricatore	2024	2024	Service							1	1	No	No	Trailerred	NA	Yes	Yes	Yes	574	\$1,250.00	Yes
49	Lake Response/Derek DeBord	Service	Trailerred	704-200-1930	Derek DeBord		2024	Service							1	1	No	No	Trailerred	NA	Yes	Yes	Yes	574	\$1,250.00	Yes
50	Hartwell Lake Services	Service	Trailerred	864-313-0968	Seth Owens/HollyBaynard	2018	2024	Servie							1	1	No	No	Trailerred	Na	Yes	Yes	Yes			

2024 Lake Lure - Lake Commercial License Applications

New Applicants									# of Boats on Application							Does Applicant Meet Marine Commission Criterion For Commercial License?												
Priority Order	Company Name	Primary Business	Mooring Address	Phone Number	Contact Name	First License Year (resets on break)	Date Established	Commercial Classification's	Livery	Vacation Rental	Tours	Towed Activities	Fishing	Service	Total Motorized	Non-Motorized	Resident Local Business?	Max Permits Per Owner Not Exceeded?	Zoning OK for Mooring?	Lodging Requirements Met?	Sufficient Marine Liability Insurance?	Operator Certification Requirements Met?	Sufficient Registration		Total Acre-Hour Impact For Year	Application fee \$50.00 Plus permit 2024 Red \$200 late fee.	Permits Purchased	
50	Stott's	Service	Trailerred	864-313-0968	Chris Stott	2015	2023	Service						2	2		No	No	Trailerred	NA	Yes	Yes	Yes		574	\$1,250.00	Yes	
Totals								Totals 2025	0	0	0	0	0	15	15	0								Totals	170,644	\$11,200.00		
								Totals 2024																				
										Livery	Vacation Rental	Tours	Fishing	Service	Total Motorized	Non-Motorized												

VII.

ADJOURNMENT