LAKE LURE TOWN COUNCIL
MEETING PACKET

Wednesday, January 28, 2026
8:30 a.m.

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

I
Call to Order

II
Agenda Adoption

TOWN OF LAKE LURE
TOWN COUNCIL WORK SESSION AND ACTION MEETING
Wednesday January 28, 2026 at 8:30 a.m.
Town Hall at The Landings

Agenda

I. Call to Order

II. Agenda Adoption

III. Review Tryon Bay Road Closure Request (Page 5)

IV. Review Board Application (Page 38)

V. Initial Review of Short-Term Rental Board Recommendations (Page 63)

VI. 2026 Calendar of Events (Page 65)

VII. Hager Strategic Solutions Updates (Page 80)

VIII. Storm Recovery Updates (Page 82)

IX. Town Manager/Project Updates (Page 84)

X. Public Comment

XI. Adjournment

III
Review Tryon Bay Road Closure Request

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: August 27, 2026

SUBJECT: Tryon Bay Project Request

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: III
Department: Public Works
Contact: Richard Carpenter, Dev. and Environ. Review Specialist/Deputy Clerk
Presenter: Dean Lindsey, Public Services Director

BRIEF SUMMARY:

Peyton Peters has submitted permit applications for development authorization at 441 & 429 Tryon Bay Circle. The proposed development includes shoreline stabilization & land disturbance. The applicant has proposed reducing Tryon Bay in size to allow for job site parking and materials storage. The pavement in the encroached area would likely be damaged during construction.

Per chapter 26, the Public Works Director must approve or deny any request to encroach into the town right-of-way.

Relevant Town Ordinances:

Sec. 26-1. - Construction of public and private streets; acceptance by council.

- (a)All public and private streets (see section 28-6 for definitions) constructed in the town shall meet the development standards set forth in section 28-105.
- (b)Before any new street offered for dedication to the town is accepted as such and officially recognized as a town-maintained street, the council must give its approval, finding that the street complies with engineering standards set by the council

Sec. 26-2. - Excavations—Permit required.

- No person shall make any excavation or opening or dig any ditch, trench, tunnel, or hole in, along, across, or under any street, sidewalk, or other public place for the purpose of laying or placing therein any pipe, wires, or poles or for any other purposes unless a written permit therefor has been issued by some officer of the town vested with proper authority.

Sec. 26-5. - Excavations—Leaving unprotected.

- It shall be unlawful for any person, firm, or corporation who obtains a permit under the sections of this chapter to do any excavation of any kind which may create or cause a dangerous condition in or near any street, alley, sidewalk, or public place of the town without placing and maintaining proper guard rails three feet from the ground and signal lights or other warnings at, in or around the same, sufficient to warn the public of the excavation or work, and to protect

all persons using reasonable care from injuries on account of the excavation or work.

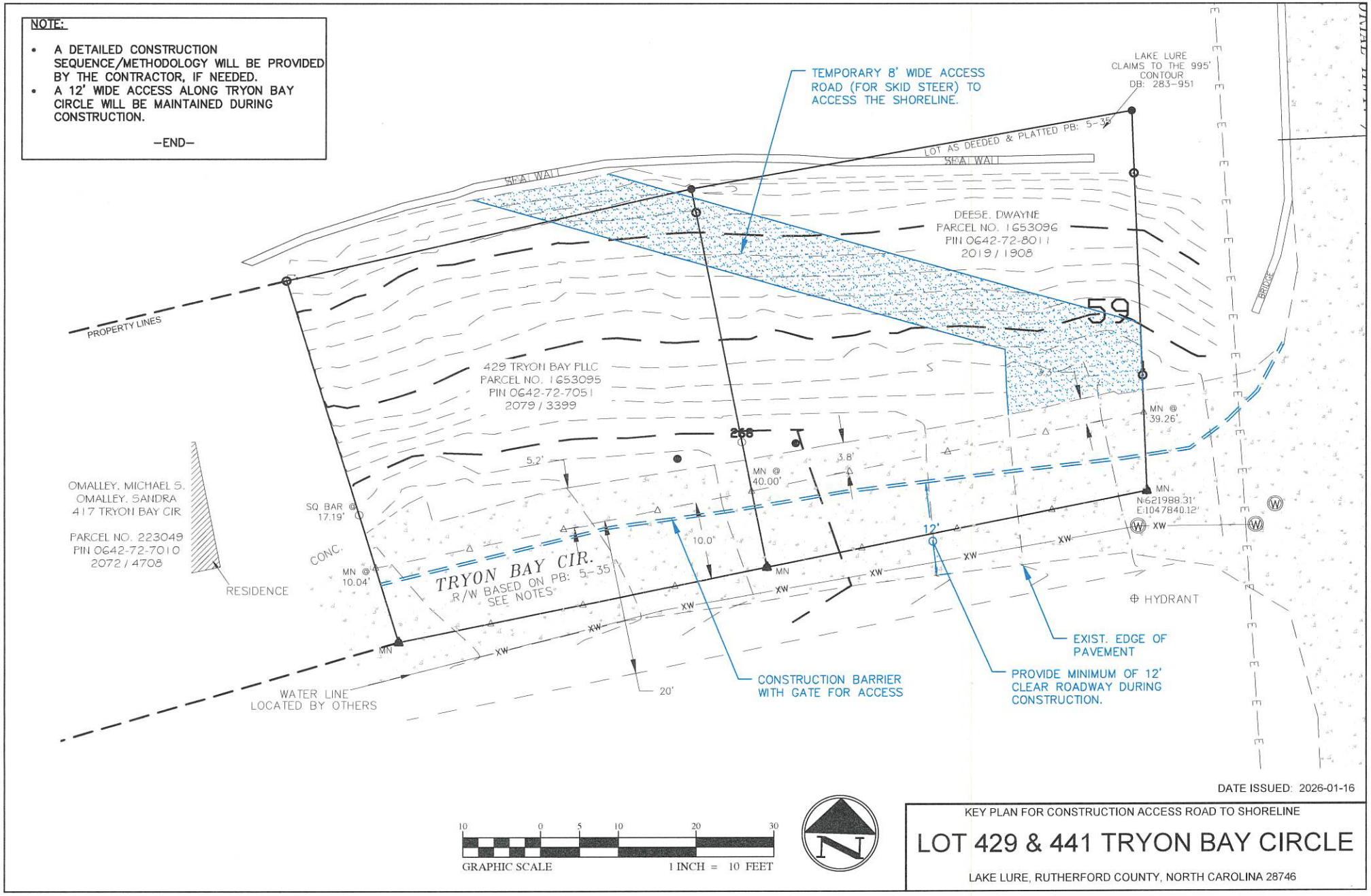
RECOMMENDED MOTION AND REQUESTED ACTIONS:

1. Review applicant's request & approve or deny.

ATTACHMENTS:
AIRF

STAFF'S COMMENTS AND RECOMMENDATIONS:

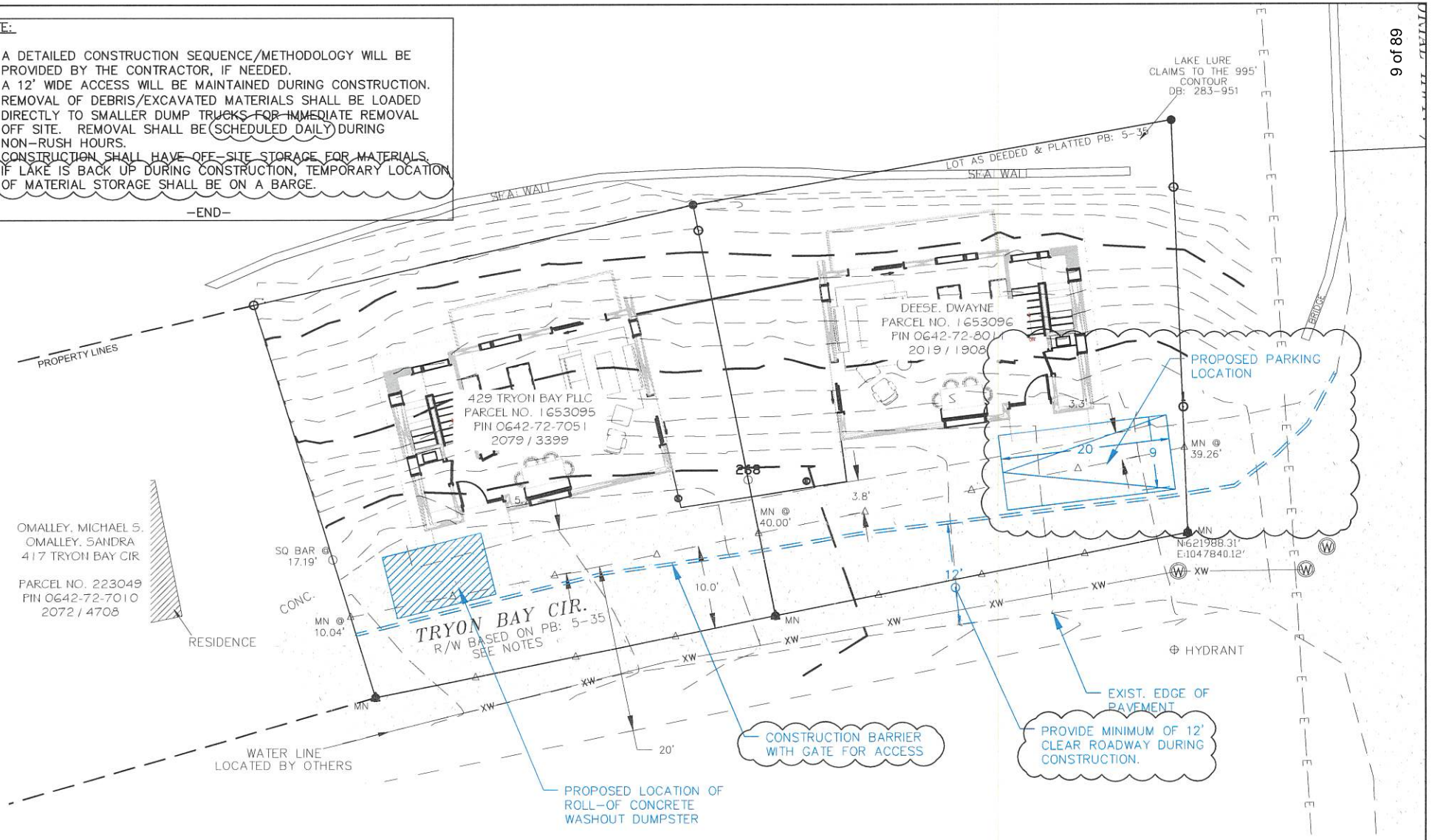
Planning staff reviewed the applicant's submittal and passed the information to the Public Works department. Instead of administrative approval, this case is going to council for a chapter 26 review. Public works need to determine whether encroachment into the roadway for the construction of the dwellings will be allowed. If not, it may be prudent to deny this request and avoid unnecessary disturbance on the lake boundary and right-or-way.


NOTE:
• A DETAILED CONSTRUCTION SEQUENCE/METHODOLOGY WILL BE PROVIDED BY THE CONTRACTOR, IF NEEDED.
• A 12' WIDE ACCESS ALONG TRYON BAY CIRCLE WILL BE MAINTAINED DURING CONSTRUCTION.
–END–
TEMPORARY 8' WIDE ACCESS ROAD (FOR SKID STEER) TO ACCESS THE SHORELINE.
LAKE LURE CLAIMS TO THE 995' CONTOUR DB: 283–951
LOT AS DEEDED & PLATTED PB: 5–35
SEA WALL
SEA WALL
DEESE, DWAYNE
PARCEL NO. 1653096
PIN 0642-72-8011
2019 / 1908
59
BRIDGE
PROPERTY LINES
429 TRYON BAY PLLC
PARCEL NO. 1653095
PIN 0642-72-7051
2079 / 3399
255
MN @ 39.26'
5.2'
3.8'
MN @ 40.00'
OMALLEY, MICHAEL S.
OMALLEY, SANDRA
417 TRYON BAY CIR
PARCEL NO. 223049
PIN 0642-72-7010
2072 / 4708
SQ BAR @ 17.19'
CONC.
MN @ 10.04'
RESIDENCE
TRYON BAY CIR.
R/W BASED ON PB: 5–35
SEE NOTES
10.0'
MN
MN N:621988.31' E:1047840.12'
12'
XW
HYDRANT
EXIST. EDGE OF PAVEMENT
CONSTRUCTION BARRIER WITH GATE FOR ACCESS
PROVIDE MINIMUM OF 12' CLEAR ROADWAY DURING CONSTRUCTION.
20'
WATER LINE LOCATED BY OTHERS
10 0 5 10 20 30
GRAPHIC SCALE
1 INCH = 10 FEET
N
DATE ISSUED: 2026-01-16
KEY PLAN FOR CONSTRUCTION ACCESS ROAD TO SHORELINE
LOT 429 & 441 TRYON BAY CIRCLE
LAKE LURE, RUTHERFORD COUNTY, NORTH CAROLINA 28746

NOTE:

- A DETAILED CONSTRUCTION SEQUENCE/METHODOLOGY WILL BE PROVIDED BY THE CONTRACTOR, IF NEEDED.
- A 12' WIDE ACCESS WILL BE MAINTAINED DURING CONSTRUCTION.
- REMOVAL OF DEBRIS/EXCAVATED MATERIALS SHALL BE LOADED DIRECTLY TO SMALLER DUMP TRUCKS FOR IMMEDIATE REMOVAL OFF SITE. REMOVAL SHALL BE SCHEDULED DAILY DURING NON-RUSH HOURS.
- CONSTRUCTION SHALL HAVE OFF-SITE STORAGE FOR MATERIALS.
- IF LAKE IS BACK UP DURING CONSTRUCTION, TEMPORARY LOCATION OF MATERIAL STORAGE SHALL BE ON A BARGE.

-END-



10 0 5 10 20 30

GRAPHIC SCALE 1 INCH = 10 FEET

KEY PLAN FOR

LOT 429 & 441 TRYON BAY CIRCLE

LAKE LURE, RUTHERFORD COUNTY, NORTH CAROLINA 28746

REMOVE EXISTING SEAWALL
AND REPLACE WITH NEW
VERTI-BLOCK SEAWALL

LAKE LURE
CLAIMS TO THE 995'
CONTOUR
DB: 283-951

N 79°52'49" E 57.48'

LOT AS DEEDED & PLATTED PB: 5-35

POSSIBLE OVERLAP
267 Sq. Feet +/-

EIR @
8.15'

EIR @
3.12'

N 77°08'30" E 55.34'

3/4" EIP
N:622015.69'
E:1047729.53'

1653096
2651 Sq. Feet
0.061 Acres
INC. POSSIBLE OVERLAP

1653095
2512 Sq. Feet
0.058 Acres

1000

1010

1020

223049
OMALLEY
DB: 2072-4708

N 17°06'11" W
49.00'

L1

49.59'

S 02°18'01" E

BRIDGE

EIR @
34.40'

3.3'

MN @
39.26'

EIR @
33.54'

3.8'

MN @
40.00'

5.2'

SQ BAR @
17.19'

10.0'

MN
N:621988.31'
E:1047840.12'

S 78°39'49" W 49.78'

CONC.

MN @
10.04'

TRYON BAY CIR.
R/W BASED ON PB: 5-35
SEE NOTES
S 78°27'49" W 48.34'

MN

RESIDENCE

HYDRANT

20'

1 SITE PLAN
SCALE: 1" = 10'-0"

0' 5' 10' 20'

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Asheville, NC 28806
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admin@gentrygeotech.com
www.gentrygeotech.com

NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER William T. Gentry III

Digitally signed by William T. Gentry III
Date: 2025.06.27 16:26:36 -04'00'

NC FIRM LIC No:	P-1170
DATE:	27 JUN 2025
DRAWN BY:	MAR
DESIGNED BY:	WTG
APPROVED BY:	WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

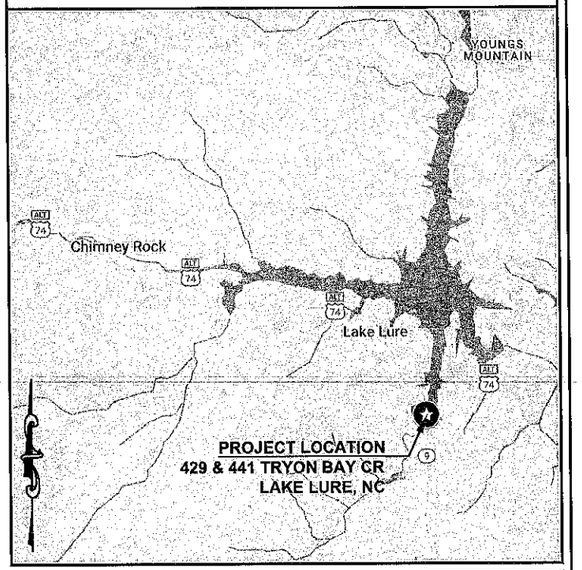
SHEET CONTENTS
- SITE PLAN

SCALE: 1" = 10'-0"

SHEET No.
1.02
02 OF 14 SHEETS
10 of 89

VICINITY MAP

NOT TO SCALE



ABBREVIATIONS

AFG	ABOVE FINISH GRADE	MAX	MAXIMUM
B/O	BY OTHERS	MIN	MINIMUM
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
DWG	DRAWING	SRW	SEGMENTAL RETAINING WALL
ENG	ENGINEER	TW	TOP OF WALL
EQ	EQUAL	TYP	TYPICAL
GC	GENERAL CONTRACTOR	TBD	TO BE DETERMINED
H	HEIGHT	UNO	UNLESS NOTED OTHERWISE

SYMBOL LEGEND

±0" VERTICAL ELEV

DWG #
ID
SHT
FACING ELEV REFERENCE TAG
SHEET #

DWG #
ID
SHT
SHEET #
TYP. DETAIL REFERENCE TAG

SHEET INDEX

VERTI-BLOCK SEAWALL

AT

429 & 441 TRYON BAY CIRCLE

LAKE LURE, NORTH CAROLINA

FOR

DWAYNE DEESE

CHARLOTTE, NORTH CAROLINA

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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER William T. Gentry III

Digitally signed by William T. Gentry III
Date: 2025.06.27 18:26:11 -04'00'

GENTRY GEOTECHNICAL ENGINEERING PLLC NORTH CAROLINA CERT # P-1170

DATE	27 JUN 2025

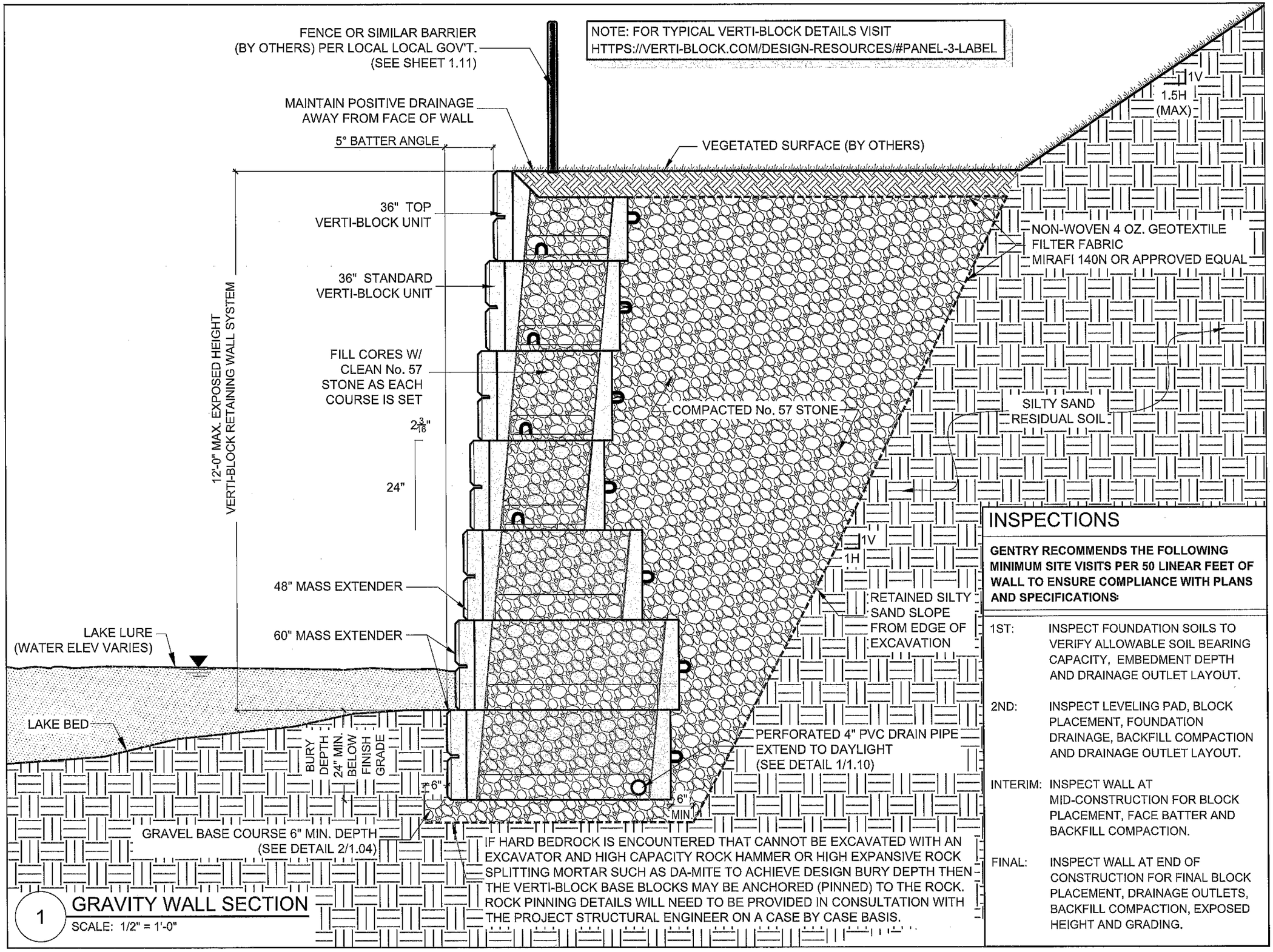
No.	REVISION/S	DATE

DRAWN BY	MAR
DESIGNED BY	WTG
APPROVED BY	WTG

PROJECT No.
24G - 0154 - 02

SHEET CONTENTS
- VICINITY MAP
- SHEET INDEX
- LEGENDS/NOTES

SHEET No.
1.01
01 OF 14 SHEETS



1 GRAVITY WALL SECTION
SCALE: 1/2" = 1'-0"

INSPECTIONS

GENTRY RECOMMENDS THE FOLLOWING MINIMUM SITE VISITS PER 50 LINEAR FEET OF WALL TO ENSURE COMPLIANCE WITH PLANS AND SPECIFICATIONS:

1ST:	INSPECT FOUNDATION SOILS TO VERIFY ALLOWABLE SOIL BEARING CAPACITY, EMBEDMENT DEPTH AND DRAINAGE OUTLET LAYOUT.
2ND:	INSPECT LEVELING PAD, BLOCK PLACEMENT, FOUNDATION DRAINAGE, BACKFILL COMPACTION AND DRAINAGE OUTLET LAYOUT.
INTERIM:	INSPECT WALL AT MID-CONSTRUCTION FOR BLOCK PLACEMENT, FACE BATTER AND BACKFILL COMPACTION.
FINAL:	INSPECT WALL AT END OF CONSTRUCTION FOR FINAL BLOCK PLACEMENT, DRAINAGE OUTLETS, BACKFILL COMPACTION, EXPOSED HEIGHT AND GRADING.

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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER WILLIAM T. GENTRY III

Digitally signed by William T. Gentry III
Date: 2025.06.27 16:26:51 -04'00'

NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

REVIEWED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

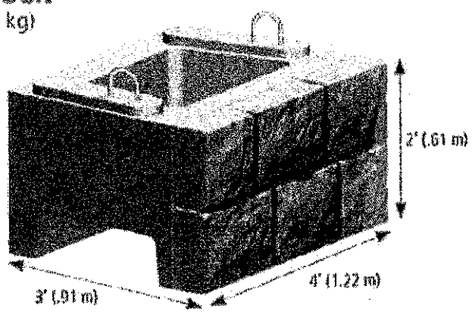
PROJECT No: 24G-0154-02

SHEET CONTENTS
- GRAVITY WALL SECTION

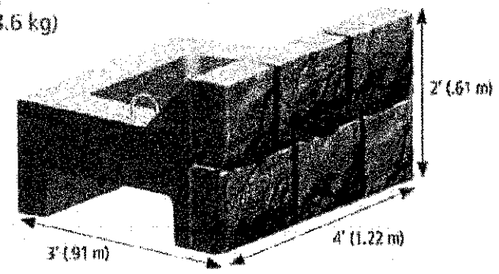
SCALE: 1/2" = 1'-0"

SHEET No.
1.03
03 OF 14 SHEETS

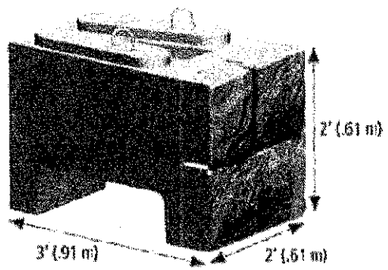
Standard Block
1,755 lbs. (789.8 kg)



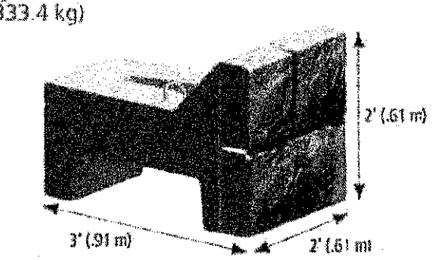
Top Block
1,308 lbs. (588.6 kg)



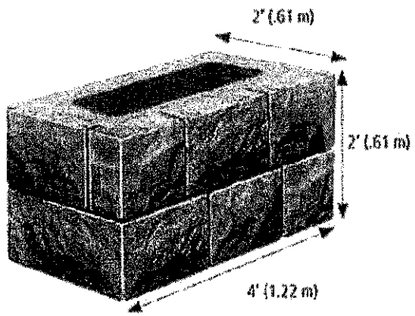
Half Block
1,066 lbs. (479.7 kg)



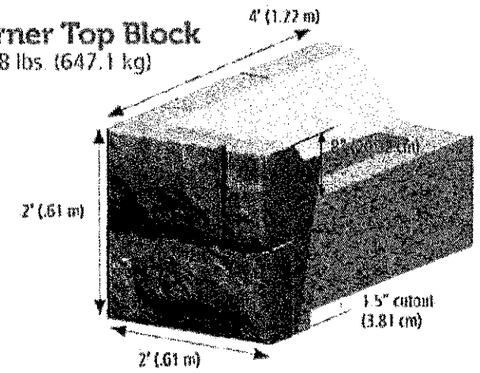
Half Top Block
741 lbs. (333.4 kg)



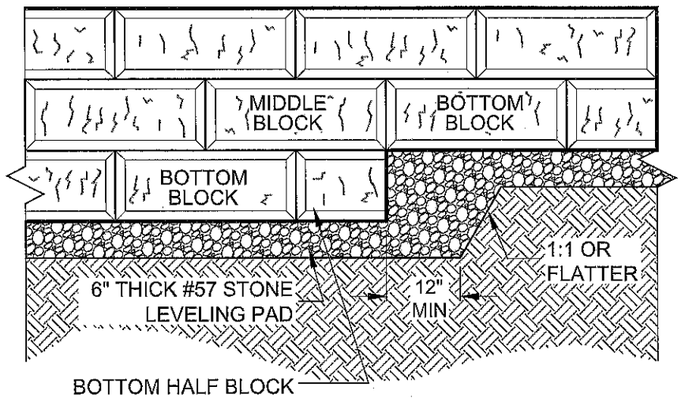
Corner Block
1,596 lbs. (718.2 kg)



Corner Top Block
1,438 lbs. (647.1 kg)



1 STANDARD 36" VERTI-BLOCK UNITS
NOT TO SCALE



2 CRUSHED STONE LEVELING PAD
NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER William Gentry III
Digitally signed by William Gentry III
Date: 2025.06.27 16:17:08 -04'00'

NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

REVIEWED BY: WTG

APPROVED BY: WTG

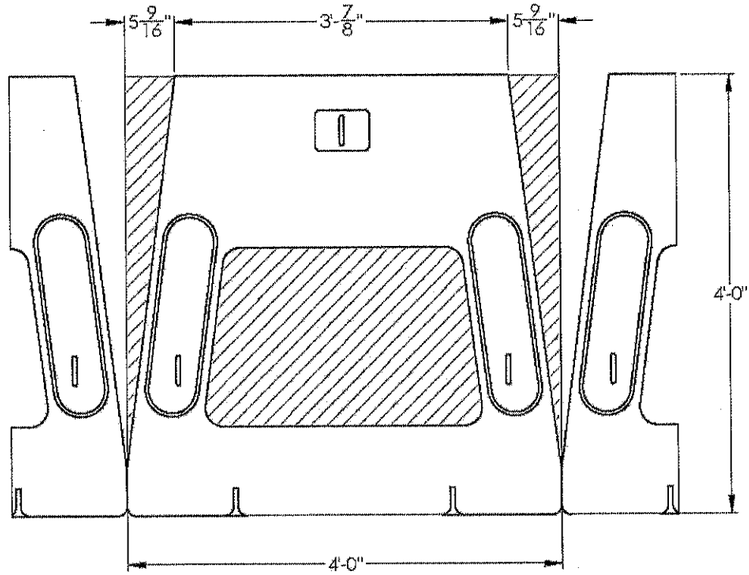
VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

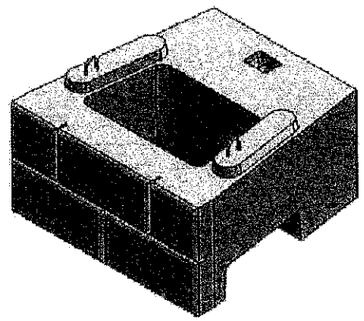
PROJECT No: 24G-0154-02

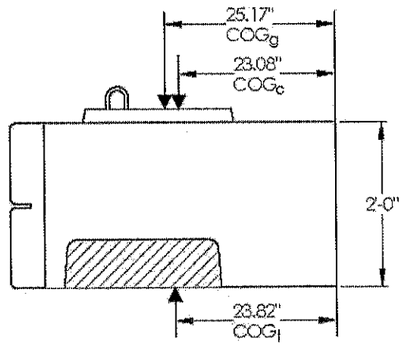
SHEET CONTENTS
- TYPICAL BLOCK SIZES
- LEVELING PAD

SCALE: N.T.S.

SHEET No.
1.04
04 OF 14 SHEETS







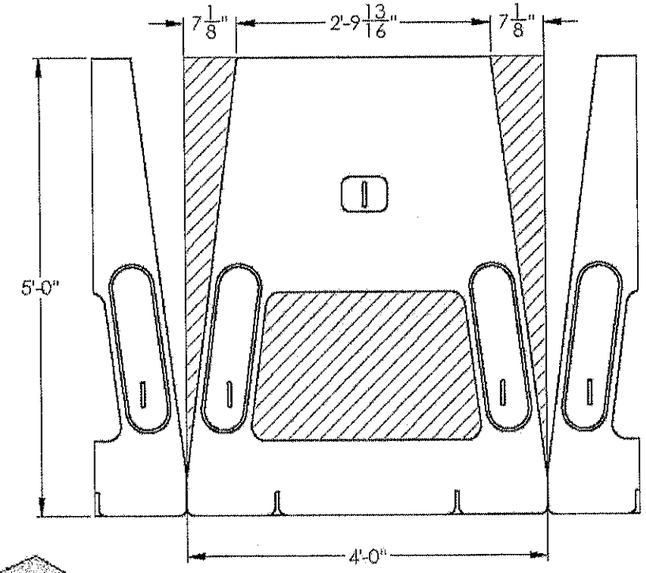
CONCRETE BLOCK DATA
DESIGN UNIT WEIGHT (γ_c) = 142 pcf
VOLUME (V_c) = 18.83 cft
BLOCK WEIGHT (W_c) = 2,674 lbs
CENTER OF GRAVITY (COG_c) = 23.08" (SEE NOTES)

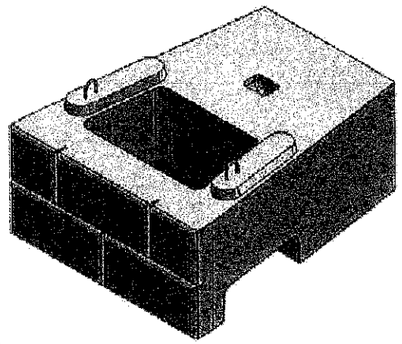
GRAVEL INFILL DATA
DESIGN UNIT WEIGHT (γ_g) = 110 pcf
VOLUME (V_g) = 13.17 cft
GRAVEL INFILL WEIGHT (W_g) = 1,449 lbs
CENTER OF GRAVITY (COG_g) = 25.17" (SEE NOTES)

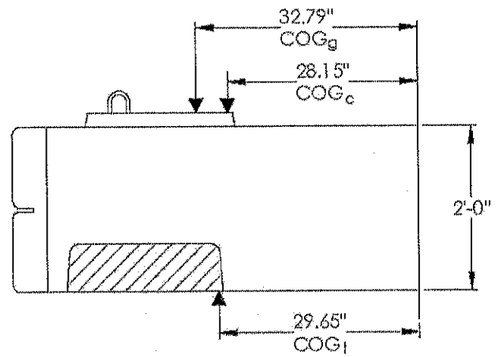
NOTES:
- VOLUME, WEIGHT AND COG CALCULATIONS WERE DONE USING CAD SOFTWARE.
- COG MEASURMENTS ARE FROM BACK OF BLOCK

COMBINED UNIT DATA
DESIGN UNIT WEIGHT (γ_I) = (2,674 lbs +1,449 lbs) / 32 cft = 129 pcf
VOLUME (V_I) = 18.83 cft + 13.17 cft = 32.00 cft
TOTAL UNIT WEIGHT (W_I) = 4,123 lbs
CENTER OF GRAVITY (COG_I) = 23.82" (SEE NOTES)

1 48" MASS EXTENDER UNIT
NOT TO SCALE







CONCRETE BLOCK DATA
DESIGN UNIT WEIGHT (γ_c) = 142 pcf
VOLUME (V_c) = 24.71 cft
BLOCK WEIGHT (W_c) = 3,509 lbs
CENTER OF GRAVITY (COG_c) = 28.15" (SEE NOTES)

GRAVEL INFILL DATA
DESIGN UNIT WEIGHT (γ_g) = 110 pcf
VOLUME (V_g) = 15.29 cft
GRAVEL INFILL WEIGHT (W_g) = 1,682 lbs
CENTER OF GRAVITY (COG_g) = 32.79" (SEE NOTES)

NOTES:
- VOLUME, WEIGHT AND COG CALCULATIONS WERE DONE USING CAD SOFTWARE.
- COG MEASURMENTS ARE FROM BACK OF BLOCK

COMBINED UNIT DATA
DESIGN UNIT WEIGHT (γ_I) = (3,509 lbs +1,682 lbs) / 40 cft = 130 pcf
VOLUME (V_I) = 24.71 cft + 15.29 cft = 40.00 cft
TOTAL UNIT WEIGHT (W_I) = 5,191 lbs
CENTER OF GRAVITY (COG_I) = 29.65" (SEE NOTES)

2 60" MASS EXTENDER UNIT
NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER William T. Gentry III
Digitally signed by William T. Gentry III
Date: 2025.06.27 16:27:27 -04'00'

NC FIRM LIC No: P-1170

DATE: 27 JUN 2025
DRAWN BY: MAR
REVIEWED BY: WTG
APPROVED BY: WTG

VERTI-BLOCK SEAWALL
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FOR
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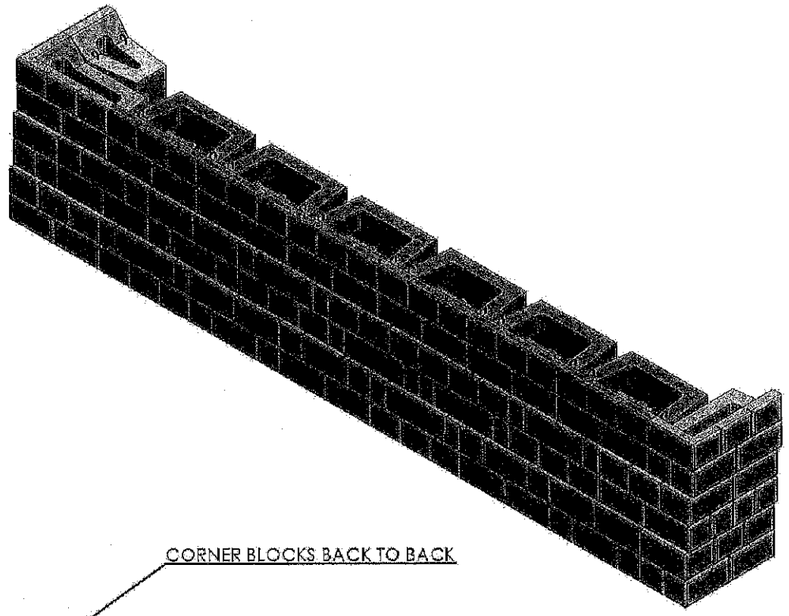
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

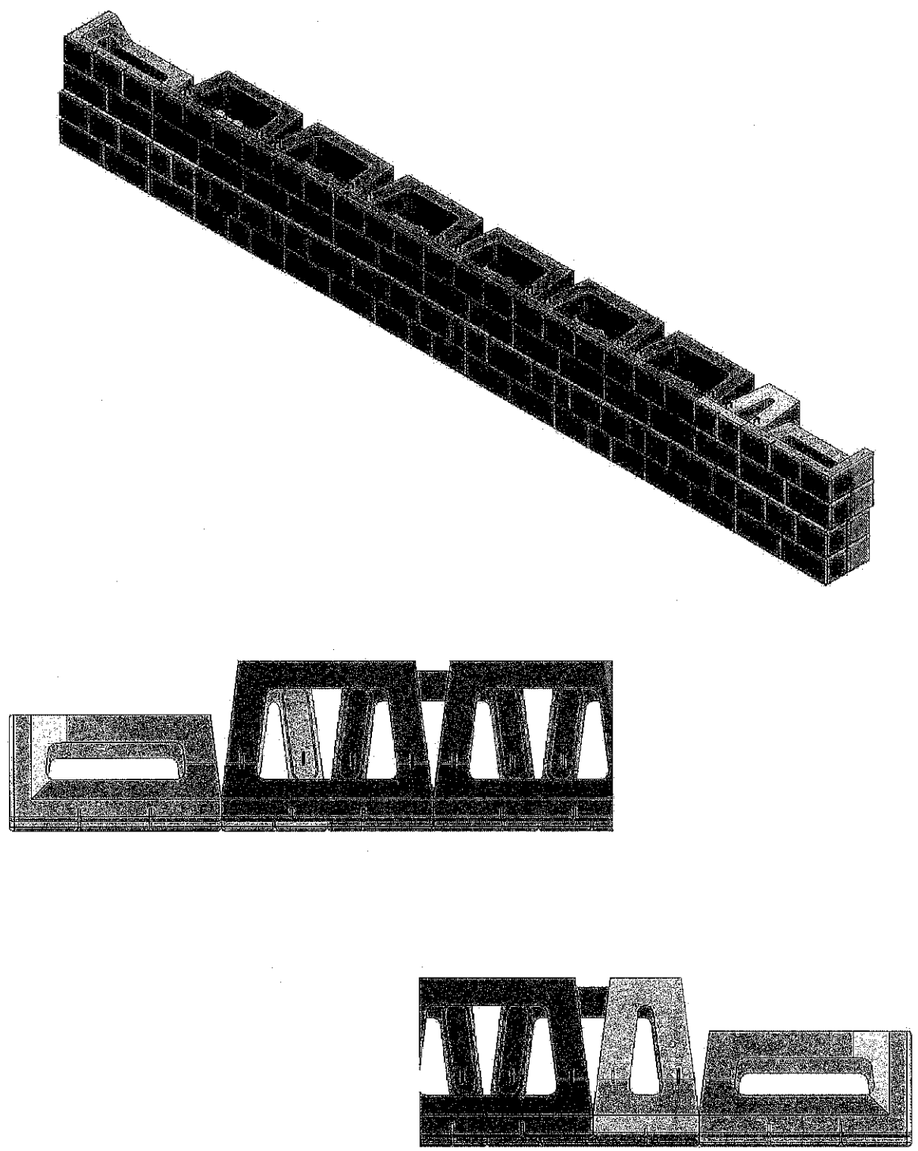
SHEET CONTENTS
- MASS EXTENDER UNITS

SCALE: N.T.S.

SHEET No.
1.05
05 OF 14 SHEETS
14 of 89



1 4'-0" RETURN DETAIL
NOT TO SCALE



2 2'-0" RETURN DETAIL
NOT TO SCALE

GENTRY
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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER William T. Gentry III
Digitally signed by William T. Gentry III
Date: 2025.06.27 16:27:44 -04'00'

NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

REVIEWED BY: WTG

APPROVED BY: WTG

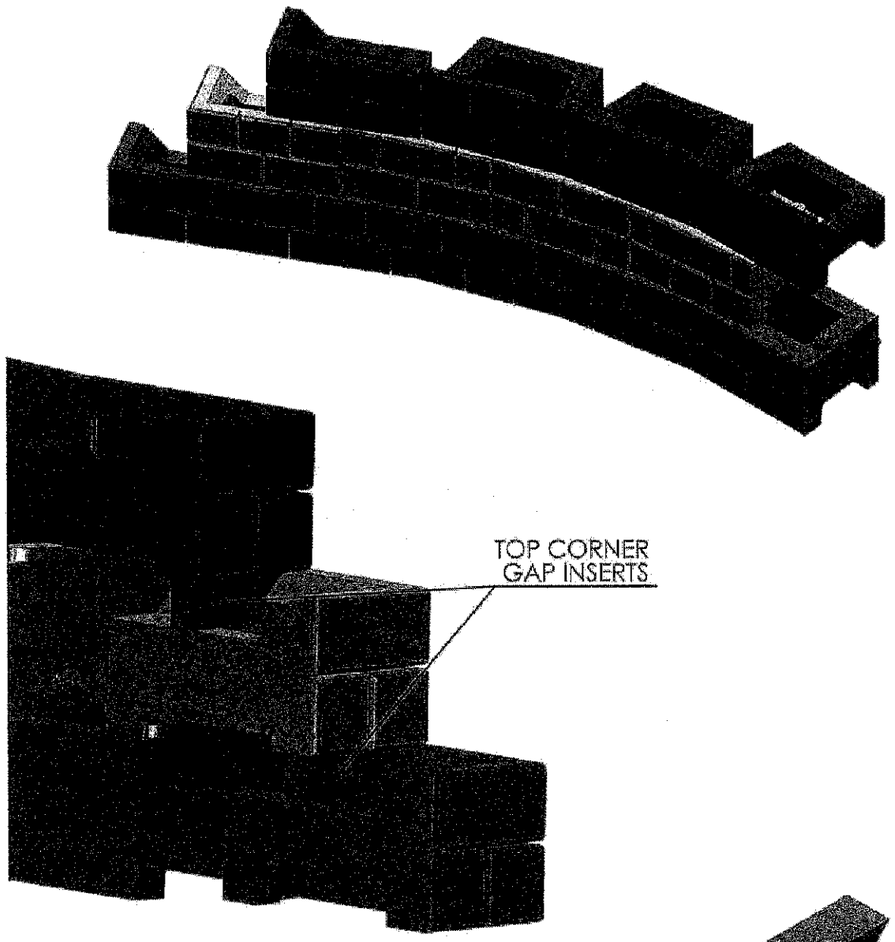
VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

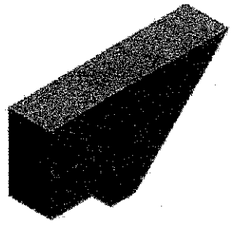
PROJECT No: 24G-0154-02

SHEET CONTENTS
- 4'-0" & 2'-0" RETURN DETAILS

SCALE: N.T.S.

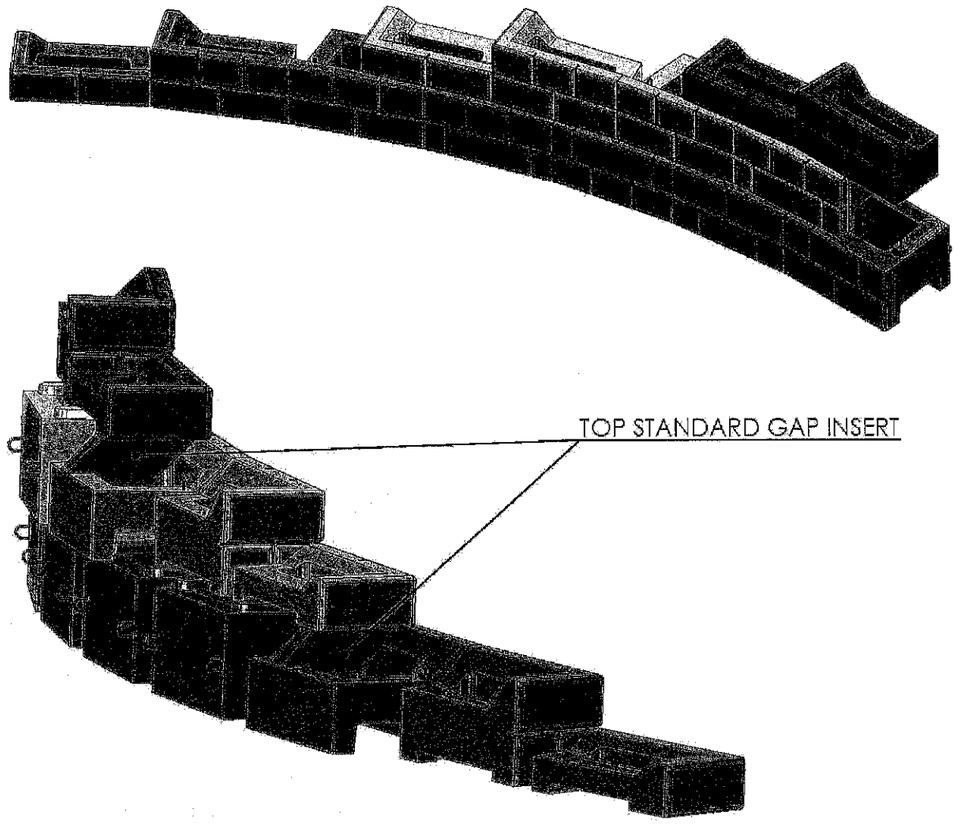
SHEET No.
1.06
06 OF 14 SHEETS

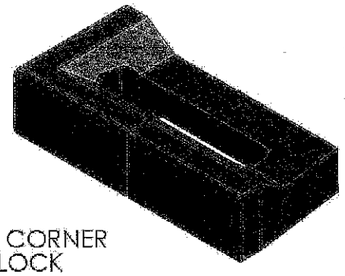




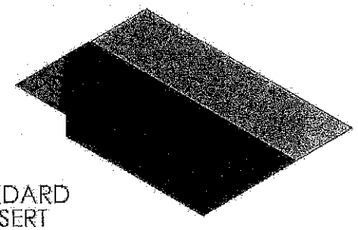
TOP CORNER GAP INSERT

1 2' STEP DOWN DETAIL
NOT TO SCALE





HALF-STEP CORNER
TOP BLOCK



TOP STANDARD
GAP INSERT

2 10' STEP DOWN W/ HALF STEP BLOCK
NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER William T. Gentry III
Digitally signed by William T. Gentry III
Date: 2025.06.27 16:26:02 -04'00'

NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

REVIEWED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

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- 2' & 10' STEP DOWN DETAIL

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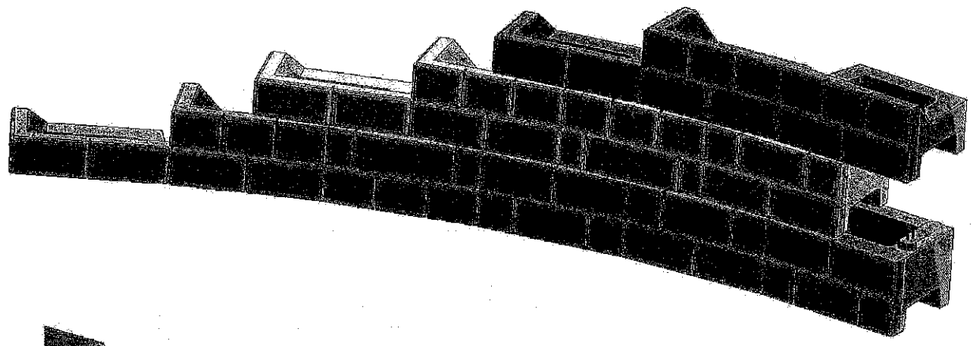
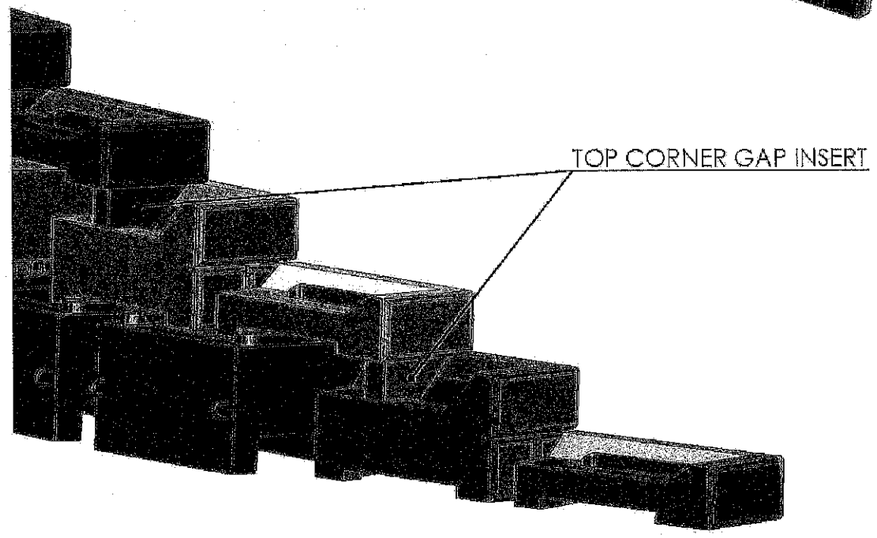
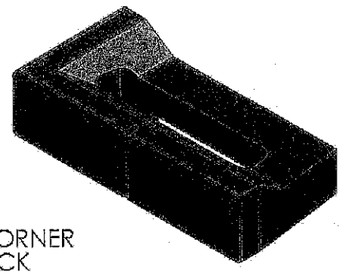
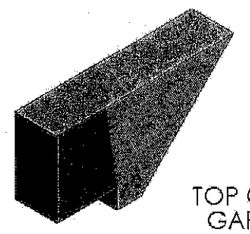






HALF-STEP CORNER TOP BLOCK



TOP CORNER GAP INSERT

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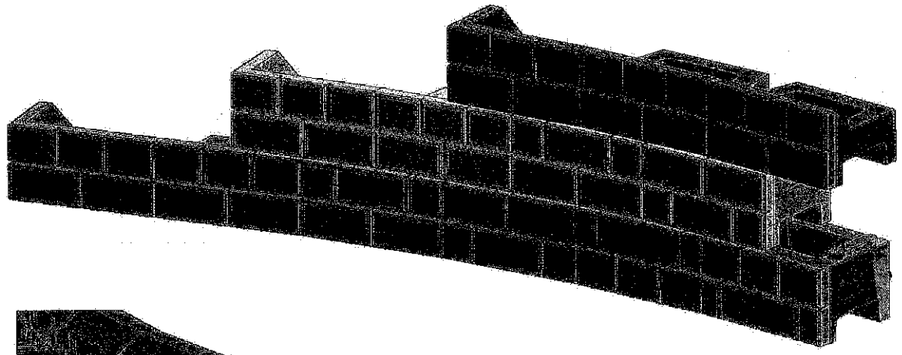
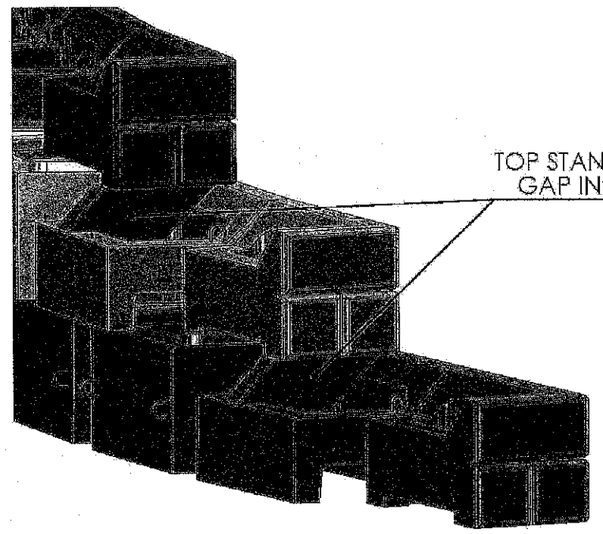
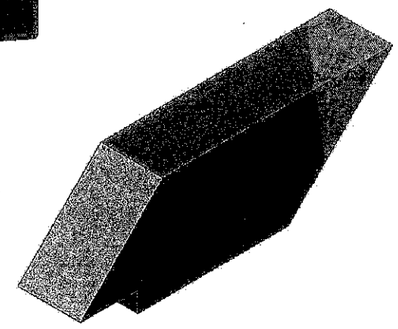
NOT TO SCALE







TOP STANDARD GAP INSERT

2 6' STEP DOWN DETAIL
NOT TO SCALE

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NC FIRM LIC No: P-1170

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DRAWN BY: MAR

REVIEWED BY: WTG

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VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

SHEET CONTENTS
- 6' STEP DOWN DETAILS

SCALE: N.T.S.

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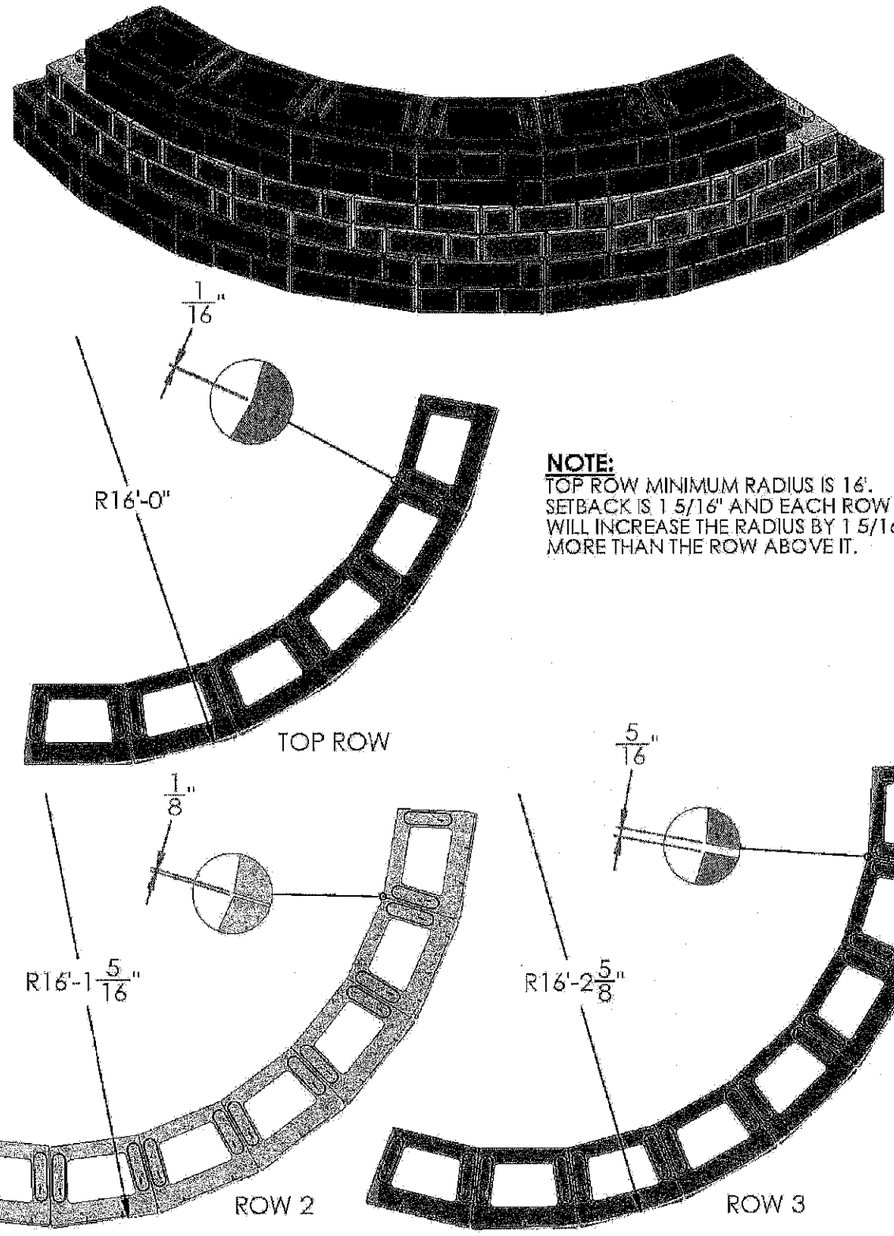
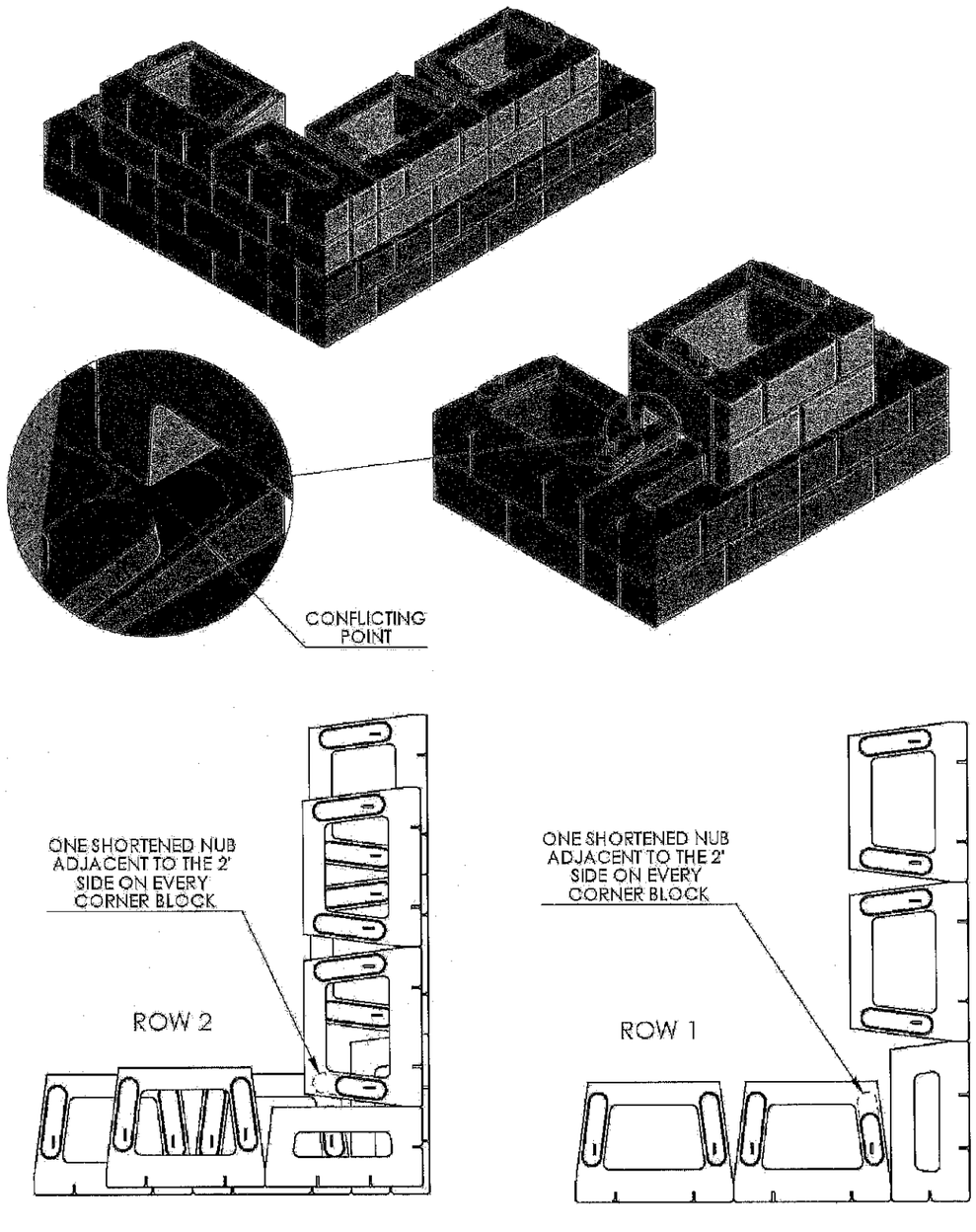


NOTE:
TOP ROW MINIMUM RADIUS IS 16'. SETBACK IS 1 5/16" AND EACH ROW WILL INCREASE THE RADIUS BY 1 5/16" MORE THAN THE ROW ABOVE IT.

1 OUTSIDE CURVE DETAIL
NOT TO SCALE



2 OUTSIDE CORNER DETAIL
NOT TO SCALE

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NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER WILLIAM T. GENTRY III
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NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

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REVIEWED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

SHEET CONTENTS
- OUTSIDE CORNER & CURVE DETAIL

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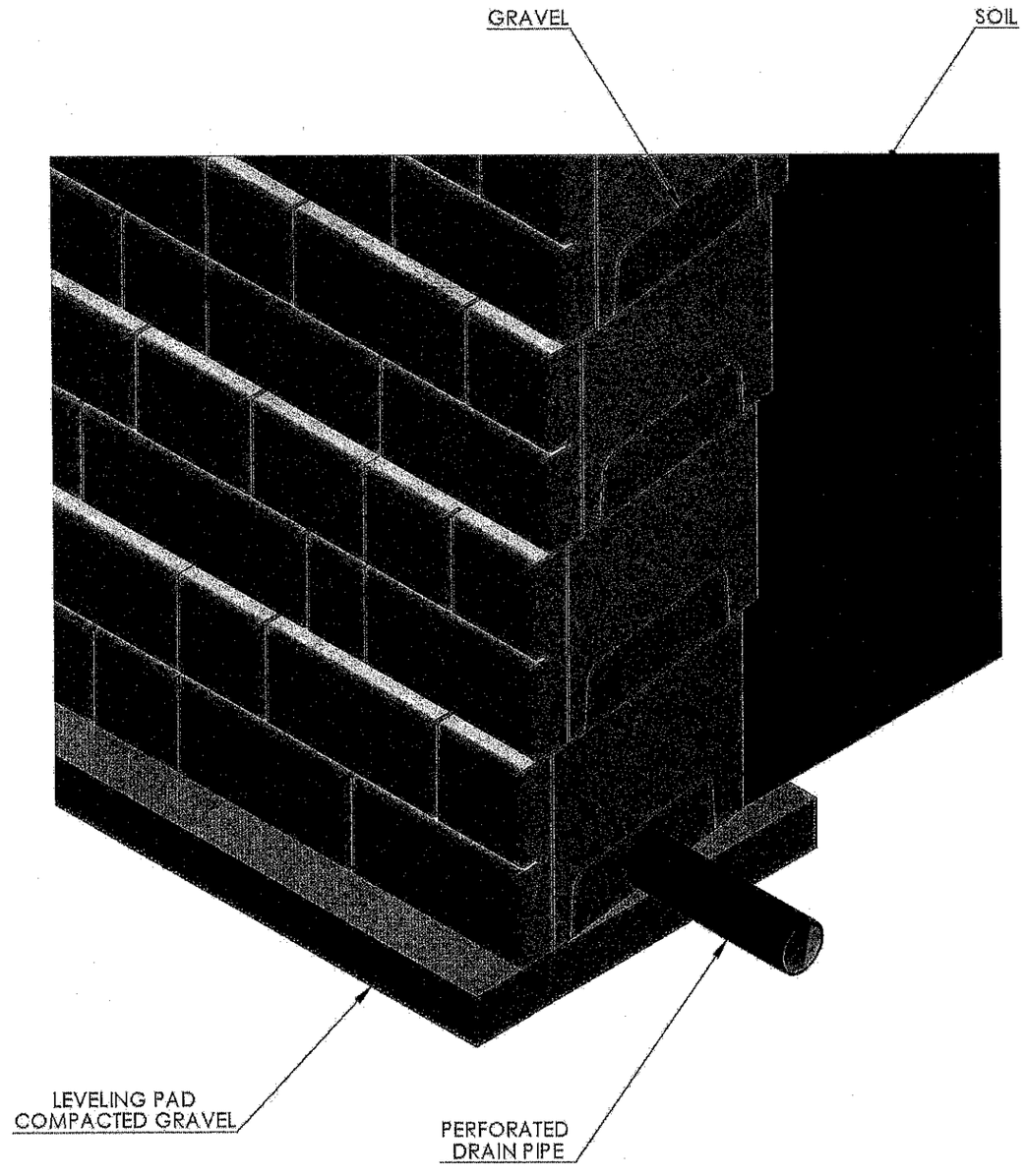

DRAIN PIPE IS PLACED INSIDE GAP AT THE BOTTOM OF THE BLOCK
AND ON TOP OF THE LEVLING PAD THEN COVERED WITH GRAVEL.

1 DRAIN PLACEMENT DETAIL
NOT TO SCALE

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REVIEWED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
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FOR
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PROJECT No: 24G-0154-02

SHEET CONTENTS
- DRAIN PLACEMENT

SCALE: N.T.S.

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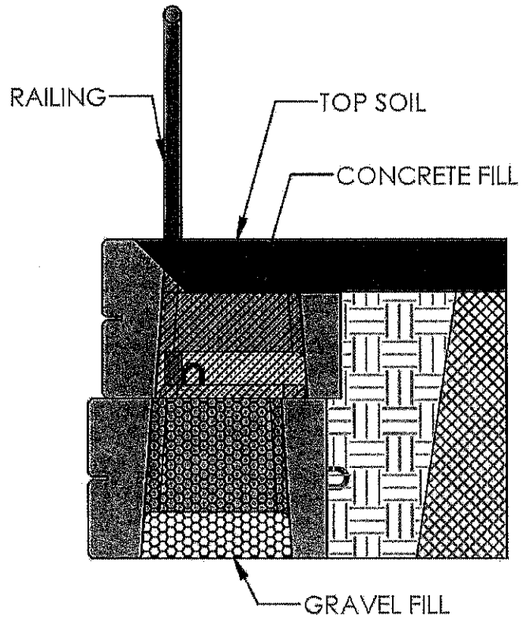
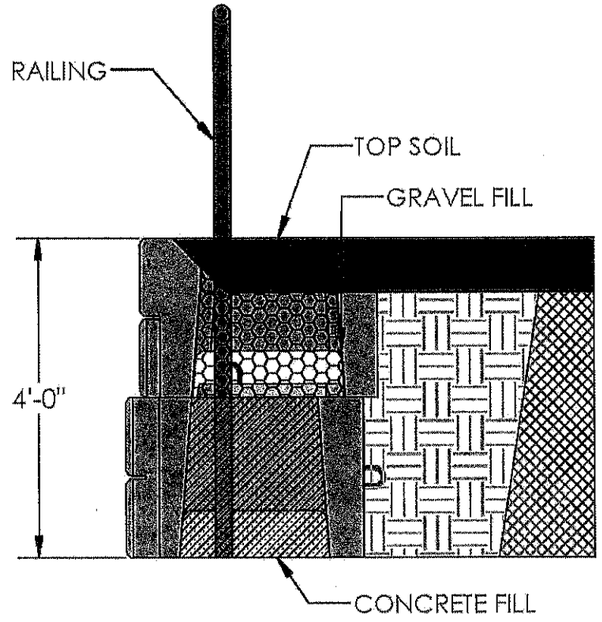
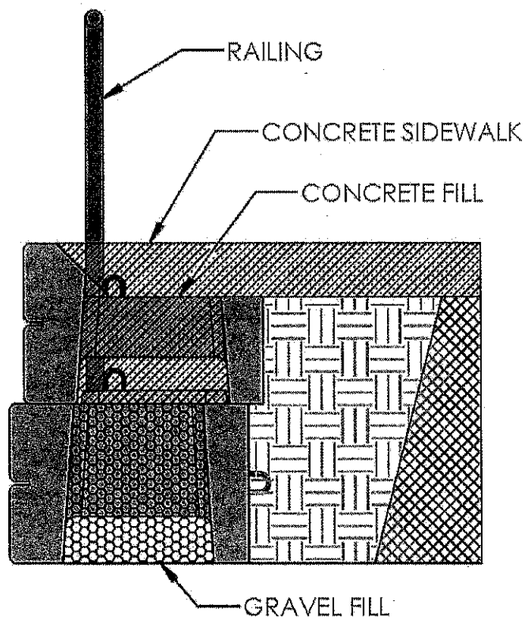


1 RAILING GROUTED IN TOP COURSE
NOT TO SCALE



2 RAILING GROUTED IN 2nd COURSE
NOT TO SCALE



3 RAILING ON CONCRETE SIDEWALK
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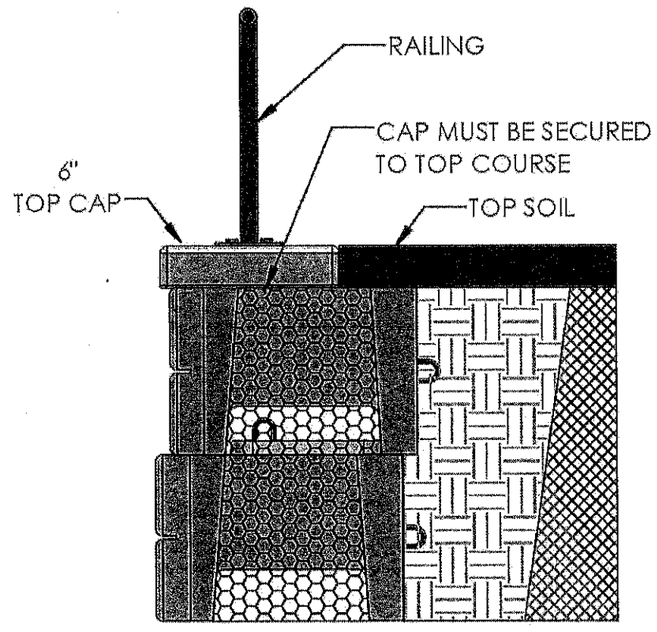

4 RAILING ON 6" TOP CAP
NOT TO SCALE

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WWW.GENTRYGEOTECH.COM
WILL@GENTRYGEOTECH.COM

NORTH CAROLINA PROFESSIONAL SEAL 033927 ENGINEER
William T. Gentry III
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NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

REVIEWED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

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SPECIFICATIONS

PART 1 GENERAL

1.1 DESCRIPTION

Work shall consist of furnishing all material, labor, equipment, and supervision to install a precast concrete modular block (PMB) retaining wall in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans, or as established by the owner or owner's engineer. Precast modular block retaining wall blocks shall be cast utilizing a wet-cast concrete mix and exhibit a final handling weight in excess of 1,000 pounds per unit.

1.2 REFERENCE STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM C-1776 Wet-Cast Precast Modular Retaining Wall Units
2. ASTM D6916 Determining Shear Strength Between Segmental Concrete Units
2. ASTM D-422 Particle Size Analysis
3. ASTM D-698 Laboratory Compaction Characteristics of Soil Standard Effort (Standard Proctor)
4. ASTM D-4318 Liquid Limit, Plastic Limit and Plasticity Index of Soils
5. NOT USED
6. NOT USED
7. ASTM D-3034 Polyvinyl Chloride Pipe (PVC)
8. NOT USED

B. Geosynthetic Research Institute (GRI)

NOT USED

C. National Concrete Masonry Association (NCMA)

1. NCMA Design Manual for Segmental Retaining Wall –Third Edition
2. NOT USED
3. NOT USED

D. Where reference standards and project plans or specifications conflict, the owner's engineer shall make the determination of the applicable document.

1.3 DEFINITIONS

A. Owner - In these specifications the word "owner" shall mean Mr. Dwayne Deese.

B. Owner's Engineer- In these specifications the words "owner's engineer" shall mean the designated representative of the owner who is experienced in PMB construction, geology, and geotechnical engineering. The Design Engineer may also serve as the Owner's Engineer.

C. Design Engineer - In these specifications the words "design engineer" shall mean Gentry Geotechnical Engineering, PLLC in Asheville, North Carolina.

D. Contractor - In these specifications the word "contractor" shall mean the designated representative of the owner who is experienced in PMB construction, undertaking execution of the work under the terms of these specifications.

1. Suppliers of PMB material components shall have demonstrated experience in the supply of similar size and types of PMB retaining walls on previous projects and shall be approved by the owner's engineer.

2. The contractor shall provide the owner with a list of successful projects with references showing the installer for the PMB retaining wall is qualified and has a record of successful performance.

1.4 SUBMITTALS

A. The contractor shall provide the owner with a minimum of 14 days prior to the anticipated start date for the PMB retaining wall a submittal package including the following:

B. Product literature indicating specifically which PMB units are proposed for use on the project including color, face style and texture.

C. Documentation for the PMB units demonstrating compliance with the requirements of this specification including but not limited to PMB compressive strength and absorption; PMB shear; and reinforcement strength.

D. Manufacturer's certification that the PMB units meet the requirements of this specification.

PART 2 MATERIALS

2.1 DELIVERY, STORAGE AND HANDLING

The contractor shall check all materials upon delivery to ensure that the proper type, grade, color, and material certification have been received. Contractor shall protect materials from damage due to jobsite conditions and in accordance with the manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

2.2 DEFINITIONS

A. **Precast Modular Block Units**

1. All units shall be wet-cast precast modular retaining wall units conforming to ASTM C1776 and have a minimum 28-day compressive strength of 4000 psi. The concrete shall have adequate freeze-thaw protection to meet ASTM C-1262.

2. Concrete used in the production of the PMB units shall be first-purpose, fresh concrete. It shall not consist of returned, reconstituted, surplus, or waste concrete. It shall be an original production mix meeting the requirements of ASTM C94.

3. The PMB units shall have an interlocking system between any two vertically stacked units.

4. All PMB units shall be sound and free of cracks or other defects that would interfere with the proper placement of the unit or significantly impair the strength and performance of the construction.

5. Any adhesive used with the cap block units shall be used in accordance with the manufacturer's recommendations.

6. The PMB unit face texture, color, and minimal repeatability shall be selected by the owner from the available range of textures available from the PMB manufacturer.

7. PMB blocks used are to be approved by the owner and design engineer.

B. **Geosynthetic Soil Reinforcement, Walls** – NOT USED

C. **Drainage Pipe**

1. The drainage pipes shall be PVC or HDPE pipe. The drainage pipe shall be manufactured in accordance with ASTM D-3034 and/or ASTM D-1248.

2. The collection pipe shall be perforated or slotted, and may be covered with a geotextile sock or wrapped in filter fabric to provide additional filtration. If perforated the maximum diameter of perforations shall be 3/8 inch.

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NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

DESIGNED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

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SPECIFICATIONS

3. The outlet pipe shall be non-perforated. The outlet pipe does not need to be covered with a geotextile sock or wrapped in filter fabric.

4. The drainage pipes used are to be approved by the design engineer.

D. **Geotextile Filter Fabric -** The drainage geotextile separating the retained soils and drainage aggregate shall be a non-woven geotextile with a weight of at least 4 ounces per square yard. The geotextile filter fabric is to be approved by the design engineer.

E. **Drainage Aggregate -** The drainage aggregate that is placed within and behind the PMB units and around the drainage outlet pipe shall be a durable, crushed stone or granular soil less than 1.5 inches in diameter and with less than 10 percent by weight passing the US No. 40 sieve. No. 57 stone shall meet this specification. The drainage aggregate used is to be approved by the design engineer.

F. **Backfill**

1. The backfill shall consist of compacted No. 57 stone.

2. The pH of the backfill shall be between 3 and 9 when tested in accordance with ASTM G-51.

3. The backfill is to be approved by the design engineer.

G. **Foundation Soil & Retained Soil**

1. The foundation soil shall consist of suitable bearing in-situ soil or engineered fill beneath the entire wall. The subgrade shall provide an allowable bearing capacity of at least 2,000 psf.

2. Stability analyses in the design of the PMB were performed using long-term shear strength parameters. These assumed values shall be confirmed by laboratory or field test by the owner's engineer prior to construction of the retaining wall.

ENGINEERING STRENGTH PARAMETERS

SOIL TYPE	MOIST UNIT WEIGHT (PCF)	COHESION (PSF)	FRICTION ANGLE (DEG)
Retained, Silty Sand Residual Soil	120	25	30
Foundation, Silty Sand Residual	120	100	33
Drainage, Leveling Pad and No. 57 Stone Backfill	105	0	38

H. **Base Leveling Pad** - The base leveling pad shall consist of durable, crushed stone or granular soil less than 1.5 inches in diameter and with less than 10 percent by weight passing the US No. 40 sieve upon which the first course of PMB units is placed.

I. **Compacted Fill Placement (if needed)**

1. The compacted fill shall be placed in loose lifts not thicker than eight (8) inches and shall be compacted in-place to at least 95 percent of the standard Proctor maximum dry density, with moisture content within three percentage points of the soil's optimum moisture content.

2. At the end of each day's operation, the contractor shall slope the last level of the fill to direct runoff away from the wall face. The contractor shall not allow runoff from adjacent areas to enter the wall construction site.

PART 3 CONSTRUCTION

3.1 ASSESSMENT

1. The owner or owner's engineer shall review the submittals prepared by the contractor to confirm the proposed materials meet the requirements of this specification.

2. If requested by the owner or owner's engineer, the contractor shall have a qualified and experienced representative of the PMB retaining wall system supplier on site for up to three days to assist the contractor regarding proper wall installation. This assistance shall be provided at no additional cost to the owner.

3. The contractor's field construction supervisor shall have demonstrated experience and be qualified to direct all work at the site.

4. The owner or owner's engineer may perform field observations to confirm the contractor's compliance with these specifications. These observations do not relieve the contractor of the obligation to perform the work in accordance with these specifications.

3.2 EXCAVATION

1. The contractor shall excavate and fill to the lines and grades as provided on the project plans. The contactor shall take precautions to reduce over-excavation to the minimum practical.

2. Any unsuitable soils shall be removed beneath the footprint of the entire wall.

3. Excavation support, if required, shall be designed and installed by the contractor.

3.3 FOUNDATION PREPARATION

Following excavation for the leveling pad and the fill zone foundation, the subgrade shall be evaluated by the owner's engineer to verify the actual foundation soil strength meets or exceeds the assumed design strength. Soils not meeting the required strength shall be removed and replaced with soil meeting the design criteria, as recommended by the owner's engineer.

Any unsuitable soils shall be removed beneath the entire wall.

3.4 LEVELING PAD PREPARATION

A minimum 6-inch thick layer of compacted granular material or unreinforced concrete shall be placed for use as a leveling pad up to the grades and locations shown on the plans. The granular base shall be compacted to provide a firm, level bearing pad on which to place the first course of concrete segmental block units. Compaction should be performed using a lightweight compactor, such as a mechanical plate compactor.

3.5 PRECAST MODULAR BLOCK

1. All materials shall be installed at the proper elevation and orientation as shown in the wall details on the plans, or as directed by the owner's engineer. The PMB units shall be installed in general accordance with the manufacturer's recommendations.

2. The overall tolerance relative to the wall design vertically or batter shall not exceed **1.25** inches over a **10**-foot distance, with a 3-inch maximum limit.

3. Broken, chipped, stained or otherwise damaged block units shall not be placed in the wall unless they are repaired. The repair method and results are to be approved by the owner's engineer.

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NC FIRM LIC No: P-1170

DATE: 27 JUN 2025

DRAWN BY: MAR

DESIGNED BY: WTG

APPROVED BY: WTG

VERTI-BLOCK SEAWALL
AT
429 & 441 TRYON BAY CIRCLE
LAKE LURE, NORTH CAROLINA
FOR
DWAYNE DEESE
CHARLOTTE, NORTH CAROLINA

PROJECT No: 24G-0154-02

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- SPECIFICATIONS

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SPECIFICATIONS

3.6 BACKFILL PLACEMENT

1. Any No. 57 stone backfill shall be placed as shown on the plans in loose lifts not thicker than 12-inches and shall be compacted in-place with a vibrating plate compactor until visibly densified.
2. At the end of each day's operation, the contractor shall slope the last level of the backfill away from the wall facing to direct runoff away from the wall face. The contractor shall not allow runoff from adjacent areas to enter the wall construction site.

3.7 BLANKET DRAIN & DRAINAGE FILL PLACEMENT

1. Drainage fill shall be placed to the minimum finished thickness and widths shown on the plans, or as modified by the owner's engineer.
2. Drainage collection pipes shall be installed to maintain gravity flow toward a clear and unblocked outlet. The drainage collection pipes should be installed as shown on the plans.
3. The collection pipes and outlet pipes shall be a minimum of 4 inches in diameter.
4. Outlet pipes shall be run out beyond fill slopes onto the natural ground. A rip rap splash pad should also be used at the outlet.

3.8 CAP BLOCK PLACEMENT

1. The cap block shall be epoxy bonded to the upper segmental block unit in accordance with the segmental wall system manufacturer's recommendations.

3.9 OTHER

1. The contractor shall be responsible for observing all applicable safety laws and regulations during construction. The owner's engineer or the design engineer shall not be assumed responsible for site safety.
2. The contractor and owner shall be responsible for installing handrails, fences, and/or guardrails needed to satisfy safety concerns and governmental regulations.
3. Utilities such as light poles or drainage structures to be installed in the vicinity of the retaining wall must be constructed so that they do not add to the lateral forces to be resisted by the wall. Excavations made in the vicinity of the wall after the wall is constructed must be done without undermining the wall.
4. Surface drainage during and after installation of the wall shall be provided to prevent the ponding of water above the wall. The ground surface in front of the wall shall be graded or protected to preclude erosion at the toe of the wall.
5. If the contractor discovers any errors, omissions, or discrepancies, the contractor shall contact the design engineer. The design engineer will then issue instructions as to how to proceed with the work. Should the contractor not contact the design engineer, the contractor shall be responsible for the cost of any additional work.
6. The design of the wall was based on information provided by the client

PART 4 INSPECTION

Gentry recommends the following minimum (4) site visits per 50 linear feet of wall to ensure compliance with plans and specifications:

1st: Inspect foundation soils to verify allowable soil bearing capacity, embedment depth, and drainage layout.
2nd: Inspect leveling pad, block placement, foundation drain, backfill placement, and drainage layout.
Interim: Inspect wall at mid-construction for block placement, face batter, and backfill placement.
4th: Inspect wall at end of construction for final block placement, drainage outlets, backfill placement, exposed height, and grading.

PART 5 MEASUREMENT

The unit of measurement for furnishing and fabricating the PMB Retaining Wall shall be the vertical area (in square feet) of wall surface from the top of the leveling pad to the top of the wall. The quantity to be paid shall include supply and installation of the wall and all appurtenances as shown on the plans. Excavation of unsuitable materials (e.g., organic, or soft soils, or rock) and replacement with select fill, as directed and approved in writing by the owner or owner's engineer shall be paid as a separate pay item.

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DATE: 27 JUN 2025
DRAWN BY: MAR
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SCALE: N.T.S.

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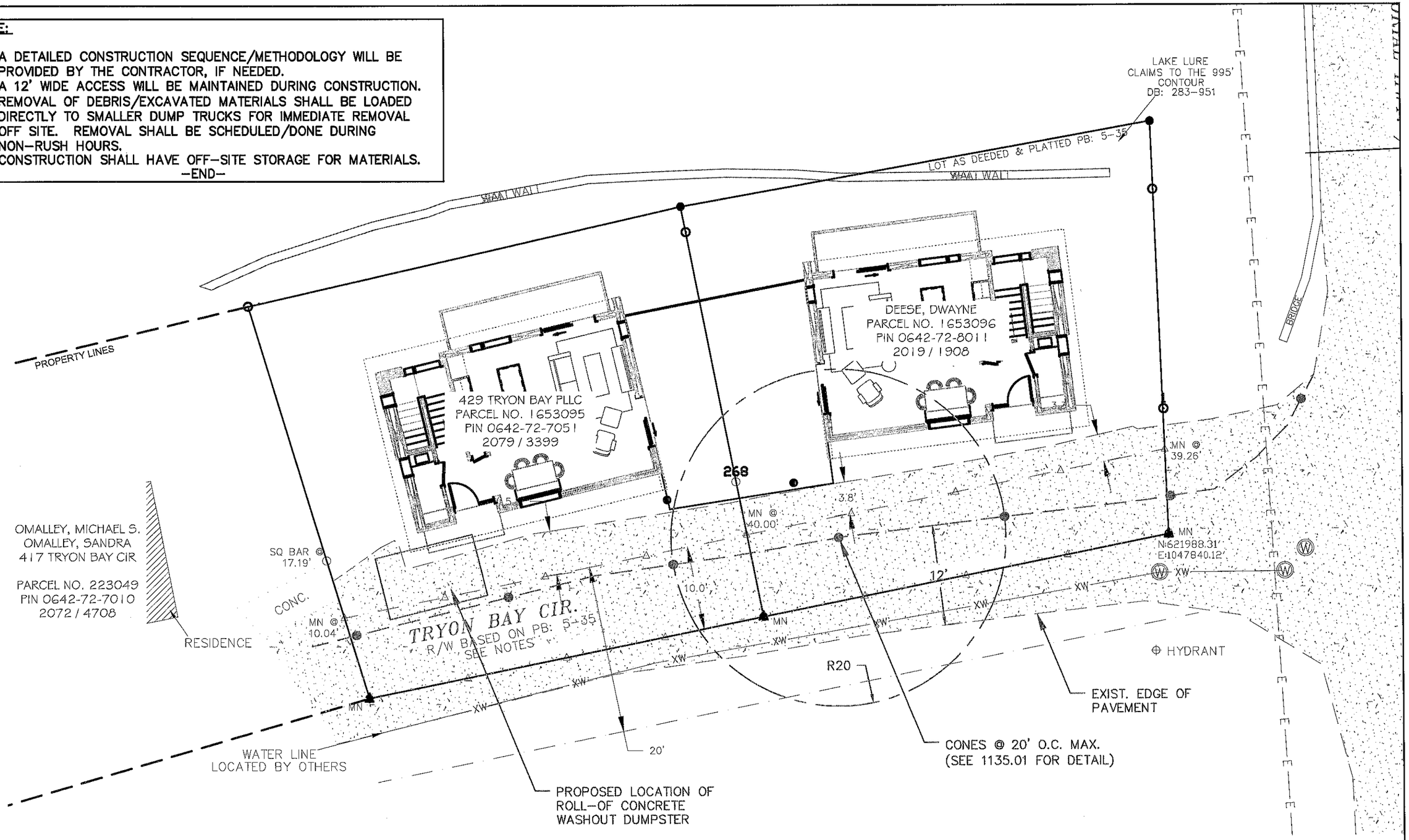
NOTE:

- A DETAILED CONSTRUCTION SEQUENCE/METHODOLOGY WILL BE PROVIDED BY THE CONTRACTOR, IF NEEDED.
- A 12' WIDE ACCESS WILL BE MAINTAINED DURING CONSTRUCTION.
- REMOVAL OF DEBRIS/EXCAVATED MATERIALS SHALL BE LOADED DIRECTLY TO SMALLER DUMP TRUCKS FOR IMMEDIATE REMOVAL OFF SITE. REMOVAL SHALL BE SCHEDULED/DONE DURING NON-RUSH HOURS.
- CONSTRUCTION SHALL HAVE OFF-SITE STORAGE FOR MATERIALS.

-END-



10 0 5 10 20 30

GRAPHIC SCALE 1 INCH = 10 FEET

KEY PLAN FOR

LOT 429 & 441 TRYON BAY CIRCLE

LAKE LURE, RUTHERFORD COUNTY, NORTH CAROLINA 28746

NC Division of Water Quality
August 2008
Alternative Design Criteria for Minimum Separation for Sewer Systems to Wetlands
15A NCAC 2T .0305(f)

Rule 15A NCAC 2T .0305 provides design criteria for sewer line extensions including required separation distances. The rule requires that sewer systems be located at least 50 feet away from all wetlands and provides alternative criteria for instances when the setback cannot be maintained. The following provisions are relevant to this policy:

(f) The following minimum separations shall be provided for the sewer system except as allowed by Paragraph (g) of this Rule:
Waters classified WS (except WS-I or WS-V), B, SA, ORW, HQW, or SB from normal high water (or tide elevation) and wetlands ... 50 feet
(g) Alternatives where separations in Paragraph (f) of this Rule cannot be achieved.
(5) For all other separations, materials, testing methods and acceptability standards meeting water main standards (15A NCAC 18C) shall be specified.

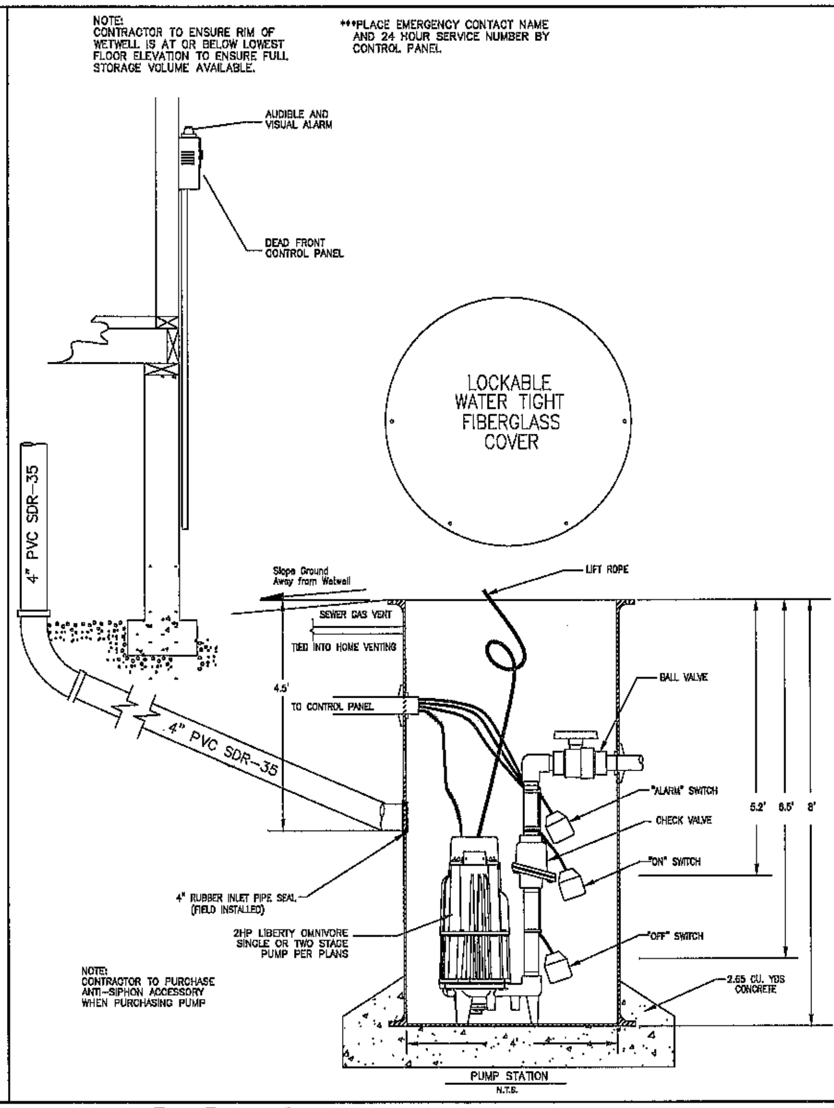
While the rule provides alternatives for piping material when the separation to wetlands cannot be met, the rule does not address manholes and pump stations. In accordance with the provision for alternative design covered under 15A NCAC 2T .0105(n), adherence to the following criteria shall be considered equivalent to the Rule .0305(f):

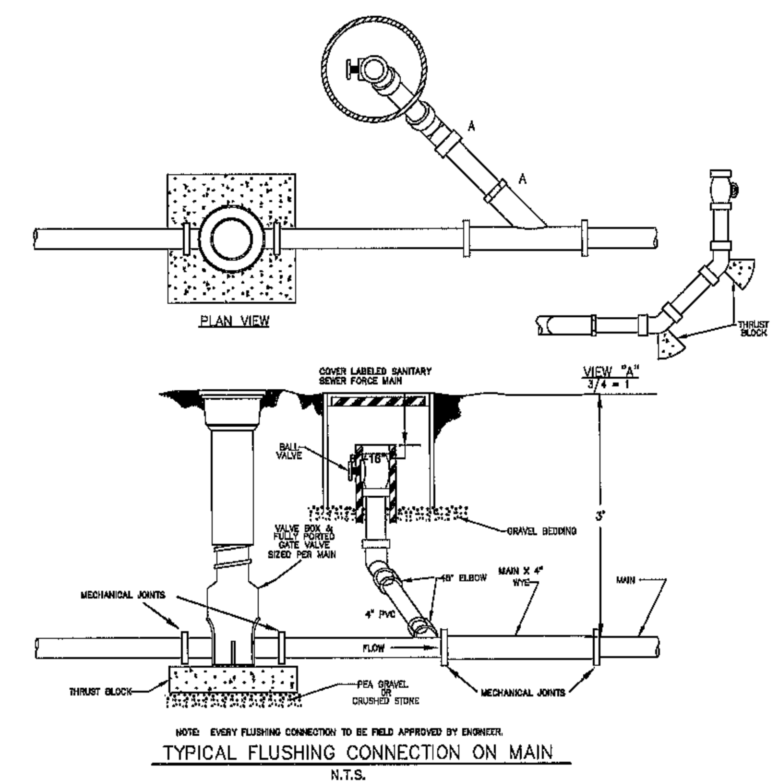
A. Sewer systems shall be designed to maintain maximum feasible separations when a 50 foot separation cannot be met i.e. proposed wet wells shall be located within 20' of homes.

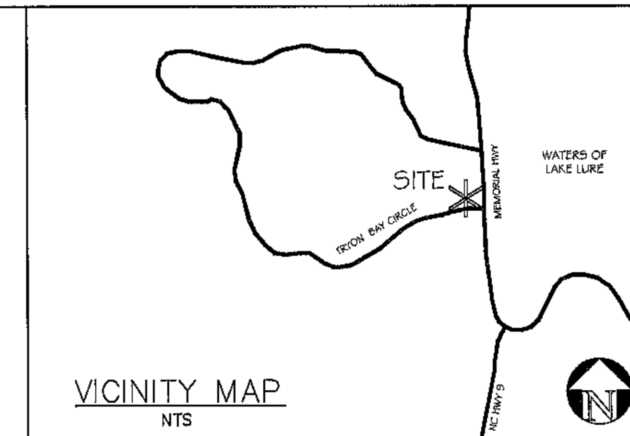
B. With regards to pump stations serving a single building:

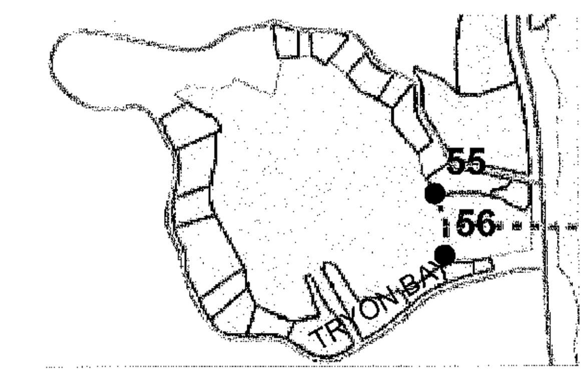
1. Pump stations shall be of a type specifically engineered to be watertight in floodplain conditions including watertight lids.
2. Wet wells shall be constructed of either high density polyethylene or fiberglass reinforced polyester resins with all seams thermally welded and factory tested for leak tightness.
3. All necessary penetrations shall be factory sealed and tested. No field penetrations will be allowed.
4. The pump station shall be located no further than 50 feet from the building served and shall be vented back to the building.
5. All pump station wet wells shall maintain a separation of no less than 10 feet from wetlands.

-END-







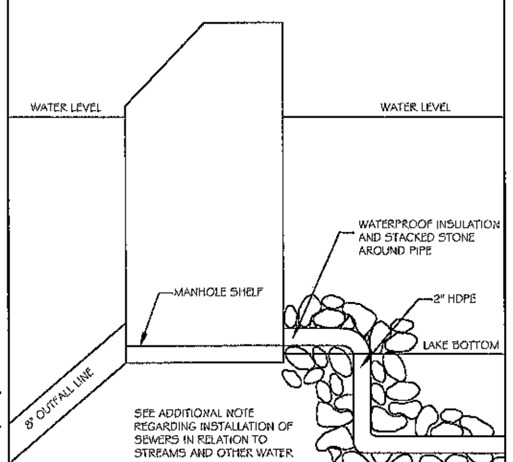


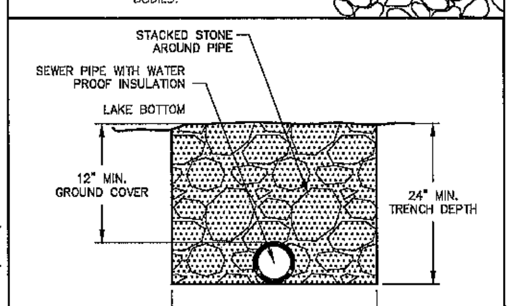
JOB NUMBER:
25145

REV	BY	DATE	DESCRIPTION
1	ESB	08-13-25	REVISED AS SHOWN
2			
3			
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

SITE PLAN FOR SEWER CONNECTION FOR
LOT 429 AND LOT 441
TRYON BAY CIRCLE
LAKE LURE, RUTHERFORD COUNTY, NORTH CAROLINA 28746
SEWER & WATER CONNECTION





STANDARD TRENCH DETAIL WITHIN LAKE BED

SEWER ALLOCATION

FOR SYSTEM SERVING A SINGLE DWELLING UNIT, THE INITIAL DESIGN FLOW IS FOR A 2-BR UNIT IS 240 GPD, AND EACH ADDITIONAL BEDROOM ADDS A 120 GPD.

BUILDING A (LOT 429) = 360 GALLONS PER DAY

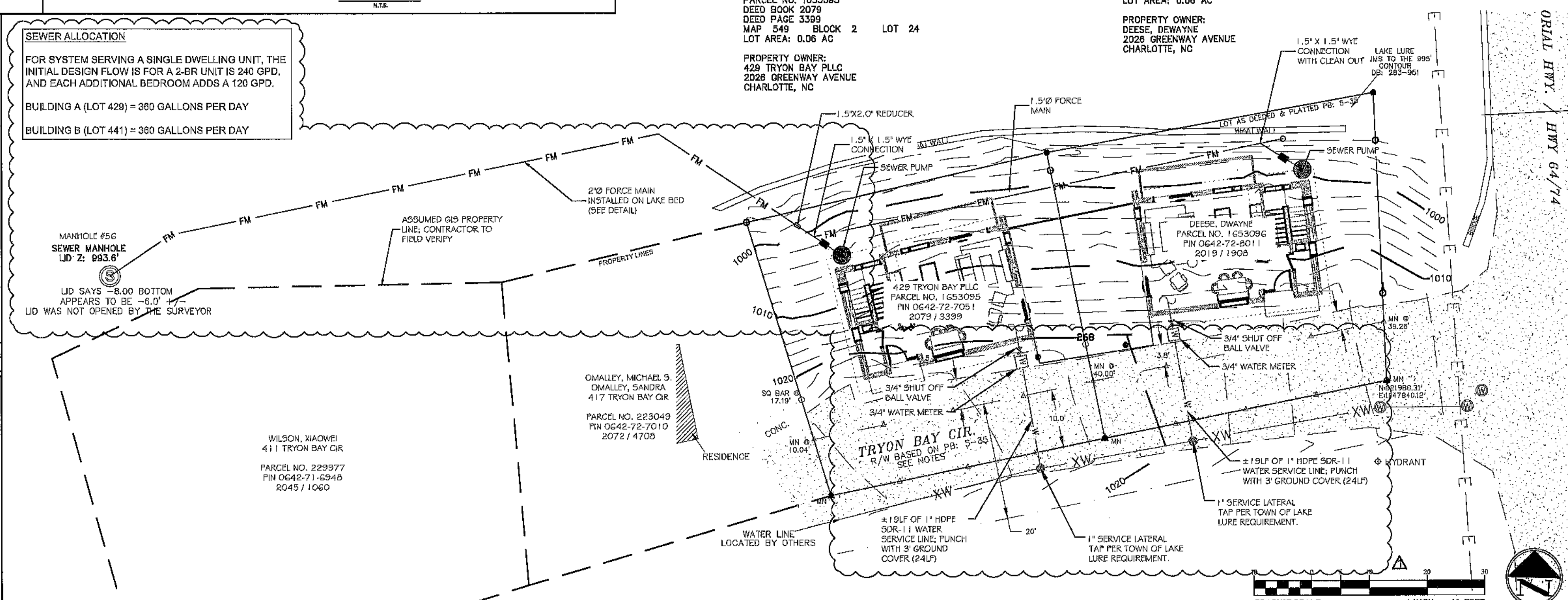
BUILDING B (LOT 441) = 360 GALLONS PER DAY

LOT 429
PROPERTY INFORMATION (GIS)
PARCEL NO. 1653095
DEED BOOK 2079
DEED PAGE 3399
MAP 549 BLOCK 2 LOT 24
LOT AREA: 0.06 AC

PROPERTY OWNER:
429 TRYON BAY PLLC
2026 GREENWAY AVENUE
CHARLOTTE, NC

LOT 441
PROPERTY INFORMATION (GIS)
PARCEL NO. 1653096
DEED BOOK 2019
DEED PAGE 1908
MAP 549 BLOCK 2 LOT 24B
LOT AREA: 0.06 AC

PROPERTY OWNER:
DEESE, DEWAYNE
2026 GREENWAY AVENUE
CHARLOTTE, NC



Odom Engineering PLLC

SCALE: 1" = 10'
DATE: 07-10-2025
DRAWN BY: ESB
CHECKED BY: BSR
PROJECT MGR: DWO
SHEET: C-1

Drawing name: Z:\2025\25145- 429 & 441 TRYON BAY- DEESE\DWG\25145 - TRYON BAY LOT 429 AND 441 SEWER CONNECTION PLAN.dwg Plotted on: Aug 14, 2025 - 9:04am

November 30, 2018

Mr. Dwayne Deese
dwayne.deese@gmail.com

Report of Preliminary Geotechnical Exploration
Deese Residence – Tryon Bay Circle Lots #1 & #2
Lake Lure, North Carolina
KEG Project No. JA18-3674-01

Mr. Deese:

Kessel Engineering Group, PLLC (KEG) is pleased to present this report of preliminary geotechnical exploration for the proposed residential constructions on Lots #1 and #2 located on Tryon Bay Circle in Lake Lure, North Carolina. The purpose of this preliminary exploration was to determine general subsurface conditions in order to develop preliminary geotechnical recommendations for the proposed construction.

PROJECT INFORMATION

Project information was provided in a September 28, 2018 telephone conversation between Mr. Rick Kazebee, RA LEED AP of Kazebee Design, PLLC and our Mr. Matthew Gibson, E.I. Additional information was provided by Mr. Kazebee through email correspondence. Onsite information was gathered during multiple site visits by Mr. Gibson. We have received a topographic survey of the site performed by WNC Land Surveyors (dated December 22, 2016) and a preliminary proposed cross-section of the residences by Kazebee Designs (Sheet A0.0, undated).

Lot #1 is located at the southern intersection of Tryon Bay Circle and Memorial Highway, with Lot #2 adjoining the west end of Lot #1 (See Figure 1). Based on our review of the provided topographic survey, Lot #1 and #2 slope downhill to the north at an inclination of approximately 1H:1V (horizontal:vertical), with Lake Lure bordering the north side of the lots and Tryon Bay Circle bordering the south. Lot #1 and Lot #2 are each 0.06 acres and are moderately wooded. A rock seawall is located on the northern side of the lots adjacent the lake.

Project plans include construction of two 3-story residential buildings (one on each lot). Building footprints will be on the order of 700 sf feet each. Concrete patios are shown extending north from the buildings towards the lake edge. Earthwork cuts associated with basement level construction are anticipated on the order of 17 feet. Significant earthwork fills are not anticipated. Associated parking is planned to be parallel to Tryon Bay Circle. Detailed foundation loading has not been provided; however, for the purpose of this exploration, we anticipate maximum individual column and continuous wall loads for the proposed house on the order of 50 kips and 5 kips per linear foot, respectively.

FIELD EXPLORATION

Our exploration included performing three soil test borings (B-1 to B-3) at the approximate locations as indicated on the attached Field Exploration Plan (see Figure 2). The soil test borings extended to depths of approximately 6.4 to 8.5 feet below the existing ground surface. The borings were located in the field by our Mr. Matthew Gibson, E.I. by referencing the provided site plan and identifiable site landmarks. The soil test borings were located in the roadway of Tryon Bay Circle, with boring B-1 approximately at the center of Lot #1, boring B-2 at the property line between Lots #1 and #2, and boring B-3 approximately at the center of Lot #2. Soil test borings were not performed along the sloped portions of Lot #1 or Lot #2 due to steep site conditions. Site access was limited to the Tryon Bay Circle roadway for this subsurface exploration.

The soil test borings were advanced by mechanically twisting a continuous flight steel auger into the soil. Soil sampling and penetration testing were performed in general accordance with ASTM D 1586. At assigned intervals, soil samples were obtained with a standard 1.4-inch I.D., 2-inch O.D., split-tube sampler. The sampler was first seated 6 inches to penetrate any loose cuttings and then driven an additional 12 inches with blows of a 140-pound hammer falling 30 inches. The number of hammer blows required to drive the sampler the final 12 inches was recorded and is designated the "penetration resistance." The penetration resistance, once properly evaluated, is an index to the strength of the soil and foundation supporting capability. Representative portions of the soil samples, thus obtained, were placed in plastic bags and transported to the laboratory. In the laboratory, the samples were examined to verify the field classifications made by the driller. Soil test borings were backfilled with soil clippings and capped with a cold patch asphalt mixture at the completion of drilling.

Soil descriptions and penetration resistances are tabulated on the attached Boring Logs. Top of boring elevations were estimated by referencing the provided topographic information. The boring locations and elevations shown in the appendix should be considered approximate.

SITE GEOLOGY

The project site is located in the Piedmont Physiographic Province, an area underlain by ancient igneous and metamorphic rocks. The virgin soils encountered in this area are the residual product of in-place chemical weathering of rock which was similar to the rock presently underlying the site. In areas not altered by erosion or disturbed by the activities of man, the typical residual soil profile consists of clayey soils near the surface, where soil weathering is more advanced, underlain by sandy silts and silty sands.

The boundary between soil and rock is not sharply defined. This transitional zone, termed "partially weathered rock," is normally found overlying the parent bedrock. Partially weathered rock (PWR) is defined, for engineering purposes, as residual material with standard penetration resistances in excess of 100 blows per foot. Weathering is facilitated by fractures, joints and the presence of less resistant rock types. Consequently, the profile of the partially weathered rock and hard rock is quite irregular and erratic, even over short horizontal distances. Also, it is not unusual to find lenses and boulders of hard rock and zones of partially weathered rock within the soil mantle, well above the general bedrock level.

SUBSURFACE CONDITIONS

Beneath a surficial layer of asphalt and aggregate base course, the soil test borings (B-1 through B-3) encountered existing fill extending to depths of 3.5 to 6 feet below the existing ground surface. Fill soils generally consisted of very loose to firm silty sands (SM). Fill soils were underlain by residual soils.

Borings performed during this exploration encountered residual soils and partially weathered rock below the existing fill. Boring B-3 encountered residual soils at a depth of 3.5 feet to 6 feet beneath the existing ground surface, which were then underlain by PWR. Residual soils consisted of very firm silty sands (SM). PWR was encountered beneath the existing fill soils in boring B-1 at a depth of 4.5 feet to its refusal depth of 8.5 feet, and boring B-2 at a depth of 6 feet to its refusal depth of 8.2 feet. PWR was encountered beneath the residual soils in boring B-3 at a depth of 6 feet to its refusal depth of 6.4 feet.

Refusal materials are those materials which are sufficiently hard to prevent the vertical advancement of the soil test boring auger. Refusal may result from very dense soils, partially weathered rock, boulders, lenses, ledges, or layers of relatively hard rock underlain by partially weathered rock or residual soil; refusal may also represent the surface of relatively continuous bedrock. Core drilling procedures are required to penetrate refusal materials and to determine their character and continuity. Core drilling was beyond the scope of this exploration.

Groundwater was not encountered in the tests performed during this exploration. Groundwater levels may fluctuate several feet with season and rainfall variations or adjacent lake water elevations. Normally, the highest groundwater levels occur in late winter and spring and the lowest levels occur in late summer and fall.

The above descriptions provide a summary of the subsurface conditions encountered by the borings. Boring logs included in the appendix of this report contain information recorded at each boring location. The boring logs performed for this exploration represent our interpretation of the field logs based on examination of the field samples. The lines designating the interfaces between various strata represent approximate boundaries and the transition between strata may be gradual. It should be noted the soil conditions may vary between boring locations.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

General Considerations & Supplemental Exploration

The recommendations provided in this report are preliminary and subject to change as project plans are developed and/or revised. Project plans include performing an approximate 17 feet deep vertical excavation on the southern half of the project lots adjacent to Tryon Bay Circle in order to construct the lower levels of the proposed structures. Due to the height and steepness of the proposed cut, as well as the proximity to the existing roadway, this proposed excavation must be stabilized during excavation operations and building construction. We recommend the use of the soil nailing (described below) to provide permanent stabilization of the proposed excavations. Consideration must be given to the PWR and refusal materials encountered within proposed construction depths, as difficult excavations through these materials should be anticipated. The use of other type of "top-down construction" retaining structures (such as sheet pile walls, soldier pile walls, etc.) to retain the proposed excavations is not recommended due to the presence of the PWR and refusal materials within proposed excavation depths.

As previously mentioned, soil test borings were not performed along the north portion of the project site due to the steep conditions present in this area. We recommend performing a supplemental exploration including a series of test/observation pits within the proposed construction footprint. This supplemental exploration should assist in determining finalized design values for foundation bearing capacity within the building footprint as well as the extent, depth and consistency of refusal materials.

Soil Nailing & Difficult Excavation

Soil nailing is a method of excavation support which is constructed in stages. Each stage consists of an approximate five-foot vertical excavation, followed by application of reinforced shotcrete and placement of soil nails. This sequence is repeated in stages to achieve the total depth of excavation required. Soil nails are used to create a mass of soil which then behaves as a gravity retaining wall to resist the earth pressures.

Soil nail wall systems are generally designed and constructed by a specialty contractor. Soil nail wall systems should be designed by a professional engineer licensed in the state of North Carolina and should take traffic loads from the adjacent roadway into account. Additionally, consideration must be given to the proximity of the roadway and southern property line, as design soil nail lengths may be required to extend beyond these limits. Additional easements or other right-of-way agreements may be required.

We recommend a specialty contractor working under a "design/build performance" specification be retained to design and install the soil nail wall system. The bidding contractors should be provided a copy of this report. Our geotechnical engineer should be present during soil nail installation to observe and document its installation.

Difficult excavations will likely be encountered during soil nail wall construction within PWR and refusal materials encountered approximately 4.5 to 6 feet below the existing ground surface. Heavy excavation equipment will likely be able to remove some of the refusal materials encountered at the site. The ease of

excavation of these materials cannot be specifically quantified and depends on the quality of grading equipment, skill of the equipment operators and geologic structure of the material itself, such as the direction of bedding, planes of weakness and spacing between discontinuities. Due to steep inclinations at the site, limited access for heavy excavation equipment should be anticipated. Pneumatic hammers may be necessary to efficiently remove more resistant areas of PWR and bedrock. Blasting is not recommended due to the potential to damage the previously-constructed sections of the proposed soil nail wall structure.

Rock anchors (i.e. rock bolts) may be required to retain excavations through refusal materials consisting of fractured, seamy, or otherwise unsuitable/unstable bedrock. Full-height soil nail/rock anchor support of the excavation may not be required if suitable bedrock is encountered in the deeper portions of the excavation. This should be determined by the soil nail wall design engineer during construction.

Shallow Foundations

To establish uniformity of bearing conditions and to minimize the potential for differential settlement, we recommend that foundations bear entirely on very firm residuum and/or refusal materials consisting of partially weathered rock, fractured native rock, or competent bedrock. Foundations bearing on very firm residuum or refusal materials similar to those encountered in our subsurface exploration may be sized for an allowable bearing pressure of 3,000 to 4,000 psf. Satisfactory performance of the shallow foundations is subject to the design and site preparation recommendations contained in this report.

Foundations should bear 24 inches into very firm or better residuum or 36 inches below finished grade, whichever is deeper, to provide protective embedment and to develop the recommended bearing capacity. Deeper embedment may be required on the north/downhill side of the proposed structures in order to penetrate through existing fill and bear in the recommended materials (this should be determined during performance of the supplemental exploration as noted above). We recommend that minimum widths for individual column and continuous wall footings be 30 and 24 inches, respectively. We recommend that walls be provided with regular movement joints to accommodate some possible differential settlement.

In areas where more resistant refusal materials prohibit excavations sufficiently deep to achieve the required embedment, we recommend that foundations be pinned to the underlying material to resist sliding. We anticipate that the pinning of foundations may be required across a majority of the site. Exposed refusal materials/bedrock should be examined by the geotechnical engineer prior to foundation construction to confirm that the bedrock is competent for foundation pinning. Foundations should be designed to resist sliding and lateral loading.

In order to verify that footing excavations are extended into approved very firm residuum or refusal materials, we recommend that foundation excavations be examined and checked with a dynamic cone penetrometer by an engineering technician working under the direction of the geotechnical engineer.

Grade Slabs

Grade slabs may be soil supported by approved residuum assuming that the site is prepared in accordance with the recommendations in this report. Grade slabs may also be supported on properly placed engineered fill or select fill, provided the engineered fill or select is permanently retained. For grade slabs bearing on a combination of engineered fill, residual soils, and refusal materials, over-excavation of the refusal materials approximately 12-inches and replacement with compacted engineered fill to provide a cushion is recommended.

Grade slabs should be jointed around columns and along footing supported walls so that the slab and foundations can settle differentially without damage. If slab thickness permits, joints containing dowels or keys may be used in the slab to permit movement between parts of the slab without cracking or sharp vertical displacements. Completed slabs should be protected from excessive surface moisture prior to and during periods of prolonged below-freezing temperatures to prevent subgrade freezing and resulting

heave. Floor slabs supported on grade which will be carpeted, tiled, painted, or receive some other covering or sealant should incorporate a vapor barrier. At a minimum, the vapor barrier should be installed in accordance with the guidelines outlined in Chapter 3 of ACI Publication 302.1 (*Guide for Concrete Floor and Slab Construction*).

Lateral Earth Pressures

Detailed grading plans have not yet been developed for this site. However, preliminary plans include below grade building walls. The design of retaining walls constructed on sloping sites is often governed by global stability. Sloping conditions and global stability should be considered during retaining wall design.

The following soil parameters are recommended for use in developing preliminary lateral earth pressures for retaining wall feasibility evaluation. For walls retaining undisturbed residuum, we recommend an angle of internal friction value of 32 degrees, a cohesion value of 100 psf, and a soil unit weight of 125 pcf be utilized to develop preliminary lateral earth pressures. For walls retaining existing fill at the project site, we recommend an angle of internal friction value of 25 degrees, a cohesion value of 0 psf, and a soil unit weight of 120 pcf be utilized to develop preliminary lateral earth pressures.

Provision for drainage of water which collects behind retaining structures should be provided. The drainage system should have sufficient capacity to prevent the buildup of excess hydrostatic head behind retaining walls. The drainage system should incorporate appropriately graded sand and aggregate material or geotextile fabric to prevent the loss of fines which could be transported in the drainage system. Drain cleanouts should be provided.

Earthwork Fills and Earthwork Cuts

Soils encountered by soil test borings generally appear suitable to be reused as compacted engineered fill for raising site grades and/or for retaining wall backfill, with the proper moisture adjustments. Fill used for raising site grades or retaining wall backfill should be uniformly compacted in thin (6-inch to 12-inch) horizontal lifts to at least 95 percent of the standard Proctor maximum dry density (ASTM D-698) and within 3 percent of optimum moisture. The upper 18" below grade slabs and pavements should be compacted to at least 98% of the same standard. Although not anticipated for this project site, permanent fill slopes constructed with newly placed engineered fill should be placed and benched into a suitable foundation (i.e. residuum) and should be constructed at 2H:1V, or flatter. Existing fill should be undercut to

Confined excavations such as for footing or utility installation should conform to OSHA regulations. For slopes that are not confined (i.e. cut slopes), our experience suggests that temporary excavation side slopes through residual soils at the site should be laid back at a 1H:1V (horizontal to vertical) slope, or flatter, with a maximum height of 10 feet or less. Permanent cut slopes through residual soils should be laid back at 1.75H:1V or flatter, or should be retained by a soil nail wall system as noted above. Cut and fill slope surfaces should be protected from erosion by grassing or by other means.

Groundwater

As previously described in the *Subsurface Conditions* section of this report, groundwater was not encountered by soil test borings performed during this exploration. However, foundation excavations along the north side of the proposed construction (including those for the proposed concrete patios) may encounter groundwater associated with the adjacent lake. Groundwater control will likely be required during foundation construction in these areas.

BASIS OF PRELIMINARY RECOMMENDATIONS

Our evaluation of onsite geotechnical conditions and site preparation recommendations has been based on our understanding of the project information and data obtained in our exploration as well as our experience on similar projects. The general subsurface conditions utilized in our preliminary geotechnical assessment of the site have been based on interpolation of the subsurface data between the widely spaced borings. Subsurface conditions between the borings will differ. If the project information is incorrect or proposed grading locations (horizontal or vertical) and/or dimensions are changed, please contact us so that our recommendations can be reviewed. The discovery of site or subsurface conditions during construction which deviate from the data obtained in this exploration should be reported to us for our evaluation. The assessment of site environmental conditions for the presence or absence of pollutants in the soil, rock and groundwater of the site was beyond the scope of this exploration.

We appreciate the opportunity to offer our professional engineering services on this project. If you have any questions concerning this report, please feel free to contact us.

Sincerely,
KESSEL ENGINEERING GROUP, PLLC (NC Firm License No. P-0420)

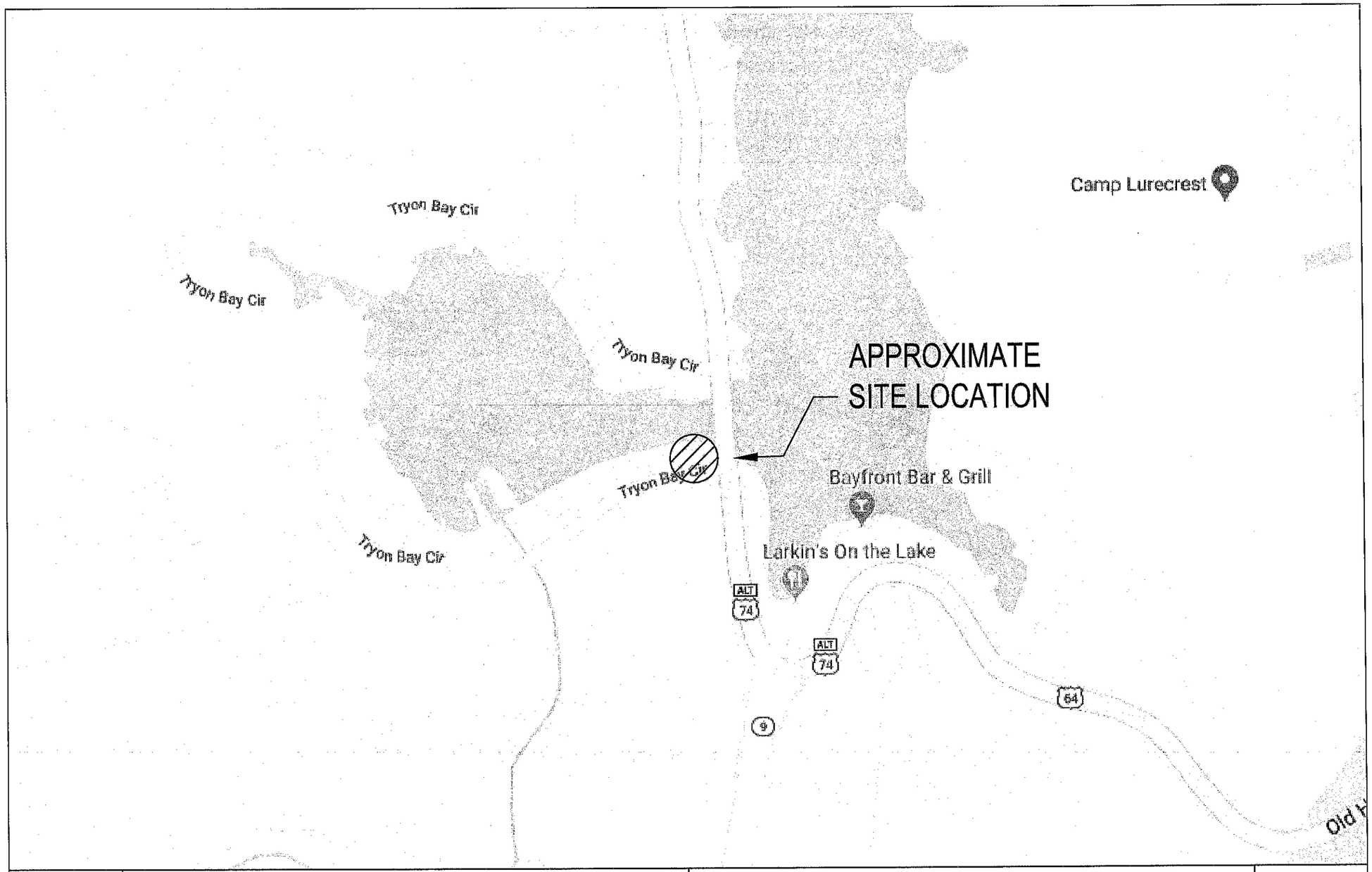
Matthew Gibson, E.I.
Staff Professional

Ian Johnson, P.E.
Senior Engineer
Registered, North Carolina 38637

NORTH CAROLINA PROFESSIONAL SEAL 38637 ENGINEER IAN JOHNSON 11-30-2018

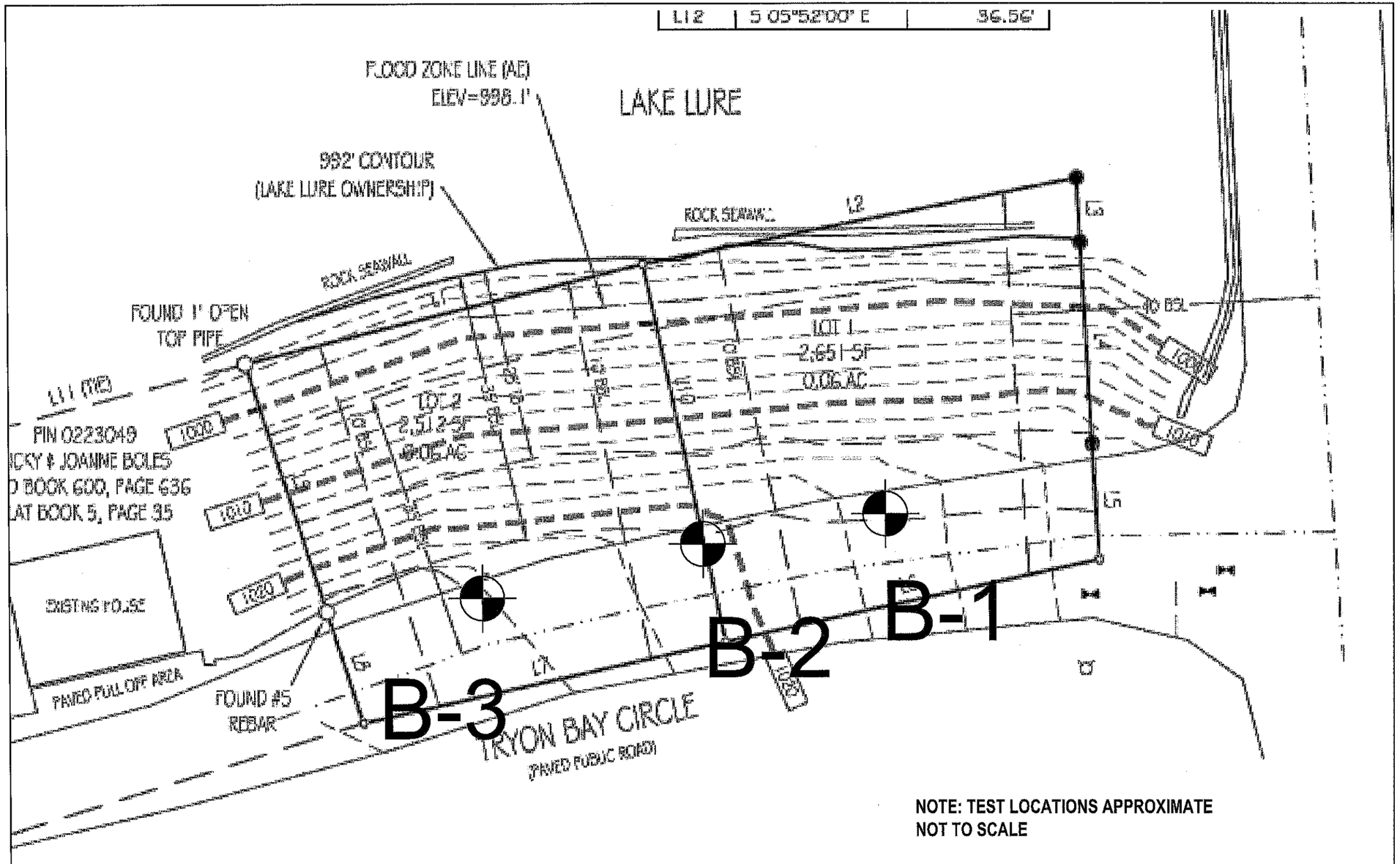
Attachments: Site Location Plan – Figure 1
Field Exploration Plan – Figure 2
Soil Test Boring Logs (B-1 to B-3)
Key to Soil Classification and Consistency Descriptions

Distribution: Mr. Dwayne Deese; dwayne.deese@gmail.com
Ms. Laura Schoning; lauramargaret3c@gmail.com
Mr. Rick Kazebee, RA LEED AP, Kazebee Design, PLLC; rick@kazebeedesign.com



N	SITE LOCATION PLAN DEESE RESIDENCE - TRYON BAY CIRCLE - LOTS #1 & #2 LAKE LURE, NORTH CAROLINA	KEG PROJECT NO. JA18-3674-01 DATE: 11/30/18 REFERENCE: *Google Maps*	FIGURE 1

KESSEL ENGINEERING GROUP
582 HENDERSONVILLE ROAD SUITE ONE I ASHEVILLE NC 28803 I P:[828] 277-6351 I F:[828] 277-6355
WWW.THEKESSELGROUP.COM



NOTE: TEST LOCATIONS APPROXIMATE
NOT TO SCALE

N	FIELD EXPLORATION PLAN DEESE RESIDENCE - TRYON BAY CIRCLE - LOTS #1 & #2 LAKE LURE, NORTH CAROLINA	KEG PROJECT NO. JA18-3674-01 DATE:11/30/2018 REFERENCE: *Boundary and Topographic Survey,* by WNC LandSurveyors, dated December 22, 2016	FIGURE 2

KESSEL ENGINEERING GROUP
582 HENDERSONVILLE ROAD SUITE ONE | ASHEVILLE NC 28803 | P:[828] 277-6351 | F:[828] 277-6355
WWW.THEKESSELGROUP.COM

KESSEL ENGINEERING GROUP

SOIL TEST BORING NO. B-1

PROJECT: Deese Residence - Tryon Bay Circle | PROJECT NO.: JA18-3674-01

CLIENT: Mr. Dwayne Deese | DATE START: 10-31-18 END: 10-31-18

LOCATION: See Figure 2 | ELEVATION: 1017 (feet)

DRILLER: M&M Drilling | LOGGED BY: M.Gibson

DRILLING METHOD: Hollow Stem Auger

DEPTH TO - WATER> INITIAL▽ _____ AFTER 24 HOURS:▼ _____ CAVING> 4.17 ft

ELEVATION/ DEPTH (FT)	DESCRIPTION	SOIL TYPE	SAMPLES	STANDARD PENETRATION RESULTS BLOWS/FOOT	
	6-Inches ASPHALT				
	8.5-Inches ABC STONE				
1015	Firm, Brown, Micaceous, Silty, Fine to Coarse SAND with Some Gravel (Fill)		9 11 5	N = 16	
	Brown, Slightly Micaceous, Silty, Fine SAND (Fill)		2 1 50/2	N = 50/2	
5	PARTIALLY WEATHERED ROCK which sampled as Gray and White, Micaceous, Silty, Fine to Medium SAND (Residuum)		50/3	N = 50/3	
1010			50/0	N = 50/0	
	Auger refusal encountered at 8.5 feet. No groundwater encountered at time of boring. Borehole dry and caved at 4.17 feet at time of boring.				
10					
1005					
15					
1000					
20					
995					
25					
990					
30					
985					

2 5 10 20 30 40 50 70 90

SOIL TEST BORING NO. B-1
Sheet 1 of 1

SOIL TEST BORING REVISED 3674-01 DEESE RESIDENCE - TRYON BAY CIRCLE.GPJ KESSEL GROUP.GDT 11/29/18

KESSEL ENGINEERING GROUP

SOIL TEST BORING NO. B-2

PROJECT: Deese Residence - Tryon Bay Circle
PROJECT NO.: JA18-3674-01
CLIENT: Mr. Dwayne Deese
DATE START: 10-31-18 END: 10-31-18
LOCATION: See Figure 2
ELEVATION: 1020 (feet)
DRILLER: M&M Drilling
LOGGED BY: M.Gibson
DRILLING METHOD: Hollow Stem Auger
DEPTH TO - WATER> INITIAL ▽ _____ AFTER 24 HOURS: ▼ _____ CAVING> 4.25 ft

ELEVATION/ DEPTH (FT)	DESCRIPTION	SOIL TYPE	SAMPLES	STANDARD PENETRATION RESULTS BLOWS/FOOT	
	6-Inches ASPHALT 9-Inches ABC STONE Firm, Brown, Micaceous, Silty, Fine to Coarse SAND with Some Gravel (Fill)			10 11 5	N = 16
	Very Loose, Brown, Slightly Micaceous, Silty, Fine to Medium SAND (Fill)			3 1 2	N = 3
1015 — 5	PARTIALLY WEATHERED ROCK which sampled as Brown and Tan, Micaceous, Silty, Fine to Medium SAND (Residuum)			12 30 50/2	N = 50/2
1010 — 10	Auger refusal encountered at 8.2 feet. No groundwater encountered at time of boring. Borehole dry and caved at 4.25 feet at time of boring.				
1005 — 15					
1000 — 20					
995 — 25					
990 — 30					

2 5 10 20 30 40 50 70 90

SOIL TEST BORING NO. B-2
Sheet 1 of 1

SOIL TEST BORING REVISED 3674-01 DEESE RESIDENCE - TRYON BAY CIRCLE.GPJ KESSEL GROUP.GDT 11/29/18

KESSEL ENGINEERING GROUP

SOIL TEST BORING NO. B-3

PROJECT: Deese Residence - Tryon Bay Circle | PROJECT NO.: JA18-3674-01

CLIENT: Mr. Dwayne Deese | DATE START: 10-31-18 END: 10-31-18

LOCATION: See Figure 2 | ELEVATION: 1024 (feet)

DRILLER: M&M Drilling | LOGGED BY: M.Gibson

DRILLING METHOD: Hollow Stem Auger

DEPTH TO - WATER> INITIAL: ▽ _____ AFTER 24 HOURS: ▼ _____ CAVING> 4.09 ft

ELEVATION/ DEPTH (FT)	DESCRIPTION	SOIL TYPE	SAMPLES	STANDARD PENETRATION RESULTS BLOWS/FOOT	
	6-Inches ASPHALT				
	7-Inches ABC STONE				
	Loose, Brown, Micaceous, Silty, Fine to Coarse SAND with Some Gravel (Fill)		9 7 5	N = 12	
1020 / 5	Very Firm, Gray and Brown, Micaceous, Silty, Fine to Medium SAND (Residuum)		2 5 32	N = 37	
	PARTIALLY WEATHERED ROCK which sampled as Gray, Micaceous, Silty, Fine SAND		50/5	N = 50/5	
	Auger refusal encountered at 6.4 feet. No groundwater encountered at time of boring. Borehole dry and caved at 4.09 feet at time of boring.				
1015 / 10					
1010 / 15					
1005 / 20					
1000 / 25					
995 / 30					
990					

STANDARD PENETRATION RESULTS BLOWS/FOOT: 2 5 10 20 30 40 50 70 90

SOIL TEST BORING REVISED 3674-01 DEESE RESIDENCE - TRYON BAY CIRCLE.GPJ KESSEL GROUP.GDT 11/29/18

KEY TO SOIL CLASSIFICATIONS AND CONSISTENCY DESCRIPTIONS

Penetration Resistance* Blows per Foot	Relative Density
SANDS	
0 to 4	Very Loose
5 to 10	Loose
11 to 20	Firm
21 to 30	Very Firm
31 to 50	Dense
over 50	Very Dense

Particle Size Identification

Boulder: Greater than 300 mm
Cobble: 75 to 300 mm
Gravel:
Coarse - 19 to 75 mm
Fine - 4.75 to 19 mm
Sand:
Coarse - 2 to 75 mm
Medium - 0.425 to 2 mm
Fine - 0.075 to 0.425 mm
Silts & Clay: Less than 0.075 mm

Penetration Resistance* Blows per Foot	Consistency
SILTS and CLAYS	
0 to 2	Very Soft
3 to 4	Soft
5 to 8	Firm
9 to 15	Stiff
16 to 30	Very Stiff
31 to 50	Hard
over 50	Very Hard

* ASTM D 1586

KEY TO DRILLING SYMBOLS

Grab Sample

Split Spoon Sample

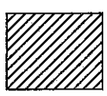
Undisturbed Sample

Groundwater Table at Time of Drilling

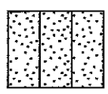
Groundwater Table 24 Hours after Completion of Drilling

KEY TO SOIL CLASSIFICATIONS

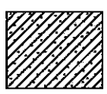

Well-graded Gravel
GW

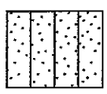

Low Plasticity Clay
CL

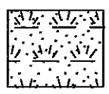

Clayey Silt
MH


Silty Sand
SM

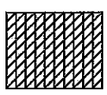

Poorly-graded Gravel
GP

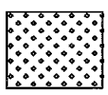

Sandy Clay
CLS

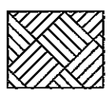

Sandy Silt
MLS


Topsoil
TOPSOIL


Partially Weathered Rock
BLDRCBBL

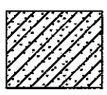

Silty Clay
CL-ML

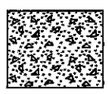

Sand
SW


Bedrock
BEDROCK


High Plasticity Clay
CH


Silt
ML


Clayey Sand
SC


Concrete
AS

IV.
Review Board Application

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: January 28, 2026

SUBJECT: Review Board Openings and Active Applications

AGENDA INFORMATION:

Item Number: IV
Department: Administration
Contact: Kimberly Martin, Town Clerk/ Comm. Dev. Admin.
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:
Upcoming board vacancies are as follows:

- ABC Board – 3
- Board of Adjustment/Lake Structure Appeals Board –
- Lake Advisory Board – 3
- Parks & Recreation Board – 0
- Short Term Rental Board – 1
- Zoning and Planning – 2

Appointments will be made during the February regular meeting and new terms will begin on March 1, 2026.

ATTACHMENTS:
Active Board Applications for Boards with Vacancies

VOLUNTEER APPLICATION FORM

Name: Bob Cassano

Address: 188 Kincaid Dr. Lake Lure Resident for 11.5 years

Home Phone: — Cell Phone: 561-676-2450 Email: grocerymanoffice@gmail

Employer: retired Address:

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

☐	☐	☐	☐	☑	☐
Board of Adjustment & Lake Structure Appeals Board	Zoning & Planning Board	Lake Advisory Board	Parks & Recreation Board	ABC Board	Asset Management Task Force

Rationale and qualifications for serving: 6 years on the board.

Other volunteer activities in which you are currently involved, including other Boards or Committees:

N/A

Other information you feel might be pertinent, including current or prior occupation or resume:

Signature: Date: 11-17-2025

VOLUNTEER APPLICATION FORM

Name: Richard Sayles

Address: 122 Harris Rd Lake Lure Resident for 9 years

Home Phone: _____ Cell Phone: 704-577-6162 Email: RichardSayles13@gmail.com

Employer: Grayson Lodge Address: Same

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

☐	☐	☐	☐	☒	☐
Board of Adjustment & Lake Structure Appeals Board	Zoning & Planning Board	Lake Advisory Board	Parks & Recreation Board	ABC Board	Asset Management Task Force

Rationale and qualifications for serving: Longtime resident

Other volunteer activities in which you are currently involved, including other Boards or Committees:

LAB

Other information you feel might be pertinent, including current or prior occupation or resume:

Signature: Richard Sayles Date: 11/17/25

VOLUNTEER APPLICATION FORM

Name: TRACE BOSWELL

Address: 395 Golden Ridge Dr Lake Lure Resident for 6 years

Home Phone: NA Cell Phone: 954-325-7571 Email: tboswell62@gmail.com

Employer: NA Address: _____

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

☐	☐	☐	☐	☑	☐
Board of Adjustment & Lake Structure Appeals Board	Zoning & Planning Board	Lake Advisory Board	Parks & Recreation Board	ABC Board	Asset Management Task Force

Rationale and qualifications for serving: re Apply

Other volunteer activities in which you are currently involved, including other Boards or Committees:

Other information you feel might be pertinent, including current or prior occupation or resume:

Signature: _____ Date: 11-17-25

Entry #: 28 - Cory P Coile **Status:** Submitted **Submitted:** 12/18/2025 4:29 PM

Name

Cory P Coile

Address

746 Raven Blvd, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

5 yrs

Home Phone

Mobile Phone

(912) 785-9009

Email

cory_coile@yahoo.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Parks & Recreation Board

Rationale and qualifications for serving:

Local business owner invested in the community.
16 yrs as a Sam's Club Manager in several markets and metro markets in the southeast.
Ability to work independently and as a team, opened minded to others opinions and views.
Entrepreneur and business owner of multiple businesses and properties.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Rutherford County Chamber
Hickory Nut Gorge Chamber Member
Former Habitat For Humanity Board Member
Former BNI President of a local chapter

Other information you feel might be pertinent, including current or prior occulation of resume:

Currently a local business owner and operator in Lake Lure. Active and involved in town meetings and functions.

Resume (Optional)

For additional information, please refer to the Lake Lure Advisory and Statutory Board Handbook or contact the Town Clerk at (828) 625-9983 x 104 or townclerk@townoflakelure.com.

Volunteer Board Application

1 Page 1 2 Page 2

Name *

Gary | MI | Hasenfus

Address *

Address Line 1: 138 Cardinal Road Lake Lure, NC 28746

Address Line 2:

City: Lake Lure | State: NC | ZipCode: 28746

Amount of time as a Lake Lure resident: *

28 years

Home Phone: 828 775-2550

Mobile Phone: 828 775-2550

Email

garyhasenfus@bellsouth.net

Please check the appropriate box and indicate a preference if checking more than one.

Choice *

- [ ] ABC Board
- [ ] Board of Adjustment & Lake Structure Appeals Board
- [x] Lake Advisory Board
- [ ] Parks & Recreation Board
- [ ] Short Term Rental Advisory Board
- [ ] Zoning & Planning Board

Rationale and qualifications for serving: *

Have served since 2003 with focus on the fishery. In 22 years have helped develope a fishery with little direction, into a thriving Black bass fishery. Sept. 27, 2024 changed that bench Mark! We may be starting over + I'm ready to help.

Other Volunteer activities in which you are currently involved, including other Boards or Committees: *

Current LAB member
Serve on Security Committee at Fairfield Chapel
Serve as a Teller on Finance Committee @ Fairfield Chapel

Other information you feel might be pertinent, including current or prior occulation of resume:

Managed VWIN for 4 years.
Olympiad Volunteer many years
Had Successful Insurance Sales + Management Career for 54 years.

Resume (Optional)

Upload or drag files here.

Signature *

Date *

01-18-2026

draw type

Next >

Volunteer Board Application

① Page 1 ② Page 2

Name *

Mark | MI | Helms

Address *

232 Firefly Cove

Address Line 2

Lake Lure | North Carolina | 28746

Amount of time as a Lake Lure resident: *

16 years

Home Phone

—

Mobile Phone

828-429-4486

Email

skilakelure@bellsouth.net

Please check the appropriate box and indicate a preference if checking more than one.

Choice *

- [ ] ABC Board
- [ ] Board of Adjustment & Lake Structure Appeals Board
- [x] Lake Advisory Board
- [ ] Parks & Recreation Board
- [ ] Short Term Rental Advisory Board
- [ ] Zoning & Planning Board

Rationale and qualifications for serving: *

I am renewing my membership. My oiriginal appointment date was 06/09/2009

Other Volunteer activities in which you are currently involved, including other Boards or Committees: *

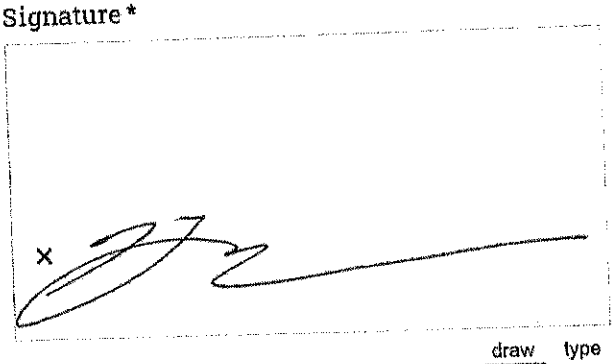
N/A

Other information you feel might be pertinent, including current or prior occulation of resume:

Resume (Optional)

Upload or drag files here.

Signature *



draw type

Signature is required

Date *

12.30.25

Date is required.

Next >

1

Entry #: 30 - Jim Langenbach **Status:** Submitted **Submitted:** 12/29/2025 9:55 AM

12/29/2025

Submit
12/29/2025 at 9:55 AM

Public

Status changed from *Incomplete* to *Submitted*

Entry created

Volunteer Board Application - Jim Langenbach
1 delivered

Name

Jim Langenbach

Address

380 Burnt Ridge Road, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

Current part time resident, primary residency is 327 Ibis Lane, Satellite Beach, FL

Home Phone

(321) 403-3784

Mobile Phone

(321) 403-3784

Email

jlangenbach321@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Lake Advisory Board

Rationale and qualifications for serving:

Rationale:
I am committed to preserving Lake Lure's long-term water quality, habitat health, and safe recreational use. As a property owner and active outdoor focused lake user, I understand the importance of balancing environmental protection with diverse stakeholder interests. Following Hurricane Helene, I am particularly focused on addressing shoreline erosion, restoring fishing habitat, and supporting sustainable boating practices that minimize damage to structures and the environment.

Qualifications:
• Professional Expertise: North Carolina Registered Professional Engineer (Environmental) with extensive experience in water quality assessments, erosion control, habitat enhancement, and environmental permitting.
• Leadership and Governance: Service on Geosyntec Consultants' Board of Directors (3,000-person engineering firm) and Florida Institute of Technology (FIT) Civil Engineering Advisory Council.
• Technical Experience: Proven track record in dredging, silt removal and capping, contaminated soil and groundwater remediation, and habitat restoration for projects such as the Indian River Lagoon and Kennedy Space Center.
• Community Perspective: As a Lake Lure homeowner and avid outdoorsman, I bring both technical knowledge and a personal commitment to ensuring the lake remains a healthy, vibrant resource for all users.

Closing:
I would be honored to contribute my expertise and passion to the Advisory Board, supporting recommendations that enhance water quality, reduce erosion, improve habitat, and maintain safe, enjoyable conditions for lake users now and in the future.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

I currently serve on the Florida Institute of Technology Civil Engineering Advisory Council.

Other information you feel might be pertinent, including current or prior occulation of resume:

I am not a full-time resident; however, as an environmental engineer interested in retiring in 3-4 years and spending considerable time with my family at my home on Lake Lure I would be pleased to assist on the Lake Advisory Board. Note. I am assuming that there will be options to attend some meetings via Microsoft Teams or similar. While I would endeavor to attend as many meetings as possible in person, I currently split my time between NC and FL and have work-related travel. However, I can be readily available for Teams meetings when scheduled in advance.

Resume (Optional)

PDF Langenbach_Short Resume.pdf
0.3 MB

Signature

Jim Langenbach

Date

12/29/2025

ABC BOARD

The ABC Board is charged by the State of North Carolina with the authority to adopt the rules necessary for the operation of its store, subject to approval by the state ABC Commission. This authority includes buying and selling of alcoholic beverages,

supervising employees, borrowing money, buying and leasing real and personal property and investing surplus funds. This board consists of three members serving staggered, three-year terms. Meetings are held the third Monday of each month at 3:30 P.M.

BOARD OF ADJUSTMENT AND LAKE STRUCTURE APPEALS BOARD (BOA/LSAB)

The BOA hears and decides appeals from any decision, order, or determination made by Town Staff with the responsibility of making decision about land use in interpreting and enforcing the Zoning Regulations. The BOA also approves conditional use permits and grants variances, in specific cases, from the provisions of the Zoning Regulations. The LSAB is authorized to grant variances, in specific cases, from the provisions of the Lake Structure Regulations. Members of these boards are required to participate in specialized training. These boards consist of five regular and three alternate members serving staggered, three-year terms and the same members serve on both boards. Meetings are held the fourth Tuesday each month at 1:00 PM for the BOA and the LSAB meets shortly thereafter.

LAKE ADVISORY BOARD (LAB)

The LAB advises the Town Council, Marine Commission, Lake Operations and town staff on all lake related matters to include revisions to Lake Use and Lake Structure Regulations, commercial operations on the lake, boat permits and fees, annual dredging requirements, the lake ecosystem, and storm cleanup. Each member is assigned a specific area of responsibility. This board consists of seven members serving staggered, three -year terms. Meetings are held the first Monday each month at 3:30 PM.

PARKS AND RECREATION BOARD (PRB)

The PRB is charged with maintaining an inventory of all public lands designated or used for park purposes. The Board monitors the condition of park lands and recommends maintenance or repairs when necessary, or recommends development and landscaping where appropriate. The Board identifies those properties having potential for active recreation and coordinates with the ZPB to incorporate recreation facilities into the land use plan as well as the LAB regarding recreational activities on the lake. This board consists of seven members serving staggered, three-year terms. Meetings are held the first Thursday each month at 1:30 PM.

SHORT TERM RENTAL ADVISORY BOARD (STRAB)

The STRAB studies and makes recommendations to council concerning the operation of short term rentals, revisions to policy regarding short term rentals, the various ways of improving short term rental operations, reporting any changes in state regulations regarding short term rentals, and other short term rental matters as requested by the Town Council. This board consists of five members serving staggered, three-year terms. The meeting schedule for this board will be determined at a later date.

ZONING AND PLANNING BOARD (ZPB)

The ZPB is responsible for receiving, reviewing and recommending to Town Council revisions to the town's Zoning Regulations, Zoning Map, and Subdivision Ordinance as well as reviewing and approving all applications for major subdivisions. It may also conduct studies and prepare plans for the Town Council's consideration regarding orderly
planning and development within the town. This board consists of five members serving staggered, three-year terms. Meetings are held the third Tuesday each month at 9:30 AM.

For additional information, please refer to the Lake Lure Advisory and Statutory Board Handbook or contact the Town Clerk at (828) 625-9983 x 104 or townclerk@townoflakelure.com.

Entry #: 31 - Michael A Gibbs **Status:** Submitted **Submitted:** 1/3/2026 6:05 PM

1/3/2026

Submit
1/3/2026 at 6:05 PM

Public

Status changed from *Incomplete* to *Submitted*

Entry created

Volunteer Board Application - Michael A Gibbs
1 delivered

Name
Michael A Gibbs

Address
304 Seton Road, Lake Lure, North Carolina 28720

Amount of time as a Lake Lure resident:
2.5 years

Home Phone

Mobile Phone
(207) 233-7671

Email
michael.gibbs@advocatehealth.org

Please check the appropriate box and indicate a preference if checking more than one.

Choice
Lake Advisory Board

Parks & Recreation Board

Rationale and qualifications for serving:

1st Choice - Parks & Recreations Board
2nd Choice - Lake Advisory Board

Just over two years ago, my wife Ashley and I made one of the most pivotal decisions of our lives, i.e.: to join the Lake Lure community by purchasing a home there.

We are extremely interested in learning about and becoming more deeply rooted in, and supporting the Lake Lure community.

I believe that my professional experience prepare me unique to serve on a Lake Lure Board.

For the past 33-years I have been practicing academic medicine, serving in multiple leadership role that have required highly developed skill and experience related to: complex problem solving and decision-make, collaboration with multiple internal and external stakeholders, and outstanding communication. For the past 15 years I have served as the Chairman of the Department of Emergency Medicine at Carolinas Medical Center in Charlotte, NC. Our Department is one of the busiest in the Southeast, caring for more than 120,000 patients each year. In my role as Chair I am ultimately responsible for all outcomes in our Department, to include clinical care, education, and research. I have served on numerous professional Committees, Board and Task Forces during my career.

Thank you in advance for your careful consideration of this application.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Our Department is in the process of launching the first Street Medicine Clinic in Charlotte. Our Clinic will provide on-site care to the homeless population of Charlotte, by visiting homeless encampments throughout the city. I am the Executive Sponsor for this project.

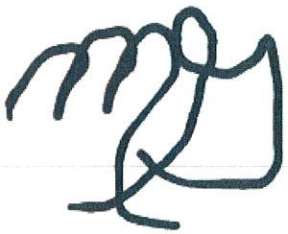
Other information you feel might be pertinent, including current or prior occulation of resume:

My Curriculum Vitae is attached.

Resume (Optional)

Gibbs - Curriculum Vitae - 2026.pdf
0.3 MB

Signature



Date

1/3/2026

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Entry #: 29 - Kristin Steffel **Status:** Submitted **Submitted:** 12/24/2025 2:04 PM

Name

Kristin Steffel

Address

320 Holmstead Dr, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

1.5 yrs, 4.8 yrs property owner

Home Phone

Mobile Phone

(419) 438-7633

Email

kristinmleach@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Parks & Recreation Board

Rationale and qualifications for serving:

Bachelor of Arts in early childhood education
Licensed Ohio educator
Prior gymnastics (USAG) coach
Avid runner (18 half marathons, 2 full marathons)

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

N/A

Other information you feel might be pertinent, including current or prior occulation of resume:

Resume (Optional)

STR

Entry #: 27 - Steven Gage **Status:** Submitted **Submitted:** 12/9/2025 2:09 PM

Name

Steven Gage

Address

129 Hillview Drive, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

10 years

Home Phone

(828) 351-4545

Mobile Phone

(828) 351-4545

Email

s12gage@outlook.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Short Term Rental Advisory Board

Rationale and qualifications for serving:

My wife and I own/operate Buffalo Junction Properties, a short term rental management company in Lake Lure

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Lake Lure Baptist Church - Finance committee and various ministries

Other information you feel might be pertinent, including current or prior occulation of resume:

I was approached by Scott Martin to consider serving on this committee

Resume (Optional)

Signature

Steven Gage

Date

12/9/2025

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VOLUNTEER APPLICATION FORM

Name: Ken Gilliam

Address: 1241 Cedar Creek Rd Lake Lure Resident for 30+ years

Home Phone: _____ Cell Phone: 828 429-4004 Email: ken@CarolinaLand.com

Employer: Self Address: 1334 Buffalo Ct. Rd / 1241 Cedar Ck Rd.

Pinnacle Sotheby's Realtor

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

☐	☒	☐	☐	☐	☐
Board of Adjustment & Lake Structure Appeals Board	Zoning & Planning Board	Lake Advisory Board	Parks & Recreation Board	ABC Board	Asset Management Task Force

Rationale and qualifications for serving: Current member

Other volunteer activities in which you are currently involved, including other Boards or Committees:

Other information you feel might be pertinent, including current or prior occupation or resume:

Real Estate Broker in Lake Lure since 1993

Signature: Ken Gilliam Date: 11-18-25

ZP

Entry #: 26 - Liz A Geary **Status:** Submitted **Submitted:** 11/19/2025 3:25 PM

Name

Liz A Geary

Address

112 Mountains Blvd., Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

NA - Employee in Lake Lure for 4.5 years

Home Phone

Mobile Phone

(843) 509-8191

Email

LGeary@RumblingBald.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Zoning & Planning Board

Rationale and qualifications for serving:

Over the past several years, I have developed a deep understanding of the Town of Lake Lure's planning, zoning, land-use, and community development processes through both my professional work and continuous engagement with the Town's public meetings. I have attended the monthly Zoning & Planning Board meetings consistently for the past 4.5 years, which has given me meaningful insight into the Town's Comprehensive Plan, development challenges, environmental considerations, and the practical application of zoning ordinances. This long-term involvement has helped me appreciate the Board's essential role in guiding responsible growth and protecting Lake Lure's unique natural environment and character.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Professionally, I oversee operations and community governance for a large, complex planned community within Lake Lure. My role requires daily application of zoning principles, architectural and environmental review, infrastructure planning, and the interpretation of covenants, ordinances, and state statutes. I frequently collaborate with engineers, planners, inspectors, contractors, and property owners to ensure projects meet regulatory and environmental standards. These responsibilities have strengthened my ability to analyze plans, evaluate regulatory compliance, and balance community interests with broader planning objectives. I work with the Board of Directors, Architectural Control Committee, Member Events & Activities Committee, Infrastructure Committee, Insurance Committee, and Holiday Decorations Committee as part of my role. I am extremely comfortable working with governance, policies, and procedures.

Other information you feel might be pertinent, including current or prior occulation of resume:

I am seeking to serve on the Zoning & Planning Board because I believe in thoughtful, data-informed, and transparent decision-making that supports both the Town's strategic goals and the long-term resilience of the community. With strong attention to detail, experience in land-use review, and a demonstrated commitment to understanding Lake Lure's planning issues, I would welcome the opportunity to contribute meaningfully to the Board's work. I've attached my resume for detailed information on my professional experience.

Resume (Optional)

Liz Geary Resume 2025 Volunteer.pdf
0.2 MB

Signature

Liz Geary

Date

11/19/2025

ABC BOARD

The ABC Board is charged by the State of North Carolina with the authority to adopt the rules necessary for the operation of its store, subject to approval by the state ABC Commission. This authority includes buying and selling of alcoholic beverages, supervising employees, borrowing money, buying and leasing real and personal property and investing surplus funds. This board consists of three members serving staggered, three-year terms. Meetings are held the third Monday of each month at 3:30 P.M.

BOARD OF ADJUSTMENT AND LAKE STRUCTURE APPEALS BOARD (BOA/LSAB)

The BOA hears and decides appeals from any decision, order, or determination made by Town Staff with the responsibility of making decision about land use in interpreting and enforcing the Zoning Regulations. The BOA also approves conditional use permits and grants variances, in specific cases, from the provisions of the Zoning Regulations. The LSAB is authorized to grant variances, in specific cases, from the provisions of the Lake Structure Regulations. Members of these boards are required to participate in specialized training. These boards consist of five regular and three alternate members serving staggered, three-year terms and the same members serve on both boards. Meetings are held the fourth Tuesday each month at 1:00 PM for the BOA and the LSAB meets shortly thereafter.

LAKE ADVISORY BOARD (LAB)

The LAB advises the Town Council, Marine Commission, Lake Operations and town staff on all lake related matters to include revisions to Lake Use and Lake Structure Regulations, commercial operations on the lake, boat permits and fees, annual dredging requirements, the lake ecosystem, and storm cleanup. Each member is assigned a specific area of responsibility. This board consists of seven members serving staggered, three -year terms. Meetings are held the first Monday each month at 3:30 PM.

PARKS AND RECREATION BOARD (PRB)

The PRB is charged with maintaining an inventory of all public lands designated or used for park purposes. The Board monitors the condition of park lands and recommends maintenance or repairs when necessary, or recommends development and landscaping where appropriate. The Board identifies those properties having potential for active recreation and coordinates with the ZPB to incorporate recreation facilities into the land use plan as well as the LAB regarding recreational activities on the lake. This board consists of seven members serving staggered, three-year terms. Meetings are held the first Thursday each month at 1:30 PM.

SHORT TERM RENTAL ADVISORY BOARD (STRAB)

The STRAB studies and makes recommendations to council concerning the operation of short term rentals, revisions to policy regarding short term rentals, the various ways of improving short term rental operations, reporting any changes in state regulations regarding short term rentals, and other short term rental matters as requested by the Town Council. This board consists of five members serving staggered, three-year terms. The meeting schedule for this board will be determined at a later date.

ZONING AND PLANNING BOARD (ZPB)

The ZPB is responsible for receiving, reviewing and recommending to Town Council revisions to the town's Zoning Regulations, Zoning Map, and Subdivision Ordinance as well as reviewing and approving all applications for major subdivisions. It may also conduct studies and prepare plans for the Town Council's consideration regarding orderly planning and development within the town. This board consists of five members serving staggered, three-year terms. Meetings are held the third Tuesday each month at 9:30 AM.

For additional information, please refer to the Lake Lure Advisory and Statutory Board Handbook or contact the Town Clerk at (828) 625-9983 x 104 or townclerk@townoflakelure.com.

V.
Initial Review of Short-Term Rental Board Recommendations

LAKE LURE TOWN COUNCIL
AGENDA REQUEST FORM
Meeting Date: January 28, 2026

SUBJECT: Review of Short-Term Rental Board Recommendation

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: V
Department: Community Development
Contact: Kimberly Martin, Administration
Presenter: Kimberly Martin, Administration

BRIEF SUMMARY:
The Short-Term Rental Board is initiating a mandatory mass re-registration for all town vacation rentals to update outdated data following Hurricane Helene
. Proposed changes include increasing application fees to $500 for new, and $250 for owner updates, effective for 2026.

Key Proposed Changes:

- **Mandatory Re-registration:** Required to update records for all existing, active short-term rentals.
- **Permitting:** All units must obtain updated permits.
- **Fee Structure (Effective 2026):**
  - **New Applications:**
  - $500.00
  - **Owner Update Applications:**
  - $250.00
- **Timeline:** Effective immediately following the re-registration process or for the 2026, calendar year.

RECOMMENDED MOTION AND REQUESTED ACTIONS:
To grant the change of short-term rental fees be increased to $500.00 for new applicants and $250.00 for new owner updates.
To grant the mandate of registration for all vacation rentals throughout the Town of Lake Lure.

FUNDING SOURCE:

ATTACHMENTS:

STAFF'S COMMENTS AND RECOMMENDATIONS:
Staff recommend mass registration and the fee increase for all vacation rentals.

VI.
2026 Calendar of Events

LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: January 28, 2026

SUBJECT: 2026 Calendar of Events

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Communications
Contact: Laura Krejci, Communications Director
Presenter: Laura Krejci, Communications Director

BRIEF SUMMARY: The Town of Lake Lure has reached out to key stakeholders in the Town of Lake Lure to build the attached calendar of events. Stakeholders included:

- Chamber of Hickory Nut Gorge
- Community members at large
- Lake Lure Classical Academy
- Lake Lure Flowering Bridge
- Lake Lure Olympiad Committee
- Local Churches
- Mountains Branch Library
- Rumbling Bald on Lake Lure
- Town Council
- Town Staff

The calendar has been uploaded on the Town of Lake Lure website. The link to the calendar has been shared with all stakeholders listed above as well as the Rutherford County Tourism Development Authority.

RECOMMENDED MOTION AND REQUESTED ACTIONS: The attached calendar is being presented for information and discussion on key dates and events, as well as input.

FUNDING SOURCE: Not Applicable.

STAFF'S COMMENTS AND RECOMMENDATIONS: The attached calendar is being presented for information and discussion on key dates and events, as well as input.

2026 Calendar of Events

January 2026: Renewal

Refresh & Restore – Enjoy the quiet beauty, fewer crowds, and peaceful mountain and lake views

Winter Scene in Lake Lure by Buddy Morrison

January 3, 2026 | 11:00 AM
Learn the Basics of American Sign Language
Location: Mountains Branch Library Event

January 5, 2026 | 4:30 PM
Minecraft Slime
Location: Mountains Branch Library Event

January 6, 2026 | 1:00 PM
Cookbook Book Club
Location: Mountains Branch Library Event

January 8, 2026 | 10:00 AM
Coffee for Veterans
Location: Fairfield Mountains Chapel

January 9, 2026 | 1:00 PM
Taste of the World
Location: Mountains Branch Library Event

January 10, 2026 | 11:00 AM
Learn the Basics of American Sign Language
Location: Mountains Branch Library Event

January 12, 2026 | 2:00 PM
Winter Scene Guided Painting Class
Location: Mountains Branch Library Event

January 13, 2026 | 6:00 PM
Hope 4 NC Crafts
Location: Episcopal Church of the Transfiguration

January 14, 2026 | 1:00 PM
Seed Starting Made Easy
Location: Lake Lure Flowering Bridge Education Center

January 20, 2026 | 6:00 PM
Hope 4 NC Crafts
Location: Episcopal Church of the Transfiguration

January 21, 2026 | 10:00 PM
Paint a Brick Book
Location: Lake Lure Flowering Bridge Education Center

January 22, 2026 | 4:30 PM
Tie-Dyed Totes for Teens
Location: Mountains Branch Library Event

January 23, 2026 | 2:00 PM
Avoid Scams and Fraud
Location: Mountains Branch Library Event

January 24, 2026 | 11:00 AM
Learn the Basics of American Sign Language
Location: Mountains Branch Library Event

January 27, 2026 | 6:00 PM
Hope 4 NC Crafts
Location: Episcopal Church of the Transfiguration

January 28, 2026 | 10:00 AM
Comprehensive Planning Public Input Session
Location: The Landings, 920 Buffalo Creek Road, Lake Lure 28746

January 30, 2026 | 11:00 AM
On the Menu with Maria
Location: Mountains Branch Library Event

January 31, 2026 | 11:00 AM
Learn the Basics of American Sign Language
Location: Mountains Branch Library Event

February: Fall in Love in Lake Lure!

February Collegiate Rowing Teams

Training and competitions hosted throughout late winter and early spring

February 3, 2026 | 6:00 PM
Hope 4 NC Crafts
Location: Episcopal Church of the Transfiguration

February 6, 2026 | 1:00 PM
Taste of the World
Location: Mountains Branch Library Event

February 9, 2026 | 2:00 PM
Aroma Stones
Location: Mountains Branch Library Event

February 17, 2026 | 11:00 AM
Movie at the Mountains - St . Valentines Massacre
Location: Mountains Branch Library Event

February 18, 2026 | 10:00 AM
"Painted Mandala Class" Workshop
Location: Lake Lure Flowering Bridge Education Center

February 26 - 28, 2026
Collegiate Rowing Teams - Training and competitions

February 27, 2026 | 7:00 PM
Dinner with Edgar
Location: Mountains Branch Library Event

February 27, 2026 | 1:00 PM
On the Menu with Maria
Location: Mountains Branch Library Event

March 2026: By doing what you love, you inspire the hearts of others!

March 1 - 8, 2026
Collegiate Rowing Teams - Training and competitions
Location: Lake Lure

March 6–8, 2026
Carolina Climbers Coalition – "2026 Rumble"
Location: Rumbling Bald and Lake Lure Green Space

March 4, 2026 | 10:00 AM
"How to Make Beaded Cord Bracelets" Class
Location: Lake Lure Flowering Bridge Education Center

March 28, 2026 | 10:00 AM
"Learning about the Ruby-Throated Hummingbird" Class
Location: Lake Lure Flowering Bridge Education Center

April 2026: Awakening Spring - Bloom & Explore

April 3, 2026 | 10:00 AM
"Why Plant Native" Class
Location: Lake Lure Flowering Bridge Education Center

April 5, 2026 | 11:00 AM
70th Annual Easter Sunrise Service
Location: Chimney Rock State Park

April 18, 2026 | 10:00 AM - 2:00 PM
Earth Day Activities
Location: Lake Lure Flowering Bridge Education Center

April 24, 2026 | 11:00 AM
Arbor Day Program
Location: Lake Lure Gazebo

May 2026: Adventure Begins!

Reopening of Lake Lure - Details to be Determined - Please Stay Tuned!

May 1–2, 2026
Parrotheads & Pirates Music Festival

May 6, 2026 | 10:00 AM
"Growing and Using Herbs" Class
Location: Lake Lure Flowering Bridge Education Center

May 8, 2026 | All Day
Open Water Marathon Swim

May 9–10, 2026
Lake Lure Arts and Crafts Festival
Location: Lake Lure Town Center - Across from the Lake Lure Beach

May 15, 2026 | 11:00 AM
Ceremony Announcing Reopening Date for Lake Lure
Location: Morse Park Gazebo

May 15, 2026 | 2:00 PM (Stay tuned for more information)
Ceremony Announcing Reopening Date for Lake Lure
Location: Beach at Rumbling Bald on Lake Lure

May 20, 2026 | 10:00 AM
"Let's Make a Terrarium" Workshop
Location: Lake Lure Flowering Bridge Education Center

May 25, 2026 | 9:00 AM
Memorial Day Program
Location: Veterans Memorial in Lake Lure Town Center - Across from the Lake Lure Beach

June 2026: Summer Fun!

June 10, 2026 | 10:00 AM
"Hydroponics for Beginners" Class
Location: Lake Lure Flowering Bridge Education Center

June 15, 2026 | 10:00 AM
Lake Lure Flag Day Program & Flag Retirement Ceremony
Location: Morse Park Gazebo

June 13 2026
Lake Lure Music Festival
Location: Rumbling Bald on Lake Lure

June 27, 2026 | 10:00 AM - 2:00 PM
Pollinator Day Activities
Location: Lake Lure Flowering Bridge Education Center

July 2026: Celebrating 250 Years of Freedom

July 3, 2026
250th Celebration with Fireworks
Location: Lake Lure Beach

July 4, 2026
250th Celebration and Fireworks
Location: [Rumbling Bald on Lake Lure]

August 2026: Summer Sunsets

August 14, 2026
Hickory Nut Gorge Olympiad Golf Tournament

August 15, 2026
Lake Lure Olympiad – "Slam the Dam" 10K Race

August 16, 2026
Lake Lure Olympiad – "Race to the Rock" 5K Race

September 2026: Mountain Harvest

September 30, 2026 | 11:00 AM ***(Stay Tuned for Details)***
100th Anniversary of the Completion of the Lake Lure Dam
Location: Morse Park Gazebo, Rumbling Bald on Lake Lure, Lake Lure Dam

October 2026: Autumn in the Mountains

October 17-18, 2026
Lake Lure Arts and Crafts Festival
Location: Lake Lure Town Center - Across from the Lake Lure Beach

November 2026: Gatherings and Gratitude

November 11, 2026 | 9:00 AM
Veterans Day Program
Location: Legends at Rumbling Bald on Lake Lure

December 2026: Winter Holidays

December

Joy to the Gorge and the Giving Tree Trail

December 2, 2026 | 5:30 PM
Lighting Up Lake Lure

December 5, 2026
29th Annual Santa on the Chimney: **Chimney Rock State Park**

December 12, 2026
29th Annual Santa on the Chimney: **Chimney Rock State Park**

Resources:

Questions: For questions, please contact Laura Krejci, Communications Director at 828-625-9983 x 103 or email Communications@townoflakelure.com

Town of Lake Lure Website: https://www.townoflakelure.com/

Town Calendar: https://www.townoflakelure.com/calendar

Town of Lake Lure Facebook Page: https://www.facebook.com/townoflakelure

VII.
Hager Strategic Solutions Update

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: January 28, 2026

SUBJECT: Hager Strategic Solutions Updates

AGENDA INFORMATION:

Item Number: VII
Department: Administration
Contact: Mike Hager, Lobbyist
Presenter: Mike Hager, Lobbyist

BRIEF SUMMARY:
The Town works with Mike Hager of Hager Strategic Solutions for lobbyist services. Mr. Hager will provide a legislative update.

VIII. Storm Recovery Updates

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: January 28, 2026

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Item Number: VIII
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:
Town staff will provide updates related to storm recovery. Frequent updates can be accessed on the Town's website at https://www.townoflakelure.com.

IX.
Town Manager/ Project Updates

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: January 28, 2026

SUBJECT: Town Manager/Project Updates

AGENDA INFORMATION:

Item Number: IX
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:
Town Manager Olivia Stewman will provide Council with project and any other updates that are not included on the meeting agenda. Council will also have the opportunity to ask any questions.

ATTACHMENT(S):
November Town Manager/Project Updates

January Work Session and Action Meeting Town Manager/Project Updates

Dam:
The tainter gate seal replacement project remains on schedule and is expected to be completed during the first week of February. We are hopeful that the upcoming winter storm does not impact this timeline. In addition, Schnabel has begun work on the 30 percent design for the replacement dam.

Cell Tower:
AT&T has experienced some delays in constructing their platform. Weather permitting, they are expected to be on-site next week to begin antenna installation. Tuning and finalization of the antennas should take an additional couple of weeks following installation. To my knowledge, there has still been no application submitted by Verizon.

Marina Replacement:
Materials for the marina have been procured or are in the process of being procured. A staging area will be set up in Morse Park, which will limit some parking spaces. As a reminder, the marina cannot be installed until the lake is at full pond, so the project is currently slated for completion around mid-July.

SMART Program/Lake Cleanup
The SMART Program has selected contractors to assist with the remaining lake debris cleanup. Shoreline debris will be included in this scope of work, while other areas, such as lake structure removals, remain uncertain at this time. Town staff expects to meet with SMART and their contractors for a kickoff meeting likely next week, with work beginning shortly thereafter. Initial efforts will focus on debris closest to the waterline, as the Town will begin bringing the lake back up once the tainter gate project is complete regardless of SMART's operations. Rising lake levels will not impact completion of their work and are expected to benefit their cleanup efforts. Additional details and more specific timelines will be provided as they become available.

Comprehensive Plan
The final Comprehensive Plan public input session is scheduled for January 28th, beginning at 10:00 a.m. Once all input is received, Foothills Regional will compile and analyze the data. The Comprehensive Plan Steering Committee will continue to meet periodically to discuss findings and develop recommendations while a draft plan is finalized. The completed draft will then be presented to the Zoning and Planning Board for review and recommendation to Council. Council will have final consideration and adoption of the Comprehensive Plan, which is currently anticipated around July.

Boys Camp Bridge Replacement:
Bidding documents for the Boys Camp Bridge are currently being finalized and are expected to be advertised within the next couple of weeks.

Demolitions
The marina building has been demolished, and planning is underway for a new facility. The welcome center was tentatively scheduled for demolition on January 26, but this is unlikely to occur due to the incoming weather.

Fueling Pump/Tour Boat Slips
Odom Engineering has provided the design for the fueling pump and tour boat slips, which is currently under review. If the design is deemed acceptable, the Town will solicit bids for completion of the project. Our goal is to complete the project by May.

Dredging
Dredging is currently underway in accordance with our permit, which allows for less than half an acre. Sediment removal is ongoing, but attention will soon shift to sloping the embankment to prevent future sedimentation issues. This transition is expected to take place in early February.

Morse Park
Town staff has been working with Odom Engineering on a stormwater plan for Morse Park. The final plan should be completed in the near future and will guide grading and site preparation. Additionally, staff is currently obtaining quotes for shoreline stabilization around the park. For now, the park will remain primarily greenspace and can be enjoyed when ready for full opening. Once the Comprehensive Plan is finalized, there will be a clearer understanding of the public's vision for the park and the Town can begin developing the site accordingly.

X.
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, kmartin@townoflakelure.com, at least one hour prior to the meeting.

XI.

ADJOURNMENT