

LAKE LURE TOWN COUNCIL MEETING PACKET

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

Lake Lure Fire Department



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Review Draft Text Amendments Ordinances fDU Y*L**
- IV. Consider Amendment to 2025 Meeting Locations for Town Council, Marine Commission, Zoning and Planning board, BOA/LSAB, Short-term Rental Advisory Board, and ABC Board to Relocate to The Landings Beginning August fDU Y%L**
- V. Review and Discuss Preliminary Draft of Flow Allocation Policy fDU Y&L**
- VI. Hager Strategic Solutions Updates fDU Y&L**
- VII. Storm Recovery Updates fDU Y&L**
- VIII. Town Manager/Project Updates fDU Y' SL**
- IX. Public Comment**
- X. Closed Session in Accordance with G.S. 143-318-11(a) for Attorney Client Privilege**
- XI. Adjournment**

III.

Review Draft Text Amendments Ordinances

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 18, 2025**

SUBJECT: Review Draft Ordinance Text Amendment Proposals

AGENDA INFORMATION:

Item Number: III
Department: Community Development
Contact: Michael Williams, Community Development Director
Presenter: Michael Williams, Community Development Director

BRIEF SUMMARY:

Resolution No. 25-07-08 was approved to schedule three public hearings for proposed text amendments, to be held during the regular Town Council meeting on August 12, 2025, beginning at 5:00 p.m. Prior to the hearings, Council will review the draft text amendment proposals to identify and address any necessary revisions.

ATTACHMENTS:

Proposed Text Amendment Ordinances

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption at the August 12th regular meeting.

ORDINANCE NUMBER 25-08-12A

AN ORDINANCE AMENDING CHAPTER 6 (“BUILDING AND BUILDING REGULATIONS”) ARTICLE III (“LAKE STRUCTURES”) SECTIONS 48 (“DEFINITIONS”) AND 55 (“MARKERS”) OF THE TOWN OF LAKE LURE CODE OF ORDINANCES

WHEREAS, The Town of Lake Lure Code of Ordinances Chapter 6 (“Buildings and Building Regulations”) Article III (“Lake Structures”) establishes the regulation of lake structures; and

WHEREAS, the Lake Lure Marine Commission recently adopted language pertaining to “markers” within the Lake Use Regulations, following a recommendation from the Lake Advisory Board; and

WHEREAS, the inclusion of duplicative language in both the Lake Use Regulations and the Lake Structure Regulations is unnecessary and may cause confusion.

NOW, THEREFORE ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE STRUCK THROUGH.]

SECTION ONE. Chapter 6 (“Lake Structure Regulations”) Section 48 (“Definitions”) of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Section 6-48. Definitions.

~~Markers means floating buoys or fixed signs that give navigational or warning information.~~

SECTION TWO. Chapter 6 (“Lake Structure Regulations”) Section 55 (“Markers”) of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Section 6-55. Markers.

~~No markers or signs, other than navigational aids that comply with the uniform waterway marking system and the state wildlife resources commission's regulations, shall be placed within the lakebed. Placement of these markers will be reviewed and approved by the lake advisory board. Appeals of the lake advisory board decision shall be sent to the marine commission. Unauthorized movement or removal of markers will result in the revocation of all lake lure boat permits held by the owner of the boat used for such activity and the penalties and civil fines described in section 6-66.~~

SECTION THREE. All provisions of any Town Ordinance inconsistent with the language herein adopted are hereby repealed.

SECTION FOUR. The Town of Lake Lure Town Council deems Ordinance No. 25-08-12A to be reasonable and in the public interest because it reduces redundancy of regulations detailed in the Lake Use Regulations.

SECTION FIVE. This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately from after the date of its final passage and adoption.

Adopted this ____ day of _____, 2025.

ATTEST:

Kimberly Martin
Town Clerk

Carol C. Pritchett
Mayor

Approved as to content & form:

William C. Morgan, Jr.
Town Attorney

ORDINANCE NUMBER 25-08-12

AN ORDINANCE AMENDING CHAPTER 36 ("ZONING") TO LIMIT THE SIZE OF ACCESSORY BUILDINGS WITHIN THE RESIDENTIAL 1 DISTRICT

WHEREAS, the Town of Lake Lure finds it necessary limit the size of accessory structures within the R1 District; and

WHEREAS, the Zoning and Planning Board has reviewed and recommended that accessory structures in R1 Districts be limited to 50% of the footprint of the principal building and in no case shall the total footprint of accessory buildings exceed 1,200 square feet.

NOW, THEREFORE ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION ONE. Chapter 36 ("Zoning") Section 5 ("Definitions") of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Section 36-5. Definitions.

Accessory building means a detached building subordinate to the principal building on a lot and used for purposes customarily incidental to the principal building and located on the same lot. The total cumulative square footage (or footprint) of accessory buildings shall not exceed 50% of the primary building and in no case shall the total footprint of accessory buildings exceed 1,200 square feet.

SECTION TWO. Chapter 36 ("Zoning") Article III ("Use Requirements") Section 56 ("R-1 Residential District") Subsection B of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Section 36-56. R-1 Residential District.

(b) *Permitted uses.* Within the R-1 Residential District, a building or land shall be used only for the following purpose:

- (1) Single-family dwellings, excluding mobile homes.
- (2) Family care homes.
- (3) Customary accessory buildings, including private garages, storage buildings, and noncommercial workshops, shall be allowed for home occupations subject to all provisions of section 36-232.

(4) The cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal building and in no case shall the total footprint of accessory buildings exceed 1,200 square feet.

(5) (4) Residential vacation rentals subject to special requirements contained in section 36-72(1).

(6) (5) Telecommunications facilities and antennae (see section 36-72(4)).

SECTION THREE. The Town of Lake Lure Town Council deems Ordinance No. 25-08-12 to be reasonable and in the public interest because it supports and reinforces the community's aesthetic objectives as outlined in the Comprehensive Plan and helps to fill a gap in the existing Zoning Ordinance by strengthening efforts to maintain orderly and cohesive development throughout the Town.

SECTION FOUR. All provisions of any Town Ordinance inconsistent with the language herein adopted are hereby repealed.

SECTION FIVE. This Ordinance, along with all rules, regulations, provisions, requirements, and orders established herein, shall take effect and be in full force immediately upon its final passage and adoption.

Adopted this ____ day of _____, 2025.

ATTEST:

Kimberly Martin
Town Clerk

Carol C. Pritchett
Mayor

Approved as to content & form:

William C. Morgan, Jr.
Town Attorney

ORDINANCE NUMBER 25-08-12

AN ORDINANCE AMENDING CHAPTER 36 ("ZONING") SECTIONS 5 ("DEFINITIONS") AND 70 ("BUILDING SITE MINIMUM DIMENSIONAL REQUIREMENTS") OF THE TOWN OF LAKE LURE CODE OF ORDINANCES

WHEREAS, the Town of Lake Lure finds it necessary to revise Sections 36-5 and 36-70 of the Town of Lake Lure Code of Ordinances due to conflicting language regarding setback requirements; and

WHEREAS, the Zoning and Planning Board has reviewed and recommended amendments to Sections 36-5 and 36-70 to ensure consistency and clarity within the Code.

NOW, THEREFORE ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION ONE. Chapter 36 ("Zoning") Section 5 ("Definitions") of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Section 36-5. Definitions.

Setback means the minimum allowable distance measured on the horizontal plane between a property line, water's edge, right-of-way, or street centerline and specified improvements such as a building ~~or parking area~~ structure. No building or other structure may be placed within the setback area except as provided. (See also the definition of the term "yard", 36-70 and section 36-295.) Whenever the front, side, or rear portions of a lot abut a street right-of-way, setback lines shall be measured from said right-of-way. Where no street right-of-way exists, setback lines shall be measured from the center of the traveled way. The front yard setback will apply.

SECTION TWO. Chapter 36 ("Zoning") Section 70 ("Building site minimum dimensional requirements") of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Section 36-70. Building site minimum dimensional requirements.

(c) For primary streets, the front yard setback shall be 40 feet from the ~~centerline~~ center of the street, but not closer than and at least ten feet from any right-of-way line where such line exists. For secondary streets, the front yard setback shall be 35 feet from the ~~centerline, but not closer than~~ center of the street and at least ten feet from any right-of-way line where such line exists. In all commercial districts,

setbacks shall be measured from the right-of-way line, or where no right-of-way exists, from a point 15 feet from the ~~centerline~~ center of the street. ~~In most situations, the front yard lies between the building and the street. However, for~~ For lots which abut a lake, the lake side is also considered a front yard. In any zoning district, the minimum setback from the lake is 35 feet measured from the shoreline.

SECTION THREE. The Town of Lake Lure Town Council deems Ordinance No. 25-08-12 to be reasonable and in the public interest because it ensures clarity and consistency regarding setbacks.

SECTION FOUR. All provisions of any Town Ordinance inconsistent with the language herein adopted are hereby repealed.

SECTION FIVE. This Ordinance, along with all rules, regulations, provisions, requirements, and orders established herein, shall take effect and be in full force immediately upon its final passage and adoption.

Adopted this ____ day of _____, 2025.

ATTEST:

Kimberly Martin
Town Clerk

Carol C. Pritchett
Mayor

Approved as to content & form:

William C. Morgan, Jr.
Town Attorney

IV.

**Consider Amendment to
2025 Meeting Locations for
Town Council, Marine
Commission, Zoning and
Planning board, BOA/LSAB,
Short Term Rental Advisory
Board, And ABC Board to
relocate to The Landings
beginning August**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 23, 2025**

SUBJECT: Consider Amendment to 2025 Meeting Locations for Town Council, Marine Commission, Zoning and Planning Board, BOA/LSAB, Short-Term Rental Advisory Board, and ABC Board to Relocate to The Landings Beginning August

AGENDA INFORMATION:

Item Number: IV
Department: Administration
Contact: Kimberly Martin, Town Clerk
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Beginning in August, the Town of Lake Lure will begin operating out of The Landings located at 920 Buffalo Creek Road. This new facility includes a dedicated meeting space for the Town Council and advisory boards. Accordingly, the Town Council, Marine Commission, ABC Board, BOA/LSAB, Short Term Rental Advisory Board, and Zoning and Planning Board will hold their meetings at The Landings starting in August. The Lake Advisory Board and Parks and Recreation Board will continue to meet at the Parks, Recreation, and Lake Offices.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To amend the 2025 meeting schedules for the Town Council, Marine Commission, ABC Board, BOA/LSAB, Short-Term Rental Advisory Board, and Zoning and Planning Board to relocate all meetings to The Landings beginning in August.

ATTACHMENTS:

Amended Meeting Schedules

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends amendment of the schedules.

2025 ABC BOARD MEETING SCHEDULE

January 13*	3:30 P.M.	Arcade Building
February 17	3:30 P.M.	Arcade Building
March 17	3:30 P.M.	Arcade Building
April 21	3:30 P.M.	Arcade Building
May 19	3:30 P.M.	Arcade Building
June 16	3:30 P.M.	Arcade Building
July 21	3:30 P.M.	Arcade Building
August 18	3:30 P.M.	The Landings
September 15	3:30 P.M.	The Landings
October 20	3:30 P.M.	The Landings
November 17	3:30 P.M.	The Landings
December 15	3:30 P.M.	The Landings

*ABC Board Meetings are held the third Monday of each month except when the date falls on a holiday. ~~Meetings will be held at the Arcade Building.~~

LAKE LURE MARINE COMMISSION MEETING SCHEDULE FOR YEAR 2025

<u>DATE</u>	<u>LOCATION</u>	<u>TIME</u>	<u>TYPE</u>
March 11, 2025	Legends at Rumbling Bald	4:00 p.m.	Regular
June 10, 2025	Legends at Rumbling Bald	4:00 p.m.	Regular
September 9, 2025	The Landings	4:00 p.m.	Regular
December 9, 2025	The Landings	4:00 p.m.	Regular

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

2025 SHORT TERM RENTAL BOARD REGULAR MEETING SCHEDULE

Date	Time	Location
		Future location TBA
June 26	9:30 A.M.	Arcade Building
July 24	9:30 A.M.	Arcade Building
August 28	9:30 A.M.	The Landings
September 25	9:30 A.M.	The Landings
October 23	9:30 A.M.	The Landings
November 20	9:30 A.M.	The Landings
December 18	9:30 A.M.	The Landings

TOWN COUNCIL MEETING SCHEDULE FOR 2025

DATE	LOCATION	TIME	MEETING TYPE
January 14, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
January 22, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
February 11, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
February 26, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
March 11, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
March 26, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
April 8, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
April 23, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
April 28, 2025	Lake Lure Fire Department	8:30 a.m.	Storm Recovery Status
May 5, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
May 12, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
May 13, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
May 19, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
May 29, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
June 2, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 9, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 10, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
June 16, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 23, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 25, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
June 30, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 7, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 8, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
July 14, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 21, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 23, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
July 28, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
August 4, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
August 11, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
August 12, 2025	Legends at Rumbling Bald	5:00 p.m.	The Landings
August 18, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
August 25, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
August 27, 2025	Lake Lure Fire Department	8:30 a.m.	The Landings
September 8, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
September 9, 2025	Legends at Rumbling Bald	5:00 p.m.	The Landings
September 15, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
September 22, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
September 24, 2025	Lake Lure Fire Department	8:30 a.m.	The Landings
September 29, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
October 6, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
October 13, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
October 14, 2025	Legends at Rumbling Bald	5:00 p.m.	The Landings

October 20, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
October 22, 2025	Lake Lure Fire Department	8:30 a.m.	The Landings
October 25, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
November 3, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
November 10, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
November 11, 2025	Legends at Rumbling Bald	5:00 p.m.	The Landings
November 17, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
November 19, 2025	Lake Lure Fire Department	8:30 a.m.	The Landings
November 24, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
December 1, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
December 8, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
December 9, 2025	Legends at Rumbling Bald	5:00 p.m.	The Landings
December 15, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
December 17, 2025	Lake Lure Fire Department	8:30 a.m.	The Landings
December 22, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings
December 29, 2025	Lake Lure Fire Department	10:00 a.m.	The Landings

* Regular Town Council meetings are held on the 2nd Tuesday of each month.

* Storm Recovery Status meetings are held each Monday unless there is a holiday conflict.

*Work Session / Action Meetings are held on the 4th Wednesday of each month except for November and December due to holiday conflicts.

2024 ZONING & PLANNING BOARD REGULAR MEETING SCHEDULE

January 21	9:30 A.M.	Arcade Building
February 18	9:30 A.M.	Arcade Building
March 18	9:30 A.M.	Arcade Building
April 15	9:30 A.M.	Arcade Building
May 20	9:30 A.M.	Arcade Building
June 17	9:30 A.M.	Arcade Building
July 15	9:30 A.M.	Arcade Building
August 19	9:30 A.M.	The Landings
September 16	9:30 A.M.	The Landings
October 21	9:30 A.M.	The Landings
November 18	9:30 A.M.	The Landings
December 16	9:30 A.M.	The Landings

V.

**Review and Discuss
Preliminary Draft of
Flow Allocation Policy**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 23, 2025**

SUBJECT: Review and Discuss Preliminary Draft of Flow Allocation Policy

AGENDA INFORMATION:

Item Number: V
Department: Public Services
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

On March 15, 2022, the NC Division of Water Resources (DWR) placed the Town of Lake Lure under a sewer moratorium, prohibiting the addition of new waste to the Lake Lure Wastewater Treatment Plant (WWTP), under the authority of NCGS 143-215.67. The moratorium remains in effect until the Town is able to demonstrate that its system can adequately treat additional flow. On April 1, 2025, the Town requested approval for a new flow allocation totaling 84,000 gallons per day (GPD). On May 23, 2025, the Division approved this allocation. Staff is recommending a policy that governs the allocation of wastewater treatment capacity, with the goal of ensuring that the Town's limited capacity is used efficiently and equitably, with priority given to residents and developments within municipal limits.

ATTACHMENTS:

Preliminary Draft of Flow Allocation Policy

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends discussion regarding the preliminary proposed policy and adoption at a later date.

Town of Lake Lure

Sewer Capacity Allocation Policy

I. Purpose

This policy governs the allocation of wastewater treatment capacity for the Town of Lake Lure, with the goal of ensuring that the Town's limited capacity is used efficiently and equitably, with priority given to residents and developments within municipal limits.

II. Background and Regulatory Context

On March 15, 2022, the NC Division of Water Resources (DWR) placed the Town of Lake Lure under a sewer moratorium, prohibiting the addition of new waste to the Lake Lure Wastewater Treatment Plant (WWTP), under the authority of NCGS 143-215.67. The moratorium remains in effect until the Town is able to demonstrate that its system can adequately treat additional flow.

On April 1, 2025, the Town requested approval for a new flow allocation totaling 84,000 gallons per day (GPD). On May 23, 2025, the Division approved this allocation, with the following conditions:

- Flow will be allocated through sewer extension permits issued by the Division.
- Once all 84,000 GPD has been allocated, any additional requests during the moratorium will be reviewed on a case-by-case basis.

This policy ensures the responsible allocation of that limited capacity and complies with both 15A NCAC 02T .0114 and the restrictions in place under the moratorium.

III. Capacity Allocation Policy

A. In-Town Connections

- All requests for sewer service within the Town limits shall be processed on a first-come, first-served basis, contingent upon available system capacity. This provision applies exclusively to structures that are currently under development or in the permitting process, and shall not be used to reserve capacity for future or speculative development.
- These requests may be administratively approved by staff provided sufficient capacity remains.

B. Out-of-Town Connections

- All new requests for sewer connections outside the Town limits shall be subject to review and approval.
 - Any out-of-town connection request that exceeds 1500 GPD will require a case-by-case review by Town Council, following staff evaluation.
 - The Town reserves the right to limit, defer, or deny such requests to preserve capacity for in-town residents.
-

IV. Sewer Capacity Fee (Out-of-Town Only)

- A sewer capacity fee shall be applied to out-of-town customers requesting connection to the Town's sewer system. The fee shall be calculated based on projected average daily flow (GPD), using NC DEQ design standards or certified engineering calculations.
 - Current Rate: \$3.25 per GPD allocated
(This rate is subject to periodic review and adjustment by Town Council.)
 - The fee must be paid in full prior to issuance of any allocation or approval.
 - This fee shall not apply to customers located within the municipal limits of Chimney Rock Village whose projected flow requests are less than 1,500 GPD.
-

V. Flow Deterrence and Controls

To discourage high-volume out-of-town usage:

- No single out-of-town allocation over 1500 GPD will be approved without a formal review.
 - Large developments outside Town limits may be required to:
 - Enter into annexation agreements or submit for voluntary annexation.
 - Sign utility service agreements.
 - Phase their development and connection schedule.
 - Offset flows or provide flow-reduction mechanisms.
-

VI. Monitoring and Review

- An annual review will be conducted by staff to monitor:
 - Remaining available capacity.
 - Approved and pending allocations.
 - Any adjustments needed to this policy.

VII. Legal Authority

This policy is issued under the authority of:

- NCGS 143-215.67 and related wastewater treatment laws,
 - 15A NCAC 02T .0114, and
 - The Town's delegated authority to manage public utility systems within and outside its corporate limits.
-

DRAFT

VI.

Hager Strategic Solutions Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 23, 2025**

SUBJECT: Hager Strategic Solutions Updates

AGENDA INFORMATION:

Item Number: VI
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.

VII.

Storm Recovery Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 23, 2025**

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Item Number: VII
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>.

VIII.

Town Manager/Project Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 23, 2025**

SUBJECT: Town Manager/Project Updates

AGENDA INFORMATION:

Item Number: VIII
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):

July Town Manager/Project Updates

July Work Session and Action Meeting Town Manager/Project Updates

Washburn Tank Cover Replacement:

The Town has been working with LaBella Associates to design and replace the 20,000-gallon tank cover for the Washburn Tank. The Authorization to Construct was issued on December 7, 2023, following the Water Tank Reconditioning Plan approval on November 7, 2023. Although the project experienced delays due to Tropical Storm Helene, progress has continued. The engineer's certification was issued, and a request for final approval was submitted to NCDEQ on June 17, 2025. Water testing was completed and yielded satisfactory results. **Final approval from NCDEQ was issued on July 11, 2025, officially marking the project's completion.**

Dam:

The Town continues to pursue funding opportunities for the replacement of the Lake Lure Dam, while actively implementing necessary measures to maintain and preserve the existing structure.

Communications Director Laura Krejci recently re-submitted the FEMA High Hazard Potential Dam (HHPD) grant application for 30% design work on the replacement dam, as the Town nears completion of the current grant-funded field testing project. In addition, Schnabel Engineering is developing the scope of Work Order 16, which includes the design of repairs to the dam's concrete ogee and the installation of new rubber seals along the base of the tainter gates.

We are also proud to share that the Town has been selected to receive the 2025 Southeast Regional Dam Safety Award from the Association of State Dam Safety Officials (ASDSO). This recognition highlights the Town's efforts on the Low-Level Outlet Project, its proactive response to Hurricane Helene, and its ongoing commitment to securing funding for a long-term dam solution.

Sewer:

LaBella has submitted an updated Environmental Report/Environmental Information Document (ER/EID) for the sewer replacement project, which is currently under review by the North Carolina Department of Environmental Quality (NCDEQ). NCDEQ has provided initial comments and questions, which LaBella is actively addressing. In preparation for upcoming phases of the project, the Town has also begun communicating with several residents to discuss potential easement needs.

The Town continues to work closely with the North Carolina Division of Water Infrastructure (NC DWI) and neighboring communities to pursue a grant that will fund a study on the potential impacts and benefits of a regionalized sewer system. Additionally, we are collaborating with NC DWI to secure supplemental State Revolving Fund (SRF) financing, which is expected to include principal forgiveness.

The West End Sewer Restoration Project remains in progress to reestablish service for properties west of the Memorial Bridge that have been without utilities since Tropical Storm Helene. Unfortunately, due to unforeseen circumstances, the project has experienced delays. At this time, we anticipate that most affected customers will have their utilities restored by August.

Temporary Town Hall/Police Department:

The Town Council has approved a month-to-month lease agreement with The Landings to support continued operations while the Town and FEMA work together to identify a permanent solution for the damaged municipal facilities.

We anticipate that Town staff will be fully operational at The Landings beginning in August. Starting in August, all Town Council and advisory board meetings—with the exception of the Lake Advisory Board (LAB) and the Parks and Recreation Board—will also be held at this new location. LAB and Parks and Recreation Board meetings will continue to be held at the Parks, Recreation, and Lake Offices.

Comprehensive Plan

The Town has officially initiated the Comprehensive Plan process. To help guide this important effort, an 11-member steering committee has been established. In addition to advising on the overall process, committee members will help promote community engagement, review draft materials, and serve as a vital connection between the public, planning staff, and Town leadership. The steering committee will begin meeting prior to the public input phase. These early meetings will help establish the framework and key themes to ensure that public engagement is inclusive, focused, and productive. The public will have multiple opportunities to participate in shaping the plan, including through surveys, community input sessions, and town hall meetings—anticipated to begin in October.

Staffing for Adequate Fire and Emergency Response (SAFER) Grant

Chief Waycaster, in coordination with ICF, has successfully submitted an application for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant. The grant request seeks funding to support the hiring of four full-time firefighters. These additional personnel will be vital to strengthening public safety services in Lake Lure, particularly in light of the Town's recent expansion of fire service coverage to include the former Fairfield district.

IX.

PUBLIC COMMENT

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

X.

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

XI.

ADJOURNMENT