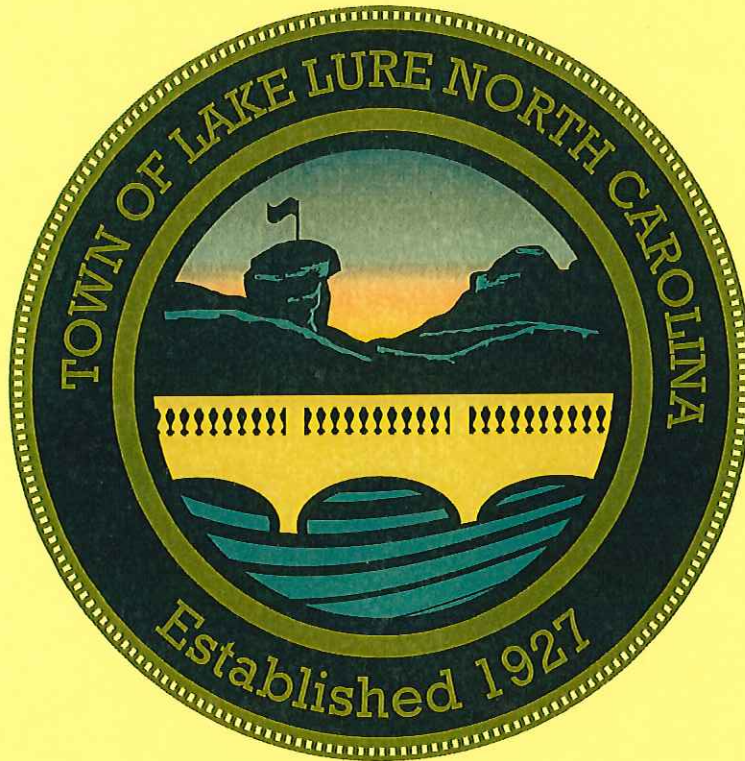


LAKE LURE TOWN COUNCIL REGULAR MEETING PACKET

Tuesday, July 8, 2014



Mayor Bob Keith

Commissioner John Moore

Commissioner Mary Ann Silvey

Commissioner Diane Barrett

Commissioner Bob Cameron



REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL

July 8, 2014

6:00 p.m.

Lake Lure Municipal Center

AGENDA

1. Call to Order Mayor
Bob Keith
2. Invocation (*Please rise and remain standing*) Attorney
Chris Callahan
3. Pledge of Allegiance
4. Approve the Agenda Council
5. Public Forum: *The public is invited to speak on any non-agenda and/or consent agenda topics. Comments should be limited to less than five minutes.*
6. Staff Reports
7. Council Liaison Reports & Comments
8. Consent Agenda:
 - a. Approve Minutes of the June 9, 2014 Regular Meeting and the June 24, 2014 Special Meeting
 - b. Suspend the Peddling Ordinance for the First Annual Mystic Waters Ski and Skeet Tournament and Community Festival Being Held on August 23, 2014
9. Unfinished Business:
 - a. Consider Directing the Zoning and Planning Board to Study the Impacts of Distilling Establishments and Consider Drafting Potential Amendments to the Zoning Regulations Concerning These Establishments
 - b. Other Unfinished Business
10. New Business:

Page 2 – Town Council Meeting Agenda
July 8, 2014

- a. Consider Approval of a the Following Requests Submitted by Michelle Yelton On Behalf of the McConnell Group for the Cycle North Carolina “Mountain Ride” to Be Held on August 1st through August 3rd, 2014:
 - Suspend the Peddling Ordinance to Allow Selling of Food, Crafts, and Beverages
 - Allow a Portion of the Morse Park Meadows Parking Lot to be Used to Park an 18-wheel Tractor Trailer Housing a Portable Shower and Bathrooms
 - Suspend the Alcohol Ordinance to Allow Selling of Beer, Spirits, and Wine in an Enclosed Beer Garden
 - Allow Use of the Town Owned Dumpster Fee for the Event
 - Waive Sign Permit Fees for the Event
- b. Presentation of the Town’s Asset Management Plan GHD
- c. Consider Approval of a Lease Agreement with Skyrunner Inc. for Use of Town Facilities

11. Adjournment

Agenda Item: 8a



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD MONDAY, JUNE 10, 2014, 6:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER**

PRESENT: Mayor Bob Keith
Commissioner John W. Moore
Commissioner Mary Ann Silvey
Commissioner Bob Cameron
Commissioner Diane Barrett

Christopher Braund, Town Manager
J. Christopher Callahan, Town Attorney

ABSENT: N/A

CALL TO ORDER

Mayor Bob Keith called the meeting to order at 6:00 p.m.

INVOCATION

Attorney Chris Callahan gave the invocation.

PLEDGE OF ALLEGIANCE

Council members led the pledge of allegiance.

APPROVE THE AGENDA

Commissioner Diane Barrett made a motion to approve the agenda as amended, removing 10b, directing the Planning Board to study the impacts of distilling establishments and consider drafting potential amendments to the Zoning Regulations, from the consent agenda to allow commissioners to do further research on the topic before sending the item to the Zoning and Planning Board and adding a closed session as item 12e. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

**PRESENTATION OF THE TOWN BUDGET AND BUDGET MESSAGE FOR FISCAL
YEAR 2014-2015**

Town Manager Chris Braund gave a brief overview of the proposed budget for fiscal year 2014-2015 and read excerpts from his budget message.

PUBLIC HEARING - PROPOSED ORDINANCE NO. 14-06-10 REGARDING THE TOWN BUDGET FOR FISCAL YEAR 2014-2015

Mayor Bob Keith opened the public hearing regarding proposed Ordinance No. 14-06-10 pertaining to the town budget for fiscal year 2014-2015 and invited citizens to speak during the public hearing.

Jonathan Hinkle, member of the Lake Lure Parks and Recreation Board, urged council to consider allocating funds for projects proposed by the Parks and Recreation Board.

Council agreed to close the public hearing.

CONSIDER ADOPTION OF ORDINANCE NO. 14-06-10 REGARDING THE TOWN BUDGET FOR FISCAL YEAR 2014-2015

Public notices were duly given and published in the Daily Courier newspaper.

After discussion, Commissioner John Moore made a motion to adopt Ordinance No. 14-06-10 as presented. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

ORDINANCE NO. 14-06-10

AN ORDINANCE ADOPTING THE FISCAL YEAR 2014-2015 BUDGET FOR THE TOWN OF LAKE LURE, NORTH CAROLINA

SECTION 1. In accordance with G.S. 159-13 (a), the Town Council of the Town of Lake Lure adopts this ordinance entitled Town of Lake Lure 2014-2015 Budget.

SECTION 2. This ordinance includes revenues and expenditures in the General Fund, Water/Sewer Fund and Electric Fund. Revenues and expenditures in those funds are as follows:

REVENUES

I. GENERAL FUND	
Ad Valorem and Vehicle Taxes	\$2,327,797
State Shared Revenues	\$1,106,235
Installment Loan (police vehicle & pw trk)	\$82,350

Page 3- Minutes of the June 10, 2014 Regular Council Meeting

Lake	\$277,500
Beach & Tours	\$83,000
Marina	\$95,500
Facilities Rentals	\$32,770
Miscellaneous Revenues	\$36,200
Land Use Fees	\$21,925
Admin. charge from Water/Sewer Fund	\$10,000
Admin. charge from Electric Fund	\$10,000
Appr. Fund Balance-Electric Fund	\$100,000
Appr. Fund Balance-Silt Reserve Fund	\$190,000
Appr. Fund Balance-General Fund (debt service)	\$10,000
TOTAL GENERAL FUND	\$4,383,277

II. WATER/SEWER FUND	
Water and Sewer	\$699,262
TOTAL WATER/SEWER	\$699,262

III. ELECTRIC FUND	
Electric Receipts	\$300,500
Appropriated from Fund Balance	\$46,013
TOTAL ELECTRIC	\$346,513

<u>GRAND TOTAL - ALL FUNDS</u>	<u>\$5,429,052</u>
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EXPENDITURES

I. GENERAL FUND	
Governing Board	\$29,210
Administration	\$651,985

Page 4- Minutes of the June 10, 2014 Regular Council Meeting

Central Services	\$66,400
Police	\$689,081
Fire	\$693,323
Sanitation	\$208,400
Public Works	\$331,708
Economic Development	\$52,750
Community Development	\$244,245
Parks & Recreation	\$112,411
Beach & Marina	\$12,000
Golf	\$81,000
Lake	\$187,986
Capital Outlay	\$593,050
Debt Service	\$176,135
Non-Governmental	\$132,500
Transfers	\$100,000
Contingency Reserve	\$21,093
TOTAL GENERAL	\$4,383,277

II. WATER/SEWER FUND	
Water	\$163,798
Sewer	\$382,281
Capital Outlay	\$17,116
Debt Service	\$136,067
TOTAL WATER/SEWER	\$699,262

III. ELECTRIC FUND	
Operations	\$187,513

Page 5- Minutes of the June 10, 2014 Regular Council Meeting

Capital Outlay	\$109,000
Transfer to Silt Fund	\$50,000
TOTAL ELECTRIC FUND	\$346,513
GRAND TOTAL ALL FUNDS	\$5,429,052

SECTION 3. To achieve this budget program, the Town Council of the Town of Lake Lure, in accordance with G.S. 159-13 (c), the tax rate shall be 0.276 per \$100.00 of property valuation (municipal services at 0.191 per \$100.00 and fire district tax at 0.088 per \$100.00 of property valuation).

SECTION 4. Pursuant to the authority set forth in Article 20, Chapter 160A of the North Carolina General Statutes, the Town of Lake Lure and Rutherford County have entered into a contractual agreement to provide for centralized and systemized billing and collection of property taxes in Rutherford County. Under this agreement the County will perform for itself and the Town all of the tax collection functions prescribed in Subchapter 50 of Chapter 105 of the North Carolina General Statutes (often referred to as the Machinery Act). This joint tax collection system shall commence with the tax levy for the fiscal year beginning July 1, 2014 In accordance with section V. of this agreement, the Town of Lake Lure hereby adopts the same tax discount schedule as the County for the Town's tax levy for the fiscal year commencing July 1, 2014.

Adopted the 10th day of June, 2014.

PUBLIC FORUM

Mayor Bob Keith invited the audience to speak on any non-agenda items and/or consent agenda topics.

Debbie Shetterly and David Lee made a presentation on the accomplishments of WACHNG, the weed & invasives control group in the Hickory Nut Gorge.

Christopher Cain asked council to consider stocking walleye perch in the deep water to replace trout that were in the lake in past years. Due to the lack of invasive species in Lake Lure, Mr. Cain feels that walleye would be a good option for promoting fishery in the lake. Council encouraged Mr. Cain to present his recommendation to the Lake Advisory Board at one of their upcoming meetings.

Char Leneschmidt expressed her concerns about the lack of high-speed internet service in the area. Town Manager Chris Braund agreed that the lack of high-speed internet in the area is increasingly problematic as high-speed internet becomes more of a necessity. Mr. Braund stated

Page 6- Minutes of the June 10, 2014 Regular Council Meeting

that he serves on a nonprofit board that has been working to find a solution to the issue. Mr. Braund explained that the challenge is that municipalities are unable to provide the service and the low population density and mountain roads are barriers to private firms that could potentially provide high-speed internet services.

Stephen Webber of 266 Burnt Ridge Road commended the mayor, members of town council and town staff for their work on the budget this year and for creating a balanced budget without a tax increase.

STAFF REPORTS

Town Manager Chris Braund presented the town manager's report dated June 10, 2014. (Copy of the town manager's report is attached.)

COUNCIL LIAISON REPORTS & COMMENTS

Commissioner Diane Barrett reported the activities of the Parks and Recreation Board.

Commissioner John Moore reported the activities of the Zoning and Planning Board.

Commissioner Mary Ann Silvey reported the activities of the Lake Advisory Board and the Lake Lure ABC Board. Commissioner Silvey did not have a report for the Lake Lure Classical Academy School Board, but announced that Lake Lure Classical Academy School Board plans to hold some joint meetings with the town in July so construction of the new school can begin soon.

Commissioner Bob Cameron reported the activities of the Lake Lure Board of Adjustment/Lake Structures Appeal Board and made a motion to approve a recommendation from the Lake Structure Appeals Board to direct the Lake Advisory Board and the Zoning and Planning Board to review Chapter 94 – Lake Structures Regulations and potentially draft amendments to clarify intent of the section concerning smaller lots on the lake. Also, direct the Zoning and Planning Board to review town regulations concerning non-confirming lots and homes. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

CONSENT AGENDA

Mayor Bob Keith presented the consent agenda and asked if any items should be removed before calling for action.

Page 7- Minutes of the June 10, 2014 Regular Council Meeting

Commissioner Diane Barrett made a motion to approve the consent agenda as amended. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous. Therefore, the consent agenda incorporating the following items was unanimously approved:

- a. minutes of the May 13, 2014 (regular meeting); and
- c. the following budget amendments regarding end of fiscal year fund over runs and silt reserve adjustments as submitted by Finance Director Sam Karr:
 - transfer \$22,000 from Non-Gov't (\$15,000 unemployment (#130) and \$7,000 Ins. (#450) to PW Dept.
 - A transfer to move \$7,220.000 from Capital Reserve into Water/Sewer Line Improvements (#519) capital outlay. Balance will be
 - to increase revenues by \$20,000 (\$564,534 total) and increase expenses to \$20,000
 - \$1,824 this past year and need to transfer that amount into the Police Dept. (#220) from ABC fund
 - move \$18,000 from General Fund Silt removal line item (#697) into the town's Reserve for Silt Removal Fund is desired. This transfer would bring the balance of the silt reserve fund at \$336,345 at June 30th.
 - transfer \$12,000 from Water/Sewer Fund equity as a revenue source
 - increase Sale of Fixed Assets (#10-383500) budget by \$ 13,252 and increase Capital Outlay Police Vehicle (#541) by \$5,700 and Public Works Tractor (#546) by \$ 7,721

End of Consent Agenda.

UNFINISHED BUSINESS:

a. OTHER UNFINISHED BUSINESS

There was no other unfinished business.

NEW BUSINESS:

a. PRESENTATION ON TOWN AND COMMUNITY BRANDING

Communications Coordinator & Website Administrator Valerie Hoffman made a presentation outlining how the new brand for Lake Lure and Chimney Rock Village has been implemented over the last year.

Mayor Bob Keith and Communications Coordinator & Website Administrator Valerie Hoffman unveiled the new town seal in council chambers.

NEW BUSINESS:

**b. CONSIDER CREATING AN ASSET MANAGEMENT TASK FORCE TO
EVALUATE TOWN ASSETS (LAND AND BUILDINGS) AND MAKE
RECOMMENDATIONS TO TOWN COUNCIL ON SUGGESTED USES OR
CONVERSION**

Town Manager Chris Braund gave an overview of his memo dated June 6, 2014 requesting that town council establish a task force to evaluate the inventory of town-owned assets (primarily land and buildings) in light of the town's long-term objectives and needs. Mr. Braund recommended that council appoint individuals with an interest in this topic with a variety of experiences to work with one of two commissioners on the proposed task force.

After discussion, Commissioner John Moore made a motion to establish a five member asset management task force and appoint members at the next meeting. Mr. Moore suggested that interested parties apply using the town's volunteer application.

Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

Commissioner Mary Ann Silvey reminded the audience that all town board meetings open to the public and encouraged interested citizens to attend meetings of the new task force.

NEW BUSINESS:

**c. CONSIDER APPROVAL OF A BID AWARD RECOMMENDATION FROM
HARLOW L. BROWN, PE CONCERNING THE ASA GRAY/LUREMONT
WATERLINE REPLACEMENT PROJECT**

Town Manager Chris Braund gave an overview of a memo from Harlow L. Brown, PE recommending that town council award the Asa Gray-Luremont waterline replacement to Steppe

Page 9- Minutes of the June 10, 2014 Regular Council Meeting

Construction and that the town manager award the chlorine feed system bid to Byers Environmental.

After discussion, Commissioner John Moore made to approve the award recommendation in the amount of \$117,950 to Steppe Construction for the Asa Gray-Luremont waterline replacement and to Byers Environmental for the chlorine feed system. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous.

NEW BUSINESS:

d. CONSIDER CALLING TWO SPECIAL JOINT MEETINGS WITH THE ZONING & PLANNING BOARD IN JULY

Commissioner Bob Cameron made motion to call special joint meetings of town council and the Zoning and Planning Board on July 8th at 4:00 p.m. and on July 15th at 9:30 a.m. to review the Lake Lure Classical Academy constructions plans. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

NEW BUSINESS:

e. CLOSED SESSION – ATTORNEY CLIENT PRIVILEGE

A motion was made by Commissioner John Moore to enter into closed session for attorney client privilege in accordance with G.S. 143-318.11(a) (3). Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

Commissioner Mary Ann Silvey made a motion to come out of the closed session meeting and re-enter the regular session of the town council meeting. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

ADJOURN THE MEETING

With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

Page 10- Minutes of the June 10, 2014 Regular Council Meeting

ATTEST:

Andrea H. Calvert
Town Clerk

Mayor Bob Keith



MINUTES OF THE SPECIAL JOINT MEETING OF THE LAKE LURE TOWN COUNCIL WITH RUTHERFORD COUNTY BOARD OF COMMISSIONERS, FOREST CITY TOWN COUNCIL, RUTHERFORDTON TOWN COUNCIL AND SPINDALE TOWN COUNCIL HELD TUESDAY, JUNE 24, 2014, 6:00 P.M. AT THE FOUNDATION AT ISOTHERMAL COMMUNITY COLLEGE, 286 ISOTHERMAL COMMUNITY COLLEGE LOOP ROAD, SPINDALE, NC

PRESENT: Mayor Bob Keith
Commissioner Bob Cameron
Commissioner John W. Moore
Commissioner Diane Barrett

Christopher Braund, Town Manager

ABSENT: Commissioner Mary Ann Silvey
J. Christopher Callahan, Town Attorney

CALL TO ORDER

Mayor Bob Keith called the meeting of the Lake Lure Town Council to order at 6:05 p.m.

Chairman Bill Eckler called to order the meeting of the Rutherford County Commissioners, Mayor Jimmy Dancy called to order the meeting of the Rutherfordton Town Council, and Mayor Mickey Bland called to order the meeting of the Town of Spindale Town Council.

Members of Forest City Town Council and Mayor Dennis Tarlton were also present.

PLEDGE OF ALLEGIANCE

Mayor Bob Keith led the pledge of allegiance.

SEWER SYSTEMS STUDY, REVIEW, DISCUSSION, AND POSSIBLE ACTION

Brian Tripp, representing WK Dickerson, presented the Rutherford County/Municipalities Joint Sewer Study and explained the process used to develop the study. Mr. Tripp's presentation included the following topics:

Page 2 - Minutes of the June 24, 2014 Special Joint Meeting of the Rutherford County Board of Commissioners and Town Councils of Forest City, Lake Lure, Rutherfordton, and Spindale

- Project purpose
- Preliminary data acquisition
- Technical Evaluation
- Administrative/Management Evaluation
- Financial analysis and models
- Flow analysis
- Staffing and operations
- Options for consolidation
- Findings
- Impediments
- Recommendations and financial scenarios

(Copy of slides displayed during the presentation attached.)

After discussion, Rutherford County Board of Commissioners Chairman Bill Eckler directed the county manager to work with the municipalities to attempt to develop a county-wide sewer solution.

ADJOURN THE MEETING

With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the Lake Lure Town Council meeting at 7:15 p.m. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

The meetings of the Rutherford County Commissioners, the Rutherfordton Town Council, and the Spindale Town Council were also adjourned.

ATTEST:

Andrea Calvert
Town Clerk

Mayor Bob Keith

Agenda Item: 8b

Andi Calvert

From: Lynn Carnes [lcarnes@carnesassociates.com]
Sent: Wednesday, July 02, 2014 2:22 PM
To: townclerk@townoflakelure.com
Subject: Request to Suspend Peddling Ordinance
Attachments: 2014 Mystic Waters Flyer.pdf

Andi,

I am writing to request that the Town of Lake Lure suspend the peddling ordinance for our first annual Mystic Waters Ski and Skeet Tournament and Community Festival on August 23, 2014. We request that the ordinance be suspended from 8:00 am to 8:00 pm on that day. The event will be held at 109 Camp Hill Road, Mill Spring, NC. This is a smoke-free, alcohol free event promoting Health, Wellness and Art along with a ski tournament featuring some of the top-ranked professionals in the world and a sporting clay tournament.

For your information, I've attached a flyer describing the event.

Please let me know if you have any questions.

Lynn Carnes Pitts
Managing Member
Eagle Camp LLC dba Mystic Waters
828-674-0715

7/2/2014

AUGUST 23

Mystic Waters Lake Lure

[Facebook.com/MysticWatersLakeLure](https://www.facebook.com/MysticWatersLakeLure)



presents

A stylized blue graphic of a mountain peak with a wavy line representing water or a ski trail flowing down from it.

Mystic Waters

SKI & KEET

Pro-Am Tournament
Lake Lure, North Carolina



Health, Wellness and Art Fair; Waterski, Water-Sport & Boat Displays; Performances from the A-Lure "Dirty Dancing" Dancers & Lake Lure Cloggers; On-site Massages & Chiropractic; Local Food Vendors; Tai Chi & Fly-Fishing Demos; Guided Hikes; Live Music!

Agenda Item: 9a



TOWN OF LAKE LURE *Community Development Department*

MEMORANDUM

TO: Mayor & Town Council

FROM: Shannon Baldwin, Community Development Director

DATE: June 4, 2014

RE: Craft Distilling Establishments Study & Recommendations

The Lake Lure – Chimney Rock economy is primarily driven by tourism as pointed out by the Arnett Muldrow Market Study. It is comprised of locally owned businesses operating in buildings of a size and scale appropriate to a small town. (Big box style structures, existing and proposed, in NC 9 commercial corridor are exceptions.) Most of these small businesses have a workforce comprised of the business owners themselves and workers from the local area. As our Market Study points out, our access to numerous local restaurants and shops is the result the tourist-centric economy. Without the tourists, the residents could not enjoy the businesses they currently have. A major goal of the Town is to afford residents excellent opportunities in the community as entrepreneurs, with the prospect of additional sustained growth as the State Park expands.

Breweries, wineries, and distilleries are now not only a part of the tourism based economy of Western North Carolina but also add to the quality of life for residents where they operate. The number of entrepreneurs opening craft breweries and distilleries in the region is increasing. Asheville, Black Mountain, and Hendersonville are a few of the locations where these types of business are flourishing. These businesses serve both the residents and visitors. Lake Lure has even had some experience in this area. There was once a microbrewery operation in the space that is now El Lago in the Arcade. However, the Town of Lake Lure Zoning Regulations do not specifically include distilleries, wineries, or breweries as allowable uses in any commercial district. In short, the Town of Lake Lure should consider amending the Zoning Regulations to create space in Lake Lure for these emerging craft industries to support the Town's desire to become more business friendly and facilitate additional economic opportunity. Perhaps the concept of a tasting room in Chimney Rock Village or the Town of Lake Lure that has a combination of regional beers, regional spirits (Defiant Whiskey, Cardinal Gin) and regional wines (Burnt Shirt and several Polk County wineries) has come.

The Community Development Department respectfully requests that Town Council commission the Zoning and Planning Board to study Craft Distilling Establishments and send a recommendation on necessary changes that will address these establishments in the Zoning Regulations. We will share the results with Chimney Rock Village to ensure we coordinate our efforts where possible.



Craft Brewery/Distillery Report Community Development Department

June 5, 2014, Revised June 27, 2014

(This report was adapted from Reports generated by the City of Charlotte and the Town of Black Mountain.)

LOCAL ECONOMY & BREWERIES

The Lake Lure – Chimney Rock economy is primarily driven by tourism as pointed out by the Arnett Muldrow Market Study. It is comprised of locally owned businesses operating in buildings of a size and scale appropriate to a small town. (Big box style structures, existing and newly proposed, in NC 9 commercial corridor are exceptions.) Most of these small businesses have a workforce comprised of the business owners themselves and workers from the local area. As our Market Study points out, our access to numerous local restaurants and shops is the result the tourist-centric economy. Without the tourists, the residents could not enjoy the businesses they currently do. A major goal of the Town is to afford residents excellent opportunities in the community as entrepreneurs, with the prospect of additional sustained growth as the State Park expands.

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space in Lake Lure for these emerging craft industries to support the Town's desire to become more business friendly and facilitate additional economic opportunity. Perhaps the concept of a tasting room in Chimney Rock Village or the Town of Lake Lure that has a combination of regional beers, spirits and wines has come. The Town will share this report with Chimney Rock Village and coordinate efforts where feasible.

BREWERIES IN GENERAL

A brewery is facility that brews and packages beer for distribution locally and/or regionally. Some breweries have onsite tasting rooms or restaurants and sell packaged beer and merchandise for customers to take home. Microbreweries tend to be unique small level production facilities that incorporate a tasting room and offer the chance for visitors to tour the brewery, meet the staff, and sample some of the product. Often times these breweries have a strong connection to the municipality and even their host neighborhoods. This business characteristic certainly would work with Lake Lure – Chimney Rock “Made Fresh, Made Local” branding initiative. At a glance, here are a few different types of breweries:

- Nano-brewery: Sometimes referred to as pico-brewery, or bucket brewery, distributes to a limited area and only makes beer in very small quantities (typically 4 barrels or less at a time).
- Brewpub: This is a restaurant-brewery that sells 25% or more of its beer on site. The beer is brewed primarily for sale in the restaurant and bar.
- Microbrewery: Sometimes referred to as a craft brewery is much smaller than large-scale corporate breweries and are independently owned. Such breweries are generally characterized by their emphasis on the integrity and quality of ingredients, flavor and brewing technique and produce less than 15,000 barrels of beer per year with 75% or more of its beer sold off-site.
- Regional Brewery: A brewery with an annual beer production of between 15,000 and 60,000 barrels.

Most communities which define “brewery” differentiate large breweries from smaller breweries in terms of the volume of production. Large breweries generally produce over 60,000 barrels annually and microbreweries produce less (typically 15,000 barrels or less). These breweries and distilleries are generally defined as manufacturing uses and restricted to industrial zones. However, smaller breweries are allowed by conditional use permit in other districts and are typically limited by square footage or production quantities. In general, breweries have three methods of sale:

- traditional three-tier system (brewer to wholesaler to retailer to consumer)

- two-tier system (brewer acting as wholesaler to retailer to consumer)
- directly to the consumer through carry outs and/or on site tap-room or restaurant sales.

Most microbreweries have tasting rooms / tap rooms and have restriction on their hours of operation if close to a residential neighborhood.

BENEFITS OF CRAFT BREWERY OPERATIONS

There are three major benefits of having craft breweries integrated into the Lake Lure – Chimney Rock economy. In short, these uses will enhance the quality of life for residents, facilitate tourism, and create sustainable economic impacts.

Enhances Quality of Life: Breweries are an integral part of the social fabric of communities throughout the world. Having a microbrewery in a municipality facilitates a sense of pride for those who enjoy quality local products and affords them the opportunity to recycle their expenditures within their community. Almost all existing breweries in Charlotte identify with their local community and so will the customers as a result. If adequately controlled, these uses should be allowed to establish themselves near pedestrian areas, neighborhoods, and public transportation nodes.

Facilitates Tourism: A successful microbrewery can be a tourism asset for the municipality and adds to the list of recreation activities available for enjoyment by tourists. Breweries are destinations for local, regional and even national travelers. Micro-brew enthusiasts seek to visit local micro-brews when they travel and travel specifically to visit favorite locations. Asheville is a good example of the beer tourism industry. Education and entertainment can be accomplished by brewery tours, lectures/talks from the brewer, etc. The bottom line is that out-of-town visitors enjoy microbreweries.

Sustainable Economic Impact: Microbreweries are almost universally a locally owned business that requires employees on site. This results in jobs both at the breweries and local suppliers as well. It is also very common for micro-breweries to revitalize older buildings in areas that have low rent. Many of the breweries reclaim formerly vacant areas. Based on this, it is safe to say that microbreweries enhance the tax base for their respective areas. Therefore, micro-breweries are likely to have a sustainable economic impact on their community.

POSSIBLE CONCERNS WITH BREWERIES

According to other reports (Charlotte and Black Mountain), sight, sound and traffic issues related to smaller breweries are no greater than those associated with normal raw materials deliveries (which are relatively infrequent) and trucks departing to deliver

the product (also not a significant activity level). Noise is limited. Distribution at a microbrewery level is often carried out in smaller trucks/vans and would be less traffic than typical restaurant deliveries. The traffic impact of a nano-brewery, brewpub, micro-brewery/distillery/winery operation would be marginal and comparable to most other uses already permitted in the Town's commercial districts. The traffic impact of a larger brewery/distillery/winery will vary depending on the specific location and operation, and can be judged on a case by case basis in commercial districts by the Board of Adjustment.

During brewing a smell can be noticed, but the smell is subtle and unlikely to overpower the smells of the area restaurants, bakeries, or coffee shops. The steam from the "cooking" of the beer carries some "bakery-type" odors during mashing and some more floral "hop" aromas during the boiling of the beer. Larger breweries sometimes employ an energy recovery heat exchanger to capture the steam from the kettles and use it to heat hot water. Many are inclined to think that it is a positive aroma, similar to a bakery or restaurant. Therefore, there are no significant odors emanating from these facilities.

There do not seem to be concerns for breweries that would merit special restrictions near residential zoning districts. It is extremely unlikely for the brewing process to impact neighboring properties.

Apart from restricting commercial breweries from locating on residentially zoned property and setting a production limit for non-industrial zoning districts, the Charlotte study did not identify a need for additional regulatory measures. Specifically, persons cited in Charlotte study did not see a good reason to place a linear distance requirement between other uses and smaller breweries as long as the brewery is in an appropriate zone and adequately regulated.

Regarding rumors that breweries facilitate community crime, Police Chief Sean Humphries spoke to Jeremy Jenkins, the ALE officer assigned to our area. Mr. Jenkins conveyed to Chief Humphries: "I've never seen an increase in crime that was directly correlated to the opening of a micro brewery." Mr. Jenkins goes on to state that from his knowledge micro-breweries are like bars in the fact that it all depends on how the establishment is operated.

Chief Humphries also spoke to the Chief of the Town of Black Mountain Police Department, Steve Padgett. Chief Padgett stated that he actually had two micro Breweries in his town. He said that both businesses started while he was an officer with the town so he was able to see the influence on the town since their inception. He said that he has never had any kind of major problems with the breweries. Chief Padgett stated that, "In fact the only time I have ever had to respond was due to the fact that Pisgah Brewery put up an outdoor stage once and I was called to the establishment due to loud music." Chief Padgett said that more of his problems come from the bars and

not the breweries. Chief Padgett stated that the breweries in Black Mountain serve the beverages in tasting rooms.

Chief Humphries also spoke to the City ABC officer in the Town of Weaverville which also has a micro-brewery. The officer's name is Derek Birelle. Officer Birelle told Chief Humphries that the brewery in his town started in an existing pizza restaurant that started a brewery inside. He said that he has not seen any increase in crime or DWI's that they can directly correlate back to the Breweries. This seems to be the case with everyone spoken with by Chief Humphries.

In conclusion, there are no real impacts regarding sight, sound, smell, traffic, crime or minimum distance requirement from residential areas for small breweries. However, a municipality may not want to allow microbreweries in purely residentially zoned districts. If it chooses to do so, then restrictions of hours of operation may be in order. Moreover, a brewpub may fit nicely into residential zones or mixed use areas. Brewpubs are not very different than a restaurant or bar located in mixed use zones. The sight and smell can actually be a good thing in certain instances. In general, the production processes for breweries, distilleries and wineries are not expected to have any other significant adverse impacts on adjacent property owners or rates of crime.

GENERAL RECOMMENDATIONS REGARDING BREWERIES

According to reports read, it's best for a municipality to rely on commonly accepted industry definitions to avoid confusion. Definition should be based on production limits. Because recording production amounts is already required, production limits are an accurate way to distinguish breweries. Production limit definitions would not place an additional burden on breweries and can be determined without expense to the municipality. Production limits make more sense than the use of a square footage requirement and are not as likely to restrict flexibility. Microbreweries would be less than 60,000 barrels per year. Nano-breweries would likely be less than 15,000 barrels.

Production quantity over a given time (gallons/year) is the best method to define and classify breweries as it provides a proportionate indication of activity levels.

The Brewery Association's definition of a Regional Brewery (production $\leq$ 60,000 barrels/year) would be a reasonable upper limit if a municipality were inclined to impose size restrictions on breweries in certain zoning classifications.

Production is very similar to a bakery and is unlikely to cause negative impacts to neighboring properties. Therefore, there should be no limitation on hours of production. This is separate from any restrictions that may or may not be desirable for a brewery tasting room or restaurant. Below are a few general recommendations that surfaced as we researched this topic:

- All activity should occur within the walls of the brewery and therefore should be invisible to anyone external to the building.
- Tap/tasting rooms may need specific hours of operations if located in or next a residential district to facilitate increased capability if needed.
- Allow hours of operations to be unlimited for actual brewing of beer as it is necessary to have the ability to do this or else the beer may be ruined.
- Microbreweries should be given an opportunity to be unique and seek success in their own style. Flexibility is paramount for any small business venture.
- Square footage is not the best method to define or categorize a brewery but may be used to augment other indicators such as production limits.
- A municipality may want to consider limiting the number of breweries in a certain geographical area, but this may be difficult to define.
- A municipality may not want a brewery next to schools or churches as a matter of principle.
- Parking requirements must be sufficiently applied to these uses when permits are being secured.

COMMON ZONING PRACTICES RELATIVE TO BREWERIES

According to some reports read, there are common zoning practices shared by various jurisdictions. They are:

- Most local governments allow breweries, wineries and distilleries in their commercial districts as a conditional use or a permitted use by right
- Most municipalities treat breweries, distilleries and wineries similarly in terms of zoning.
- Annual production limitations are recommended over square footage limitations to regulate the size of micro-brewery and micro-distillery operations.
- A common threshold for a microbrewery is 15,000 barrels of beer annually.
- Micro-breweries are often defined or required to include a tasting room or restaurant within the same facility.

SPECIFIC PROPOSAL RELATIVE TO LAKE LURE ZONING REGULATIONS

Add "Distillery", "Micro-distillery", "Winery", "Micro-winery", and "Brewery", "Nano-Brewery", "Brewpub", "Micro-brewery", "Regional Brewery" to Definitions (Section 92.005) in the Zoning Regulations.

Add "Nano-Brewery" and "Brewpub", as permitted uses by right in the General Commercial (C-1), Neighborhood Commercial (CN), Town Center Commercial (CTC), Commercial General (CG), and Commercial Shopping Center (CSC) districts.

Add "Micro-distillery", "Micro-winery", and "Micro-brewery", as conditional uses in the Neighborhood Commercial (CN) district.

Add "Micro-distillery", "Micro-winery", and "Micro-brewery" as permitted uses by right in the General Commercial (C-1), Town Center Commercial (CTC), Commercial General (CG), and Commercial Shopping Center (CSC) districts.

Add "Regional Brewery", "Distillery", and "Winery" as conditional uses in the General Commercial (C-1), Commercial General (CG), and Town Center Commercial (CTC) districts.

Add "Regional Brewery", "Distillery" and "Winery" as permitted uses by right in the Commercial Shopping Center (CSC) district.

DEFINITIONS PROPOSED

Brewery: a facility that brews and packages beer or other fermented malt beverage for distribution locally and/or regionally. The establishment may include areas for demonstration, education, tasting and other uses permitted in the district, in accordance with state and local laws.

Brewpub: a restaurant-brewery that brews small quantities of craft beer, ale, porter and other fermented malt beverages and sells 75% of it on site along with food in accordance with state and local laws.

Distillery: a facility that manufacturers and distributes spirituous beverage. The establishment may include areas for demonstration, education, tasting, and other uses permit in the district, in accordance with state and local laws.

Micro-brewery: an independently owned facility that craft brews beer, ale, porter and other fermented malt beverages in quantities up to 15,000 barrels per year with 75% or more of its beer sold off-site. The establishment may include areas for demonstration,

education, tasting, and other uses permitted in the district in accordance with state and local laws.

Micro-distillery: small artisan facility that produces up to 30,000 gallons of craft spirituous beverage per year. The establishment may include areas for demonstration, education, tasting and other uses permitted in the district, in accordance with state and local laws.

Micro-winery/cidery: a small artisan facility where craft wine, cider or other fermented fruit beverage is made not exceed 30,000 gallons per year. The establishment may include areas for demonstration, education, tasting, and other uses permitted in the district, in accordance with state and local laws.

Nano-Brewery: an independently owned facility that craft brews (typically with a 4 barrel brew system or less) beer, ale, porter and other fermented beverages in quantities of approximately 1,000 barrels per year in accordance with state and local laws for on-site consumption and where food is not necessarily provided.

Regional Brewery: A brewery with beer, ale, porter and other fermented malt beverages production up to 60,000 barrels per year.

Winery/cidery: A facility where wine, cider or other fermented fruit beverages are produced and distributed. The establishment may include areas for demonstration, education, tasting and other uses permitted in the district in accordance with state and local laws.

Agenda Item: 10a



June 25, 2014

Town of Lake Lure
Chris Braund, Town Manager & Town Council
2984 Memorial Highway
Lake Lure, NC 28746

Dear Chris and members of Lake Lure Town Council,

As you may already know, Cycle North Carolina is bringing their inaugural "Mountain Ride" created just for Lake Lure to our area on August 1-3, 2014. The town hosted the first stop on Cycle North Carolina's 2012 "Mountains to Coast Fall Ride" that brought 1,100 cyclists from 38 states, the District of Columbia, and five foreign countries to the area. Our area was selected for this inaugural event due to the terrific feedback organizers received from cyclists about our staying in our area and the ease with which it was to bring their event to our town.

To welcome this group of 450 cyclists and their guests back to the area, the Rutherford County TDA, Towns of Lake Lure and Chimney Rock Village, and Chamber of Hickory Nut Gorge are joining together to produce a festival on Saturday, Aug. 2nd from 3-9pm featuring live music, performances, vendors, food and beer and spirits garden.

The McConnell Group Public Relations has been contracted to produce this event on behalf of Rutherford County TDA in partnership with the aforementioned sponsors.

I have already spoken with Police Chief Humphries and Fire Chief Ron Morgan about safety support. If the Town could allow use of their dumpster to avoid the additional rental of one, that would be a huge help as festival sponsorships are low. Every little bit helps, and I know the success of this event is important to the town for all involved.

All of the necessary permit application forms are attached based on our event needs.

Request for the following fees to be waived:

- Sign permit fees (for 1-2 banners to be placed at the park welcoming cyclists to the area)

Request for the following permissions to be granted:

- Vendors – suspension of the peddling ordinance to have food, craft and beverage vendors on site
- Parking Lot Use – permission to use the portion of the Morse Park Meadows parking lot to park the portable shower and bathrooms comprised of (1) 18-wheeler truck
- Beer Garden – permission for licensed breweries, distilleries and wineries to sell beer, spirits and wine on Morse Park Meadows in an enclosed/gated area to be set up by The



McConnell Group PR; access to the beer garden will be restricted to persons age 21 and older, similar to the method employed by the Dirty Dancing Festival (see floor plan for specifications).

Disclaimer: Please note that the Cycle NC event is being organized and produced by Ragan Williams, director of Cycle NC – a division of North Carolina Amateur Sports. The McConnell Group Public Relations is only assuming responsibility for the entertainment/festival portion of this event happening on Saturday, August 2, 2014. All other elements of this event are under the umbrella of Cycle NC, including the cyclists camping overnight on Morse Park Meadows and possibly in the Community Hall should there be bad weather. Ragan can be reached directly at 919-724-2334 for any questions or concerns.

Thank you in advance for your consideration of these requests enabling Lake Lure to host Cycle NC. Please feel free to contact me should you have questions about any of these requests.

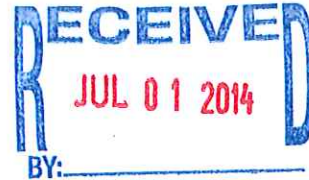
Sincerely,

A handwritten signature in blue ink that reads 'Michelle Yelton'.

Michelle Yelton, President
McConnell Group Public Relations, Inc.



2948 MEMORIAL HWY.
P.O. BOX 255
LAKE LURE, NC 28746
828-625-9983



PERMIT FOR USE OF TOWN RENTAL FACILITIES

This Permit For Use is entered into by and between the Town of Lake Lure ["Town"] and

McConnell Group P.R. ["Responsible Party"].

Name

P.O. Box 156 Lake Lure N.C. 28746

Mailing Address

City

State

Zip

Michelle McConnell Yelton - 828-980-2883

Heather Meech - 239-571-0978

Contact Phone Number(s)

In consideration of the Responsible Party's request to use the: (Check one)

☐ Lake Lure Gazebo

☒ Community Hall in Municipal Center

☒ Meadows

(Fri 4pm - Sun 12pm.)
(For Cyclist indoor camping on Aug. 1
- Sat 3-9 pm + 2nd)

It is agreed by the parties that:

REQUIREMENTS

1. The Responsible Party will be solely and wholly responsible for any and all damage sustained to the premises indicated above during or as a result of the event set forth below.
2. The Responsible Party shall indemnify and hold harmless the Town from and against any and all liability for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with, the condition or use of the premises covered by this permit, or any means of ingress to and egress from these premises.
3. It is understood that this Permit is issued only to the aforesaid Responsible Party and may not be transferred or assigned, and shall not be inure to the benefit of any successor or assignee of the Responsible Party.
4. The consumption of alcoholic beverages of all types is specifically prohibited. And the use of tobacco products of any kind in any building is specifically prohibited.
5. The Responsible Party shall ensure that the premises are cleaned after the event and all trash is collected and removed.

Type of Event: Festival

Date of Event: Aug. 2, 2014 Actual time of ceremony or event 3:00 - 9:00 P.M.

FEES FOR USE OF TOWN FACILITIES

(Circle all applicable fees)

Rental Facilities	Standard Rate	Discounted Rate (for qualifying charitable events /Town Employees	Security Deposit	Trash Disposal Fee
Lake Lure Pavilion (Gazebo) - per event	\$500	\$100	\$250	\$189
Community Hall - Half Day Rental (<4 Hours)	\$100	\$50	\$250	
Community Hall - Full Day Rental (>4 Hours)	\$200	<u>\$50</u>	\$250	
Morse Park Meadows Rental Rates	Standard Rate		Security Deposit	Trash Disposal
Meadows - Full Day Rental	\$250		\$250	\$189
Meadows - Full Day Rental - Qualifying Charitable Event	<u>\$100</u>		\$250	\$189
Recycle Bins	<u>\$10 each per day</u>			
Electric Hook-up	<u>\$10 per day</u>			
Water Hook-up	<u>\$10 per day</u>			

To reserve a date, fees and security deposits for requested facilities must be tendered with the permit application. Once the event is held, as long as there is no damage or trash left behind, the deposit will be refunded by mail. Cancellation will cause forfeiture of the deposit; however, the fee will be refunded.

Additional Permits Required

Will your event:

Include amplified music or P.A. systems? [Town entertainment event permit required]

Utilize a tent? [Town fabric structure permit required. Council approval required for all over 2,000 sq ft]

Have vendors or sales of food or other items (e.g., art)? [Town Council's approval required]

Include alcohol? (Not allowed in Meadows or Gazebo area) [For Community Hall, Town Council's approval required – meetings are the 2nd Tuesday each month]

☐ Entertainment Event Permit attached

☐ Fabric Structure Permit attached

☐ Request Letter to Town Council attached

I acknowledge that I have read and understand the requirements of this Permit as set forth above and agree as an agent of the Responsible Party to abide fully with these requirements. Failure to comply with all requirements will result in a forfeiture of deposit.

Signed:

Michelle Yelton

on behalf of the Responsible Party named above

Permit Issued on this 1st day July, 2014.

APPROVED: Michelle Yelton, Town of Lake Lure, NC

GUIDELINES FOR RENTAL OF TOWN BUILDINGS

The Gazebo is available for rent by individuals, groups and organizations for meetings, reunions, etc. No charcoal or gas grilling is permitted in or around the Gazebo, nor along the peninsula leading to the Gazebo. No open flames permitted. Charcoal grills are available for public use at the picnic shelters located behind the Community Center. **(The Gazebo is 35' in diameter, the arches are 9'6" high, the middle of Gazebo is 18')**

The Municipal Center's Community Hall was designed and intended for use as a public place primarily by groups or Town residents. **Regularly scheduled Town governmental functions and meetings have priority when scheduling the use of the Community Hall.** The Community Hall is 1404 sq. ft. - 36' x 39' (with the wall up) and is equipped with 16 - 3'x6' - folding tables (each capable of seating 6 persons), approx. 140 stackable chairs, and limited kitchen facilities (again, this is for warming and serving food, **not** food preparation). **With tables and chairs, there is a limit of 93 people according to the fire code. 200 people are allowed in the room if just the chairs are used.**

The consumption of alcoholic beverages of all types without specific approval from the town council (council will not grant approval for alcoholic beverages at the Gazebo), and the use of tobacco products of any kind upon the premises is specifically prohibited.

The responsible party shall ensure that the premises are cleaned after the event and all trash is collected and removed from the building and or Gazebo area. This will include all flowers, decorations, food, etc. **Do not** leave behind any artificial flowers or petals, doing so will result in forfeiture of deposit. Trash receptacles for building rental is provided and located on the west side of the building.

The tables and chairs with the building rental shall be put away in closets after the event as part of the renter's responsibilities. Chairs, tables, dollies or town equipment are not to be removed from the building for any reason at any time.

There is to be no use of glue guns, nails, hooks or screws of any kind or size on any town owned walls or structures. Please do not hang decorations from any light fixtures in or out of buildings. Hooks that may be used for decorating are provided intermittently at the Gazebo.

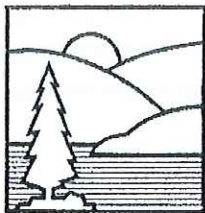
Cooking of foods in the Municipal Hall kitchen or Gazebo area is prohibited. However, reheating and warming of food is allowed in the kitchen and catered foods are allowed at the Gazebo or Municipal Hall. All related trash and waste must be removed from rental facilities.

Peddling (selling) is prohibited on any town property without a waiver from Town Council prior to any event. Town Council meetings are held at 7:00 pm, the second Tuesday of each month at the town hall.

Failure to adhere to the above mentioned guidelines will result in the forfeit of part or all of your deposit.

I, the undersigned, have read and agree to abide by the guidelines described above.

Signed Michelle Yelton Dated 6/25/14



TOWN OF LAKE LURE
Lake Lure, North Carolina

APPLICATION FOR PERMIT
FABRIC STRUCTURE

Section 96.01 states that a permit is required "for all structures constructed of fabric, including tents, erected within the Town of Lake Lure which exceed 500 square feet in area. The Town Manager may issue permits for such structures erected for 30 days or less in any one calendar year and having an area of less than 2,000 square feet. Fabric structures erected for longer than 30 days in any one calendar year and having an area of 2,000 square feet or more must be approved by the Town Council." In order to assist the manager and council in their decision as to whether a permit should be granted or denied, the following information is required.

LOCATION

Location of proposed structure Horse Park Meadows

Name and address of property owner Town of Lake Lure

Memorial Hwy, Lake Lure, N.C. 28746 Phone 828-625-9983

If applicant is not owner, type of approval from owner (lease, contract, letter, etc.) _____

Size of property (acres) 23 acres

DESCRIPTION OF STRUCTURE

Type of structure 40 x 40 Canopy Tent

Structure will be used for Bands, staging, + audience seating

Length 40' Width 40' Height 21' Area (square feet) 1600

Date to be erected 7/31/14 Date to be removed 8/3/14 or 8/4/14

If previously permitted, date removed _____

Maximum occupancy of structure 100

Please submit a site plan showing the proposed footprint of the structure and its relationship to the property lines, adjacent roads, existing structures, and natural features to demonstrate compliance with Town regulations.

APPLICANT

Name McConnell Group P. R.

Date _____

Address P.O. Box 156

Phone 828-980-2883

Lake Lure, N.C. 28746

Fax _____

Applicant agrees to comply with all applicable state, county and town regulations.

Signature _____

ZONING REGULATIONS REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the zoning regulations of the Town of Lake Lure.

_____ Date _____

Sheila Spicer, Zoning Administrator

FIRE CODE REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the fire code.

_____ Date _____

Ron Morgan, Fire Coordinator

For fabric structures between 500 and 2,000 square feet in area to be erected for 30 days or less in any one calendar year.

This request is (APPROVED) (DENIED)

_____ Date _____

Chris Braund, Town Manager

For fabric structures either having an area of 2,000 square feet or more or erected for longer than 30 days in any one calendar year or both.

This request is (APPROVED) (DENIED) by action of the Lake Lure Town Council.

_____ Date _____

Bob Keith, Mayor

NOTE: This structure may require a building permit from Rutherford County. Call 828-287-6035

Certificate of Flame Resistance

REGISTERED
FABRIC
NUMBER

31.02

Issued by

TOPTEC, INC.
1905 N.E. Main Street
Simpsonville, SC 29681

Date Manufactured

12/2/83



*This is to certify that the materials described
are inherently flame retardant.*

Name BOONE RENTALS

Address PO BOX 1816 / 1818 HWY 105 BY PASS

City BOONE

State NC

Zip 28607

Certification is hereby made that:

The articles described are flame-retardant, approved and registered by the State Fire Marshal and that the fabric is in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal. Fabric has been tested and passes NFPA701-96, CPA184, ULC109, MVSS302.

Method of Application: _____

Description of item certified: EPIC END 40x40 WHITE

The Flame Retardant Process Used WILL NOT Be Removed By Washing.

TOPTEC, INC.

MODEL TEM4040200

SERIAL # 983871DG

[Signature]
Name of Production Superintendent

**TOWN OF LAKE LURE FIRE COORDINATOR OFFICE
APPLICATION FOR FABRIC STRUCTURE PERMIT**

PLEASE FILL IN OR ATTACH NEEDED COPIES OF ALL THAT APPLY

List name, address and phone number of tent owner:

Pro Rent- All & Parties Too T: 828-286-2001
321-South Oak Street Spindale, N.C. 28160

What is the estimated number of occupants you are planning to have? 50-100
Are you planning to have tables inside the structure? Yes If yes, how many? 2-4
Are you planning to have chairs inside the structure? Yes If yes, how many? 25

Provide copy of Certification of Flame Resistance with application.

Provide site sketch and floor plan of tent with location of exits and description of exit enclosures with application.

Every permitted tent must: (Please initial that you have read and understand)

- my Have at least one fire extinguisher
- my Have no smoking signs posted
- my Not have any exposed flame or cooking in or within 20 ft of the tent
- my Not have any hay, straw, shavings or similar materials in or around the tent
- my Not have generators or other power sources in or within 20 ft of tent

If tent is enclosed you must:

- ☐ Provide exit signs at all exits and illuminate with battery back up
- ☐ Provide emergency lighting with battery back up at all exits

Signature of applicant Michelle Yelton Date 6-25-14

Signature of Fire Official _____ Date _____

WORKSHEET - FIRE OFFICIAL USE ONLY

Yes	No	N/A	
			Listed name, address and phone number of tent owner
			What is the estimated number of occupants you are planning to have
			Provided copy of Certification of Flame Resistance with application
			Provided site sketch and floor plan of tent with location and description of exits with application.
			Number of exits
			Have at least one fire extinguisher
			Have no smoking signs posted
			Not have any exposed flame or cooking in or within 20 ft of the tent
			Not have any hay, straw, shavings or similar materials in or around the tent
			Not have generators or other power sources in or within 20 ft of tent
			Provide exit signs at all exits and illuminate with battery back up
			Provide emergency lighting with battery back up at all exits

Cycle NC: Saturday, Aug. 2, 2014
40x40 Tent Layout

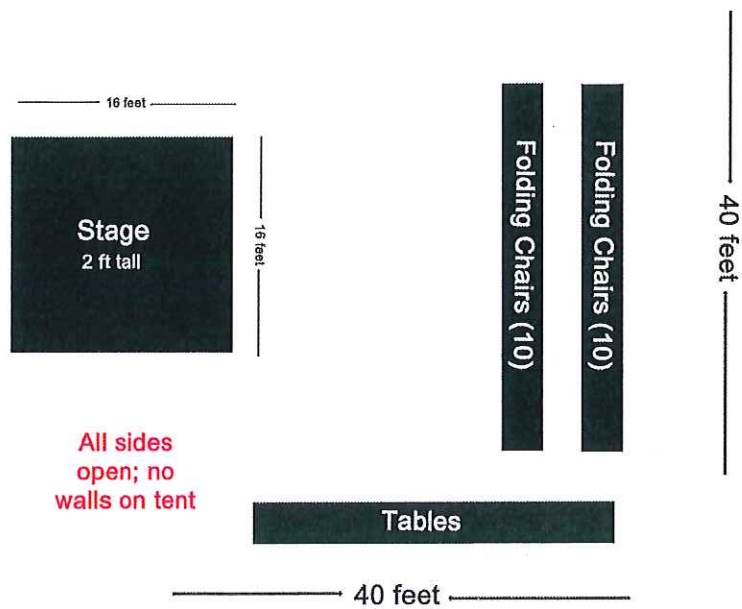


Diagram of Cycle NC Event
 Friday, Aug. 1 - Sunday Aug. 3, 2014
 Festival: Saturday, Aug. 2, 3pm - 9pm
 Park to be used as overnight facility for cyclists;
 cyclists to depart on Sunday, Aug. 3, 2014



Bands and Stage

-16'x16' stage to be placed on the basketball court under a 40'x40' tent

Welcome Area & Food, Non-Alcoholic Drink & Merchandise Vendors

-Vendors to be stationed around perimeter; tables and chairs to be set up in center

Beer/Wine/Spirits Garden

-The space will be enclosed by a 4ft temporary fence with a single entrance from the grass

-A volunteer will be positioned at the garden entrance to check IDs and distributed wristbands to guests of legal drinking age

-Average cyclist age is 56

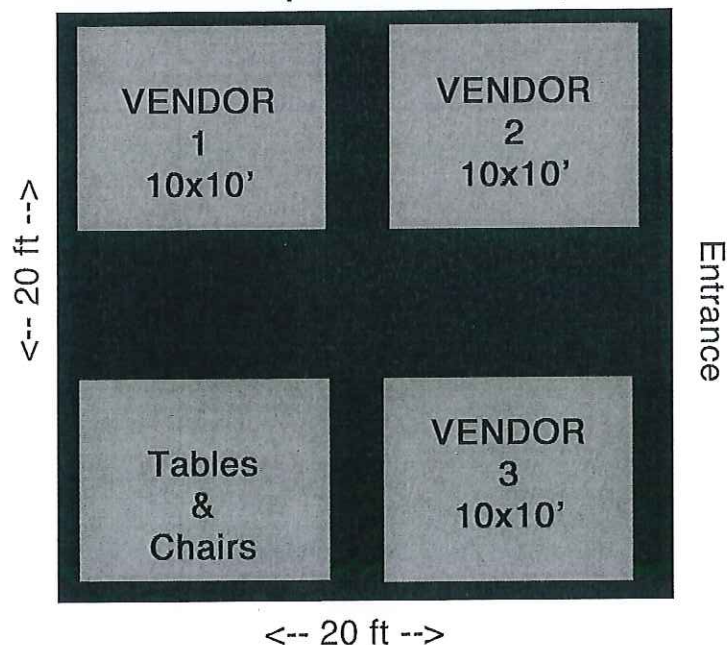


PO Box 156, Lake Lure, NC 28746 • T: 828-980-2883 • www.mcconnellgroup.biz •

Beer/Wine/Spirits Garden Layout



Example of 4ft event fencing that will surround beer/wine/spirits garden



TOWN OF LAKE LURE
Lake Lure, North Carolina



APPLICATION FOR PERMIT
ENTERTAINMENT EVENT

Section 84.04(C) states that a permit, approved by the Town Manager, is required "to produce programs in music, speeches, or general entertainment." In order to assist the manager in his decision as to whether a permit should be granted or denied, the following information is required. not all questions pertain to every request. Please complete the relevant questions.

ENFORCEMENT: Event coordinators must be able to produce a signed copy of this permit during the event.

DESCRIPTION OF EVENT

Name of event Cycle NC "Mountain Ride" & Festival
Type of event Sporting/Festival Location Morse Park Meadows
Date(s) of event Aug. 29-30, 2014 Hours 8:00 A.M. - 9:00 pm.

PROMOTER

Name of organization McConnell Group P.R. (On behalf of TDA, Town, + Chamber)
Contact person Michelle McConnell Yellon Phone 828-980-2983 FAX 625-9347
Mailing address P.O. Box 156 Lake Lure, N.C. 28746

EVENT SITE

Name and address of property owner Town of Lake Lure
Memorial Highway, Lake Lure, N.C. 28746 Phone 828-625-9983
Type of approval from owner (lease, contract, letter, etc.) _____
Size of property (acres) 23 acres Size of structure (square feet) _____
Maximum occupancy of building _____ Does the structure have a Certificate of Occupancy? _____

IMPACT ON SURROUNDING AREA

Noise

Will this event use an amplified sound system? yes

What means will be employed to ensure the sound from the event will not disturb persons on adjacent and nearby property? (check all that apply)

☒	
☒	Speaker placement: aimed away from adjacent property and away from lake
	Pipe and drape: used to cover hard surfaces that directly reflect sound
	Volume limits & decibel meters used: (describe)
☒	Event coordinators to take appropriate response to complaints
	Other:

Parking and Traffic Control

How many persons are expected to attend the event? 1,000

How many parking spaces will be needed (assuming 1 space for each 3 attendees)? 300

How many parking spaces are available on site? 250 plus ample parking within walking distance of site.

If off-site parking will be required, where will it be located? Beach + Arcade Building
Attach authorization from owner(s) of all property to be used for off-site parking and list number of spaces to be provided on each property.

If off-site parking will be provided at a distance of greater than 600' from the event, state how attendees will get from parking to event. _____

How will attendees be told where to park? _____

If event will attract more than 100 vehicles, describe traffic control methods proposed. Cycle NC has event staff to facilitate parking needs; requesting police support from Town of Lake Lure for a presence at the event.
Lighting

Will additional exterior lighting be used for the event? No

If so, what means will be used to prevent lighting from disturbing persons on adjacent and nearby property? _____

OTHER CONSIDERATIONS

Food and beverages

If location is not an existing restaurant, will food be served outside? yes

If so, what means will be used to ensure cleanup of refuse? A dumpster will be ordered

Will alcoholic beverages be served? yes

Sanitary facilities

Do sufficient sanitary facilities exist on the property to accommodate the expected number of attendees? Yes - portable restrooms will provided by Cycle NC + the welcome center will stay open later

If not, what means will be used to provide them? _____

Security

If the expected number of attendees exceeds 300, what provisions have been made for crowd control?

Volunteers are lined up to help with crowd control + we are requesting on-site presence from Lake Lure Police.

APPLICANT

Name McConnell Group P.R. Date 6/25/14
Address P.O. Box 156 Phone 828-980-2883
Lake Lure, N.C. 28746 Fax 828-625-9347

Applicant agrees to comply with all applicable state, county, and town regulations

Signature Michelle Yeaton

This application has been _____ approved
_____ denied

Town Manager _____

Date _____

Chief of Police _____

Date _____

Agenda Item: 10b

Agenda Item: 10c



Skyrunner Inc., headquartered in Asheville NC, was one of the first companies in the United States to offer wireless broadband connectivity to the Internet, beginning in 1997.

Between 1997 and 2014, our network has expanded to include 8 counties in Western North Carolina, and around 2,500 customers.

We have maintained a 30% annual growth rate for the past several years and have maintained an equally impressive low turnover rate, all without ever locking customers in with contracts.

<http://www.skyrunner.net/>



Our success is founded on our mission to not only provide fast, reliable, and affordable Internet connections, but to reinforce that service with a level of personalized customer support not often found in telecommunications companies.

Using state of the art wireless technology allows us to not only deliver connections to rural areas that are often too remote for other broadband providers, but to have a network so dependable that many large businesses in downtown Asheville, who have access to the large corporate Internet providers, have chosen to use us instead.

Additionally, several municipalities have sought our expertise to meet their wireless network needs. In 2011, The City of Asheville hired Skyrunner to build a wireless network for their emergency services department and in the same year, the Town of Andrews hired Skyrunner to design, initiate, & oversee the start up of wireless ISP, "Andrews Broadband", to provide much needed Internet services to local residents and businesses

Skyrunner's current presence in Lake Lure:

We currently have 50+ customers in the Lake Lure Area. This is a customer base that is growing every week. At present these connections are being served through two primary access points:

A. Chimney Rock



B. Lake Lure Water Tower



Skyrunner's Goals For Lake Lure/Hickory Nut Gorge:

- * Bring High Speed sustainable Broadband to an underserved community.
- * Provide available coverage to 90% of the Lake Lure area by 2016.
- * Achieve 80% of the market share by 2016, through our organic growth process.

Infrastructure Plan:

The frequencies our radios transmit on prefer that there not be too much "stuff" between a client receiver and an access point. Therefore, having a selection of access points encircling a community will provide the best service to the largest number of users.

Fortunately, Lake Lure has great topography for this!

By having many high points surrounding the community, access points can be set up surrounding and overlooking the homes and businesses around the lake, allowing coverage to a majority of locations.

Infrastructure Plan Continued:

Throughout our network, over 50% of our access points are located on private residences, rather than commercial towers. Such locations are often preferable, due to less interference from high-powered cellular equipment, as well as greater flexibility on choosing ideal locations.

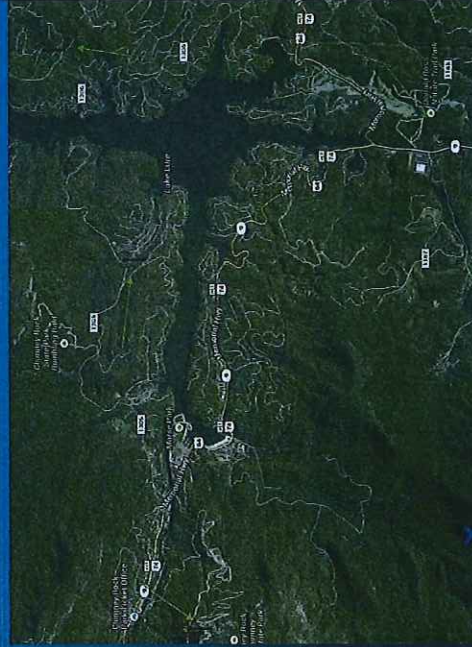
We plan to incorporate this business model into the development of the network in Lake Lure, by working with the community to find strategically located homes. In exchange, the homeowners get a premium level of service at a deeply discounted rate. In experience, we have found most homeowners we've approached to be very open to such an arrangement.

We do feel it's necessary to get a direct fiber connection (such as the proposed one at Town Hall) prior to approaching homeowners, as we do not want to propose a service to them that we are not ready to put in place.

Primary Access Points and Micro AP's Currently in the Lake Area:

At this time we have two main access points and two micro access points.

In order for us to cover 90% of the Lake we will need to add up to one dozen micro access point's to this network.



Bandwidth to Power Lake Lure Wireless Network:

To provide ample bandwidth to the anticipated number of subscribers, we will need two fiber connections, one near Chimney Rock, and the other to the Lake Lure Water tower.

We have had communication with our Polk County upstream provider, Pangaea. Pangaea will be able to provide fiber connections for both of these locations pending the approval of the infrastructure detailed in the next two slides.

LL Water Tower Fiber Connection:

Pangaea has fiber running along Hwy 9 right past the Lake Lure Water tower.

They have agreed to complete the installation, and quoted this project for \$2,500.

All that is needed is a short fiber run indicated by the blue arrow in the picture to the right.



Chimney Rock Fiber Connection:

Since we can't get a fiber connection directly at Chimney Rock, this bandwidth will need to be fed via a wireless radio link. These wireless "back hauls" are very stable. We currently move 2-3 TeraBytes of data per day through such wireless links.

With the approval of the town, Pangaea has informed us that they could provide a connection to Town Hall. If this is approved by the Town, here is what we would need to install:



This is a 15" dish attached to a 6' pole on a tripod.



The purple X in this photo is indicating installation location

Timeline:

- *Install Main Access Points (Chimney Rock & Water Tower) – COMPLETED
- *Install first 50+ customers who have direct line of sight to main access points – COMPLETED
- *Connect to fiber at Town Hall and install wireless back-haul to Chimney Rock – Within 3 weeks of approval by town
- *Connect to fiber at Water Tower – Within 4 weeks of approval by town and payment to Pangaea
- *Identify & Install additional Micro AP's – 2 to 6 new AP's within 1 month of connecting to fiber at the above locations (we can start this step of the project once just one of the fiber connections is up and running). Another 4-10 during the course of the following year as we identify areas of the lake with insufficient coverage.
- *Connect new customers – To begin immediately after at least 1 fiber connection is up and running, up to 20 new customers per week depending on demand.

Marketing for Lake Lure:

- * We envision collaborating with the community to announce the availability of our service via local newsletters, event boards, and other local outlets.
- * We will deliver flyers to residents doorsteps via mailing or door to door delivery.
- * We will make available an annual report showing Skyrunner's progress in the Lake Lure area.

Residential Service Plans:

PLAN	SPEEDS (mbps)	THRESHOLDS	PRICE	INSTALLATION
Home Broadband Lite	1.5 mbps download 512 kbps upload	30 GB/month *tallied 6am-midnight	\$30/mo *Overages \$1/GB	\$135
Basic Home Broadband	3 mbps download 1 mbps upload	40 GB/month *tallied 6am-midnight	\$40/mo *Overages \$1/GB	\$135
Home Broadband Plus	10-20 mbps* down & up *Effective speeds. Sustained speeds are 10-20 mbps down & 1-2 mbps upload. Effective speeds vary depending on your location.	60 GB/month *tallied 6am-midnight	\$60/mo *Overages \$1/GB	\$135
Home Broadband Streamer Plus	10-20 mbps* down & up *Effective speeds. Sustained speeds are 10-20 mbps down & 1-2 mbps upload. Effective speeds vary depending on your location.	100 GB/month *tallied 6am-midnight	\$75/mo *Overages \$0.75/GB	\$135
Cyber Commuter Broadband	10-20 mbps* down & up *Effective speeds. Sustained speeds are 10-20 mbps down & 1-2 mbps upload. Effective speeds vary depending on your location.	150 GB/month *tallied 6am-midnight	\$99/mo *Overages \$0.75/GB	\$135

Partnership with Lake Lure:

- * We have included drafted Memos of Understanding concerning our presence on the Lake Lure Water Tower and Town Hall.
- * We feel that this is a great opportunity for the Town of Lake Lure to bring a much needed service to their residents. Upon completion of our initial infrastructure, Skyrunner will be able to provide the end users with speeds of up to 20+ mbps.

