

**THE TOWN OF LAKE LURE, NC**  
**COMPREHENSIVE PLAN SURVEY RESULTS**

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**Prepared for:**

The Town of Lake Lure, NC

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## Background

During April and May of 2006, the Town of Lake Lure administered a community wide Comprehensive Plan household survey to all Lake Lure property owners. The survey questionnaire was jointly developed by Town staff, the Comprehensive Plan Steering Committee (CPSC) and the consultant through various work sessions and reviews. The survey objectives were to:

1. To gain public information to help inform the Comprehensive Plan process.
2. Benchmark of attitudes and perceptions regarding a variety of key town issues.
3. Input on ideas for future facilities and services.
4. Establishment of baseline measurements for comparison in future surveys.

## Method

The comprehensive plan survey was delivered to all Lake Lure property owners via US mail. Each survey package contained 2 different surveys - the Comprehensive Plan Survey and Lake Use Survey (prepared by the lake use consultant.) In order to reduce survey costs, it was designated by the Town to use one mailing package to deliver both surveys to all property owners. Originally, the comprehensive plan survey was designed to be administered as a scientific sample survey with multiple waves to reduce non response errors and to ensure adequate response rates. The survey was delivered to individual households of all Town property owners regardless of resident or non resident status.

## Response Rate

The Town received completed questionnaires from 940 household surveys out of 2,992 survey mailers. This represents a response rate of approximately 31.4 percent at the 95 percent confidence level with a margin of error of plus-or-minus 3.0 percentage points. Background information gathered from the respondents was highly reflective of the town's resident and non-resident composition.

- Out of the 940 total responses approximately 296 (31.5%) were full-time residents.
- Over 86% of the respondents were over the age of 50.
- 38% of the respondents work full-time while 34% are retired.

## Highlights

Overall the survey results were very consistent across the board. A large majority of the questions resulted in high levels of agreement. There were 20 plus questions that resulted in an agreement level over 70%. Any result depicting 70% or higher levels of agreement can be identified as a strong directional indicator. The surveys results also yielded a high number of write in comments for various qualitative questions.

The following section is a brief overview of the questions and related responses that received the highest levels of overall agreement. Detailed survey results can be found in the following pages which include the survey instrument, statistical breakdown of each question and write in comments received from the respondents.

## Environment & Open Space

The environmental and open space questions yielded very high agreement levels for the following topics:

- Regulations for tree protection (89%)

- Trees required for commercial development (88%)
- Environmental guidelines for subdivisions (88%)
- Regulations for natural appearance of ridgelines (87%)
- View protection - new development impact (85%)
- Environmental guidelines for lots (77%)

### **Land Use & Growth Management**

Land Use and Growth Management questions yielded very high agreement levels for the following topics:

- Favor single family (93%)
- Concentrate commercial development (86%)
- Limit commercial on the lake shore (86%)
- Want non-lakefront restaurants (84%)
- Oppose industrial (84%)
- Favor health care facilities (79%)
- Favor smaller retail and commercial (77%)
- Oppose multi-family (74%)

#### **Most Favored Types of Development (based on Q43-60)**

<u>Development Type</u>	<u>Somewhat and Strongly Favored Combined Score</u>
1. Single Family Homes	876
2. Non Lakefront Restaurants	787
3. Health Care Facilities	742
4. Park and Recreation Areas	736
5. Small Retail and Commercial	723
6. Retirement Homes	599
7. Tourist Lodging	585
8. Lake Front Restaurants	576
9. Assisted Living	428
10. Shopping Centers	375

#### **Most Opposed Types of Development (based on Q43-60)**

<u>Development Type</u>	<u>Somewhat and Strongly Opposed Combined Score</u>
1. Mobile Homes	847
2. Industrial	791
3. Multi Family Homes	702
4. Modular Homes	650
5. Campgrounds/RV	587
6. Rental Housing	576
7. Shopping Centers	495
8. Nursing Homes	432
9. Assisted Living	385
10. Lake Front Restaurants	278

### Government & Administration

Government and administration questions yielded very high agreement levels for the following topics:

- Developer to pay for infrastructure (90%)
- Light and noise ordinances (80%)

### Community Appearance/Design

Community appearance and design questions yielded very high agreement levels for the following topics:

- Architectural guidelines commercial (82%)
- Signs-regulations (79%)
- Limit to 45' ht. (72%)

### Parks & Recreation

Park and recreation questions yielded very high agreement levels for the following topic:

- Favor park and recreation areas (78%)

### Vision

Vision questions yielded very high agreement levels for the following topics:

- Natural Beauty – place (97%)
- Mountain Town Character (90%)
- Mostly Residential (84%)

## SURVEY RESULTS

The following are the results for each survey question.

### Community Information

#### 1. Are you a full time resident of the Town of Lake Lure

	(n)	(%)
No	639	68.0%
Yes	296	31.5%
No Response	5	0.5%
Total	940	100.0%

#### 2. If you live in the Town of Lake Lure, which of the following applies to you? (check all that apply)

	(n)	(%)
I live in a private and/or gated community	310	33.0%
I live on the Lake	225	23.9%
I live on property other than those described above	153	16.3%
No Response	252	26.8%
Total	940	100.0%

**3. How many years have you lived in Lake Lure?**

	<b>(n)</b>	<b>(%)</b>
I don't live in Lake Lure	222	23.6%
1-5 years	177	18.8%
6-10 years	160	17.0%
11-20 years	119	12.6%
More than 20 years	100	10.6%
Less than one year	60	6.4%
No Response	103	10.9%
Total	941	100.0%

**4. How many years have you owned property in Lake Lure?**

	<b>(n)</b>	<b>(%)</b>
1-5 years	229	24.3%
More than 20 years	227	24.1%
11-20 years	204	21.7%
6-10 years	202	21.5%
Less than one year	68	7.2%
I don't own property in Lake Lure	5	0.5%
No Response	6	0.6%
Total	941	100.0%

**5. How much time do you spend at your Lake Lure property each year?**

	<b>(n)</b>	<b>(%)</b>
1-2 Months	290	30.8%
Year Round	290	30.8%
3-5 Months	165	17.5%
6-9 Months	67	7.1%
10-12 Months	26	2.8%
No Response	103	10.9%
Total	941	100.0%

**6. If you consider your property in the Town of Lake Lure your second residence, do you plan on making it your primary residence within 5 years?**

	<b>(n)</b>	<b>(%)</b>
No	284	30.2%
Not Applicable	259	27.6%
Undecided	200	21.3%
Yes	144	15.3%
No Response	53	5.6%
Total	940	100.0%

## Lake Lure Vision

Questions 7-11 response measured on 5 point level of agreement scale as shown below.

1 - Strongly Disagree	2 - Disagree	3- Neutral	4- Agree	5- Strongly Agree
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### 7. Lake Lure should remain as unchanged as possible over the next twenty years.

	(n)	(%)		
Agree	518	55.0%	Mean	3.46892
Disagree	280	29.8%	Standard Error	0.043376
Undecided	119	12.6%	Median	4
No Response	24	2.6%	Mode	5
Total	941	100.0%	Standard Deviation	1.313502

### 8. Lake Lure should be a place of growth and development.

	(n)	(%)		
Disagree	449	47.7%	Mean	2.69747
Agree	305	32.4%	Standard Error	0.041795
Undecided	155	16.5%	Median	3
No Response	32	3.4%	Mode	2
Total	941	100.0%	Standard Deviation	1.260115

### 9. Lake Lure should remain a place of natural beauty.

	(n)	(%)		
Agree	914	97.1%	Mean	4.749193
Undecided	12	1.3%	Standard Error	0.016067
No Response	12	1.3%	Median	5
Disagree	3	0.3%	Mode	5
Total	941	100.0%	Standard Deviation	0.489724

### 10. Lake Lure should be a place of many cultural opportunities and amenities.

	(n)	(%)		
Agree	455	48.4%	Mean	3.375685
Undecided	258	27.4%	Standard Error	0.038311
Disagree	200	21.3%	Median	3
No Response	28	3.0%	Mode	4
Total	941	100.0%	Standard Deviation	1.157612

### 11. Lake Lure should maintain its “mountain town” character.

	(n)	(%)		
Agree	849	90.2%	Mean	4.445887
Undecided	42	4.5%	Standard Error	0.025586
Disagree	33	3.5%	Median	5
No Response	17	1.8%	Mode	5
Total	941	100.0%	Standard Deviation	0.777733

**12. Lake Lure should remain mostly residential over the next 20 years.**

	(n)	(%)		
Agree	794	84.4%	Mean	4.206486
Disagree	67	7.1%	Standard Error	0.030278
Undecided	64	6.8%	Median	4
No Response	16	1.7%	Mode	5
Total	941	100.0%	Standard Deviation	0.920874

**Land Use and Community Character Results**

Questions 12-24 response measured on 5 point level of agreement scale as shown below.

1 - Strongly Disagree	2 - Disagree	3- Neutral	4- Agree	5- Strongly Agree
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**13. Commercial recreation and tourism development should be encouraged within the Town limits.**

	(n)	(%)		
Agree	372	39.5%	Mean	2.946565
Disagree	346	36.8%	Standard Error	0.039977
Undecided	199	21.1%	Median	3
No Response	24	2.6%	Mode	4
Total	941	100.0%	Standard Deviation	1.210571

**14. A variety of health care facilities need to be developed within the Town limits (medical offices, dentists, clinics etc.).**

	(n)	(%)		
Agree	617	65.6%	Mean	3.722462
Undecided	214	22.7%	Standard Error	0.030935
Disagree	95	10.1%	Median	4
No Response	15	1.6%	Mode	4
Total	941	100.0%	Standard Deviation	0.941346

**15. The Town should limit commercial development on the lake shore.**

	(n)	(%)		
Agree	814	86.5%	Mean	4.380388
Disagree	70	7.4%	Standard Error	0.031705
Undecided	44	4.7%	Median	5
No Response	13	1.4%	Mode	5
Total	941	100.0%	Standard Deviation	0.965825

**16. The Town needs to better regulate signs and billboards along its roadways within the Town limits.**

	(n)	(%)		
Agree	742	78.9%	Mean	4.190323
Undecided	156	16.6%	Standard Error	0.028734
Disagree	32	3.4%	Median	4
No Response	11	1.2%	Mode	5
Total	941	100.0%	Standard Deviation	0.876258

**17. The Town should allow buildings taller than the current 45' foot limit.**

	<b>(n)</b>	<b>(%)</b>		
Disagree	677	71.9%	Mean	1.966631
Agree	142	15.1%	Standard Error	0.039366
Undecided	110	11.7%	Median	2
No Response	12	1.3%	Mode	1
Total	941	100.0%	Standard Deviation	1.199841

**18. The traditional character of the town is being threatened by new development within the Town limits.**

	<b>(n)</b>	<b>(%)</b>		
Agree	504	53.6%	Mean	3.594565
Undecided	229	24.3%	Standard Error	0.038875
Disagree	187	19.9%	Median	4
No Response	21	2.2%	Mode	5
Total	941	100.0%	Standard Deviation	1.17915

**19. The traditional character of the town is being threatened by new development outside of the Town limits.**

	<b>(n)</b>	<b>(%)</b>		
Agree	499	53.0%	Mean	3.558215
Undecided	215	22.8%	Standard Error	0.040101
Disagree	205	21.8%	Median	4
No Response	22	2.3%	Mode	5
Total	941	100.0%	Standard Deviation	1.215655

**20. The Town should look to extend its jurisdiction beyond the current municipal boundary.**

	<b>(n)</b>	<b>(%)</b>		
Agree	404	42.9%	Mean	3.248643
Undecided	292	31.0%	Standard Error	0.037759
Disagree	225	23.9%	Median	3
No Response	20	2.1%	Mode	3
Total	941	100.0%	Standard Deviation	1.14591

**21. The Town should consider annexation opportunities.**

	<b>(n)</b>	<b>(%)</b>		
Agree	386	41.0%	Mean	3.170492
Undecided	282	30.0%	Standard Error	0.037744
Disagree	247	26.2%	Median	3
No Response	26	2.8%	Mode	3
Total	941	100.0%	Standard Deviation	1.141711

**22. Lake Lure should develop stronger architectural guidelines for new commercial construction/development.**

	(n)	(%)		
Agree	776	82.5%	Mean	4.145946
Undecided	92	9.8%	Standard Error	0.030079
Disagree	57	6.1%	Median	4
No Response	16	1.7%	Mode	4
Total	941	100.0%	Standard Deviation	0.914823

**23. Lake Lure should develop architectural guidelines for new residential construction/development.**

	(n)	(%)		
Agree	572	60.8%	Mean	3.596983
Disagree	178	18.9%	Standard Error	0.037617
Undecided	178	18.9%	Median	4
No Response	13	1.4%	Mode	4
Total	941	100.0%	Standard Deviation	1.145919

**24. The Town should develop ordinances for light and noise pollution.**

	(n)	(%)		
Agree	755	80.2%	Mean	4.115054
Undecided	112	11.9%	Standard Error	0.03029
Disagree	63	6.7%	Median	4
No Response	11	1.2%	Mode	4
Total	941	100.0%	Standard Deviation	0.923727

**Natural Resources Results**

Questions 25-30 response measured on 5 point level of agreement scale as shown below.

1 - Strongly Disagree	2 - Disagree	3- Neutral	4- Agree	5- Strongly Agree
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**25. Current federal, state, county, and town regulations are adequately protecting the natural resources of the town.**

	(n)	(%)		
Disagree	379	40.3%	Mean	2.70354
Undecided	297	31.6%	Standard Error	0.036214
Agree	228	24.2%	Median	3
No Response	37	3.9%	Mode	3
Total	941	100.0%	Standard Deviation	1.088828

**26. The Town should develop regulations to protect the natural appearance of the ridgelines.**

	(n)	(%)		
Agree	819	87.0%	Mean	4.321081
Undecided	72	7.7%	Standard Error	0.027228
Disagree	34	3.6%	Median	4
No Response	16	1.7%	Mode	5
Total	941	100.0%	Standard Deviation	0.828104

**27. The Town should develop regulations to protect trees, environmentally sensitive areas and steep slopes during development**

	(n)	(%)		
Agree	840	89.3%	Mean	4.377155
Undecided	49	5.2%	Standard Error	0.027019
Disagree	39	4.1%	Median	5
No Response	13	1.4%	Mode	5
Total	941	100.0%	Standard Deviation	0.823073

**28. The Town should require tree planting for all new commercial development.**

	(n)	(%)		
Agree	828	88.0%	Mean	4.382131
Undecided	70	7.4%	Standard Error	0.02676
Disagree	31	3.3%	Median	5
No Response	12	1.3%	Mode	5
Total	941	100.0%	Standard Deviation	0.815623

**29. The Town needs to develop additional public parks.**

	(n)	(%)		
Agree	447	47.5%	Mean	3.428108
Undecided	318	33.8%	Standard Error	0.034587
Disagree	160	17.0%	Median	3
No Response	16	1.7%	Mode	3
Total	941	100.0%	Standard Deviation	1.051936

**30. The Town should provide more public access to the water for recreational uses.**

	(n)	(%)		
Disagree	478	50.8%	Mean	2.600432
Agree	243	25.8%	Standard Error	0.041766
Undecided	205	21.8%	Median	2
No Response	15	1.6%	Mode	2
Total	941	100.0%	Standard Deviation	1.270948

**31. Would you be willing to pay additional tax dollars for open space acquisition and protection?**

	(n)	(%)
Yes	330	35.1%
No	301	32.1%
No Opinion	196	20.9%
No Response	112	11.9%
Total	939	100.0%

## Housing Results

Questions 32-35 response measured on 5 point level of agreement scale as shown below.

1 - Strongly Disagree	2 - Disagree	3- Neutral	4- Agree	5- Strongly Agree
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### 32. The Town should encourage a broad mix of housing types, (condos, apartments, single family homes etc.) particularly those that provide for affordable housing options.

	(n)	(%)		
Disagree	464	49.3%	Mean	2.594595
Agree	267	28.4%	Standard Error	0.040313
Undecided	194	20.6%	Median	2
No Response	16	1.7%	Mode	2
Total	941	100.0%	Standard Deviation	1.226058

### 33. The town should develop regulations for vacation rental homes within residential areas.

	(n)	(%)		
Agree	558	59.3%	Mean	3.484256
Disagree	212	22.5%	Standard Error	0.0395
Undecided	151	16.0%	Median	4
No Response	20	2.1%	Mode	4
Total	941	100.0%	Standard Deviation	1.198741

### 34. Guidelines should be crafted that encourage environmental sensitivity for residential subdivisions.

	(n)	(%)		
Agree	824	87.6%	Mean	4.235231
Undecided	64	6.8%	Standard Error	0.027134
Disagree	43	4.6%	Median	4
No Response	10	1.1%	Mode	4
Total	941	100.0%	Standard Deviation	0.827929

### 35. Guidelines should be crafted that encourage environmental sensitivity for individual residential lots.

	(n)	(%)		
Agree	721	76.6%	Mean	3.956803
Undecided	105	11.2%	Standard Error	0.033587
Disagree	100	10.6%	Median	4
No Response	15	1.6%	Mode	4
Total	941	100.0%	Standard Deviation	1.022066

### 36. Would you prefer to live in a gated community within Lake Lure?

	(n)	(%)
No	460	49.0%
Yes	273	29.1%
No Opinion	189	20.1%
No Response	17	1.8%
Total	939	100.0%

**37. As the Town of Lake Lure continues to grow, what kinds of housing types would you like to see permitted by the town?  
(Please check all that apply)**

	(n)	(%)
Single Family Homes	895	33.9%
Estate Homes	486	18.4%
Townhomes	376	14.2%
Condominiums	359	13.6%
Duplexes	164	6.2%
Apartments	148	5.6%
Modular Homes	113	4.3%
Time Share Units	78	3.0%
Mobile Homes	21	0.8%
Total	2640	100.0%

**Development and Growth Results**

Questions 38-42 response measured on 5 point level of agreement scale as shown below.

1 - Strongly Disagree	2 - Disagree	3- Neutral	4- Agree	5- Strongly Agree
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**38. Lake Lure should concentrate commercial development in designated commercial areas.**

	(n)	(%)		
Agree	810	86.1%	Mean	4.184699
Undecided	62	6.6%	Standard Error	0.026869
Disagree	43	4.6%	Median	4
No Response	26	2.8%	Mode	4
Total	941	100.0%	Standard Deviation	0.812771

**39. Lake Lure should investigate the need for education facilities.**

	(n)	(%)		
Agree	472	50.2%	Mean	3.422951
Undecided	289	30.7%	Standard Error	0.033407
Disagree	154	16.4%	Median	4
No Response	26	2.8%	Mode	4
Total	941	100.0%	Standard Deviation	1.010513

**40. Lake Lure should try to attract various medical providers.**

	(n)	(%)		
Agree	637	67.7%	Mean	3.79034
Undecided	203	21.6%	Standard Error	0.02887
Disagree	71	7.5%	Median	4
No Response	30	3.2%	Mode	4
Total	941	100.0%	Standard Deviation	0.871373

**41. New development should have limited impact on views.**

	(n)	(%)		
Agree	804	85.4%	Mean	4.339227
Undecided	62	6.6%	Standard Error	0.028593
Disagree	39	4.1%	Median	5
No Response	36	3.8%	Mode	5
			Standard	
Total	941	100.0%	Deviation	0.860167

**42. The Town should encourage developers to help pay for needed public infrastructure. (roads, utilities etc.)**

	(n)	(%)	Range	1 thru 5
Agree	848	90.1%	Mean	4.502726
Undecided	40	4.3%	Standard Error	0.02571
Disagree	29	3.1%	Median	5
No Response	24	2.6%	Mode	5
Total	941	100.0%	Standard Deviation	0.778563

Questions 43-60 response measured on 5 point level of agreement scale as shown below.

1 -Strongly Oppose	2- Somewhat Oppose	3- Somewhat Favor	4 - Strongly Favor
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**43. Single Family Homes**

	(n)	(%)		
Favor	876	93.4%	Mean	3.746336
No Opinion	18	1.9%	Standard Error	0.01595
Oppose	8	0.9%	Median	4
Non Response	36	3.8%	Mode	4
			Standard	
Total	938	100.0%	Deviation	0.475026

**44. Gated Communities**

	(n)	(%)		
Favor	549	58.5%	Mean	2.900126
Oppose	241	25.7%	Standard Error	0.037079
No Opinion	108	11.5%	Median	3
Non Response	41	4.4%	Mode	4
			Standard	
Total	939	100.0%	Deviation	1.042824

**45. Retirement Homes**

	(n)	(%)		
Favor	599	63.8%	Mean	2.927318
Oppose	197	21.0%	Standard Error	0.03298
No Opinion	87	9.3%	Median	3
Non Response	56	6.0%	Mode	3
			Standard	
Total	939	100.0%	Deviation	0.931657

#### 46. Tourist Lodging

	(n)	(%)		
Favor	585	62.2%	Mean	2.796894
Oppose	251	26.7%	Standard Error	0.031116
No Opinion	54	5.7%	Median	3
Non Response	50	5.3%	Mode	3
			Standard	
Total	940	100.0%	Deviation	0.900207

#### 47. Health Care Facilities

	(n)	(%)		
Favor	742	79.0%	Mean	3.332539
Oppose	95	10.1%	Standard Error	0.026886
No Opinion	58	6.2%	Median	3
Non Response	44	4.7%	Mode	4
			Standard	
Total	939	100.0%	Deviation	0.778762

#### 48. Multi-Family Homes

	(n)	(%)		
Oppose	702	74.6%	Mean	1.778037
Favor	154	16.4%	Standard Error	0.028437
No Opinion	34	3.6%	Median	2
Non Response	51	5.4%	Mode	1
			Standard	
Total	941	100.0%	Deviation	0.831983

#### 49. Rental Housing

	(n)	(%)		
Oppose	576	61.3%	Mean	2.015738
Favor	249	26.5%	Standard Error	0.030521
No Opinion	61	6.5%	Median	2
Non Response	54	5.7%	Mode	2
			Standard	
Total	940	100.0%	Deviation	0.877182

#### 50. Campgrounds/RV

	(n)	(%)		
Oppose	587	62.4%	Mean	1.9319
Favor	250	26.6%	Standard Error	0.033326
No Opinion	55	5.8%	Median	2
Non Response	49	5.2%	Mode	1
			Standard	
Total	941	100.0%	Deviation	0.964141

**51. Industrial**

	(n)	(%)		
Oppose	791	84.1%	Mean	1.370629
Favor	67	7.1%	Standard Error	0.022797
No Opinion	25	2.7%	Median	1
Non Response	57	6.1%	Mode	1
			Standard	
Total	940	100.0%	Deviation	0.667761

**52. Mobile Homes**

	(n)	(%)		
Oppose	847	90.0%	Mean	1.18527
Favor	22	2.3%	Standard Error	0.016412
No Opinion	23	2.4%	Median	1
Non Response	49	5.2%	Mode	1
			Standard	
Total	941	100.0%	Deviation	0.483806

**53. Modular Homes**

	(n)	(%)		
Oppose	650	69.1%	Mean	1.758007
Favor	193	20.5%	Standard Error	0.031238
No Opinion	42	4.5%	Median	1
Non Response	56	6.0%	Mode	1
			Standard	
Total	941	100.0%	Deviation	0.906976

**54. Assisted Living**

	(n)	(%)		
Favor	428	45.5%	Mean	2.40172
Oppose	385	41.0%	Standard Error	0.035193
No Opinion	83	8.8%	Median	3
Non Response	44	4.7%	Mode	3
			Standard	
Total	940	100.0%	Deviation	1.004074

**55. Nursing Homes**

	(n)	(%)		
Oppose	432	45.9%	Mean	2.264295
Favor	355	37.7%	Standard Error	0.034937
No Opinion	100	10.6%	Median	2
Non Response	54	5.7%	Mode	3
			Standard	
Total	941	100.0%	Deviation	0.980099

**56. Small Retail and Commercial**

	(n)	(%)		
Favor	723	77.0%	Mean	3.060748
Oppose	131	14.0%	Standard Error	0.026212
No Opinion	28	3.0%	Median	3
Non Response	57	6.1%	Mode	3
			Standard	
Total	939	100.0%	Deviation	0.766889

**57. Non Lake Front Restaurants**

	(n)	(%)		
Favor	787	83.6%	Mean	3.284211
Oppose	68	7.2%	Standard Error	0.023462
No Opinion	39	4.1%	Median	3
Non Response	47	5.0%	Mode	3
			Standard	
Total	941	100.0%	Deviation	0.686041

**58. Lake Front Restaurants**

	(n)	(%)		
Favor	576	61.3%	Mean	2.80117
Oppose	278	29.6%	Standard Error	0.034641
No Opinion	40	4.3%	Median	3
Non Response	46	4.9%	Mode	3
			Standard	
Total	940	100.0%	Deviation	1.012914

**59. Shopping Centers**

	(n)	(%)		
Oppose	495	52.7%	Mean	2.252874
Favor	375	39.9%	Standard Error	0.036193
No Opinion	30	3.2%	Median	2
Non Response	40	4.3%	Mode	1
			Standard	
Total	940	100.0%	Deviation	1.06755

**60. Park and Recreation Areas**

	(n)	(%)		
Favor	736	78.3%	Mean	3.282172
Oppose	110	11.7%	Standard Error	0.027744
No Opinion	56	6.0%	Median	3
Non Response	38	4.0%	Mode	4
			Standard	
Total	940	100.0%	Deviation	0.807442

### Most Favored Types of Development (based on Q43-60)

Development Type	Somewhat and Strongly favored Combined Score
1. Single Family Homes	876
2. Non Lake Front Restaurants	787
3. Health Care Facilities	742
4. Park and Recreation Areas	736
5. Small Retail and Commercial	723
6. Retirement Homes	599
7. Tourist Lodging	585
8. Lake Front Restaurants	576
9. Assisted Living	428
10. Shopping Centers	375

### Most Opposed Types of Development (based on Q43-60)

Development Type	Somewhat and Strongly Opposed Combined Score
1. Mobile Homes	847
2. Industrial	791
3. Multi Family Homes	702
4. Modular Homes	650
5. Campgrounds/RV	587
6. Rental Housing	576
7. Shopping Centers	495
8. Nursing Homes	432
9. Assisted Living	385
10. Lake Front Restaurants	278

#### 61. What should the pace of RESIDENTIAL development within the Town be over the next 10 years?

	(n)	(%)
Slower than Current Pace	446	47.4%
Current Pace	283	30.1%
Faster than Current Pace	77	8.2%
No Opinion	88	9.4%
Non Response	46	4.9%
Total	940	100.0%

#### 62. What should the pace of COMMERCIAL development within the Town be over the next 10 years?

	(n)	(%)
Slower than Current Pace	395	42.0%
Current Pace	258	27.4%
Faster than Current Pace	150	15.9%
No Opinion	92	9.8%
Non Response	46	4.9%
Total	941	100.0%

### Transportation Results

Questions 63-69 response measured on 5 point level of agreement scale as shown below.

1 - Strongly Disagree	2 - Disagree	3- Neutral	4- Agree	5- Strongly Agree
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**63. The Town should build a road on the west side of the lake that connects to roads on the east side of the lake for public use.**

	(n)	(%)		
Disagree	367	39.0%	Mean	2.837958
Agree	326	34.7%	Standard Error	0.044286
Undecided	208	22.1%	Median	3
No Response	39	4.1%	Mode	4
Total	940	100.0%	Standard Deviation	1.329303

**64. The Town should build a road on the west side of the lake that connects to roads on the east side of the lake for emergency use only.**

	(n)	(%)		
Disagree	345	36.7%	Mean	2.782658
Agree	241	25.6%	Standard Error	0.037558
Undecided	302	32.1%	Median	3
No Response	53	5.6%	Mode	3
Total	941	100.0%	Standard Deviation	1.119194

**65. Overall, Lake Lure is a safe place to walk and bicycle.**

	(n)	(%)		
Agree	466	49.5%	Mean	3.235165
Disagree	263	27.9%	Standard Error	0.038146
Undecided	181	19.2%	Median	4
No Response	31	3.3%	Mode	4
Total	941	100.0%	Standard Deviation	1.150728

**66. The Town should develop more sidewalks and bike paths.**

	(n)	(%)		
Disagree	83	8.8%	Mean	3.775956
Agree	623	66.2%	Standard Error	0.031448
Undecided	209	22.2%	Median	4
No Response	26	2.8%	Mode	4
Total	941	100.0%	Standard Deviation	0.951258

**67. Traffic congestion is a major problem during the summer.**

	(n)	(%)		
Disagree	124	13.2%	Mean	3.721311
Agree	584	62.1%	Standard Error	0.034056
Undecided	207	22.0%	Median	4
No Response	26	2.8%	Mode	4
Total	941	100.0%	Standard Deviation	1.030144

**68. Traffic congestion is a major problem year round.**

	(n)	(%)		
Disagree	600	63.8%	Mean	2.306167
Undecided	236	25.1%	Standard Error	0.028199
Agree	72	7.7%	Median	2
No Response	33	3.5%	Mode	2
Total	941	100.0%	Standard Deviation	0.849726

**69. Public transportation, such as small buses and seasonal/special event water taxis, is needed in Lake Lure.**

	(n)	(%)		
Disagree	355	37.8%	Mean	2.802198
Agree	262	27.9%	Standard Error	0.036671
Undecided	293	31.2%	Median	3
No Response	30	3.2%	Mode	3
Total	940	100.0%	Standard Deviation	1.106236

**Municipal Services Results**

**70-A. Lake Dredging**

	(n)	(%)
No Change	583	62.2%
New or Improved Services	220	23.5%
Reduce Service	19	2.0%
No Response	116	12.4%
Total	938	100.0%

**70-B. Lake Dredging- I would support higher taxes**

	(n)	(%)
Yes	137	61.7%
No Response	85	38.3%
Total	222	100.0%

**71-A Stocking the Lake**

	(n)	(%)
New or Improved Services	594	63.3%
Reduce Service	210	22.4%
No Change	33	3.5%
No Response	101	10.8%
Total	938	100.0%

**71-B Stocking the Lake - I would support higher taxes**

	(n)	(%)
Yes	110	51.9%
No Response	102	48.1%
Total	212	100.0%

**72-A - Sewer**

	(n)	(%)
No Change	508	54.2%
New or Improved Services	311	33.2%
No Response	106	11.3%
Reduce Service	13	1.4%
Total	938	100.0%

**72-B Sewer - I would support higher taxes**

	(n)	(%)
Yes	171	54.6%
No Response	142	45.4%
Total	313	100.0%

**73-A - Water**

	(n)	(%)
No Change	577	61.5%
New or Improved Services	243	25.9%
No Response	108	11.5%
Reduce Service	10	1.1%
Total	938	100.0%

**73-B Water - I would support higher taxes**

	(n)	(%)
Yes	171	54.6%
No Response	142	45.4%
Total	313	100.0%

**74-A - Street Maintenance**

	(n)	(%)
No Change	542	57.8%
New or Improved Services	290	30.9%
No Response	104	11.1%
Reduce Service	1	0.1%
Total	937	100.0%

**74-B Street Maintenance - I would support higher taxes**

	(n)	(%)
Yes	131	44.7%
No Response	162	55.3%
Total	293	100.0%

**75-A - Fire Protection**

	(n)	(%)
No Change	575	61.4%
New or Improved Services	258	27.5%
No Response	98	10.5%
Reduce Service	6	0.6%
Total	937	100.0%

**75-B Fire Protection - I would support higher taxes**

	(n)	(%)
Yes	153	58.8%
No Response	107	41.2%
Total	260	100.0%

**76-A - EMS Services**

	(n)	(%)
No Change	509	54.3%
New or Improved Services	324	34.5%
No Response	100	10.7%
Reduce Service	5	0.5%
Total	938	100.0%

**76-B EMS Services - I would support higher taxes**

	(n)	(%)
Yes	194	59.3%
No Response	133	40.7%
Total	327	100.0%

**77-A - Police**

	(n)	(%)
No Change	588	62.8%
New or Improved Services	175	18.7%
No Response	103	11.0%
Reduce Service	71	7.6%
Total	937	100.0%

**77-B Police - I would support higher taxes**

	(n)	(%)
Yes	101	57.1%
No Response	76	42.9%
Total	177	100.0%

**78-A - Parks and Recreation**

	(n)	(%)
No Change	490	52.3%
New or Improved Services	327	34.9%
No Response	99	10.6%
Reduce Service	21	2.2%
Total	937	100.0%

**78-B Parks and Recreation - I would support higher taxes**

	(n)	(%)
Yes	172	52.1%
No Response	158	47.9%
Total	330	100.0%

**79-A - Boat Patrol**

	(n)	(%)
No Change	588	62.7%
New or Improved Services	171	18.2%
No Response	100	10.7%
Reduce Service	79	8.4%
Total	938	100.0%

**79-B Boat Patrol - I would support higher taxes**

	(n)	(%)
Yes	80	46.2%
No Response	93	53.8%
Total	173	100.0%

**80-A - Garbage Services**

	(n)	(%)
No Change	698	74.5%
New or Improved Services	135	14.4%
No Response	99	10.6%
Reduce Service	5	0.5%
Total	937	100.0%

**80-B Garbage Services - I would support higher taxes**

	(n)	(%)
Yes	65	47.8%
No Response	71	52.2%
Total	136	100.0%

**81-A - Erosion Control Enforcement**

	(n)	(%)
No Change	365	38.9%
New or Improved Services	458	48.8%
No Response	107	11.4%
Reduce Service	8	0.9%
Total	938	100.0%

**81-B Erosion Control Enforcement - I would support higher taxes**

	(n)	(%)
Yes	221	48.0%
No Response	239	52.0%
Total	460	100.0%

**Q82, 83 and 84 see next section after Q90.**

**Demographics Results**

**85. Gender**

	(n)	(%)
Male	547	58.6%
Female	261	27.9%

No Response	126	13.5%
Total	934	100.0%

**86. Age**

	(n)	(%)
18 & Under	2	0.2%
19-29	1	0.1%
30-39	27	3.2%
40-49	118	13.9%
50-59	288	34.0%
60-69	274	32.3%
70+	167	19.7%
No Response	63	7.4%
Total	847	100.0%

**87. In which of the following areas is your primary residence and/or property generally located?**

	(n)	(%)
Area 2	244	26.2%
Area 3	244	26.2%
Area 4	196	21.0%
Area 1	118	12.6%
No Response	131	14.0%
Total	933	100.0%

**88. If you live in Lake Lure full time, how many school age children do you have?**

(n) 184

**89. Employment Status**

	(n)	(%)
Full Time	351	37.7%
part Time	41	4.4%
Retired	316	34.0%
Homemaker	18	1.9%
Disabled	5	0.5%
Unemployed	0	0.0%
Student	0	0.0%
Self Employed/ Home Office Business	65	7.0%
Other	8	0.9%
No Response	126	13.5%
Total	930	100.0%

**90. Please indicate which of the following applies to you. (Check all that apply)**

	(n)	(%)
Registered voter in Lake Lure	268	10.7%
Taxpayer in Lake Lure	751	30.0%
Primary residence outside of Lake Lure	483	19.3%
Owner of residential land w/ structure	644	25.7%

Owner of vacant land	277	11.0%
Owner of commercial land w/ structure	22	0.9%
Business owner	53	2.1%
Renter	9	0.4%
Total	2507	100.0%

## Qualitative Questions Results

### Qualitative Questions Results

#### 82. What are Lake Lure's 3 greatest strengths weaknesses?

##### **STRENGTHS**

Please note if the comment was mentioned more than once cumulative numbers are highlighted in parentheses.

- "little town" ways
- "private lake" within city limits
- 20 miles to anywhere
- 4 Seasons
- A place apart
- A traditional town with traditional life
- Access
- Accessibility (3)
- Activities (3)
- Addition of Ingles
- Adequate basic services
- Adequate facilities
- Adjacent to but not affiliated with Chimney Rock
- Affordability (3)
- Affordable taxes
- Ambiance
- Appeal as a family resort
- Appeal to visitors
- Appreciation of property
- Architectural character
- Area (2)
- Attitude of people
- Attractive natural climate
- Availability to points south
- Awesome beauty
- Awesome scenery
- Balance of land use
- Basically quiet, peaceful, family oriented
- Beach
- Beach resort
- Beach, golf course, municipal building
- Beach/Tranquil
- Beautiful (10)
- Beautiful area (6)
- Beautiful area for homes
- Beautiful environment
- Beautiful lake (7)
- Beautiful landscapes
- Beautiful locations
- Beautiful man-made lake
- Beautiful mountains
- Beautiful mountains/woods
- Beautiful natural reserve
- Beautiful place
- Beautiful place to live
- Beautiful residential areas (2)
- Beautiful ridgeline/mountain views
- Beautiful scenery (4)
- Beautiful sights
- Beautiful surroundings (2)
- Beautiful views
- Beautiful, clean lake/view
- Beauty(353)
- Beauty and reputation
- Beauty of area (11)
- Beauty of area/lake
- Beauty of lake (3)
- Beauty of lake/mountains (4)
- Beauty of mountains (5)
- Beauty of setting
- Beauty of surroundings
- Beauty of the mountain (2)
- Beauty of town/area
- Beauty/Charm
- Beauty/Clean lake
- Beauty/Clean water (2)
- Beauty/Climate
- Beauty/Geography
- Beauty/Peacefulness
- Beauty/Scenery (4)
- Beauty/Setting
- Beauty/tranquil setting
- Beauty/Water quality of lake
- Boat patrol
- Boat traffic is manageable
- Boating
- Boating and fishing
- Boats
- Character (2)
- Character of town
- Charm (3)

- Chimney Rock (3)
- Chimney Rock Park
- Citizen volunteers
- Citizens willing to protect town
- Clean (6)
- Clean air (7)
- Clean air/water
- Clean and clear lake water
- Clean drinking water
- Clean lake (5)
- Clean lake water (5)
- Clean water (9)
- Clean water/air
- Clean, mountains
- Clean/Pleasant neighborhoods
- Clean/Pure drinking water
- Cleanliness (2)
- Cleanliness of lake water
- Cleanliness/Area and lake
- Cleanliness/Color of lake
- Climate (27)
- Climate/Location (2)
- Climate/Tourism
- Close proximity to major metro
- Close to home
- Close to larger communities
- Closeness to Asheville/Hendersonville
- Closeness to metro areas
- Combination of lake/mountain views
- Combination of mountains/water
- Commercial development
- Commercial not overwhelming
- Commercial properties
- Commitment to stewardship
- Community
- Community activities
- Community involvement
- Community spirit
- Compact size
- Concentrated development
- Concerned citizens
- Concerned leaders in local government
- Congestion
- Connection with heritage
- Constant growth control
- Control growth
- Control number of boats/No jet skis
- Control of lake access
- Control of lake use/land use
- Control of residential building
- Controlled boating
- Controlled development
- Controlled lake traffic
- Controlled lake usage
- Controlling lake access
- Convenient to larger cities
- Cool, clean water
- Cooperative city hall
- Cost of living
- Country atmosphere
- Courtesy oriented stores
- Cozy feeling (2)
- Creeksides
- Cultural mix
- Cultural shops
- Culture
- Current lake rules on jet skis
- Cute
- Dark skies, little light pollution
- Development has effected way of life
- Difficult access
- Diversity
- Doesn't look commercialized
- Down-to-Earth attitude
- Ease of access from Charlotte
- Easy access (2)
- Easy access to bigger cities
- Economical (2)
- Efforts to deal with development
- EMS
- Encouraging craft shows
- Enthusiastic townspeople
- Environment (6)
- Environment being preserved
- Environment/Quiet
- Environmental beauty
- Environmentally clean
- Excellent mountain view/Good climate
- Exclusiveness
- Fairfield golf
- Fairfield Mountains
- Fairfield Resort (2)
- Fairly off main roads
- Family atmosphere (2)
- Family oriented
- Family recreation
- Favorable climate
- Finance (2)
- Fire protection/EMS
- Fishing (2)
- Fishing close to home
- Food
- Foresight to control change
- Fre=riendly locals
- Fresh environment
- Friendliness (9)
- Friendliness of local merchants
- Friendliness of people (4)
- Friendliness of police/council
- Friendliness of Town Hall
- Friendliness/Willing to help
- Friendly area
- Friendly atmosphere (5)
- Friendly community (5)
- Friendly culture
- Friendly environment
- Friendly folks
- Friendly people (21)
- Friendly people willing to volunteer
- Friendly public presence
- Friendly residential atmosphere
- Friendly small town
- Friendly small town mtn. lake character
- Friendly town character

- Friendly town environment
- Friendly/Safe
- Fun Lake
- Gem of Carolinas lake
- Generally quiet and peaceful
- Geographic Location
- Geography/Mountains
- Gift shops
- Golf (5)
- Golf courses (4)
- Good CPW
- Good cross section of people
- Good friendly people
- Good golf courses
- Good government (2)
- Good lake regulation
- Good law enforcement
- Good leadership
- Good location to airports
- Good people (4)
- Good place to live
- Good place to raise family
- Good police
- Good police protection (2)
- Good police/Fire protection
- Good restaurants
- Good roads (2)
- Good value
- Good volunteer participation
- Good walking trails
- Good weather (2)
- Good year-round climate
- Good zoning department
- Good, caring town staff
- Gorgeous area
- Government stays out of your affairs
- Great golfing areas
- Great lake
- Great people (2)
- Great restaurants
- Great retirement area
- Great small town feeling
- Great view with lake
- Great views (2)
- Great water
- Grocery store (2)
- Growth is limited by terrain
- Habitat for woodland creatures
- Hard to get to
- Historic buildings
- Historic sights
- History (2)
- History and culture
- Home town and quaint
- Home town feel (2)
- Hospitality (2)
- HSO
- Hydro-electric
- Ideal climate
- Enactment of regulations for building on lake
- Incredible beauty
- Ingles (2)

- Integrity of govt/residents
- Intimate
- Involved citizens
- Isolated/Not desolate
- Isolation (3)
- Just enough commercial
- Just enough opportunities
- Keep private for homeowners
- Lack of commercialism
- Lack of congestion
- Lack of density
- Lack of development
- Lack of Gatlinburg atmosphere
- Lack of people on lake
- Laid back atmosphere (5)
- Laid back country atmosphere
- Laid back lifestyle
- Laid back, friendly, quaint
- Lake (115)
- Lake access
- Lake access for residents
- Lake access well controlled
- Lake activities (2)
- Lake and environment
- Lake and water activities
- Lake beauty (2)
- Lake beauty/mountains
- Lake front residential homes
- Lake is beautiful
- Lake itself
- Lake Lure (2)
- Lake not usually over-crowded
- Lake opportunities
- lake preservation
- Lake recreation
- Lake sports
- Lake town experience resort
- Lake water quality (2)
- Lake, Mountains
- Lake/Enjoyment of lake
- Lake/Fishing
- Lake/Mountains (2)
- Lake/River waters
- Lake/Views
- Lake/water quality
- Lake's natural beauty
- Larkins
- Laws/restrictions already in place
- Leadership
- Less dense
- Limited availability
- Limited boat traffic
- Limited boat traffic on lake
- Limited commercial (2)
- Limited commercial use
- Limited number of residents
- Limited traffic at east end
- Limiting boat access
- Limits on boat size
- Little congestion
- Little or no crime
- Living slow pace

- Local beauty
- Local people (3)
- Local population
- Local volunteers/Town staff
- Local, quaint feel
- Location (46)
- Location for movies
- Location in mountains
- Location is great
- Location to larger cities
- Location/Activities
- Location/Physical beauty
- Lodging
- Lots of older people
- Lots of trees
- Low crime (2)
- Low crime element
- Low crime rate (4)
- Low density homes
- Low density level
- Low key feel
- Low noise level
- Low population density
- Low tax rate
- Low taxes (3)
- Low traffic (2)
- Low-key, quiet lifestyle
- Maintenance of beach/golf resort
- Majority of lake is single family
- Mayor
- Mild climate (2)
- Minimal commercial boats
- Minimal commercialism
- Minimum commercial establishments
- Mix of friendly people
- Moderate weather (2)
- Most people
- Mountain atmosphere (2)
- Mountain beauty (9)
- Mountain character
- Mountain charm
- Mountain community (2)
- Mountain environment
- Mountain feel
- Mountain feeling
- Mountain location
- Mountain resort atmosphere
- Mountain scenery
- Mountain setting
- Mountain town
- Mountain town character (2)
- Mountain town feeling
- Mountain views (8)
- Mountains (25)
- Mountains surrounding lake
- Mountains/Hydro dam
- Mountains/views
- Mountains/woods
- Multi use community
- National park/Wildlife
- Natives
- Natural appearance
- Natural attractions
- Natural beauty (25)
- Natural beauty/Mountain water
- Natural beauty/Open spaces
- Natural environment (2)
- Natural resource (4)
- Natural scenic beauty (2)
- Natural setting and beauty
- Naturalness
- Nature (2)
- Nature mindset
- Nature/Beauty (2)
- Nature/Birds
- Nearness to other towns
- Neighbors
- New grocery store (2)
- New Ingles
- New state park
- Nice climate
- Nice for vacation
- Nice in the summer
- Nice people (2)
- Nice place to live
- Nice, quiet community
- No chain stores
- No fast food/chain restaurants
- No jet skis (5)
- No junky downtown area
- No PWCs allowed on lake
- No shopping malls
- No Wal-Mart/Big box stores
- No x-way close by
- Non-commercialized (3)
- Non-gated
- Non-industrial
- Not a full fledged tourist location
- Not a large amount of noise on lake
- Not a pass thru location
- Not a typical resort
- Not commercialized
- Not far from larger cities
- Not many franchise businesses
- Not much room for expansion
- Not over commercialized (3)
- Not over-built
- Not over-crowded with people
- Not over-developed (3)
- Not over-grown
- Not over-grown/commercialized
- Not overpopulated
- Not too commercialized
- Not too congested, yet
- Not too crowded
- Not too large
- Not too large or congested
- Not too many boats on lake
- Off the beaten path
- Old buildings/stores
- Old time feeling
- Open for regulated growth
- Openness
- Openness/Uncrowded feel

- Operation/control of Lake Lure
- Opportunity to manage growth
- Ordinances
- Outside recreational opportunities
- Park/Town center
- Parks
- Peace and quiet (5)
- Peace/Serenity
- Peaceful (11)
- Peaceful at night
- Peaceful environment
- Peaceful lake
- Peacefulness (3)
- People (32)
- People are great
- People native to Lake Lure
- People of diverse backgrounds
- People who care
- Pharmacy in Ingles
- Pictorial landscape
- Picture setting
- Picturous
- Place of natural beauty
- Place of rest
- Place people are proud of
- Place to relax
- Pleasant living during off-season
- Pleasant people
- Pleasant place to live
- Police (2)
- Police Department (2)
- Police force
- Police protection
- Population
- Population diversity
- Potential for growth (2)
- Power
- Power plant
- Preservation of cohabitation of man/nature
- Pretty
- Pristine
- Pristine beauty on lake
- Pristine lake
- Privacy
- Property values (2)
- Protection
- Provides getaway feeling
- Proximity to Asheville (3)
- Proximity to Asheville/Charlotte
- Proximity to big cities
- Proximity to Charlotte/Asheville
- Proximity to Chimney Rock
- Proximity to large cities (5)
- Proximity to major highways/Asheville
- Proximity to other areas
- Public beach
- Quaint (2)
- Quaint mountain town
- Quaint old residences
- Quaint town
- Quaint, commercial area
- Quaintness (7)
- Quaintness and scenery
- Quaintness of town
- Quality lifestyle
- Quality mix of people/Low density
- Quality of life (2)
- Quality people
- Quality/Investment value
- Quantities
- Quiet (11)
- Quiet and peaceful
- Quiet and relaxing
- Quiet and secure
- Quiet area (3)
- Quiet charm
- Quiet elegance
- Quiet environment
- Quiet get-away place
- Quiet hometown
- Quiet lake (2)
- Quiet location
- Quiet mountain lake
- Quiet place to get away
- Quiet times
- Quiet town
- Quiet town atmosphere
- Quiet weekday activity on lake
- Quiet, beautiful
- Quiet, uncrowded lake
- Quiet/Peaceful (2)
- Quiet/Slow pace
- Quietness (2)
- Quietness at sunrise
- Quietness at times
- Quietness of area
- Quite serenity
- Ratio of users to size of lake
- Reasonable cost
- Reasonable costs of land
- Recreation (5)
- Recreation activities
- Recreation available
- Recreation for children
- Recreation opportunities
- Recreational activities
- Recreational and water sports
- Recreational facilities
- Recreational opportunities (2)
- Recreational opportunity
- Relative low population
- Relative rural
- Relatively low taxes
- Relatively small
- Relatively unspoiled lake
- Relaxed atmosphere (2)
- Relaxing living
- Relaxing/Peaceful
- Remote from bigger towns
- Remote location
- Remoteness (6)
- Reputation as a good vacation location
- Residential lake
- Residential/Non-commercial environment

- Residents (2)
- Resort atmosphere
- Resort communities
- Resourceful citizens
- Restaurants (2)
- Restaurants/Inns
- Restricted
- Restrictions
- Retired residents
- Retreat quality
- Robust tax base
- Room for expansion
- Room for growth
- Rural
- Rural atmosphere (2)
- Rural character
- Rural charm
- Rural/nature
- Rural/Untouched
- Ruralness
- Safe (3)
- Safe community
- Safe place overall
- Safe town
- Safe, relatively quiet lake
- Safety (3)
- Safety of community
- Safety/Security
- Scenery (16)
- Scenery and the lake
- Scenery/View/Beauty
- Scenic (5)
- Scenic area/lake
- Scenic beauty (17)
- Scenic quality of town/lake
- Scenic views (2)
- Scenic/Intensity
- Seasonal weather without extremes
- Seasons are beautiful
- Secluded
- Seclusion
- Seclusion from larger cities
- Senses need to have vision
- Serenity (5)
- Serenity and peace
- Setting
- Setting/Natural resources
- Shoreline with trees, not homes
- Short drive to several cities
- Simple life
- Single family homes
- Single lake front homes
- Size (7)
- Size of lake
- Size/Friendliness
- Slow development
- Slow pace (3)
- Slow pace of life
- Slower pace of life
- Slower pace of living
- Small (5)
- Small community (6)
- Small community atmosphere (2)
- Small community feel
- Small hometown atmosphere
- Small lake size
- Small mountain lake town
- Small mountain town (2)
- Small mountain town atmosphere
- Small mtn. town character
- Small population (2)
- Small quaint secluded community
- Small safe town
- Small size (2)
- Small town (20)
- Small town appeal (2)
- Small town atmosphere (26)
- Small town atmosphere/Friendly
- Small town attitude
- Small town attractiveness
- Small town character (3)
- Small town charm (6)
- Small town feel (17)
- Small town feeling (5)
- Small town flavor (3)
- Small town friendly (6)
- Small town friendly atmosphere (2)
- Small town friendly people
- Small town getaway
- Small town image feeling
- Small town living
- Small town look and feel (2)
- Small town population
- Small town quality of life
- Small town town environment
- Small town, quiet
- Small town, well located
- Small town/Beauty/Scenery
- Small town/Mountain town atmosphere
- Small town/Quiet
- Small, quaint
- Smallness
- Smallness and quietness
- Solitude
- Somewhat peaceful
- Southern hospitality
- Strong council
- Strong government
- Strong police force
- Support services
- Swimming and recreation
- Temperate climate
- The beach
- The clean lake
- The lake (7)
- The lake and fishing
- The Lake/Residents
- The people here
- The scenery (2)
- The small river walk area
- The view/surrounding mountains
- There are restrictions
- They try to communicate
- Things to do

- Too many people
- Too much commercialism
- Too much growth too fast
- Topography
- Tourism (7)
- Tourist amenities/attractions
- Tourist attractions
- Tourist enjoyment
- Town employees
- Town management
- Town personnel
- Town staff
- Tranquility (11)
- Tranquility at times
- Trees (6)
- Trees on ridge tops
- Uncongested
- Uncrowded
- Under-development
- Undeveloped areas
- Undeveloped areas of the lake
- Undeveloped look
- Undeveloped lots
- Undeveloped nature
- Unique area
- Unique character/history
- Unique mix of people
- Unique small town
- Unique town
- Unique/Non commercial
- Uniqueness (3)
- Unmatched beauty
- Un-pretentiousness
- Untouched by "major" developers
- Upgrade residential codes
- Vacation town
- Value of property
- Variety of available activities
- Variety of facilities
- Variety of properties
- Vegetation
- Very friendly
- Very little congestion
- View (4)
- View of the mountains
- Viewing sunsets/sunrises
- Views (26)
- Views from restaurants
- Views/Mountains
- Views/Water
- Village character
- Void of big-box national retail
- Volunteer willingness
- Volunteerism
- Warm and friendly
- Water (8)
- Water activities (2)
- Water of the lake
- Water purity
- Water quality (4)
- Water quality of lake (3)
- Water quality of lake streams

- Water recreation
- Water sports
- Water sports/Fishing
- Water supply
- Water/Recreation
- Water/Sewer
- Water/View
- Water-related recreation
- Way of life most of the year
- Wealth of owners
- Weather (20)
- Weather great
- Well located
- Well managed
- Well run municipality
- Willingness to grow
- Wonderful climate
- Wonderful lake
- Wonderful people
- Working class people/community
- Zoning (2)
- Zoning/Building restrictions

## **WEAKNESSES**

- #9 coming into #64/74. Potholes are dangerous
- A few people want to control
- A few unsightly junk areas are located along roads
- Abundance of yankees
- Acceptance of inevitability of growth
- Access to lake boating (2)
- Access to major highways
- Access to more river walk areas
- Accessibility to major interstates
- Accommodations
- Addition necessary commercial business
- Additional dining options
- Adequate stuff/knowledgeable to be effective
- Aesthetic standards for commercial bldgs
- Affordable housing
- Aggressive police force on roads
- Airport too far
- All municipal buildings on one side of town
- All of the new clearing and construction
- Allowing aberrations in permits
- Allowing building/revocation projects to go on for years
- Allowing mobile homes
- Allowing new building to destroy natural woods
- Allowing over-development
- Allowing septic systems
- Allowing too much development
- Allowing too much growth
- Allowing unmaintained homes/boat houses
- Allowing Youngs Mtn, Bills Mtn
- Amount of rapid development
- Anti-growth
- Antiquated municipal government
- Any comm. Development along Rocky Broad River
- Anything that would diminish it's scenic beauty

- Anything that would diminish it's tranquility
- Anything that would remove it's charm
- Apparent desire to change it's image
- Appetite for growth
- Area development
- Assisted living facilities (2)
- Attitude of some citizens
- Attitude problem with workforce
- Attraction for motorcycles
- Availability of municipal services for weekenders
- Bad idea of flags for boats
- Bad roads
- Banking choices
- Barriers between "rich folk" and us "town people"
- Basic needs
- Beach fees too high for property owners
- Beach should have free access
- Beautification needed on roadways/beach area
- Becoming too commercialized
- Becoming tourist town
- Better code enforcement
- Better control of developers
- Better medical care
- Better police services
- Better roads around lake
- Better shops
- Better up-keep of morse park
- Better visitors bureau
- Big ridges/Hogging roads
- Bikes/Fast
- Biking path
- Binding to big money
- Blinding street lights seen when on lake
- Boards change rules/regulations often
- Boat congestion
- Boat docks (few)
- Boat patrol
- Boat patrol overuse
- Boat permits rejected on interests of town
- Boat traffic in summer weekends
- Boat wakes make it hard to fish
- Boat/Motor pollution/erosion
- Boredom
- Building code too strict and doesn't make sense
- Building codes
- Building destroying scenic beauty
- Bulldozing and gashing of nature
- Burden some regulations
- Bureaucracy
- Business
- Businesses change too often
- Cater to people who can afford it
- Caves and Nimbys
- Cell phone reception
- Cell phone/Internet service
- Chimney Rock
- Citizen friendly government
- Citizens who don't compromise
- City doesn't support small business
- City officials are closed minded to change
- City sewer all the way around lake
- City trying to control land use with rules and not money
- Cleanup fallen trees at shoreline
- Clear cutting (2)
- Clear cutting trees
- Cliques
- Closer shopping
- Code enforcement
- Codes are very weak
- Codes to preserve character of town
- Commercial abuse
- Commercial buildings
- Commercial development (4)
- Commercial development/regulations
- Commercial establishments too "touristy"
- Commercial expansion
- Commercial infrastructure
- Commercial needs waits are too long
- Commercial signs
- Commercial sprawl
- Commercial traffic
- Commercial use of lake (2)
- Commercial/Institutional facilities
- Commercialization
- Communication with citizens
- Community Public Works
- Condition of roads (2)
- Coney Island type beach
- Congested area
- Congested boat ramp
- Congested lake front housing
- Congestion (9)
- Congestion during peak seasons
- Congestion in summer
- Constant construction
- Continued development
- Control growth
- Control growth in orderly fashion
- Control of development (2)
- Control of lake
- Control of small group on development
- Convenient health care facilities
- Cops in woods
- Cops on lake
- Cops on roads
- Cost of boat permits
- Cost of water
- Could be kept up a little better around the area
- County police
- Create impact fees on development
- Creeping commercialism
- Crowd attracted to beach
- Crowded in season
- Crowded lake during summer
- Crowding lake on weekends
- Cudzu vines
- Cultural activities
- Culture
- Curb appeal
- Current development in the town/rate of development
- Current laws do not protect slopes from erosion/removing trees (2)

- Current mayor
- Current politics
- Current regulations not enforced
- Cutting of too many trees
- Cutting trees (3)
- Cutting up mountains into lots
- Dangerous roads
- Dangerous, narrow roads
- Destroying the natural beauty
- Destruction of west shore
- Deteriorated housing
- Developers (3)
- Developers are out of control
- Developers clear cutting
- Developers concerned about money not loss of resources
- Developers do not pay enough for infrastructure
- Developers stripping environment
- Developers unrestrained
- Developers/Uncontrolled growth
- Developing too quickly (4)
- Development (9)
- Development control
- Development destroying the natural beauty
- Development gone wild
- Development is hurting views
- Development not managed
- Development out of control
- Development pressure (3)
- Development without vision
- Development/Businesses
- Difficult roads
- Difficult to travel the road system around lake
- Difficult to work with
- Disproportionate tax base
- Distance to hospitals
- Distance to shopping/doctors
- Divided community
- Divisions between town communities
- Divisiveness of two ends of lake
- Do not make a Gatlinburg
- Does not attract higher income buyers
- Does not have "downtown" or town feeling
- Don't enforce building/zoning codes
- Don't over-commercialize
- Don't progress too fast
- Don't require erosion control on new building
- Double standard politics
- Drive too far for basic services
- Drug stores
- Easy access
- Ecology
- Economy
- Education
- Efficiencies of city staff
- Elected/appointed officials "shooting from hip"
- Enforcement
- Enforcement of laws
- Enforcement of ordinances
- Enforcement of zoning regulations
- Enforcing city rules
- Enforcing sign ordinance
- Entertainment (3)
- Environmental control
- Environmental destruction
- Environmental mistakes
- Erosion (2)
- Erosion control (5)
- Erosion control impacting lake
- Erosion into rivers flowing into lake
- Excessive noise from motorcycles
- Excessive road police services
- Excessive tree removal
- Existing businesses need to be updated/maintained
- Expanded water system
- Facilities to attract people year-round
- Failure of police to enforce laws
- Failure to enforce present ordinances
- Failure to progress
- Fairfield/Town division
- Fairfield community
- Fallen trees in water
- Family friendliness
- Family restaurants
- Far from a town
- Fast growth is unregulated
- Fast passed development with no long-term planning
- Fear of development
- Few community dences
- Few medical facilities
- Few restaurants
- Few sidewalks or none
- Fickle real estate market
- Fire protection
- Fishing license laws
- Fishing/Dinner Cruises
- Frequent environmental damage from new development
- Garbage along the roads
- Garbage pick-up other than household
- Garbage services too limited
- Gasoline too expensive on lake
- Gated developments
- Geography forbids more traffic through gorge
- Getting rid of Pat Hayatt
- Getting there
- Getting too many people
- Giving private companies decision "look" of property
- Good old boys network
- Good ole boy network among officials
- Good restaurants
- Gourmet grocery stores
- Government
- Government does not effectively manage change/development
- Greed (3)
- Greedy land developers
- Greedy realtors
- Grey Fox beach club
- Grocery stores (6)
- Growing
- Growing noise and light pollution
- Growing pains
- Growing too fast (3)

- Growing too fast for own good
- Growing traffic/noise
- Growing very fast
- Growth (4)
- Growth and infrastructure to support it.
- Growth of regulations
- Growth on mountains
- Growth/Development is too fast
- Growth/Tax increase
- Hardware/Building supplies in town
- Harassing police department
- Has not been business friendly
- Have to call for pick large item pick up by trash pick up
- Have to go elsewhere for entertainment
- Health care (2)
- Health facilities
- Health services facilities
- Heavy truck traffic
- High cost of construction (2)
- High density construction
- High property taxes
- High speed boats
- High speed, low unmuffled racing boats
- High taxes (4)
- High taxes for limited services
- High water disposal
- Highlands development
- Highway
- Highway noise
- Hodge-podge town development
- Homes/Building on hills
- Hospital
- Hospital/Medical
- Houses in despair
- Houses jammed in
- Houses with debris in yards
- Huge homes destroying too many trees
- Huge homes in gated communities
- Ignoring the thoughts of the residents/voters
- Improve sea walls
- Improved police protection
- In morse park
- In need of downtown redevelopment
- Inability to enforce present regulations/ordinances
- Inability to enforce/correct violations
- Inability to manage growth well
- Inability to protect are from developers
- Inaccessibility to main roads
- Inadequate "impact fees" for developers
- Inadequate access to lake
- Inadequate downtown service
- Inadequate enforcement of No Wake
- Inadequate financial plan to support a good plan
- Inadequate sewer/septic tanks by lake
- Inadequate tree and erosion control
- Inadequate vision/strategic plan in place
- Inadequate zoning
- Incompetent town manager
- Inconsistent regulations
- Inconvenient to basic needs
- Increase in developers
- Increase in tax revenue property over planning
- Increase in taxes for old-timers
- Increasing density
- Inefficient use of police
- Inferior housing
- Influence of realtors on town policy
- Influx of motorcycles
- Influx of people from other states and try to change it
- Info dissemination
- Infrastructure (7)
- Infrastructure for walking/biking
- Infrastructure not capable of handling over-crowding
- Insufficient diversity in population
- Insufficient employment opportunities
- Insufficient erosion protection for lake
- Intimidated by developers/greed in policy makers
- It's strictly a fall/summer place
- Junk car
- Junked property such as trailer park across from city hall
- Junky properties
- Junky town
- Keep mountain land for parks
- Keeping small town
- Known as "speed trap" area
- Lack of a foundation dedicated to community
- Lack of activities during the off-season
- Lack of activities through winter
- Lack of adequate EMS
- Lack of aggressive planning development
- Lack of an executable strategic plan
- Lack of appreciation for the present
- Lack of attractive hotels/spa
- Lack of banking facility
- Lack of bike/walking paths
- Lack of board of Arch. Review
- Lack of centralized village
- Lack of choices of medical facilities
- lack of city water for all town residents
- Lack of city/town planning
- Lack of code enforcement
- Lack of comm. Diversity
- Lack of commercial properties
- Lack of commercial services
- Lack of commercial services/restaurants
- Lack of commercial zoning
- lack of commitment to control/guide change
- Lack of common community vision
- Lack of communication with public
- Lack of communication with town council
- Lack of community center
- Lack of consensus vision plan
- Lack of control
- Lack of control of development
- Lack of control to excessive growth
- Lack of county leash laws
- Lack of cultural activities
- Lack of direction for the lake
- Lack of downtown parking
- Lack of educational facilities
- Lack of EMS on western side
- Lack of enforcement of our ordinances

- Lack of entertainment
- Lack of environment enforcement
- Lack of environmental protection
- Lack of equal enforcement of rules/regulations
- Lack of erosion control
- Lack of erosion control
- Lack of facilities
- Lack of focus
- Lack of good quality low-to-middle priced eating establishments
- Lack of good restaurants (3)
- Lack of goods/services
- Lack of growth plan
- Lack of guidelines for development boom
- Lack of health care facilities (5)
- Lack of hiking/biking trails
- Lack of industry
- Lack of interest to grow
- Lack of interesting shops
- Lack of jobs
- Lack of lake management/enforcement
- Lack of land planning
- Lack of local newspapers
- Lack of marina service, gas
- Lack of master plan
- Lack of medical facilities (19)
- Lack of medical help
- Lack of medical options
- Lack of medical services (2)
- Lack of MLS listing/entry system
- Lack of natural gas service
- Lack of nice hotels
- Lack of ordinances to protect environment
- Lack of parks, hiking trails
- Lack of parks/Recreation land
- Lack of planning on new projects/developments
- Lack of public transportation
- Lack of public schools/medical services
- Lack of qualified professionals to direct orderly growth
- Lack of quality goods/services
- Lack of quality shops/restaurants
- Lack of quality tourism
- Lack of regulation/housing planning
- Lack of regulations
- Lack of representation in County government
- Lack of restaurant facilities
- Lack of restaurants (3)
- Lack of restaurants and entertainment (2)
- Lack of restaurants/Sports pubs
- Lack of retail
- Lack of retail variety
- Lack of ridgeline control
- Lack of safe places to bike and walk
- Lack of school system
- Lack of services
- Lack of services for population
- Lack of shopping facilities (2)
- Lack of shopping options for basics
- Lack of shops/boutiques
- Lack of signage regulation
- Lack of skilled personnel at Town Hall
- Lack of slope and ridgeline protection
- Lack of small commercial ventures
- Lack of speed enforcement on narrow roads
- Lack of staff to provide enforcement of town codes/regulations
- Lack of standards for architectural/lot development
- Lack of strategy
- Lack of support stores, shops/services
- Lack of supportive rules
- Lack of town/area growth plan
- Lack of uniform building codes
- Lack of upscale shopping
- Lack of upscale shopping/dining
- Lack of walk/bike trails
- Lack of will to enforce and follow through
- Lack of willingness to accept regulations to manage change
- Lack of year-round dining
- Lack of year-round economy
- Lack of zoning
- Lack of zoning enforcement
- Lack of zoning enforcement of abandoned/run-down structures
- Lack of zoning ordinances to protect land use
- Lack of zoning plan
- lacks senior services and center
- Lake
- Lake access
- Lake cleanliness
- Lake control
- Lake dredging
- Lake gas station
- Lake is filling with mud
- Lake not open long enough
- Lake over-crowding
- Lake patrol (2)
- Lake patrol/Speed
- Lake pollution
- Lake processes (permit) have no process
- Lake regulation enforcement
- Lake restrictions
- Lake too crowded
- Lake up-keep
- Lake water quality
- Lakefront saturated with too many houses
- Land clearing
- Land values sky rocketing
- Landscape of public POW's
- Large amounts of boats from Fairfield
- Large development pressures
- Large wakes from big boats
- Law enforcement in drug use
- Leadership unable to deal with demographic
- Less trees and more concrete
- Letting businesses destroy the gateway to the city
- Letting in larger properties
- Level of training of city employees/staff
- Light ordinance
- Light pollution
- Light pollution/Flood lights aimed at windows
- Limit campers
- Limited boat slips
- Limited commercial

- Limited entertainment
- Limited environmental protection
- Limited government shopping
- Limited jobs available
- Limited public access to lake
- Limited roads
- Limited shopping
- Listening to shouts for change
- Little involvement by non-resident property owners
- Little small town charm
- Little to do at night
- Little/no control on development
- Local government appears to be power hungry
- Local schools
- Location within the county
- Lodging
- Losing beauty with development
- Losing distinctiveness
- Losing habitat for wildlife
- Losing the simplicity of mountain town
- Loss of beautiful ridgelines from development
- Loss of peace/quiet
- Loss of property owner rights
- Loss of ridgelines
- Loss of trees
- Loud boat motors (5)
- Loud noise from Fairfield Mountains
- Lousy restaurants
- Low income housing
- Maintenance of existing park facilities by police
- Maintenance of road sides needs improvement
- Make better use of volunteers
- Mall
- Mall outlets
- Management of conservation/developments
- Manager
- Managing growth
- Many home/property owners not full-time residents
- Margaritagrille
- Mayor
- McMansions (2)
- Medical (3)
- Medical care
- Medical facilities (4)
- Medical needs/Additional policing needed as area grows
- Medical services (4)
- Mobile homes (2)
- Money talks as far as progress goes
- More amenities for daily life
- More and more rules
- More better restaurants
- More city water availability
- More control on building codes/Better manager of town business
- More covered docks
- More cultural events
- More dining
- More dredging of lake
- More good places to eat
- More good restaurants
- More lights, benches, tables
- More marine patrols
- More public park areas needed
- More sand
- More shopping
- More stores
- More tourist attractions
- More waterfront restaurants/lounges
- Motorcycle congestion
- Motorcycle hangout
- Motorcycle loudness
- Motorcycle noise (7)
- Motorcycles (8)
- Mountain and Ridgeline Development
- Mountain top development
- Mountain travel
- Move too slow
- Muddy development
- Muddy water in lake
- Narrow roads (8)
- Native residents are under-served/represented
- Nature is being destroyed
- Need a very good restaurant
- Need clean industry diversification
- Need code restrictions
- Need daycare for working parents
- need doctor services
- Need for affordable housing for workers
- Need for fair/balanced decision making based on facts
- Need for hiking trails
- Need good restaurants at moderate prices
- Need grocery store/Drug store
- Need interest and cultural center
- Need library
- Need more activities for visitors
- Need more attractions in winter months
- Need more commercial and jobs
- Need more control over building
- Need more control over tree cutting
- Need more development
- Need more diversity in government officials
- Need more inexpensive property for housing
- Need more parks/recreation
- Need more restaurant choices
- Need more restaurants (2)
- Need more retail support
- Need more shopping places
- Need more sidewalks
- Need ordinances to protect landscapes from developers
- Need this plan for future growth
- Need to encourage year-round businesses
- Need tree ordinance
- Need volunteers for fire protection
- Needs better animal controls/fines
- Needs hospital closer
- Needs long range plan
- Needs more of a downtown
- Needs more restaurants/shopping
- Needs to look neater
- Negative attitude of residents
- Neon signage and buildings/stores going up
- New and old road signs

- New construction of mansion homes
- New construction on lake
- New development too fast
- New developments
- New developments cutting too many trees
- New homes on ridge tops
- New Ingles
- New lakefront mansions are too big
- New over-development
- Newcomers who want to change area
- Night activities
- Night light
- No access for poor people to water
- No affordable housing
- No architectural commercial bldg. façade requirements
- No architectural standard
- No bike/walk paths
- No boat control
- No boat slips to park boat and walk
- No boathouse guidelines
- No boathouses at all
- No building design for maintaining character of town
- No burning ordinance enforcement
- No cable tv
- No Catholic church
- No central planning
- No cohesive plan/enforcement
- No control of destroying forests
- No control on lights on lake
- No control outside town limits
- No county leadership representation
- No cultural stuff
- No developers impact fees
- No doctors
- No drug store (2)
- No dry cleaners
- No enforcement of boating regulations
- No enforcement on noise
- No extended health care facilities
- No fee-free beach for town residents
- No fish
- No formal plan for growth
- No good communication/radio/newspaper
- No good development plans
- No good medical facilities
- No good restaurants
- No good restaurants/Fund terrible
- No grocery shopping
- No growth minded residents
- No handle on zoning
- No hardware store
- No health care facilities
- No health facilities nearby
- No help from county government
- No hospital
- No hotels on lake
- No infrastructure planning
- No interstate access
- No interstate highway
- No large grocery store
- No leadership
- No medical center (6)
- No medical facility
- No nearby schools
- No night life (2)
- No noise control
- No paramedics on duty, only 2 EMT's
- No parking
- No power to protect the peaks and ridgelines
- No power to stop new lake front development
- No public conferences such as shopping
- No public consensus what the town should be as a community
- No public hiking trails
- No public hiking trails in mountains
- No put-in ramp or gas for boats on east end
- No real fulltime/Boat/fishing mariner
- No real town
- No recreational facilities
- No regulations on noise
- No rep. on county board
- No restaurant choices
- No restaurants
- No ridge laws
- No road connection on northern shore to west
- No road to bypass Chimney Rock
- No safe sidewalks/paths
- No schools (3)
- No sewer
- No shopping (3)
- No shoulders on roads
- No sidewalks/trails
- No sign control in county
- No town center
- No town houses lakefront
- No tree ordinance (2)
- No upscale commerce
- No use for the people on the lower end of the county
- No vision
- No vision for the future to develop community
- No way to regulate commercial building
- No year-round access to walk on beach
- No year-round activities
- No YMCA
- No zoning laws
- Noise (12)
- Noise in season
- Noise of motorcycles
- Noise ordinance/Motorcycles
- Noise pollution
- Noise, motorcycles (2)
- Noise/Motorcycles/Outside speakers/Dogs
- Noise/Pollution
- Noisy on weekends
- Noisy people
- Non full-time residents with too much to say
- Non-natives making this place like Gatlinburg
- Non-protection ridgelines
- Non-unity of residents
- Not a way to keep all the trees from being cut down
- Not as peaceful now
- Not enforcing ordinances
- Not enough access to creek

- Not enough activities close by
- Not enough affordable housing
- Not enough amenities/restaurants
- Not enough boat slips
- Not enough boat slips for property owners
- Not enough commercial growth
- Not enough commercial to support basic needs
- Not enough concern for preserving character of area
- Not enough control of developers
- Not enough cultural opportunities
- Not enough docks for tax payers
- Not enough enforcement on developers
- Not enough fine dining
- Not enough fire hydrants
- not enough good restaurants
- Not enough good restaurants/Retail stores
- Not enough lake access
- Not enough local healthcare
- Not enough local leaders/town manager
- Not enough maintenance on Burnt Ridge Dr.
- Not enough medical facilities
- Not enough public area
- Not enough public boat mooring facilities
- Not enough public hourly parking for boats on water
- Not enough public spaces, parks, bike paths
- Not enough quality restaurants/Shopping
- Not enough resident input
- Not enough restaurants (3)
- Not enough restaurants on lake
- Not enough restriction on development
- Not enough retail shops (1)
- Not enough sewers on lake
- Not enough shopping (3)
- Not enough support from county and state
- Not enough zoning controls
- Not getting city water faster to customers
- Not good neighbors/water tower
- Not keeping up what we have and growing too fast
- Not listening to home owners
- Not listing/paying/paying attention to locals
- Not many service facilities of any kind
- Not protecting the trees
- Not safe to walk along roadside
- Not very well managed
- Not year-round resort
- Nothing for family to do
- Officials perceived to be corrupt
- Old dam
- Old infrastructure
- Old land use development regulations
- Old promises need to be removed
- Old sewer lines in water
- Old sewer system in lake bed
- Old time politicians
- Old/run-down boathouses
- One or more restraints
- Only a few retail stores
- Only one road through town
- Ordinance enforcement/dogs/noise
- Out of control development
- Out of control growth
- Outside development
- Outside influences
- Outsiders trying to turn town into a big city
- Over development
- Over development being considered
- Over-bearing police/Town ordinance
- Over-bearing town manager
- Over-building (2)
- Over-building for size of town
- Over-building on land
- Overbuilt
- Overcrowded
- Overcrowded lake
- Overcrowded on the lake
- Over-crowding
- Over-crowding weekends
- Over-crowding/development
- Overdevelopment (10)
- Over-grounded commercial
- Overload of commercialism
- Overly large payroll
- Over-population/Lake congestion
- Overpriced real estate (2)
- Over-regulated
- over-regulated by not enforced
- Over-regulation
- Over-seeing commercial development
- Over-taxed evaluation by county
- owners self serving
- Pace of development (2)
- Park/Recreation
- Parking (3)
- Parking space downtown
- Parking, Hotels
- Parks/Hiking trails
- People from big cities want to change small town feel
- People trying to change Lake Lure
- People who do not obey no wake signs
- People who don't keep up with their property
- People who don't care
- People who don't want change
- Permitting "Holiday Inn" type building along shore
- Personal property appearance
- Phone service
- Physical beauty not up to par with surroundings
- Picnic area along river
- Planned/controlled growth
- Planning for future development
- Police (2)
- Police annex in section 2 needed
- Police attitude
- Police cars following after leaving bar
- Police department (2)
- Police department too wear and small
- Police force too large
- Police harassment
- Police need to patrol slowly instead of speeding around
- Police patrol of lake (2)
- Police tactics
- Policing of lake
- Political favoritism
- Political pottyness

- Politics (3)
- Pollution
- Pontoon boats too large
- Poor advertising
- Poor city government
- Poor civic management
- Poor control of development
- Poor enforcement of burning
- Poor erosion control
- Poor fishing
- Poor growth planning
- Poor infrastructure
- Poor management
- Poor road surface
- Poor roads
- Poor town planning department
- Poor traffic flow
- Poor zoning
- Poor zoning/Arch along lake/river
- Poor/unsightly condition of dam
- Poorly maintained properties
- Poorly promoted
- Population diversity
- Population explosion
- Possibility of natural beauty destroyed by developers
- Possible too fast development starting to happen
- Potential for over-development
- Potential growth if not controlled
- Potential over-crowding
- Power outage after storms
- Predatory developers/realtors (2)
- Problems impacting town just beyond borders
- Process of obtaining boat permits (want to do online)
- Processing length of time for development approval
- Profit driven growth
- Promote year-round activities
- Prone to comm. Development
- Property encroachment
- Property protection
- Protecting the lake from storm water runoff, nutrient loading
- Protection against threats to town's beauty
- Protectionist attitude
- Public access to lake (2)
- Public benches/Boat ramps
- Public parking
- Quality commercial
- Quality medical, broad based
- Rampart growth
- Rapid commercial growth
- Rapid destruction of natural beauty
- Rapid expansion
- Rapid growth
- Rapid growth, unregulated and unplanned
- Rapid increase in property tax to county
- Rate of growth
- Reacts without thoughtful approach
- Real estate agents
- Realtors
- Reasonably priced food service
- Recreational areas, other than golf
- Ridiculous boating regulations
- Relatively uncontrolled development
- Remote location
- Rental property (2)
- Renters/Weekend guests garbage
- Residential development
- Residential sprawl
- Restaurants (18)
- Restaurants and stores
- Restaurants needed
- Restaurants, flea market/Crafts
- Restaurants/Cultural activities
- Retail
- Retail stores
- Ridge development
- Ridgeline construction
- Ridgeline development
- Ridgeline regulations
- Rigid muni. Workers
- Rising cost to live there
- Rising taxes
- Risk of over-development
- Risk of overuse of lake
- Road access to town
- Road congestion (2)
- Road repair (3)
- Road sign pollution
- Road signs
- Road system around lake
- Road trash
- Roads (18)
- Roads and shopping
- Roads are in terrible condition
- Roads are too small
- Roads around lake
- Roads cannot handle traffic
- Roads have too many curves
- Roads in main part of town
- Roads too narrow (2)
- Roads/Access
- Roads/Young's Mtn.
- Roadside litter
- Roadside trash by locals
- Roadways
- Rude police
- Running area
- Ruining natural beauty
- Run down looking community properties
- Runaway development/Loss of forests/ridgelines
- Rush hour traffic
- Same families run the town
- Scenic beauty being impacted by development
- Scenic environment control
- Seasonal
- Seasonal rather than year round
- Seem to want to grow
- Seemingly sporadic enforcement of rules/regulations
- Seems like police antagonize tourists
- Seems like too much development
- Services
- Services not equal
- Services/Medical/Emergency
- Sewer (4)

- Sewer and water/Rats
- Sewer system (3)
- Sewer system in the lake
- Sewer/Water
- Sewer/Water/Margarittagrille
- Shopping (10)
- Shopping area needs
- Shops of quality
- Short sightedness of property owners in discouraging quality development.
- Should tax locals more
- Side walks/Bike paths
- Sidewalks
- Signs (2)
- Silt (2)
- Silt, erosion
- Simple life is getting busy
- Single road through town
- Size
- Ski boats
- Sloppiness of roadside business
- Slow traffic, pull over's, and enforcement
- Small lake becoming too busy
- Small town limited thinking of protection of resources
- Small town politics (2)
- Small town thinking
- Smallness
- Some trouble parking
- Some boats are too large
- Some old houses need removal
- Some ordinances are obtuse
- Some residential areas of lake look like slums
- Sometimes crowded facilities
- Somewhat disorganized
- Speed of traffic
- Speed trap (2)
- Speeding on mountain roads
- Speeding trucks
- Spend too much and much wasted
- Steep increase in property value
- Stock the lake much more
- Stop development
- Stores (2)
- Street lighting (2)
- Stress on infrastructure
- Stricter building restrictions especially on large projects
- Stripping/Cutting trees off mountain tops
- Strong handed govt. tactics
- Struggling with growth
- Subdivision without trees
- Summer congestion
- Summer motorcycle noise
- Summer noise
- Summer traffic (2)
- Super markets
- Support commercialism over residential needs
- Surrounding territory
- Swimming and fishing access for public
- Taking away our beach for playground
- Taking the beauty away
- Taxation
- Taxes already high enough
- Taxes (3)
- Taxes on using small water boats
- Taxes spent on questionable projects
- Taxes very high
- Taxes/Prices
- Temporary/new residents that want to change are they don't know
- Tend to favor builders/developers
- Tend to ignore individual inquirers
- Tendency to over-regulate
- Terrain should/does limit development of roads
- Terrible administrative communication at Town Hall
- The lack of sewers
- The loss of those views
- The same rules do not apply to all residents
- The towers
- Theft
- Threat of industrial involvement
- To spread out
- Tom McKay
- Too aggressive police force
- Too big a police force
- Too commercialized (2)
- Too far away
- Too few people with too much control
- Too few public restrooms
- Too few restaurants (4)
- Too high growth too fast and inability to provide services needed
- Too many "McMansions"
- Too many big houses on lake
- Too many boats (9)
- Too many cops (2)
- Too many employed police
- Too many estate homes/multi million dollar homes
- Too many factions, no clear vision
- Too many fast boats (2)
- Too many government workers
- Too many homes on lake (2)
- Too many houses on the lake front
- Too many land boats
- Too many logging/grading vehicles on road
- Too many motorcycles
- Too many motorcycles at beach area
- Too many motorcycles/Boat traffic on weekends
- Too many narrow roads
- Too many new buildings
- Too many new development (2)
- Too many non-owners allowed on the lake
- Too many outsiders dictating rules/regulations
- Too many over 100 hp boat motors on lake
- Too many people in a small city
- Too many pestering stops by police on lake
- Too many police (2)
- Too many power outages due to proximity of power lines to trees
- Too many private gated communities
- Too many regulations
- Too many rentals
- Too many restrictions
- Too many signs

- Too many signs
- Too many ski boats driving peak periods
- Too many tourist boats
- Too many town boats
- Too many trees cut
- Too many unsightly buildings on 64
- Too many yankees
- Too much bickering
- Too much bldg. and commercial business
- Too much boat regulations/fees for property owners
- Too much boat traffic in summer weekends
- Too much building destroying natural beauty
- Too much building on lake
- Too much building/New communities
- Too much clearing of land
- Too much commercial (3)
- Too much commercial boat activity
- Too much commercial development
- Too much construction
- Too much construction on lakefront
- Too much control via political agendas
- Too much development (6)
- Too much development/Mountains becoming treeless
- Too much emphasis on rental
- Too much government
- Too much growth (4)
- Too much growth/Commercial
- Too much influence from Fairfield in governing/planning
- Too much lake access allowed
- Too much lake front development
- Too much lake regulations
- Too much light pollution (2)
- Too much money is spent on police
- Too much money spent on police department
- Too much multi-family
- Too much new development
- Too much noise
- Too much noise from motorcycles
- Too much noise/motorcycles
- Too much police control
- Too much political insighting
- Too much politics in building code enforcement
- Too much residential development without counter actions
- Too much residential/commercial development
- Too much restriction on lake swimming
- Too much ridgeline development
- Too much road signage
- Too much tourism
- Too much traffic (2)
- Too much traffic during summer
- Too much traffic on the highway
- Too much tree cutting along roads
- Too much uncontrolled development
- Too much uncontrolled development
- Too much worry about golf course
- Too political favoritism
- Too private
- Too quiet
- Too rapid development (2)
- Too rapid growth (2)
- Too seasonal (2)
- Too small for number of people
- Too spread out for police patrolling
- Too status quo for development
- Tour boats
- Tourist control
- Tourists
- Town administration overwhelmed
- Town can't decide what's allowed/not allowed
- Town caters to Washburns and the wealthy
- Town center is tacky
- Town has too much control over people/land purchase
- Town is unable to handle growth need
- Town leaders inability to see the future
- Town leadership
- Town management (2)
- Town too much control
- Town traffic
- Townships work as a whole
- Traffic (18)
- Traffic at times 64/74
- Traffic congestion (15)
- Traffic control (3)
- Traffic flow (2)
- Traffic in Chimney Rock (2)
- Traffic in summer (4)
- Traffic jams (2)
- Traffic on lake on summer weekend months
- Traffic on town
- Traffic towards Asheville
- Traffic/Need new roads
- Trails/Parks
- Transportation
- Trash at Cove's Edge
- Trash pickup
- Trashy boat houses
- Trashy store fronts
- Travel time to get there
- Tree control
- Tree cutting and clearing by developers
- Tree cutting/Arson control
- Tree hugger government mortality
- Tree removal
- Trend toward anti-growth
- Trend toward POA type protectionism
- Trend toward POA type restrictions
- Trying to change to become something we don't want
- Trying to make it a big town
- Turnover of business in arcade area
- Twisty roads
- Two-lane roads 64/74A
- Ugly houses and trailers
- Ugly water tower
- Unbridled new development
- Unchecked development
- Unchecked growth
- Inconsistent subdivision regulations
- Uncontrolled development (6)
- Uncontrolled erosion
- Uncontrolled growth (2)
- Uncontrolled growth without mountain identity

- Uncontrolled residential developments
- Uncontrolled signage
- Uneven application of standards
- Unfriendliness of police
- Unfriendly police
- Unfriendly police/speed stops
- Unity
- Unkept vacant lots
- Unkept/non-maintained property
- Unplanned development (2)
- Unplanned growth (2)
- Unplanned/Uncontrolled development
- Unregulated development (4)
- Unregulated growth
- Unrestricted development (2)
- Unrestricted growth
- Unsightly areas outside town limits
- Unsightly ridgelines
- Unsightly yard debris
- Unwillingness to pay for needed town staff
- Unwise development ruining natural beauty
- Up grade rundown properties
- US 64/74
- Variability of commercial and infrastructure
- Variety of restaurants
- Vehicle traffic on weekends
- Very narrow/curvy roads
- Very poor road system
- Vision for the arts
- Visitors who don't respect environment
- Vulnerability to developers
- Waiver of residential building codes
- Walking trails/River access below dam
- Walking/Hiking Trails
- Want to exclude outsiders
- Wanting to arrest everyone
- Waste of lift area across from Chimney Rock entrance
- Wasting of tax money
- Water (2)
- Water pollution/Too many signs
- Water quality
- Water quality deteriorating
- Water supply
- Water tower (3)
- Water/Sewage (2)
- Water/Sewer access
- Water/Sewer needs improvement
- Water-side fuel access
- We aren't creating unique infrastructure
- Weak architectural guidelines
- Weak development code
- Weak enforcement on zoning
- Weak zoning
- Weekend traffic (2)
- West side road
- Wider variety of restaurants
- Width of lake
- Willingness to damage area for money
- Willingness to seek new ideas
- Winding roads/No sidewalks
- Yankees
- You allow questionable construction
- Zoning (3)
- Zoning enforcement (2)

### 83. What do you feel is the single biggest issue facing Lake Lure over the next several years?

- A clear master plan that results in a balanced community
- A good balance between commercial/residential development regarding infrastructure
- A small town with a beautiful lake
- A town that has not lost it's beauty due to over-development/More family friendly with a school
- Absorbing in the new developments
- Abusive development
- Access
- Adaptation to increased population
- Affordable construction
- Affordable housing
- Allowing and encouraging growth without turning into Gatlinburg
- Allowing growth but not so much to take away natural beauty
- Animal control in some areas
- Appropriately managed growth
- Attempts to turn Town Council into a POA, taking away property owners rights
- Attracting higher and residential building
- Avoid over-development and commercialism
- Balance growth while keeping areas beauty and amenities and remain quaint/progressive. Plan to attract people
- Balanced growth
- Balancing commercial growth for full-time resident's needs
- Balancing development and keeping the town's quaint mountain life style
- Balancing growth with serenity
- Balancing rate of growth and protection of the environment
- Becoming Myrtle Beach
- Better road system
- Big influx of retiring baby boomers with big demands
- Boat traffic/Housing and regulation
- Build up to speed with the growth
- Building boom is good
- Building homes in high places where trees have to be taken down and ground disturbed
- Clear cutting the mountains for development
- Closed minded people against growth
- Commercial and residential building
- Commercial and residential overdevelopment destroying natural beauty
- Commercial development
- Commercial development
- Commercial development intruding on beauty
- Commercial development, especially large hotels on the shoreline
- Commercial development/Low income housing
- Commercial growth and overuse of lake
- Commercial lakeside development
- Commercial, lakeside development spoiling the charm of the lake and views
- Commercial/Residential development
- Commercial/Residential growth
- Commercial/Residential land use planning and enforcement
- Commercialism and loss of natural beauty of the lake
- Commercial development, generate revenues for services architectural guidelines
- Commit to providing oversight to the growth/Enforce codes/regulations
- Compatible growth issues
- Comprehensive planned development
- Congested road
- Congestion (3)
- Congestion of people and environmental protection
- Conservation
- Construction of business and commercial buildings
- Constructive growth without undesirable input on long-term residents
- Continued infrastructure improvement with controlled expansion
- Control and limit growth to a reasonable level
- Control commercial development
- Control growth (3)
- Control growth/taxes
- Control of commercial growth
- Control of development (2)
- Control of development and growth (2)
- Control of development, especially ridgeline
- Control of growth (2)
- Control of run-off/Nutrients to lake
- Control of slope/ridgeline developments. Clear cutting and erosion of lake pollution
- Control over-growth of developers
- Control pace/activities of development
- Controlled building needed, residential and commercial
- Controlled commercial/Residential development
- Controlled development (2)
- Controlled development/Zoning
- Controlled growth (8)
- Controlled growth and attractive upscale business
- Controlled growth and congestion
- Controlled growth with increased services
- Controlled growth with theme focused
- Controlled growth/Keeping beauty/don't over-crowd the lake
- Controlled growth/Lake usage
- Controlled growth/Preserve beauty/Remove water tower
- Controlled/Directed growth
- Controlled/managed growth
- Controlling amount of building
- Controlling and managing growth while preserving small town uniqueness
- Controlling developers (2)
- Controlling development (2)
- Controlling development and improving road system
- Controlling development and vehicle traffic
- Controlling development on the lake and ridges along lake

- Controlling development/Not losing "character" of the area
- Controlling development/Preserving the "small town/mountain community"
- Controlling efforts of growth
- Controlling erosion from developments
- Controlling growth (4)
- Controlling growth without emotion/feelings
- Controlling growth/Altering landscapes
- Controlling growth/development
- Controlling non-native residents
- Controlling residential in and around town/Environment/view protection
- Controlling the building of "Big Box" type structures along lake shore
- Controlling the recent development
- Controlling/Regulating residential/commercial growth to preserve natural beauty
- Coping with growth/development
- Coping with residential growth, roads, utilities, lake/land enforcement
- Crowding
- Dam and lake usage
- Dangerous trucks that are overloaded
- Dealing with population growth
- Defacing on natural beauty through uncontrolled growth
- Destroying mountain scenic views by developers. Clear cutting/Building small log homes on lots not suited for it
- Destroying the natural beauty/Not retaining the natural tress/mountains.
- Destruction of the beauty of the lake and mountains
- Destruction of the views/regulating development/No tree ordinance
- Destruction on natural beauty by developers
- Determining it's mission and identity
- Developers
- Developers buying all the land
- Developers defile environment
- Developers wanting to ruin the beauty and peace to make lots of money
- Developers/Builders
- Developers/Realtors are seeking only to make lots of money, without regards for the future.
- Developers/Realtors are seeking only to make lots of money, without regards for the future.
- Developing a comprehension that the population supports and guide the town's growth toward that vision
- Developing the town in a way that it is self-sustaining
- Development (20)
- Development and congestion
- Development and increase in population/demand for services
- Development control/Master plan
- Development destroying scenic beauty and changing character of town
- Development happening too fast and losing the small town charm
- Development in general/Too much clearing of land/Water tower is ugly
- Development issues
- Development must be limited and controlled
- Development of number of boats on the lake
- Development of our ridges/mountains
- Development of ridge lines/Clearing mountain tops
- Development pressures (2)
- Development too fast
- Development without master plan
- Development/Dishonesty of real estate industry
- Development/Growing too fast
- Development/Preparedness for this possibility of lake being compromised by development
- Development/Signs
- Development/Tree removal
- Development/Zoning/Architecture
- Directing growth to enhance attractiveness to tourism, increasing property values while maintaining charm
- Drawing more people on a year-round basis that would result in more and better services
- Dredging/Boat traffic
- Effectively controlling residential development growth
- Encourage growth
- Endangering the Mountain views
- Environment
- Erosion control from development
- Erosion from construction
- Erosion into lake
- Erosion of natural beauty by poor development
- Erosion/Management of developments
- Excess growth
- Excessive growth in the town
- Expansion (2)
- Former community cottage/Property being developed by commercial purpose
- Getting administrators in place that have the skills to manage the department.
- Getting left behind as a popular vacation destination
- Giving the residents the services they are entitled to, especially road maintenance
- Government public officials
- Greed
- Greedy developers
- Greedy developers/new-comers changing the town.
- Greedy people and people who build houses to be "seen"
- Growing pains
- Growing the size of the community without harming the recreation use of the lake.
- Growing too fast (2)
- Growing too fast/Developers clear cutting mountains
- Growth (38)
- Growth (too crowded)
- Growth and future dam repairs
- Growth and lake traffic
- Growth and sewer/Water situation
- Growth and transportation
- Growth control (2)
- Growth is uncontrolled
- Growth of commercial clutter south of L.L on Hwy 9
- Growth of residents
- Growth Problems
- Growth that enhances the area rather than demeans it
- Growth too fast. Destruction of the mountain tops
- Growth with "class"

- Growth without control/Housing costs too high for average person
- Growth without destroying views/environment. Building/landscape requirements
- Growth without losing the scenic amenities of the lake and town
- Growth, population, roads, services
- Growth/Ability to support growth
- Growth/Commercial/High rise residential
- Growth/Long range plans to insure quality of living areas/Protection of natural beauty of mountains/lake
- Growth/rezoning requests
- Growth/Take away nature environment beauty
- Growth/Tourism
- Growth/Traffic/Parking
- Growth/Unrestrained growth
- Guiding commercial development with plan/Accommodating growth by overusing water, sewer, police, fire
- Having excellent visionary leadership
- High taxes
- Highway 64/74
- How much development/what kind
- How to control growth to protect natural beauty on lake
- How to develop economic/health/commercial resources and preserving natural beauty/sense of isolation
- How to handle growth and development while maintaining the charm and feel.
- How to manage the density and keep out lake at safe boating numbers/Commercial development
- Impact
- Improve the tax base and encourage the replacement of dilapidated structures
- Increasing commercial development handled properly
- Increasing number of loud ski boats making it dangerous to be in water and causes shoreline erosion
- In-fighting and lack of planning and cooperation in growth
- Influx of the wealthy building gated communities and homes on lake are too big
- Infrastructure
- Infrastructure planned to support inevitable growth
- Infrastructure/Management of new growth
- Infrastructure/Over-development
- Infrastructure/Taxes
- Infrastructure/The sewer needs to be out of lake
- Infrastructure/Too much lake traffic/Uncontrolled development
- Infrastructure/water/sewer
- Integration of diverse cultures from growth into community
- Intense building without the proper infrastructure to support it
- Interest structure
- It's identity/Don't become another Gatlinburg
- I've heard it's the sewer capacity
- Keeping developers and their money out
- Keeping growth under control
- Keeping it as it is
- Keeping Lake Lure as a relaxing/favorite spot and affordable
- Keeping over-development in check.
- Keeping public out
- Keeping public services up to date
- Keeping small town feeling with commercial growth
- Keeping taxes level
- Keeping the environment safe and clean
- Keeping the natural beauty of the lake
- Keeping the small town appeal without exploding the development
- Lack of arch. Regulation
- Lack of control over new commercial development/Too much emphasis on control of lake access for residents
- Lack of good growth planning to retain the natural beauty and still attract tourists without being a "tourist trap"
- Lack of medical facilities and staff
- Lack of waste water treatment/Sewer
- Lack of zoning/planned development/growth
- Lake beauty density, lake law enforcement growth
- Lake congestion
- Lake density and sedimentation
- Lake front construction
- Lake maintenance
- Lake pollution/Soil erosion/Messing up the ridgeline appearance from over-development
- Lake safety
- Lakefront development in affordable price range
- Land development/Rental property
- Large chain commercial development
- Large developers
- Letting people build on land that should not be disturbed.
- Limit over-building
- Limiting development and boating permits
- Local government prevents growth in the area. Need more restaurants
- Losing it's history and charm and too crowded
- Loss of natural beauty/trees due to over-development
- Loss of property owner rights
- Maintain a vacation atmosphere with a small town flavor with well-crafted houses/Boathouses should be upgraded
- Maintaining control over development
- Maintaining our nature and beauty
- Maintaining proper balance of growth/services
- Maintaining the beauty, watershed quality, view shed quality
- Maintaining the environment
- Maintaining the non-use status of such lake properties existing today
- Make sure the government does not take on authoritarian role.
- Making room for newcomers without disrupting views/beauty of area
- Manage growth by addressing infrastructure needs
- Manage the growth
- Managed development
- Managed growth (2)
- Management of growth while creating jobs
- Management of growth/Weekend visitors
- Managing growth (3)
- Managing growth better

- Managing growth so as to minimize impact on views and the lake
- Managing the growth in the area
- Massive development reducing beauty
- Massive development with no plan
- Medical facilities
- Medical services
- Meeting infrastructure demands
- More multi-family dwellings
- Motorcycle "gangs"
- Motorcycle noise/Increased traffic flow on weekends/Drunks leaving bars
- Mountain Developers
- Need for higher level lodging
- Need more tourists year-round
- Need to improve as we grow, but we need to keep it simple
- Needs to grow but in a way conducive to surroundings
- New construction
- New development on the west side of the lake
- New projects and no facilities
- No long-range plan
- Noise due to motorcycle riders and non-residence boat users
- Noise, pollution, lake congestion
- Noisy motorcycles/Make laws for signs on store fronts/Signs for slow drivers to use pull-off areas
- Non residential development
- Non-residential/Commercial boating
- Not listening to local minority and letting the majority rule
- Number of boats/size of boats
- Old way of life versus growth
- Ordinances to keep the town from being over-developed
- Out of control growth
- Out of control land developers
- Over development
- Over development and uncontrolled growth
- Over development changing character of the lake town.
- Over growth
- Over-building (4)
- Over-building and giving developers the ability to ruin the sky line
- Over-building and over-population
- Over-building and uncontrolled building
- Over-building/population
- Over-built and populated
- Over-commercialization
- Over-construction
- Over-Crowding (7)
- Over-crowding on lake
- Over-crowding people and boats
- Over-developing the area and losing the quaint charm/unbridled beauty that has been her for years
- Over-development (41)
- Over-development and cutting of trees
- Over-development and over-crowding
- Over-development and silt
- Over-development by big developers
- Over-development for present services and boating
- Over-development losing beauty
- Over-development maintaining rural appeal while adding desired services
- Over-development not being controlled
- Over-development of housing/vacation homes
- Over-development of lake front
- Over-development that destroys very beauty that attracts people to the area
- Over-development to increase over-building
- Over-development traffic problem
- Over-development with lack of control of natural resources
- Over-development, but keeping some growth
- Over-development, commercialization, potential to become one more blue collar tourist trap
- Over-development, loss of trees, noise, pollution
- Over-development, quality growth
- Over-development/Clear cutting of woods
- Over-development/Commercial and lake usage
- Over-development/Crowding/Congestion/Losing the "small town feeling"
- Over-development/Loss of natural beauty and "green space"
- Over-development/Regulation of charm of development
- Over-development/Re-scarring of mountains
- Over-development/Traffic problems and pollution
- Over-development of residential properties
- Over-growth (3)
- Over-growth and development
- Over-growth and population
- Over-growth for money and cramped
- Over-growth/Too many boats on lake
- Over-management and regulation
- Over-popularity of boats/houses losing natural beauty
- Overpopulation (6)
- Over-population by issuing building permits
- Over-population of buildings, not residential
- Over-regulation (2)
- Overrun by northerners
- Over-taxing residents. Increase in population should increase in tax base
- Overuse of lake during summer
- People moving here for "our" lifestyle and wanting to change it
- People trying to change Lake Lure
- People wanting to build huge homes in huge developments/Increased population for infrastructure
- People who don't appreciate it, they see only money
- Planned development that is not done with knee jerk reaction/Need quality sign ordinances
- Planned growth
- Planned growth
- Planning and zoning regulation
- POA's should not be so powerful
- Pollution
- Pollution, noise, traffic, low income housing
- Population
- Population growth (2)
- Population growth and traffic
- Population increase
- Posting community events to neighboring counties

- Preserving the natural beauty during growth and development
- Preserving the quality of the lake as the area grows
- Pressure on government to provide expensive regulations
- Pressure to grow/How to control it in the right way
- Prevent over-development and over-crowding
- Preventing developers from deforesting the land
- Preventing it from looking like every other tourist spot
- Profit seeking development/Roads/Traffic
- Project like Cloud proposed
- Projects like Cloud's major commercial venture
- Proper growth and development of the town
- Properly controlled development
- Proportionately spreading tax base vs. services
- Protecting lake
- Protecting lake from over-development
- Protecting the growth
- Protecting the town density from developers
- Protecting the water quality of the lake
- Protection of natural resources
- Providing for increased growth
- Providing public lake access.
- Public financing to deal with issues resulting from developments
- Public services
- Quality control of development
- Quality growth
- Quality police/fire protection due to growth of town and surrounding area
- Quick build-up/Low infrastructure
- Rapid development without appropriate restrictions to maintain beauty of the environment
- Rapid expansion
- Rapid growth (3)
- Rapid growth in and outside of town with infrastructure demands
- Rapid growth/development. The developers are destroying the nature
- Rapid growth/Traffic congestion
- Recreational over-crowding of lake in the summer
- Red tape
- Remaining a unique community
- Resident turn over
- Residential and commercial expansion with an appeal to only the affluent
- Residential growth
- Resort/Commercial buildings
- Restrictions on lake use
- Ridgeline problems
- Road improvement
- Road repairs outside main Lake Lure/Young's Mtn. Dr.
- Roads
- Roads and housing to keep up with/Need more entertainment and shopping
- Roads/Parking/health care center
- Roadways, infrastructures and zoning controls
- Ruining the ridgelines of mountains
- Runaway development threatens character of the area
- Safe roadway
- Sedimentation/Over-seeing commercial development
- Sewer
- Sewer/Water quality of lake
- Sewers/Lake pollution/Uncontrolled development/No restrictions on building
- Sewers/Roads
- Short sighted developers
- Single road access
- So many huge houses being built where they clear-cut the land, removing trees especially on water front
- Solid commercial/residential growth plan
- Speed of residential growth/Traffic on summer weekends
- Still a small town.
- Still too many junky houses/residences
- Stop the housing development
- Stopping development
- Strain on aging and existing facilities
- Strain on services by adjoining resorts
- Strain on the infrastructure due to over-development
- Stripping the trees
- Subdivisions clearing the hills/Going bankrupt or building
- Taxation beyond reasonable amounts
- Taxes
- That construction will come in too fast
- The building boom that is going on.
- The control of developers
- The move to excessive regulation that will destroy the resort atmosphere, limit reasonable development/property value
- The need for a master plan for development
- The need for strict building codes
- The need to change zoning regulations to allow more commercial development/growth
- The need to expand.
- The onslaught of development in the surrounding areas.
- The potential for over-development at the expense of the environment.
- The rape of the landscape by developers and individuals
- The sewer system is overloaded/power generating system/Dam maintenance power plant
- The temptation to grow
- To be able to control growth and infrastructure
- To control the growth
- Too fast growth
- Too many boats on lake (2)
- Too many boats on lake, Too many homes on shoreline
- Too many cops on lake. Too much development.
- Too many housing developments that cut too many trees
- Too many part-time residents trying to dictate the town.
- Too many People
- Too many people and boats on the lake
- Too many people in too small place
- Too many people moving into area
- Too many real estate developments
- Too many regulations. Chance of higher taxes/fees. Police too strict.
- Too many sub-division developments
- Too many yankees moving in wanting to change the town

- Too much commercial development, hotels
- Too much commercial development/too much commercialism of the lake
- Too much commercial growth
- Too much commercial influence and/or change
- Too much commercial lake activity
- Too much development (8)
- Too much development and land clearing/Motorcycles
- Too much development for no reason
- Too much development, too fast
- Too much growth (3)
- Too much growth too fast
- Too much growth, residential and business
- Too much growth/Tree loss
- Too much mountain stripping for development
- Too much new development requiring too much new infrastructure
- Too much northern influence moving in
- Too much pressure on the lake because of too many homes
- Too much unrestricted growth
- Tourism
- Town center roads to be more upscale
- Town reacting to development rather than controlling development
- Traffic (5)
- Traffic and pollution
- Traffic around lake
- Traffic congestion (3)
- Traffic congestion and enforcement
- Traffic congestion in summer
- Traffic control
- Traffic roadways
- Traffic, erosion
- Traffic/Fire protection
- Traffic/Roads/Congestion
- Transition from small mountain town to moderate, but essential quality growth
- Trying to control developers
- Trying to control growth to maintain the integrity of the natural mountainous setting
- Trying to make it a big resort.
- Unchecked development destroying the natural beauty of the town
- Unchecked, unplanned growth
- Uncontrolled development (5)
- Uncontrolled development and it's environmental impact
- Uncontrolled development by irresponsible developers
- Uncontrolled development with no plan in place
- Uncontrolled development/Noise
- Uncontrolled development/pollution
- Uncontrolled expansion without environmental control
- Uncontrolled growth (7)
- Uncontrolled growth and development
- Uncontrolled growth and inadequate infrastructure
- Uncontrolled growth around us
- Uncontrolled growth without restrictions to preserve the integrity of the town
- Uncontrolled growth/Enforcing environmental laws
- Uncontrolled growth/No infrastructure in place for present growth rate
- Unplanned development
- Unplanned growth without necessary roads to support it
- Unregulated growth (2)
- Unrestrained sedimentation/Pollution to the lake
- Unrestricted growth (2)
- Unrestricted, unplanned development ruining the beauty
- Unrestricted/unregulated rapid land development
- Unscrupulous land developers
- Unwise expansion
- Vision for the future
- Water and sewer/Street lights/Roads
- Water quality
- Water quality/Over-development
- Water, sewage, and building codes
- Way too many boats allowed/Lakefront owners should be allowed boat precedence over residents/visitors
- Well planned and controlled development
- Well planned growth as nothing stays the same
- What does the residents want it to be
- With growth comes more sewage, need for public services
- Zoning
- Zoning preventing clear cutting of trees/Excessive traffic/people
- Zoning/Drinking water

#### 84. Please briefly describe your vision of what Lake Lure should be twenty years from now?

- 50% more high value single homes
- A beautiful "boutique-like" community with shopping, restaurants, movie theaters, culture
- A beautiful and peaceful lake retreat
- A beautiful area for vacationers/residents
- A beautiful mountain lake community with small town charm
- A beautiful mountain lake town. Minimal new development
- A beautiful mountain resort with an emphasis on outdoor/natural tourist attractions
- A beautiful mountain/lake community with balanced residential/commercial serving citizens/visitors
- A beautiful place to live and visit that offers a stress-free environment
- A beautiful place to live/visit that has grown to support population while maintaining beauty/health of lake/mountains
- A beautiful resort area but friendly
- A beautiful resort town with mountain charm
- A beautiful retreat from the common place where original beauty/history remains.
- A beautiful town with more sense of community/cultural events
- A beautiful vacation place

- A beautiful, affluent, well-managed residential retirement area
- A beautiful, quiet place for families to enjoy/A place to relax from the city and other tourist traps
- A beautiful, welcoming place in which to live or to visit
- A beautiful, well maintained, residential community
- A charming, safe place to live/work. A vacation place that is unique
- A city
- A clean lake retaining the mountain beauty
- A clean, environmentally protected and land use protected lake
- A community of people sharing common values
- A community that has grown gracefully
- A community that has grown with improved roads, limited development, clean highway
- A community with adequate professional/municipal/commercial development to coincide much residential growth
- A complete plan for a growth of the city. Pretty place to come/live/work.
- A continued place of beauty and relaxation
- A family oriented place with quiet parks/good restaurants/Good value
- A full fledged city self-contained
- A great escape
- A growing tourist friendly community
- A little artsy town/Should play music and have small art festivals
- A lovely quiet mountain lake getaway
- A luxury resort area/Restricted
- A more balanced community age wise
- A more balanced community with schools/Industry supporting a better distribution of age categories.
- A more commercialized resort area
- A more self-sustaining mountain town with medical retail, education, and recreation
- A nationally recognized tourist destination that is not overly commercialized
- A nice local community family
- A nice place to live
- A peaceful mountain lake residential/tourist community
- A place of natural beauty where leadership refused to bow to developmental pressure
- A place of natural beauty with clean air and clean water. A proud community that did not follow the masses.
- A place of natural beauty with somewhat limited commercial growth
- A place of natural beauty with strong development restrictions
- A place of pace, quiet and beauty as it was intended when first built
- A place that preserves the natural beauty and discourages urban clutter
- A place where people still have recreational opportunities
- A pontoon lake for retired people
- A private lake resort not available to the public for boating
- A prosperous, mountain resort community, with a mix of housing
- A quaint little village
- A quaint mountain village with reasonably clean water/Entertainment and restaurants
- A quaint, off the beaten path, mountain lakefront town known for scenic beauty and outdoor recreations
- A quiet and peaceful little mountain town
- A quiet lake with beautiful views remains/Mixed properties
- A quiet mid-sized town
- A quiet mountain community
- A quiet mountain town with more services available
- A quiet place where lake front home owners can relax and keep character of small town. Protect natural beauty
- A quiet place with lots of trees and nature/A place that was not developed into an oblivion
- A quiet rural community
- A quiet, scenic despite the hustle-bustle of modern America
- A recreational retreat and residential community
- A residential mountain community with numerous recreational opportunities/Not overly developed or overly commercialized
- A resort destination
- A resort/retirement community with more residents than present and a safe lake with scenic views
- A retirement community
- A safe getaway with decreased focus on residential/commercial expansion
- A scenic quiet town of past and present with great nature/quiet place to relax
- A scenic residential community
- A small but progressive friendly place to live
- A small mountain town with no mall or fast food restaurants
- A small resort area with great facilities/Arcade area has great potential for small park/shops/café
- A small town where a culturally diverse population can live, work, and retire and surrounded by natural beauty
- A small town with natural charm plus modern needs.
- A step back in time/Best kept secret/safe, peaceful, natural beauty
- A Swiss-like mountain village with gathering places to enjoy within walking/gathering distance.
- A thriving resort town with plenty of services/amenities
- A tourist attraction
- A town offering residents/visitors a place of beauty with year-round cultural/commercial/and other amenities
- A town that has expanded but kept it's mountain town character
- A town that is known for it's beauty, high quality of living, attracts visitors/permanent dwellers/Business for basic needs
- A town with a plan to meet needs of the citizens/Provide safe are for work and play
- A town with access to preserved natural areas
- A town with greater amenities, parked recreation while preserving natural beauty
- A town with many shops, movies, schools, beautiful lake and ridgeline with trees
- A town with nice commercial amenities and continued residential growth

- A unique mountain retreat
- A very high end resort/retirement
- A vibrant mountain retreat as it portrays today
- A well run, cost effective, small community with natural environmental advantages
- A well-planned resort maintaining it's natural beauty
- A well-planned resort/tourist community with a year-round infrastructure
- A zoned balanced community of commercial, retail and industrial development.
- About like now, with fewer road signs
- About the same
- About the same controlled residential growth as well as business growth
- About the same with better medical facilities
- Active family community
- Almost the same as it is now
- An "upscale" community in tune with the natural surroundings
- An ambient place to live/decent environment
- An artist's community/People keeping the traditions of NC handicrafts alive
- An attractive mountain community maintaining it's natural mountain atmosphere and tourist friendly
- An attractive, predominantly second home community with tasteful houses and restaurants
- An enlarged resort community that's well maintained
- An uncrowded community of upscale residences with enough affordable housing for local workers. Need retail/medical services
- An uncrowded, not overbuilt, recreational areas
- An upscale enclave for residents and second homes
- An upscale residential community
- Area with small shops and restaurants like Blowing Rock
- As beautiful and mountaneousque as today
- As beautiful as it is today
- As close to present as possible
- As close to the present town as possible/Limited growth
- As close to what it is now
- As close to what it is now, as possible
- As it is now (4)
- As little change as possible
- As little change as possible/Residential cottages
- As little development as possible
- As near as present
- As now, only more environmentally friendly
- As similar to what it is now as possible
- As unchanged as possible
- Attractive
- Basically the same
- Basically the same but better
- Basically the same but more nice places to stay
- Basically the way it is now, with development controlled so as not to spoil the natural beauty
- Beautiful homes on lake/Affordable housing where possible
- Beautiful area for residents/tourists
- Beautiful area that has amenities of great resort town but without congestion
- Beautiful city that offers residents to enjoy all services and not to have to travel but to get there
- Beautiful developed lake front community that residents/tourists love to come to
- Beautiful environment protected from over-development
- Beautiful Mountain resort
- Beautiful mountain town
- Beautiful mountain town with 1st class amenities, shopping, world class parks
- Beautiful mountain town with access to natural beauty
- Beautiful resort area with very attractive lakefront homes
- Beautiful vacation spot
- Beautiful, clean, not crowded
- Beautiful, quiet, Unpolluted mountain town and lake
- Beauty shall remain as is.
- Beauty should remain unchanged/Town needs a "common area" for commercial building along Hwy 9 near Ingles
- Beauty, clean, environmentally friendly
- Being able to see the beauty of the lake with a lot of goals and houses
- Better health and cultural services, but not much more developed than it is now
- Better roads/Streets
- Bigger "small town"
- Boat houses should compliment Lake Lure
- Branson, MO
- Broader based
- Carefully controlled development focused on beauty of the area
- Changes should be minimal and keep the current character of the town
- Charming mountain community with mixed second/retirement homes. Strong zoning and protection of natural beauty.
- Charming, relaxing place to visit or live
- Children can enjoy with the same beauty and solitude without overdevelopment.
- Chimney Rock bypass/State park/Better stricter zoning enforcement/Mayor/Council government
- Classy stores and restaurants/No cheap tourism upgrade existing trashy structures
- Clean lake water/Nice boat houses/beautiful homes
- Clean lake, beautiful homes, great restaurants and shops
- Clean, busy/Maintaining it's natural beauty
- Clean, clear, still beautiful, preservation of the mountains/ridges
- Clean, Friendly, Still relatively pollution free
- Clean/Pristine Lake water, good mix of residential/commercial properties
- Cleaner, quiet, quaint, beautiful, serene
- Cleaner, quieter, more beautiful
- Close to what it is now
- Coexistence of resort and full-time residents in a preserved mountain/lake community with local resources available
- Commercial/Multi-family building in town but preserve lakefront. Restrictions on trees being cut down
- Community of single family residences that enjoys beauty of the lake and mountains. Not a lot of boating regulations.
- Community that supports year-round upscale retail
- Comprehensive planned development

- Continue to be the small mountain town that people like to visit and live in
- Continue to keep the mountains/lake as they were 20 years ago. Control growth/mountain top development
- Continue with progress
- Continued private residential development. Limited high density lodging/commercial construction
- Continued slow/moderate pace residential development with protected ridges/Commercial development in town center
- Control growth of traffic/Small and upscale shops
- Control of boats on lake, leash laws, a pleasant place to live/residents/businesses upgraded
- Controlled growth
- Controlled growth. All of "downtown" should have construction on renovation to give it mountain town character
- Controlled planned community
- Controlled residential/commercial growth while maintaining our current image
- Controlled ridgeline development/More medical/care facilities/Public educational opportunities
- Correction of weaknesses
- Current status
- Demolished
- Destination for retirement. Strong job market, year-round population, mixed use housing
- Destination retirement/Vacation community in a natural setting
- Developed commercial centers/Grocery stores/Medical centers/
- Development out of city limits
- Dominate theme. Lakefront fishing with swimming area/Quaint shops
- Don't let it be another Gatlinburg
- Easy access for all kinds of health care/entertainment
- Eclectic mountain community attracting active families for water, biking, hiking, outdoor activities, and also shops, cafes
- Elite mountain community
- Environmentally sound/Clean/Congested lake
- Exactly what it is now
- Existing developments will be housed and better medical facilities will be present
- Expanded single family housing
- Family friendly residential mountain town
- Family outdoor recreation area
- Family residential community
- Fewer mansions, shacks/Predominantly modest, tasteful homes/More full-time residents, retails and restaurants
- Full service year-round area similar to Hendersonville
- Fully developed but uncontested
- Fun, enjoyable family getaway for vacation with a mix of housing/recreational opportunities geared towards natural setting
- Gem of a down due to environmental control/protection
- Good views/Vacation sites
- Great tourist area
- Grow more slowly/Have medical offices
- Growth of single family homes.
- Growth/commercial growth should be controlled to preserve scenery/atmosphere
- Hard to say
- Having a seasonal tourist business while maintaining the beauty and uniqueness
- Healthy year-round living community for all residents
- High end resort
- Hope it doesn't become too commercial
- Hope it would look the same, but am afraid there will be buildings, businesses and houses on available lots
- Hope it's not another Pigeon Forge
- Hope that development would not change the beauty of the community
- Hopefully not to populated/Much like it is now
- Hopefully still the "Gem of the Carolinas"
- Hopefully the same /Natural beauty/Slow down development
- Hopefully, a nice, happy, comfortable mountain town with lake
- I hope it will be only what we bought for originally and not too robust
- I hope the same
- I would like to see a more upscale, exclusive community
- I would like to see it remain small town with medical/dental facilities, schools, improved city planning
- I wouldn't change a thing and wouldn't compete with tourist areas
- I'd like to see controlled growth
- I'd like to see homes surrounded by trees/Small business, parks, entertainment beyond 9 pm/Public transportation
- If things continue as they are, drained so they can develop the bottom half
- In pristine condition to enjoy natural beauty
- It should be a quiet slow paced community
- It should be a retreat for all to enjoy the small town environment
- It should be resort-like
- It will continue to grow but we should limit the growth to single family residential growth and minimal tourist improvement
- Just as it is now (3)
- Just as it is today/Residential
- Just as it is/With a few more good restaurants
- Just like it is now, but better maintained
- Keep the silt out of the lake and protect the green space/No chain shops
- Keep as close to the way it is now
- Keep it similar to what it is in 2006
- Keep it's natural beauty
- Keep Lake Lure a jewel for vacationers
- Keep small town community appeal
- Keep the beautiful lake/mountains unpolluted and a picture of nature
- Lake Lure does not needs to become over-run with too much construction
- Lake Lure will always be a resort community
- Lake Tahoe, Lake Placid, Cashiers, Blowing Rock, Highlands
- Lake town resort
- Less "junk" stores, more access, free beach use, nicer water park

- Let's keep it quiet and peaceful. Discourage Atlanta type living
- Like it does now with more single family homes/stores/services
- Like it is now, with a few more homes
- Like it the way it is today
- Like it to be like it was
- Like it was 10 years ago (2)
- Like it was 20 years ago
- Like to continue to enjoy the small town, where many of us know each other and our family
- Like to see as little growth/expansion as possible.
- Like today, only with more trails, landscaping, public benches, boat ramps, public promenade
- Limited change
- Limited commercial growth/A town motif plan
- Limited water access by non-residents
- Little growth & expansion as possible.
- Little or no change.
- Look around and pick a place in the world similar to Lake Lure (Switzerland)
- Lovely mountain town that is peaceful and harmonious with nature
- Low density development, clean water, many trees
- Luxury resort town with charm/Improve facilities
- Mainly residential, primarily retirement, limited health facilities
- Maintain the beauty and quiet it now has
- Maintain beauty
- Maintain beauty of resort atmosphere
- Maintain charm and sense of community
- Maintain country ambience/Year-round facilities/Shopping
- Maintain current natural beauty with limited growth
- Maintain existing character of area
- Maintain it's beauty/Be more of a full time community
- Maintain it's current character, with as little land development and population expansion as possible
- Maintain natural beauty and upgrade essential services
- Maintain the mountain community towns feel while allowing reasonable levels of new development. Protect natural features
- Maintain the small town atmosphere in as natural a setting as possible without large commercial development
- Make it like Asheville
- Maybe private
- Measured and controlled growth to protect natural beauty of area
- Medical facilities expanded
- Model community
- Modest growth mountain town with a pristine lake
- More "quality" facilities as the population increases
- More beautiful than it is today/green, clean, and vibrant
- More classy, nicer restaurants, clean up trash homes
- More conveniences for the population
- More development like Lowe's and a major road North to I-40
- More full-time residents/Medical care/growth/adding fine restaurants, shops, recreation while keeping the beauty/peacefulness
- More growth but not out of hand
- More like Blowing Rock/Cashiers/Highland/Surrounded by state parks
- More local natives being able to enjoy the town
- More of a tourist town
- More parking for impaired
- More people/homes. Nicer beach area with small shops
- More year-round residents/More quiet recreation/More educational services, medical care, and service oriented businesses
- Most of us are attracted to the natural undeveloped beauty. It should remain that way
- Mostly unchanged (2)
- Mountain character and beauty of area
- Mountain community with superior views, clean water and a residential serenity
- Mountain current natural beauty
- Mountain physical beauty, increased access to waterfront, more parks
- Mountains/Views remain
- Much as it is today (6)
- Much improved
- Much larger
- Much like it is now but with more people year-round
- Much the same as it has been, a lakefront of single-family homes/Forested ridges with no clear-cutting/limited sight corridors
- Much the same as it is now with access to medical facilities, shopping
- Much the same as it is now/No tourism with commercialism
- Much the same as today
- Much the same but better health/retirement living facilities
- Much the same/Scenic beauty of mountains/lake protected while allowing controlled/slower paced economic growth
- Much the same as it is now with it's local quaint feel
- Natural beauty must be protected
- Natural beauty enhanced
- Natural beauty preserved
- Natural beauty should be retained/preserved regardless of development
- Natural beauty/Not too many people
- Natural preservation, parks, minimal commercial development
- Natural, beautiful, with a quaint town center
- Naturally beautiful, quiet, safe place to live with health support
- Need trees to cover homes on lake, visual mess/A quiet town with nice restaurants, beautiful area
- Needs to keep it's quaintness and limit boat traffic
- New homes/Lots of trees/Clean lake/Good fishing
- Nice place to live
- Nice retirement home
- Nicer areas in public locations and nicer commercialism and reduce small houses that can be eye sores
- No bigger than what it is now.
- No change
- No fast foods or commercial strips/Promote environment and outdoor beauty/recreation

- No more than what it is now. Slow down development
- No tall buildings, lake front home rentals, or ski schools on lake
- No tourist traps
- Normal upgrading/remodeling of existing homes with little developments
- Not a lot different from now
- Not a lot different/Beautiful, unpopulated natural setting is disappearing
- Not changing much/Still peaceful, quiet, clean community/Not a tourist trap
- Not enough shopping centers
- Not much change
- Not much change from presently
- Not much different from what it is now
- Not over-developed/Remain the small quaint community that it has been the last 20 years
- Not overly developed
- Not so different from today/More services/Commercial activities away from the lake/Family homes on lake
- Not surrounded by so many homes that there's no scenery left
- Not to grow to a place we can't enjoy
- Not too much change. Keep it small
- Not too much different from now with limited increase in residential developments and required services
- Oasis/A quiet community not over-populated. Like it to remain "heaven's gate"
- One with beauty and clear, beautiful, clean water
- Only 20% more congested
- Our lake is in the top 10 lakes in the world noted for its beauty. Must keep the lake beautiful
- Outdoor recreation mecca/State park, climbing, mountain biking, kayaking
- Over-development
- Over-populated and priced out of reach
- Parks, walking trails, a lakefront restaurant/No more large developments/Gated communities
- Peaceful
- Peaceful community/Unpolluted/Bright street/lake front home lights
- Peaceful small family community
- Peaceful with nature paths, restaurants
- Peaceful, family oriented
- Peaceful, serene, beautiful views but have necessities available
- Peek-a-boo rather than panoramic views
- People working from home with food, medical services
- Personally, no changes
- Place of great beauty
- Place of refuge and recreation for residents.
- Planned retirement, vacation, and recreation community
- Planned, orderly, moderate growth which hasn't damaged serenity and beauty
- Premier resort community that has beautified from controlled growth planning
- Preserve natural beauty
- Preserve the mountains, trees, and scenery
- Pretty and quiet
- Pretty much the same
- Pretty much the same as now/Small community
- Pretty much the same except bigger
- Pretty much what it is now/More homes, medical offices
- Primarily a residential community
- Primarily a retirement/residential/resort community
- Pristine
- Pristine natural, small town. Medical services
- Pristine town with a conformity and housing regulations
- Progressively upscale vacation destiny, with adequate support in infrastructure/Job growth too
- Protecting the natural appearance/New commercial development
- Provide new medical/recreational facilities/Well managed growth/Reduce crime
- Quaint atmosphere and attract more tourism and night life
- Quaint beautiful town with stores, medical facilities, school, and assisted living
- Quaint mountain lifestyle with a balance of modern services
- Quaint restaurants, shops and park, bicycle and walking paths
- Quaint sophisticated town similar to Highlands, NC
- Quaint, attractive mountain town with more services, infrastructure
- Quaint, cottage atmosphere.
- Quaint, mountain feel
- Quaint, quiet, less like an amusement park
- Quaint, upscale mountain town
- Quiet
- Quiet mountain town
- Quiet place to unwind
- Quiet place with natural beauty to retire
- Quiet, clean, friendly, not too crowded
- Quiet, Peaceful town with improved level of health and educational opportunities
- Quiet, well-planned attractive residential/commercial and beautiful mountains with limited development
- Quiet/Beautiful environment
- Reasonable growth and rural flavor
- Reasonably developed
- Recreation and retirement area
- Regressive/Slow down development
- Relatively the same as now
- Relatively unchanged
- Relaxed, quaint area with a few restaurants and shops
- Remain a quiet, relaxing place to visit and live
- Remain like it is today-small, friendly community with low population, crime rate, and quite atmosphere.
- Remain the same
- Remote, quaint, attractive
- Residential, safe/enjoyable lake privileges, improved medical
- residential area with strong entertainment outlets
- Residential community which offers cultural and tourist attractions
- Residential community with services for retired population and families balanced with commercial to service tourism
- Residential lake town with small local businesses

- Residential with commercial district that's got character
- Residential, serene
- Resort area for families/retirees
- Resort community but low-key/down-to-earth
- Resort community with adequate shopping
- Resort community with more jobs
- Resort type setting
- Resort with nice recreation areas, shops, hotels
- Resort/Retirement community
- Retain it's mountain charm
- Retain natural beauty through managed growth
- Retain quality of environment and natural resources, thriving town, friendly, charm, outdoor activities
- Retain the same small town atmosphere/beauty
- Retention of beauty/Small community atmosphere with restaurants and friendly people/Cleanliness
- Retirement and environmentally sensitive development
- Retirement comm.
- Retirement Resort/Keep as original as possible
- Retreat that has been environmentally saved
- Same (8)
- Same as 10 years ago
- Same as now but cleaner and neater
- Same as now/Quiet, great place
- Same great scenery
- Same little quiet mountain town
- Same mountain character
- Same mountain town
- Same quiet little town that people come to enjoy.
- Self-contained community that has year-round residents with attractions for long-term vacationers
- Self-sustaining year-round economy
- Serene thriving town with active community spirit where property owners are residents
- Should be a small town elite vacation place/Not over-populated, developed and keep natural beauty
- Should be develeped while preserving natural beauty/Restaurants and shops with mountain village feel
- Should be self-contained for residents/visitors such as cultural/entertainment things to do
- Should have superior medical services and keep natural beauty as a plus
- Should have the feel of a small town community
- Should learn to fit needed homes/businesses/services within the environment
- Should remain a mountain town despite all the growth/Town should have authority to make houses clean/neat
- Should remain a place of beauty and a town in which families enjoy living
- Should remain a retirement community with support facilities. Roads are terrible/No town benefits.
- Similar environment to now
- Similar to now with a few changes
- Similar to now with a few changes
- Similar to now with noise improvements
- Similar to what it is today (4)
- Similar to what it was 20 years ago
- Simple, cozy, charming mountain lake community with natural views and keeping residential character
- Single family home community keeping the ecological beauty
- Single family homes/Non-rental/Protection of environment better than now/No tall buildings/Ridgeline protection/No ski schools
- Single family with limited local services
- Sleepy mountain town with attractive plants and store fronts/Cleanup debris and stop clear-cutting.
- Slightly larger year-round residential population. Semi-luxurious tourism facilities
- Slightly more modern but remain the same community with beauty
- Slightly refined by basically the same
- Slow and controlled growth
- Slow development of commercial shopping
- Slow growth
- Small commercial business/An elementary school/Convenient access to architectural standards for downtown
- Small community without much change
- Small mountain fell, tastefully developed
- Small mountain town (2)
- Small mountain town with convenient access to grocery
- Small town (4)
- Small town atmosphere
- Small town environment, improved health facilities
- Small town feel/There are no big box stores/Vacation destination nationwide/Beautiful mountains/Access to I-40
- Small town friendly
- Small town friendly without "old folks" control/Very similar to today
- Small town, residential community, limited resort activity
- Small well-balanced town with better public facilities
- Small, mountain character town
- Small, quiet, lake community with upscale eating facilities
- Small, scenic, quaint beautiful mountain lake community
- Smaller
- Stay as is/Stop condo/gated
- Stay small and quaint as is now
- Stay the same
- Staying small and retaining natural beauty
- Still a beautiful, lake resort town
- Still a beautiful, quiet lake
- Still a place of natural beauty and tranquility
- Still a place where people want to retire/More quality small business and restaurants/Control tree cutting and erosion
- Still a quiet retreat reflecting a well throughout growth plan
- Still a small town with popularity for visitation
- Still drop-dead gorgeous, tranquil and serene/ an oasis away from the chaos of a big city/Get-away feel to it
- Still friendly but common sense progression
- Still quaint and wonderful
- The area should remain a true "vacation getaway" remaining natural and not over-developed
- The best place to live

- The development in/around Lake Lure makes the town less appealing
- The fabulous place to live and vacation is now without large gated developments/hotels
- The feel/character to be as it is now with more amenities/parks/recreation/infrastructure to handle them.
- The growth of commercial development. A great place to live for all walks of life
- The lake would be comprised of single family dwellings and no more boats on lake than now/Lose boathouses and docks
- The lovely, historical, quiet, natural piece of paradise it is today
- The natural beauty
- The natural beauty it has been
- The natural beauty it is today/Building codes for residential/commercial needs
- The same as it is now, beautiful and quiet
- The same as today (6)
- The same beautiful, small town it is today, but with even more control over growth and commercialism
- The same lovely lake and scenic mountains.
- The same quaint little town that people flock to enjoy
- The same that is has been
- The same with improved health care available
- The same with more parks, lake access, and better roads
- The waterfront retaining it's natural beauty, trees along the ridgelines, buildings, limited commercial development
- The way it is now. Don't want to see it turned into a small city
- There has been too much clear cutting
- This place will be ruined in 20 years at this pace
- Thriving mixed-use year-round community/vacation resort
- Thriving mountain town
- To be able to see the stars at night and still be in awe of the beauty
- To keep a small town mountain community feeling with all the amenities
- To look like Boone
- To remain a quaint and beautiful town
- To stay a quaint little town
- Too crowded
- Town should develop services
- Town should maintain it's serenity and beauty
- Town taken over by "outsiders" with uncontrolled growth/building
- Town with proper mix of residential/commercial and recreation parks
- Tranquil and natural escape from stress and commercialism of major metro areas
- Tranquil, peaceful same town surrounded by natural beauty
- Try to keep existing quiet, quaint, small town feel
- Try to maintain the quaintness and laid back nature of the city/area
- Unchanged (2)
- Unchanged beauty, low-key place to live and vacation
- Unchanged from today
- Unique, friendly community with undeveloped beauty
- Unique, peaceful, American town with low crime rate
- Updated version of what it is today
- Upgrade homes around lake/mountains. No more commercial business on lake front.
- Upscale mountain get-away spot with shopping and development that keeps the beauty of the area
- Upscale resort area preserving nature
- Upscale, quiet place to stay or live.
- Vacation spot for at least 9 months of the year/More attractive for year-round living
- Very limited growth from present
- Very little change
- Very little change in beauty
- Very much as it is today with controlled growth and building
- Very much like it is now (2)
- Very round residents, restaurants, shopping
- Very similar to present
- Very similar to today/A lake you can swim in with beautiful mountain views
- Very similar to today's look and feel
- Very similar to what it is now
- Very upscale but keep natural if possible
- Vigorous
- We know it is a tourist attraction and the need for healthy fun, but it should be controlled
- Well carefully developed naturalistic environment
- Well designed town with many amenities/consistent year-round business opportunities for all who work/live in town
- Well done mixed development
- Well kept homes/communities. Commercial properties to meet the needs of community only
- Well planned controlled growth community with better bike/walking trails and access to lake for all
- Well protected area/Not open to much home building
- What it is 10 years ago
- What it is now. Attention must be paid to the environment
- What it was 2 years ago, trees on ridge tops, no water tower visible, no roads going around lake bringing pollution
- What it was 5 years ago/Fun, Friendly, Copless
- What it was in 1986
- With nature providing limited ingress/egress. Should remain close to what it is now
- With only 10% commercial growth
- With trees, beautiful sunsets, peacefulness, swimming, canoeing, sailing, electric motors only on lake
- Wonderful as it is today
- Wonderful residential community, quality, goods/services/Managed growth/Quality lake management
- Wonderful vacation and local feel community
- Would hope it would stay the same if that is possible
- Would like to keep it as peaceful as possible
- Would like to see more of a "town" area with interesting shopping/More public green space,

## Definitions:

**Mean** - A simple measure of the central tendency of the data is the mean (or average):  $\text{mean} = \frac{\text{sum of all the data}}{\text{sample size (often called } n)}$

**Median** - The median of a sample is the value for which one-half (50%) of the observations (when ranked) will lie above that value and one-half will lie below that value.

**Mode** - The mode of a sample is the value which occurs most frequently in the sample.

**Standard Deviation** - The standard deviation of your data is the square root of the variance, and therefore it reflects both the deviation from the mean and the frequency of this deviation. Standard deviation is often used instead of the variance because the scale of the variance tends to be larger than the scale of the raw data, while the standard deviation is on the same scale as most of the data. The formula for standard deviation is:  $\text{standard deviation} = \sqrt{\text{variance}}$

**Standard Error** - The standard error of the mean is another common way to describe the deviation from the mean and the frequency of this deviation but it also takes into account the size of your data set. The formula for standard error is:  $\text{standard error} = \sqrt{\frac{\text{variance}}{n}}$  (n= sample size)

# Town of Lake Lure, NC

## 2006 Comprehensive Plan Survey

The Town of Lake Lure is seeking public input for its 2006 Comprehensive Plan effort. We are asking for your assistance to help us plan for Lake Lure's future over the next 20 years. This is a *very important* task that requires input and ideas from our town residents and property owners. In general, a comprehensive plan is a written document that identifies the goals, objectives, principles, policies, and standards for the protection, enhancement, growth and development of a town. It requires public participation from residents and property owners in order to accurately reflect local opinions on a variety of planning and growth issues.

In addition to conducting this community survey, we will be holding a series of public meetings to seek additional input for the comprehensive plan. You are cordially invited to attend the first public meeting scheduled for **April 6, 2006 @ 6:00 pm** in the Lake Lure Municipal Center, 2948 Memorial Highway. Preliminary survey results from this comprehensive plan survey will be shared at the first public meeting and final survey results will be available at the second public meeting.

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### Community Information

The following section will help us gather general background information of our survey respondents. Please provide a check mark(s) for each answer.

**1. Are you a full time resident of the Town of Lake Lure?**

- Yes
- No

**2. If you live in the Town of Lake Lure, which of the following applies to you? (check all that apply)**

- I live on the lake
- I live in a private and/or gated community
- I live on property other than those described above.

**3. How many years have you lived in Lake Lure?**

- Less than one year
- 1-5 years
- 6-10 years
- 11-20 years
- More than 20 years
- I don't live in Lake Lure

**4. How many years have you owned property in Lake Lure?**

- Less than one year
- 1-5 years
- 6-10 years
- 11-20 years
- More than 20 years
- I don't own property in Lake Lure

**5. How much time do you spend at your Lake Lure property each year?**

- 1 -2 Months
- 3 - 5 Months
- 6 - 9 Months
- 10 - 12 Months
- Year Round

**6. If you consider your property in the Town of Lake Lure your second residence, do you plan on making it your primary residence within 5 years?**

- Yes
- No
- Undecided
- Not Applicable

The following statements are indicators of community feelings about current and future issues within the Town of Lake Lure. Please follow the directions provided for each set of questions.

### Lake Lure Vision

Please indicate your level of agreement with each of the following statements. (Please circle your choice)

Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
7. Lake Lure should remain as unchanged as possible over the next twenty years.	SD	D	N	A	SA
8. Lake Lure should be a place of growth and development.	SD	D	N	A	SA
9. Lake Lure should remain a place of natural beauty.	SD	D	N	A	SA
10. Lake Lure should be a place of many cultural opportunities and amenities.	SD	D	N	A	SA
11. Lake Lure should maintain its “mountain town” character.	SD	D	N	A	SA

### Land Use and Community Character

Please indicate your level of agreement with each of the following statements. (Please circle your choice)

Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
12. Lake Lure should remain mostly residential over the next 20 years.	SD	D	N	A	SA
13. Commercial recreation and tourism development should be encouraged within the Town limits.	SD	D	N	A	SA
14. A variety of health care facilities need to be developed within the Town limits (medical offices, dentists, clinics etc.).	SD	D	N	A	SA
15. The Town should limit commercial development on the lake shore.	SD	D	N	A	SA
16. The Town needs to better regulate signs and billboards along its roadways within the Town limits.	SD	D	N	A	SA
17. The Town should allow buildings taller than the current 45’ foot limit.	SD	D	N	A	SA
18. The traditional character of the town is being threatened by new development <b>within</b> the Town limits.	SD	D	N	A	SA
19. The traditional character of the town is being threatened by new development <b>outside</b> of the Town limits.	SD	D	N	A	SA
20. The Town should look to extend its jurisdiction beyond the current municipal boundary.	SD	D	N	A	SA
21. The Town should consider annexation opportunities.	SD	D	N	A	SA
22. Lake Lure should develop stronger architectural guidelines for new <b>commercial</b> construction/development.	SD	D	N	A	SA
23. Lake Lure should develop architectural guidelines for new <b>residential</b> construction/development.	SD	D	N	A	SA
24. The Town should develop ordinances for light and noise pollution.	SD	D	N	A	SA

## **Natural Resources**

Please indicate your level of agreement with each of the following statements. (Please circle your choice)

<b>Statement</b>	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neutral</b>	<b>Agree</b>	<b>Strongly Agree</b>
25. Current federal, state, county, and town regulations are adequately protecting the natural resources of the town.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
26. The Town should develop regulations to protect the natural appearance of the ridgelines.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
27. The Town should develop regulations to protect trees, environmentally sensitive areas and steep slopes during development.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
28. The Town should require tree planting for all new commercial development.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
29. The Town needs to develop additional public parks.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
30. The Town should provide more public access to the water for recreational uses.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>

**31. Would you be willing to pay additional tax dollars for open space acquisition and protection?**

Yes  No  No Opinion

## **Housing**

Please indicate your level of agreement with each of the following statements. (Please circle your choice)

<b>Statement</b>	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neutral</b>	<b>Agree</b>	<b>Strongly Agree</b>
32. The Town should encourage a broad mix of housing types, (condos, apartments, single family homes etc.) particularly those that provide for affordable housing options.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
33. The town should develop regulations for vacation rental homes within residential areas.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
34. Guidelines should be crafted that encourage environmental sensitivity for residential subdivisions.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>
35. Guidelines should be crafted that encourage environmental sensitivity for individual residential lots.	<b>SD</b>	<b>D</b>	<b>N</b>	<b>A</b>	<b>SA</b>

**36. Would you prefer to live in a gated community within Lake Lure?**

Yes  No  No Opinion

**37. As the Town of Lake Lure continues to grow, what kinds of housing types would you like to see permitted by the town? (Please check all that apply)**

- |  |   |
|--|---|
| <input type="checkbox"/> Single Family Homes | <input type="checkbox"/> Condominiums     |
| <input type="checkbox"/> Estate Homes        | <input type="checkbox"/> Mobile Homes     |
| <input type="checkbox"/> Duplexes            | <input type="checkbox"/> Modular Homes    |
| <input type="checkbox"/> Townhomes           | <input type="checkbox"/> Time Share Units |
| <input type="checkbox"/> Apartments          |   |

## **Development and Growth**

Please indicate your level of agreement with each of the following statements. *(Please circle your choice)*

Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
38. Lake Lure should concentrate commercial development in designated commercial areas.	SD	D	N	A	SA
39. Lake Lure should investigate the need for education facilities.	SD	D	N	A	SA
40. Lake Lure should try to attract various medical providers.	SD	D	N	A	SA
41. New development should have limited impact on views.	SD	D	N	A	SA
42. The Town should encourage developers to help pay for needed public infrastructure. (roads, utilities etc.)	SD	D	N	A	SA

**Please rate your support or opposition to various types of potential development within Lake Lure.**  
*(Please check your choice for each development type)*

Types of Development	Strongly Oppose	Somewhat Oppose	Somewhat Favor	Strongly Favor	No Opinion
43. Single Family Homes	<input type="checkbox"/>				
44. Gated Communities	<input type="checkbox"/>				
45. Retirement Homes	<input type="checkbox"/>				
46. Tourist Lodging	<input type="checkbox"/>				
47. Health Care Facilities	<input type="checkbox"/>				
48. Multi Family Homes	<input type="checkbox"/>				
49. Rental Housing	<input type="checkbox"/>				
50. Campgrounds/RV	<input type="checkbox"/>				
51. Industrial	<input type="checkbox"/>				
52. Mobile Homes	<input type="checkbox"/>				
53. Modular Homes	<input type="checkbox"/>				
54. Assisted Living	<input type="checkbox"/>				
55. Nursing Homes	<input type="checkbox"/>				
56. Small Retail and Commercial	<input type="checkbox"/>				
57. Non Lake Front Restaurants	<input type="checkbox"/>				
58. Lake Front Restaurants	<input type="checkbox"/>				
59. Shopping Centers	<input type="checkbox"/>				
60. Park and Recreation Areas	<input type="checkbox"/>				

**61. What should the pace of RESIDENTIAL development within the Town be over the next 10 years?**

- Current Pace
- Slower than Current Pace
- Faster than Current Pace
- No Opinion

**62. What should the pace of COMMERCIAL development within the Town be over the next 10 years?**

- Current Pace
- Slower than Current Pace
- Faster than Current Pace
- No Opinion

## Transportation

Please indicate your level of agreement with each of the following statements. *(Please circle your choice)*

Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
63. The Town should build a road on the west side of the lake that connects to roads on the east side of the lake for <b>public use</b> .	SD	D	N	A	SA
64. The Town should build a road on the west side of the lake that connects to roads on the east side of the lake for <b>emergency use only</b> .	SD	D	N	A	SA
65. Overall, Lake Lure is a safe place to walk and bicycle.	SD	D	N	A	SA
66. The Town should develop more sidewalks and bike paths.	SD	D	N	A	SA
67. Traffic congestion is a major problem during the summer.	SD	D	N	A	SA
68. Traffic congestion is a major problem year round.	SD	D	N	A	SA
69. Public transportation, such as small buses and seasonal/special event water taxis, is needed in Lake Lure.	SD	D	N	A	SA

## Municipal Services

For each of the following items, please indicate whether you favor (1) reduced services, (2) no change in services, or (3) new and improved services? **IF YOU FAVOR NEW OR IMPROVED SERVICES**, please indicate whether you would be willing to support higher taxes for each new or improved service by providing a check mark in the shaded column on the far right. *(Please provide a check mark for your choice for each item)*

Municipal Service	Reduce Services	No Change	New or Improved Services	I Would Support Higher Taxes for New or Improved Services
70. Lake Dredging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71. Stocking the Lake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
72. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
74. Street Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
75. Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
76. EMS Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
77. Police	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
78. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
79. Boat Patrol	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
80. Garbage Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
81. Erosion Control Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you checked "New or Improved Services" above, Please indicate if you would support higher taxes for each service selected, If not please leave the far right column blank.



82. What are Lake Lure's 3 greatest strengths and weaknesses?

Strengths

Weakness

1. \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

3. \_\_\_\_\_

**\*PLEASE JOIN US FOR OUR FIRST PUBLIC MEETING - APRIL 6th 2006, 6:00 pm @ Town Hall**

83. What do you feel is the single biggest issue facing Lake Lure over the next several years?

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84. Please briefly describe your vision of what Lake Lure should be twenty years from now?

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**85. Gender**

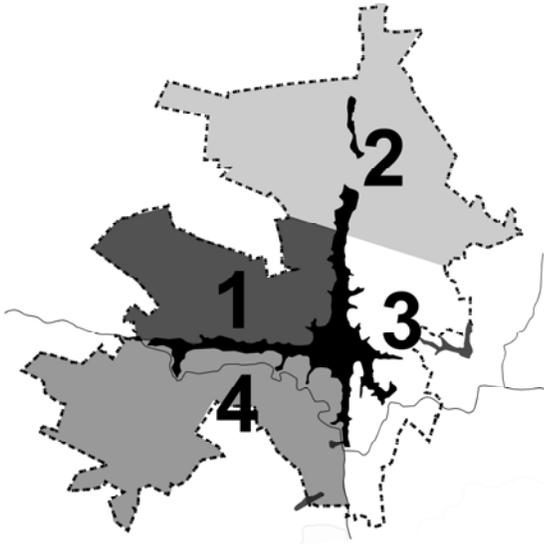
- Male
- Female

**86. Age**

- 18 & under
- 19-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70+

87. In which of the following areas is your primary residence and/or property generally located?

- Area 1
- Area 2
- Area 3
- Area 4



88. If you live in Lake Lure full time, how many school age children do you have? \_\_\_\_\_ #

**89. What is your employment status?**

- Full Time
- Part Time
- Retired
- Homemaker
- Disabled
- Unemployed
- Student
- Self-Employed/Home Office Business
- Other \_\_\_\_\_

**90. Please indicate which of the following applies to you. (Check all that apply)**

- Registered voter in Lake Lure
- Taxpayer in Lake Lure
- Primary residence outside of Lake Lure
- Owner of residential land w/ structure
- Owner of vacant land
- Owner of commercial land w/ structure
- Business owner
- Renter

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Please fold the completed survey and place it into the postage-paid return envelope and return by March 24, 2006. If you have any questions about this survey please call 828.625.9983.

**THANK YOU FOR YOUR SUPPORT!**

**\*PLEASE JOIN US FOR OUR FIRST PUBLIC MEETING - APRIL 6th 2006, 6:00 pm @ Town Hall**