

2007-2027 Comprehensive Plan

2015 Update

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Introduction

Comprehensive plans are the most common plans used to guide development. They are a means of establishing long-term vision, typically looking 15 to 20 years into the future.

Like the 2007-2027 Comprehensive Plan for Lake Lure, the 2015 Comprehensive Plan Update provides the framework for every planning effort that follows and serves as the foundation that connects other topic-specific plans and studies to each other.

The Comprehensive Plan and this 2015 Update is the basis for a number of strategic efforts aimed at addressing issues and opportunities. Once formally adopted, it will be utilized to provide necessary context for local officials who will make decisions regarding growth and development in the community, services and facilities to support development, and efficient allocation of public funds.

The Plan Update will also aid decisions of any group or individual who is concerned with growth and development as it serves to coordinate activities for a wide range of individuals, boards and other entities.

Although the Comprehensive Plan provides a broad vision and goals that the community has worked toward since 2007, it was always the objective to review it and update it. These periodic reviews, such as has been completed in 2015, allows for acknowledgement of changing circumstances.

Like the 2007-2027 Comprehensive Plan, the 2015 Plan Update still reflects the community's desires and serves as a policy guide that will aid decision makers over the coming years.

In order to be an effective guide, the plan and this update is comprehensive in the sense that it examines a number of key, interrelated factors simultaneously. More importantly, it is strategic, identifying the most critical issues and defining short and long-term strategies for addressing those issues.

The information that follows details how the 2015 Comprehensive Plan Update was facilitated and completed.

Sincerely,

Your 2015 Comprehensive Plan Update Steering Committee

Bob Keith, Mayor
John Moore, Mayor Pro Tem
Thomas McKay, Chairman of the Zoning & Planning Board
Charlie Ellis, Vice-Chairman of the Zoning & Planning Board
Chris Braund, Town Manager
Shannon Baldwin, Director of Community Development



2007 – 2027 Comprehensive Plan – 2015 Update

What was the purpose and objective of Updating the Implementation Matrix of 2007-2027 Comprehensive Plan?

The implementation matrix is simply the action plan of all of the recommendations made in 2007 for the 20-year Comprehensive Plan. The objective was to produce an enhanced matrix, a document that can and will be used as a guide for town initiatives and operations over the next five years.

Why did the Comprehensive Plan Update project come about?

- Much had changed since 2007 and the town government was in need of a fresh “to do” list that would last another five to eight years. The town has completed action items in the Comprehensive Plan Implementation Matrix (**CPIM**) much faster than anticipated.
- Various Town Council members expressed a desire to update the Comprehensive Plan.
- The Mayor wanted to engage the at-large community on various topics.
- The Town Manager wanted to engage Town Council in a process to develop near-term strategic goals and plans.
- The Zoning & Planning Board requested a list of new projects and priorities from Town Council.
- Only 8 years into our 20-year plan, nearly 60 percent of the action items in the Implementation Matrix have been completed/accomplished.

How was the project organized and initiated?

- A steering committee was formed comprised of the Mayor, Mayor-Pro Tem, Planning Board Chair, Planning Board Vice-Chair, Town Manager and Community Development Director to develop a process to respond to the requests and interests above (mid-July 2015)
- Vital Clarity, a consulting firm, was engaged to help design a streamlined process that would result in a freshened Comp Plan Implementation Matrix (CPIM)
- Steering Committee members were interviewed by Kathleen Osta, of Vital Clarity, and a process developed.
- A Scope of work and schedule was developed with the Steering Committee’s cooperation and Town Council’s approval. An agreement was developed between Vital Clarity and the Town outlining the scope of work and schedule
- The Town Manager signed the agreement between Vital Clarity and the Town to proceed with the process as outlined (mid-August 2015)

What else has taken place so far, relative to process, meetings, and output?

- Town Staff reviewed all CPIM action items and created a “scorecard” in document form.
- Staff used the scorecard to determine the status of each CPIM action item based on five criteria: Complete (C), Ongoing (O), Underway (U), Initiated (I) and Not Started (NS) and released in document form



- Town Council and Planning Board evaluated the action items using the following question, *“Of the policies and activities not started or only initiated, which do you feel are a priority for the next five years?”*
- Staff compiled the TC/PB evaluation results in document form
- Vital Clarity facilitated a joint meeting of Town Council and the Planning Board to review the State of the Town Address (Town Address), take the Community Survey (Survey), and solicit feedback regarding those two items and important town projects, past and future (mid-September 2015)
- Town staff tweaked the Town Address and Survey, created a postcard mailer (used to alert property owners and voters of the Town Address and Survey online and inviting them to the Visioning Workshop), loaded the Survey into Survey Monkey, and launched the postcard mailer
- Vital Clarity trained five facilitators from the Lake Lure Community (mid-October)
- Town staff compiled the Survey results from nearly 400 respondents in document form
- The Visioning Workshop was held on October 19, 2015 with approximately 75 citizens and stakeholders participating. The Town Manager delivered the survey results and Kathleen Osta, along with the five trained volunteers, facilitated the workshop.
- The results from the Visioning Workshop were processed in document form

How do we use the output of the visioning session and where do we go from here?

The steering committee and town staff will develop additional policies, goals, and objectives for a draft version of new Comprehensive Plan Implementation Matrix based on community input and town officials’ feedback. These will be added to the most relevant, unfinished items from the 2007 matrix.

Priorities and timeframes will be assigned for each policy and objective (December 2015 –January 2016)

1. Objectives will be Specific, Measurable, Attainable, Realistic and Timely (S.M.A.R.T.) to ensure they are easily tracked and reported
2. Policies will be distinct from objectives and provide guidance and direction

The draft document will be reviewed with Town Council and the Zoning & Planning Board and incorporate any additional input from the community.

After incorporating feedback from Town Council, the Zoning & Planning Board and the community, both boards will receive a request to adopt the new CPIM.

Once it is complete, how will the Comprehensive Plan Implementation Matrix be used?

As the town continually strives to realize its vision, The 2016 Comprehensive Plan Implementation Matrix will be used by the Department Heads, Town Manager and Town Council for developing yearly work plans and budgets.

Guiding Values:

VISION STATEMENT FROM THE 2007-2027 COMPREHENSIVE PLAN

Lake Lure, the gem of the Carolinas, is a mountain-lake community that has a harmonious balance of interests of our citizens, businesses and visitors, achieved through open communication and managed growth that emphasizes fiscal responsibility and stewardship of our natural beauty and environment.

CRITERIA ESTABLISHED FOR EVALUATING & PRIORITIZING PROJECTS:

Taken from the 2007-2027 Comprehensive Plan & the 2015 Visioning Workshop

- Increases the tax revenue base
- Contributes to a more balanced age demographic
- Preserves or improves quality of life for all citizens (natural beauty & environment)
- Strengthens open communication internally and/or externally
- Improves the visitor experience
- Contributes to being fiscally responsible
- Manages growth conservatively
- Develops a sustainable economy
- Promotes & preserves Lake Lure's character
- Enhances and preserves the environment
- Improves public infrastructure
- Provides public services efficiently

Our Brand Statement:

We are a town born of a grand vision in an era where lofty dreams led to bold plans.

Influenced by the lake and mountain resorts of Europe, we were envisioned as a sanctuary for serenity and relaxation. We have evolved into a place where generations come to reconnect and newcomers discover a retreat from the rigors of day-to-day life.

We are a village built with a deep pioneering spirit to enchant visitors.

We are here to delight the young and the young at heart.

We are a place that hearkens to a simpler time where the laughter of a child, a friendly smile, and the warmth of a small town captivate our guests.

We are the best of all that is Western North Carolina, a setting of unrivaled beauty.

Our backdrop is a cathedral of mountain cliffs and our forefront is a rushing river and a serene lake. We are a place where romance and charm converge with a storied history in a stunning setting.

We are a place for outdoor adventures, a hike in the woods, a bike ride, a climb on a sheer rock face, a day on the water fishing, boating, or kayaking.

We are a place of relaxing inns, charming shops, a stroll on the river—a place to pause, reflect, and be inspired. A place of art, craft, and music and a place of learning.

We are a place where guests become residents and those who choose life here wish to move not with the ticking of a clock but with the rhythm of the seasons.

Connections here run deep and hold fast.

We invite you to experience this amazing place as our welcomed guest or as our future neighbor.

We are Lake Lure, We are Chimney Rock Village.

Lofty views, deep history



Town of

Lake Lure
North Carolina

State OF THE Town 2015

VISION STATEMENT FROM THE 2007-2027 COMPREHENSIVE PLAN

“ Lake Lure, the gem of the Carolinas, is a mountain-lake community that has a harmonious balance of interests of our citizens, businesses and visitors, achieved through open communication and managed growth that emphasizes fiscal responsibility and stewardship of our natural beauty and environment. ”

It's time to take a step back

In 2007, after much hard work, our community completed a 20-year Comprehensive Plan, complete with nearly 400 recommendations spanning all areas of our civic life. This plan continues to serve as a guide for policymaking, projects and investment toward the goals identified by the community.

Eight years into the plan, we are pleased to report we have completed and implemented 57 percent of the recommendations. It's a good time to come back together to pause, reflect and assess what is in store for the next five to eight years.

- Are the remaining, unfinished recommendations still relevant?
- What new opportunities, challenges or threats have emerged since 2007?
- What are the community's highest priorities?
- What efforts will have the biggest positive impact on our future?

Answers to these and other questions do not solely rest on the shoulders of your elected officials and appointed boards to determine. Because it's your future too.

This report contains an overview of current conditions in Lake Lure. And while it provides a recap of our unique assets to be leveraged, it takes stock of our challenges and the opportunities before us.

Armed with information, you will be in a stronger position to contribute your ideas and preferences to guiding Lake Lure's future.

Ultimately, the goal is to chart our course together. To do it right and do it well, we need your voice at the table.

Thank you,

**Town Manager Chris Braund, Mayor Bob Keith
& Your Lake Lure Town Council**

At the end of this report you will find a link to a three question survey. Please respond to it no later than Oct. 12th. Then mark your calendar to join us Oct. 19th at Town Hall for a Visioning Workshop and to learn the results of the survey.

The 2007-2027 Comprehensive Plan Revisited

The 2007-2027 Comprehensive Plan contained 372 recommendations from ten major sections in the plan:

- Economic Development
- Transportation / Circulation
- Utility Infrastructure
- Parks & Recreation
- Lake Management
- Boat Management
- Community Services & Facilities
- Community Appearance & Design Standards
- Government & Administration
- Natural Environment & Open Space
- Land Use

For the past eight years, town staff, town council and citizen advisory boards have used the plan to guide projects, budgets and regulatory changes. Of the numerous recommendations that have been implemented, examples include:

- Creating a school
- Expanding medical services
- Creating more detailed plans for areas like the Town Center and Highway 9 corridor
- Addressing issues with lake water infiltration into the sewer lines
- Acquiring and developing more parkland (Buffalo Creek Park)
- Creating settling basins for sediment dredged from the lake
- Regularly conducting scientific studies of the fishery resource
- Staffing a Lake Operations Director
- Expanding & improving Washburn Marina
- Developing design guidelines for commercial buildings
- Defining and improving gateways into Lake Lure
- Developing and improving regulations to address noise pollution
- Seeking grants, totaling nearly \$4 million awarded
- Redesigning the town's website
- Implementing a regulatory program for vacation rental operations
- Incorporating tree protection provisions to restrict clear cutting
- Adopting regulations to protect steep slopes during development

About 151 recommendations remain from the Comprehensive Plan that have had minimal or no activity. With the goal of guiding our plans and efforts over the next five to eight years, the community is again coming together to examine these remaining recommendations.

That's where your involvement is requested.

THE COMP PLAN BY THE NUMBERS:

372 recommendations

10 categories

57 percent have been completed since 2007

151 recommendations remain undone

And we completed a few things that weren't in the 2007 recommendations. These include:

- Implementing a curbside recycling program
 - Developing a community brand
 - Enhancing financial reporting and transparency
 - Improving preparedness and response to snow and ice events
-

Plenty to Boast About:

Before we proceed, let's pause and recap some of Lake Lure's many unique assets, but let's do so with these questions in mind:

F Of our various assets and characteristics, which of these can be best leveraged and promoted to benefit our community? What particular strengths do we have that give us a competitive advantage or distinction?

- **Standout beauty:** We have a stunning setting of mountain-lake scenery, conserved forests and charming rural character within easy driving distance of major urban cities.
- **Two Distinct, but Complementary Communities:** Along with Chimney Rock Village, we are adjacent communities that offer attractive and distinctly different visitor experiences in one place. Together we have a well-defined community brand, articulated in a deeply moving brand statement.
- **Well-known Tourism Destination:** We maintain a strong tourism economy that drives overnight stays and spending.
- **Great Visitor Attractions:** We have several noteworthy attractions including, Chimney Rock State Park, Lake Lure Beach & Tours, the Flowering Bridge, Morse Park, local restaurants and Rumbling Bald Resort.
- **High-quality Outdoor Recreational Assets:** These include hiking trails, rock climbing, road and mountain biking, lake and whitewater paddling fishing, waterskiing/ wakeboarding, zip lining and golf.
- **Plenty of Lodging Options:** Lake Lure offers a variety of lodging options and price points: inns, lodges, motels, B&B's, resorts, cabins and vacation rental homes.
- **A New School:** We have a growing K-12 charter school on a beautiful new campus.
- **Quality Medical Care:** Professional healthcare services are conveniently located next to a thriving grocery store.
- **Safe & Family-Friendly:** Our community has a very low crime rate and is a family-friendly community.
- **A Well Managed Lake:** We have a highly desirable, carefully managed lake that is safe and rarely crowded. It has excellent water quality and little variation in water level that allows for fixed docks and boathouses.
- **Strong Volunteer Spirit:** We are blessed with a high level of civic and community involvement. This supports many festivals, events and town administered boards.



- **Skilled Town Staff:** Our community has an experienced and committed local government staff that provides a level of service and quality not typically found in a community of this size.
- **Large Housing Inventory:** There is a wide variety of mountain and lake front options for buying or building a home.
- **Low Municipal Debt:** Debt payments represent just five percent of the overall budget. This is a conservative position that protects us from default, but also leaves room for additional debt to fund needed enhancements.
- **Plentiful Water Resources:** We are blessed with numerous productive wells and a massive storage reservoir in the lake. Should population growth and climate change make water scarce in our region, these assets will become even more valuable.
- **A Great Backdrop for Festivals:** We are well-suited to support a variety of festivals.
- **Ideally Located:** Easy access to/from nearby metropolitan areas including Charlotte, Greenville & Asheville.
- **Guiding Principles & Standards:** Documents like the Comprehensive Plan, Zoning Regulations, Commercial Design Guidelines and Lake Structures Design Standards foster a protection of our natural resources, quality of life and property values.



The Other Side of Lake Lure's Strengths

As together we revisit the 20-year Comprehensive Plan and determine our future over the next five to eight years, we will be unable to make our best decisions unless we look at those things about our community that may be limiting our potential. Far from being discouraging, evaluating our challenges will help us focus on ways in which we can enhance all of our offerings.

Therefore, in the same way that we play to our strengths, we must continually evaluate our challenges.

 What are the structural, political, social or financial factors that need to be addressed?

- Although Lake Lure and Chimney Rock Village are proximate, **we lack an appealing and accessible walking connection** between them.
- **Affordable housing is sparse.** Most service employees must commute to the area.
- There is **little in the way of senior care facilities** (progressive care, assisted living).
- Our **new school has no gymnasium/auditorium** and lacks the funding to build it.
- There is **no nearby indoor exercise facility** for the community as a whole.
- Envisioned in the 1920's, the **Town Center/Main Street Plan** never materialized, resulting in a lack of retail offerings to draw walking visitors to the area.
- **Much of the community is not served by the existing water or sewer infrastructure.** The number of homes receiving this service is insufficient to offset the cost of maintaining it. This may result in significant rate increases.
- Despite the community's beauty and the strong desire by residents and visitors to enjoy it, **our community is not fully bicycle or pedestrian friendly** for casual and family use.
- Relative to the level of assets and affluence among local property owners, our area has a **weak tradition of significant financial philanthropy** to support local causes and community-building projects.
- Many property owners have their primary residence located elsewhere. They have a genuine and vested interest in Lake Lure, but they do not vote here and they are **not fully engaged participants in community life or local elections.**
- Our community is **geographically dispersed and highly segmented** by full-time versus weekend and seasonal residents, lake front owners or resort associations. There are few events and venues that pull the entire community together on a regular basis.
- Effective, centralizing communication is a persistent challenge in a community that is so segmented socially and geographically. Local organizations struggle to reach the population with information as there is **no dominant communication outlet.**
- We remain a **highly seasonal economy** with heavy tourism in the summer and fall. There is more year-round activity than ever before, but the winter is still very low in visitation and spending, making it tough for many businesses.

OUR CHALLENGES AT A GLANCE:

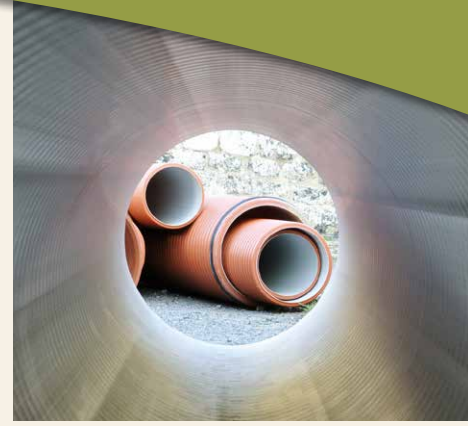
- Lake Lure's tax base is **99 percent residential vs. one percent commercial.** Most communities depend on a larger portion of commercial businesses to pay comparatively higher taxes and to shift some of the burden away from residential taxes.
- Of the commercial properties we have in town, **a high percentage of them are vacant**, at least 15 buildings as of June 2015.
- Without a diversity in age, race and economic status, the **median age in Lake Lure has steadily risen.**
- Our community **lacks an event space** for any type of gathering or function for more than 300 people.
- The **sewer treatment plant is old**, out of compliance, under-sized and has limited room to expand.
- One of the most visible and visited amenities in town is the **boardwalk** connecting the marina and the beach. It has reached the end of its life and **needs replacement.**

A World of Opportunity Awaits

If you have lived or visited here for any length of time, it isn't long before you hear someone speaking of Lake Lure's unrealized potential. Despite differences about exactly what that means to each of us and how we might capitalize on that potential, few would disagree that many opportunities exist to cultivate our under-developed assets.

P What are the societal and business trends that we could be well positioned to exploit? And what are some of our under-developed assets?

- **Retail & Residential:** Build out the Town Center as per concept plans to attract visitors, commerce, residents and entrepreneurs. Recruit new retail businesses in segments identified in the 2012 Market Study. Create more in-town residential areas and mixed-use facilities.
- **Land & Buildings:** Repurpose the under-utilized 9-hole golf course to enhance the local economy and quality of life. Repurpose other prime pieces of property, such as the ABC Store and its adjacent lakefront property to enhance its tourism value.
- **Infrastructure:** Decommission Lake Lure's sewer treatment plant and build a pipeline interconnect (Green Line) to Rutherfordton/Spindale.
- **Employment:** Promote the area as an appealing destination for home-based workers, including teleworkers, consultants and Internet-based businesses.
- **Weddings:** Expand the destination wedding business in Lake Lure.
- **Athletics:** Attract or develop regional athletic training and tournament facilities such as – triathlon, rowing, soccer, wrestling and cross-country – to increase recreation-based tourism.
- **Adventure Recreation:** Develop and promote more adventure recreation facilities and businesses, such as trail or guide services and outfitters. Complete the Summits Trail circumnavigating the lake to provide a 30+ mile hiking destination that can be promoted as a regional attraction featuring sectional day hikes or multi-day through-hikes.
- **Education & Lifelong Learning:** Establish Lake Lure and the Hickory Nut Gorge as a nationally-known center of education and self-development through the expansion of schools, camps, resorts, retreats, conference facilities and cultural programming.
- **Food & Farming:** Leverage the growing appreciation for local food and agriculture and the nearby farmlands in Rutherford and Polk counties: supporting farming as a local business, farmer's markets, farm-to-table dining, viniculture and farm-based tourism.
- **Equestrian Impact:** Leverage the growth and expansion of the Tryon International Equestrian Center to maximize the benefit to Lake Lure's residents and visitors.
- **Population Growth:** Take advantage of the significant population growth projected for North Carolina over the next 20 years. Growth trends: retirees moving to the state and people moving to nearby urban areas.
- **Water:** In the event that water becomes scarce in our region, Lake Lure is in a position to be a water provider.
- **Occupancy Taxes:** Utilize room occupancy taxes collected locally to fund enhancement and promotion of the visitor experience, thus allowing our community to take advantage of some of the opportunities listed above.



The Consequences of Doing Nothing

In a 2012 Market Assessment & Branding Initiative, our community was told in very clear language that Lake Lure would continue to change regardless of how we individually felt about it. On some level, we know this. We know change is inevitable. And yet, when we think back to the strengths outlined at the beginning of this report – the wonderful assets that we’re all so proud of – we see that much of it is a result of actually embracing smart change and exploring new ideas.

Within this examination of our present conditions and future possibilities, it is impossible to come away with a fully informed picture of how we should proceed unless we also take stock of those things that could diminish our strengths or leave us at great risk.

P What factors or trends could diminish Lake Lure’s ability to grow and meet our goals? What existing challenges or risks could worsen in the next five to eight years?

- **Pervasive silt shrinks the lake:** Lake Lure is continually at risk of filling in from silt delivered through the Rocky Broad River and over forty other tributaries. If we do not commit to fund and maintain a consistent dredging program sufficient to stay ahead of regular siltation and extraordinary floods, we will see diminished capacity in the lake and a negative impact on the economy, visitation and property values.
- **Traffic jams:** Growth in tourism and visitation could exceed the carrying capacity of Memorial Highway, resulting in gridlock, lengthy traffic jams, and unsatisfying experiences that visitors equate with our communities. Visitor growth will be fueled by a strong economy, promotional efforts by the Park/Town/Chamber/TDA/Hotels and the success of the nearby Equestrian Center.
- **School enrollment:** We have a healthy and vibrant new school campus. However, enrollment could plateau or shrink without growth in the resident population, threatening the financial viability of the school. Lake Lure Classical Academy needs to maintain an enrollment of between 500-600 students to remain viable.
- **Compliance issues at the sewer treatment plant:** Continually facing compliance issues can restrict the growth of residences and businesses.
- **Failure to protect the natural environment:** To overlook the role we all play as stewards of our forests and parks that surround us will diminish the scenic beauty and attraction of our area, impacting the economy and property values.
- **Motorcycle muffler noise:** Excessive noise can become enough of a problem that it affects our community brand and impacts tourism, particularly weddings.
- **Loss of experienced staff:** The town staff is lean and highly efficient due to the depth of experience among a long-tenured staff. As people retire or leave, we need to ensure that we don’t lose knowledge and effectiveness. We need succession plans for each position.
- **Lack of diversity:** Since its long history as a retirement destination, the median age in Lake Lure risen steadily over the years. However, without greater diversity in age, additional families and more jobs, it will be increasingly difficult in the future to provide needed services and desired amenities to other demographic segments. As such, we will be unable to compete effectively for new visitors and residents.

OUR CHALLENGES AT A GLANCE:

- The town maintains a dam and hydro plant that is nearly 100 years old
- The town maintains 30 miles of roads in steep terrain, 30 miles of water lines & 15 miles of sewer lines
- For some time, we have been minimally funding only the most critical capital improvements. Over time, the costs of repair, refurbishment or replacement could overwhelm our current tax rates, utility fees and capital reserves, bringing severe financial challenges.
- We can realistically expect three to five percent annual growth in residential tax rates unless we can grow tax revenues by expanding the tax base via:
 - Home construction and improvement
 - New businesses and productive use of vacant commercial property
 - Increasing the population
- While short-term rentals are a viable investment and provide a great way for visitors to enjoy the area, a disproportionate number of short-term rentals could diminish the sense of community and thus Lake Lure could become an area dominated by off-site investors rather than residents. This can make it difficult to find volunteers for local boards and fire departments and impact school enrollment. Currently around 10 percent of our housing stock is dedicated to short-term rentals.

Conclusion

The preceding report has provided a broad overview of current conditions – our amazing and unique attributes, as well as our challenges and opportunities. Rather than being seen as a daunting array of obstacles, it should be viewed as an important crossroads where many positive opportunities stretch out before us.

These challenges and opportunities cannot all be addressed in any immediate sense.

Whether it's a long-term commitment to dredging our lake or identifying a specific strategy for decommissioning our aging sewer plant, some of these challenges represent big projects with a big price tag and a growing demand for an implementable action plan.

It is impossible for any of us to be fully prepared to meet all of the things that may threaten our community's well-being and sustainability. But having the courage and the willingness to discuss Lake Lure's challenges is something we must do together.

In 2015, Lake Lure is positioned as strongly as we have been for decades. Since the original development in 1927, conditions have never been better to achieve the vision of a year-round resort and residential community with thriving commercial areas and a vibrant Main Street. To achieve the vision, it requires collaboration, smart investment of resources, aspiration and community spirit.

What's Next?

Your elected officials need to hear from you soon.

- Please thoughtfully respond to a three question survey by Oct. 12th

[Take the survey now](#)

- Attend the Oct. 19th visioning workshop at Lake Lure Town Hall from 1 to 4:30 pm
















Produced for the Town of Lake Lure by Valerie Hoffman,
WriterWorks Communication Strategy & Project Leadership



Community Input: 2015 Review of Comprehensive Plan

Lake Lure's town leaders want to hear from you. We are evaluating our progress under the 20-year Comprehensive Plan adopted in 2007. Now that you've read the ***State of the Town*** message (www.stateofthetown.com), your responses to the 4 questions below will tell us what you're pleased about and what is important to you going forward. We have also left room to include other projects that may not be on either list. **This survey will remain open until Monday, October 12th at noon.**

* 1. The following thirteen projects have been completed over the last 10 years. Please rank them (1 to 13) according to their positive impact on the community, (1 being the most positive on our quality of life and local economy).

	<input type="text" value="1"/>	Ingles Supermarket
	<input type="text" value="2"/>	K-12 School (Lake Lure Classical Academy)
	<input type="text" value="3"/>	Washburn (Town) Marina renovations
	<input type="text" value="4"/>	Medical Services (MAHEC)
	<input type="text" value="5"/>	Lake Lure Flowering Bridge
	<input type="text" value="6"/>	Increased Transparency (of town finances, plans, website)
	<input type="text" value="7"/>	Parks & associated improvements (Morse Park, Donald Ross Nature Trails, Buffalo Creek Park, Pool Creek Park)
	<input type="text" value="8"/>	Creation and adoption of the 2007-2027 Comprehensive Plan
	<input type="text" value="9"/>	Small Area Plans and designs (e.g., Town Center Master Plan, NC 9 Master Plan, Rocky Broad Gateway Plan, Dam Overlook Park Plan)
	<input type="text" value="10"/>	Sewer Line Joint Repairs in Lake
	<input type="text" value="11"/>	Creating a Lake Operations Department (Lake Operations Director)
	<input type="text" value="12"/>	Lake Lure & Chimney Rock Village branding (banners, logos, market study, community promotions, etc.)
	<input type="text" value="13"/>	Cooperative partnerships with Chimney Rock Village

2. Add any other accomplishment not listed above that has had a positive impact in the community.



Community Input: 2015 Review of Comprehensive Plan

* 3. Please rank the following projects being considered (1 to 12) based on the positive impact you think each will have on the community over the next 5-8 years (1 being the most positive).

<input type="checkbox"/>	<input type="checkbox"/>	Construct GreenLine (new sewer line from Lake Lure to Spindale's treatment plant) and de-commission Lake Lure's wastewater treatment plant
<input type="checkbox"/>	<input type="checkbox"/>	Enact and fund an annual dredging program
<input type="checkbox"/>	<input type="checkbox"/>	Construct pedestrian walkway between Lake Lure and Chimney Rock Village
<input type="checkbox"/>	<input type="checkbox"/>	Build a community center that could include an auditorium, event space, fitness area and indoor pool
<input type="checkbox"/>	<input type="checkbox"/>	Expand the commercial tax base with new business growth in the town center and NC Hwy 9 corridor
<input type="checkbox"/>	<input type="checkbox"/>	Develop a true town center and Main Street in Lake Lure
<input type="checkbox"/>	<input type="checkbox"/>	Add full-time residents of all age groups and categories
<input type="checkbox"/>	<input type="checkbox"/>	Construction of the new entrance planned for the State Park (patrons will enter the park through the Lake Lure town center and exit through Chimney Rock Village)
<input type="checkbox"/>	<input type="checkbox"/>	Facilitate closer integration and cooperation between Rumbling Bald Resort and the Town
<input type="checkbox"/>	<input type="checkbox"/>	Add paved shoulders to roadways for safe walking and cycling
<input type="checkbox"/>	<input type="checkbox"/>	Complete the Summits Trail System (30+ mile trail on ridges that surround the lake)
<input type="checkbox"/>	<input type="checkbox"/>	Re-purpose the municipal golf course

4. Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is?

Thank you for providing your input to Lake Lure's bright future. The results will be evaluated by Town leaders and introduced at an upcoming public workshop where we will be developing a 5-8 year Vision for Lake Lure.

MARK THE DATE: Monday, October 19th, 1:00 to 4:30 pm - *Lake Lure Visioning* workshop



Town of

Lake Lure

est. 1927

North Carolina

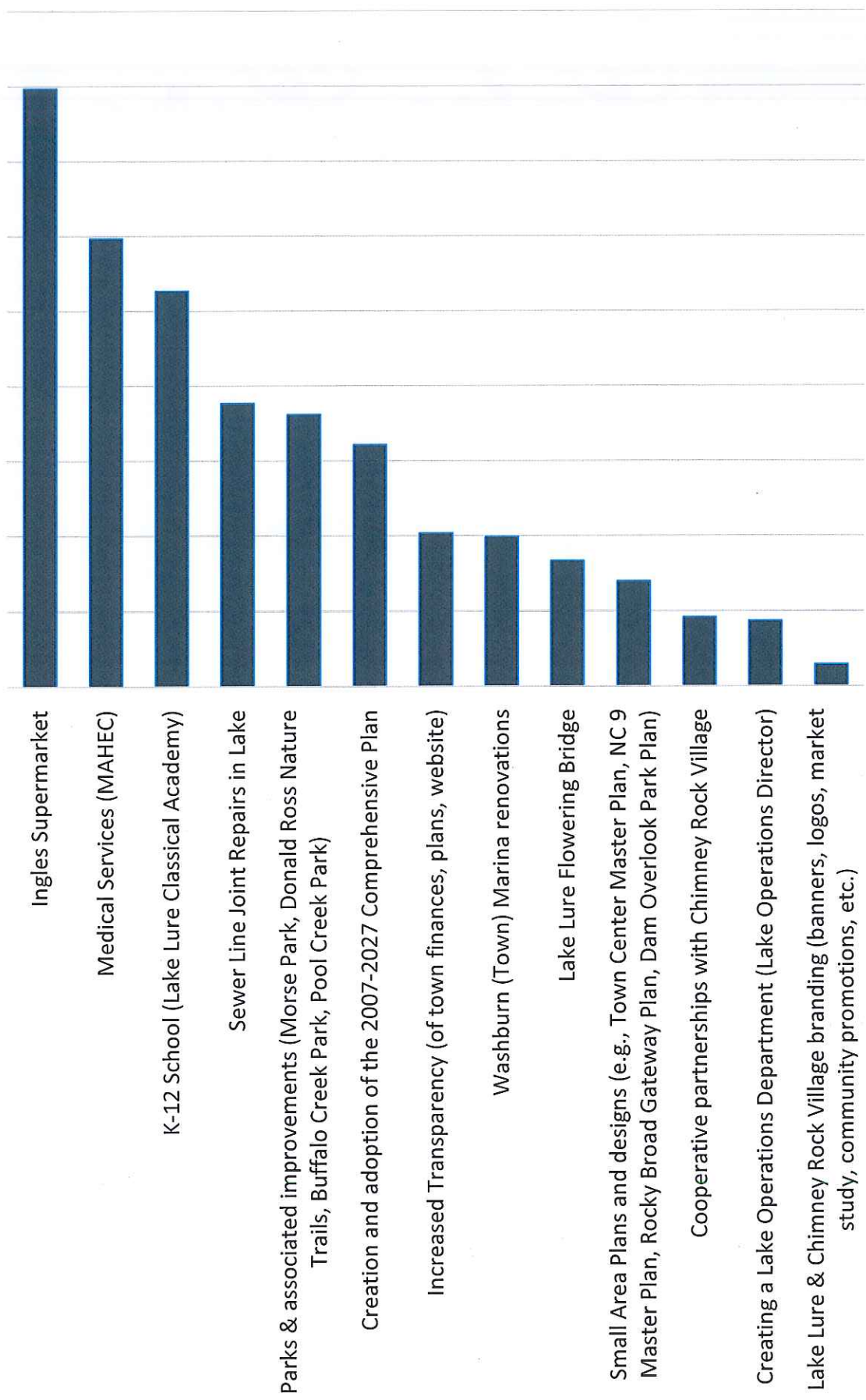
2015 Community Survey Results

Conducted eight years into the 2007-2027 Comprehensive Plan, this survey asked for the community's input on values and desired goals for the next 5-8 years. All property owners, taxpayers and voters were invited to respond.

384 participants responded to four questions after reading the *State of the Town* overview of accomplishments, challenges and opportunities.

Current and future town councils can use this feedback to establish annual plans, priorities and funding strategies.

Q1: Which of these efforts has had the most positive impact on Lake Lure over the last 10 years?



2015 Community Survey

Responses:

384

% of Population:

32%

Q1	The following thirteen projects have been completed over the last 10 years. Please rank them (1 to 13) according to their positive impact on the community, (1 being the most positive on our quality of life and local economy). Note that there can only be one #1, one #2, etc. To complete the form, you must assign all items a unique ranking.	Strength of Responses	Average of Ratings	# 1 votes
1	Ingles Supermarket	7.97	2.03	231
2	Medical Services (MAHEC)	5.97	4.03	28
3	K-12 School (Lake Lure Classical Academy)	5.27	4.73	50
4	Sewer Line Joint Repairs in Lake	3.77	6.23	16
5	Parks & associated improvements (Morse Park, Donald Ross Nature Trails, Buffalo Creek Park, Pool Creek Park)	3.62	6.38	3
6	Creation and adoption of the 2007-2027 Comprehensive Plan	3.22	6.78	34
7	Increased Transparency (of town finances, plans, website)	2.04	7.96	9
8	Washburn (Town) Marina renovations	1.99	8.01	2
9	Lake Lure Flowering Bridge	1.67	8.33	5
10	Small Area Plans and designs (e.g., Town Center Master Plan, NC 9 Master Plan, Rocky Broad Gateway Plan, Dam Overlook Park Plan)	1.40	8.60	0
11	Cooperative partnerships with Chimney Rock Village	0.92	9.08	5
12	Creating a Lake Operations Department (Lake Operations Director)	0.87	9.13	1
13	Lake Lure & Chimney Rock Village branding (banners, logos, market study, community promotions, etc.)	0.29	9.71	0

2015 Community Survey

Q2 Add any other accomplishment not listed above that has had a positive impact in the community.¹

ACTIVITIES & EVENTS

The rebirth of the Chamber - bringing businesses to the area, recharge events, etc. The growth of the Lake Lure Arts & Crafts Festivals
Activities like the CNC Annual Mountain Ride economic boost. More annual attractions are needed to boost revenue to economy. Target sports that have significant followings.
Functions that bring the town together, such as Arts Festivals, Olympiad, Dragon Boat Races
Olympiad
Olympiad
Additional festivals and Lake Lure Artists' Shows
Promoting lake for college rowing and dragon boats.
Summer Olympiad
Attracting an Open Water race at National or regional level
Olympiad, Dirty Dancing, beach, car shows, dress shops, coffee shops.
Lake Lure Olympiad, Dirty Dancing Festival (please put on different weekends)
Olympiad Sports Festival & other events exposing Lake Lure to younger demographic groups
Lake Lure Olympiad & associated activities
More outdoor activities and festivals to bring visitors and possible future residents to our area

BANKING

Most recent return of a bank serving the local community
Having a bank in town
Getting a new bank located in Lake Lure
Local bank
Lake Lure's ability to attract a bank.
Landing a bank here
Establishment of Carolina Trust Bank
Carolina Trust Bank

CHAMBER OF COMMERCE / NEW BUSINESSES

The rebirth of the Chamber - bringing businesses to the area, recharge events, etc. The growth of the Lake Lure Arts & Crafts Festivals
Newly invigorated Hickory Nut Gorge Chamber
The bank, reconstituted Chamber, visitors center, arts and crafts retail center, Carolina Moon
Lake Lure Chiropractic
Chamber of Commerce
Artisan Gallery
Chamber of Commerce
Lake Lure Café
Addition of good restaurant options open year round.
Active Chamber!
Chamber of Commerce

COMMUNICATION

Town newsletter, on line
Advertising, publicity, and marketing

DREDGING

Commitment of funds and commencement of lake dredging program
Lake dredging
Dredging
Dredging the lake every 3rd year
Dredging

GOLF COURSE

Revitalization of the town golf course.
Much improved municipal golf course
Excellent management of Lake Lure Golf Course
Reducing town costs tied to golf course operation

¹Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.

2015 Community Survey

Q2 Add any other accomplishment not listed above that has had a positive impact in the community.¹

PLANNING

Implementing many of the plans made in 2007!

Implementing a plan has had a positive impact!!

INTERNET

Internet / Wi-fi into the town center area

Skyrunner - high speed internet

High speed internet to community through Skyrunner and Pangaea

LAKE OPERATIONS

Assume Lake Operations kept Lake Lure from flooding this September

LEADERSHIP

New enthusiastic leadership and qualified individuals in town hall

Hired Chris Braund as Town Manager!!

Hiring current Town Manager with substantial knowledge and care about the area

Hiring a progressive town manager and keeping progressive staff

Capability of Town Manager, Mayor and office staff

Professional and dedicated town manager and mayors that worked together to get these things done.

Change in personnel from the "old guard"

Greater volunteerism in recent years

Having Chris Braund as the very capable Town Mgr.

MUNICIPAL SERVICES

Curbside recycling

Excellent service from town employees

Emergency services

Enforcing drainage violations by developers

Interaction with the town hall staff and reception. They are very helpful and accomodating whenever I have questions or issues to be resolved.

Library

REVITALIZATION & PRESERVATION

Preservation of town feeling

Revitalization of historic buildings in Town Center

Restoration / revitalization of Town Center structures

Attractive entrance signs and landscaping like that at intersection of highways 9 and 64 near Larkin's

Revitalization of the town golf course.

Much improved municipal golf course

Swim area

ROAD REPAIRS

Fixing boy scout rd [*Boys Camp Rd.*]

Bills Creek road paving.

Repaving of roads and guard rails

Road repaving

Continue road improvements, repairs

Boys Camp improvements

Road paving

RUMBLING BALD RESORT

Last year's reduction in HOA cost for lot owners in Rumbling Bald. This has been promised for years and never followed through with. [*note: this was not a decision of the Town of Lake Lure government, but that of the Resort's governance.*]

SCHOOL

Lake Lure Classical Academy opened at permanent site

SEWER REPAIRS

The sewer pipe wrapping was important because of what it did, which was [*to enable*] all new customers to tap in. Afraid many in the community will rank this low because they have forgotten how bad it was.

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2015 Community Survey

Q2 Add any other accomplishment not listed above that has had a positive impact in the community.¹

VISITOR WELCOME CENTER

Visitors Center

Lake Lure Welcome Center

WALKWAYS & TRAILS

Greenway town center footpath

New trails in Rumbling Bald resort [*Buffalo Creek Park, which is a Town park*]

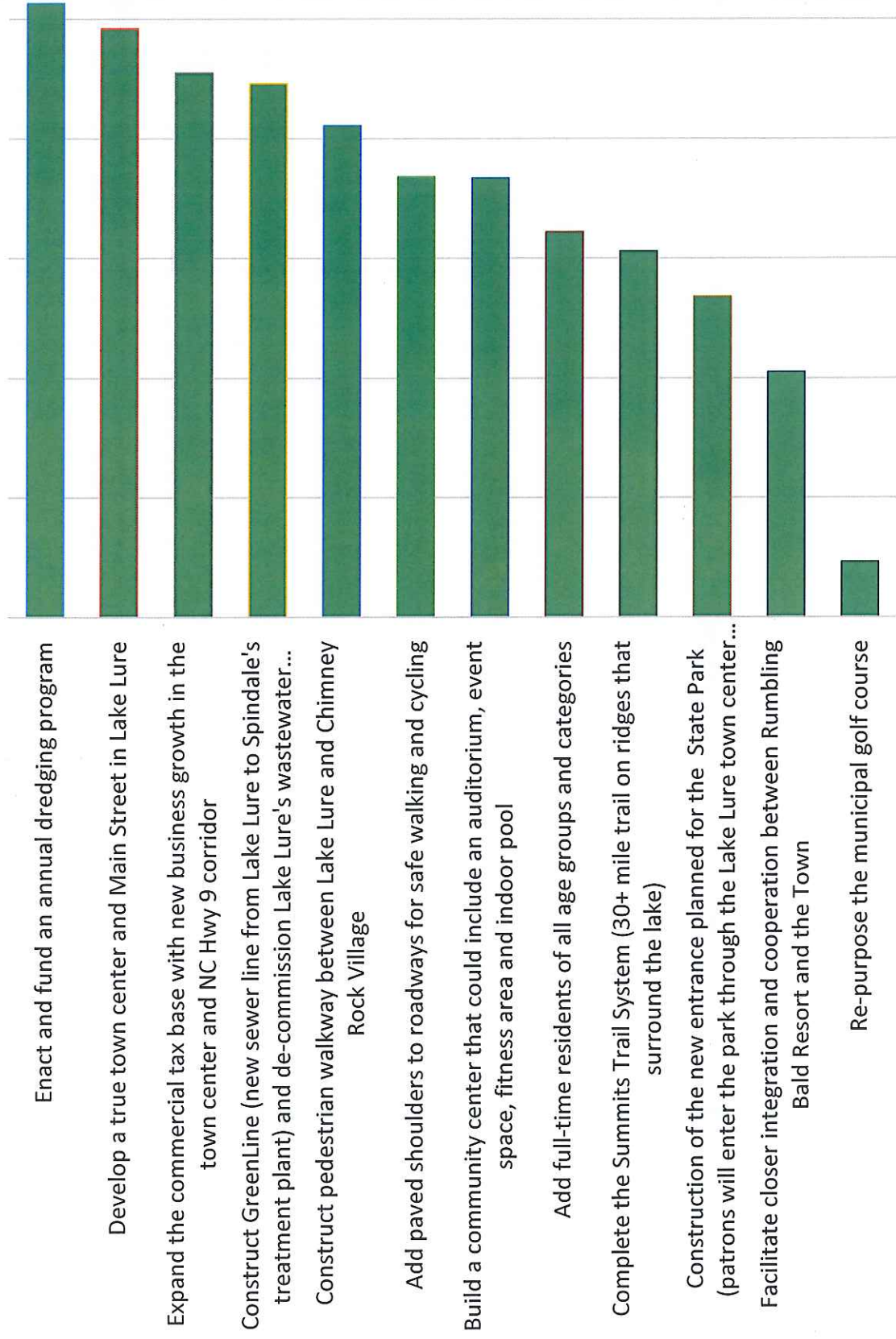
Outdoor trails & additional activities

Chimney Rock Park is huge

Continued existence & operation of Chimney Rock Park, conservation of surrounding mountain areas, creation of Buffalo Creek Trail

¹Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.

Q3: Which of these projects being considered will have the most positive impact on Lake Lure?



2015 Community Survey

Responses:

384

% of Population:

32%

Q3	Please rank the following projects being considered (1 to 12) based on the positive impact you think each will have on the community over the next 5-8 years (1 being the most positive).	Strength of Responses	Average of Ratings	# 1 votes
1	Enact and fund an annual dredging program	5.13	4.87	66
2	Develop a true town center and Main Street in Lake Lure	4.92	5.08	57
3	Expand the commercial tax base with new business growth in the town center and NC Hwy 9 corridor	4.55	5.45	32
4	Construct GreenLine (new sewer line from Lake Lure to Spindale's treatment plant) and de-commission Lake Lure's wastewater treatment plant	4.46	5.54	58
5	Construct pedestrian walkway between Lake Lure and Chimney Rock Village	4.11	5.89	23
6	Add paved shoulders to roadways for safe walking and cycling	3.68	6.32	16
7	Build a community center that could include an auditorium, event space, fitness area and indoor pool	3.67	6.33	27
8	Add full-time residents of all age groups and categories	3.22	6.78	25
9	Complete the Summits Trail System (30+ mile trail on ridges that surround the lake)	3.06	6.94	23
10	Construction of the new entrance planned for the State Park (patrons will enter the park through the Lake Lure town center and exit through Chimney Rock Village)	2.68	7.32	6
11	Facilitate closer integration and cooperation between Rumbling Bald Resort and the Town	2.05	7.95	18
12	Re-purpose the municipal golf course	0.46	9.54	2

2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is? ¹

ECONOMIC DEVELOPMENT

RESTAURANTS

More restaurants
More restaurants
Additional restaurants and activity
Decent restaurants
The town needs to attract more viable business. There has to be a way to extend the season. One attraction would be to provide tax incentives for more restaurants.
Find a way to incentivize new restaurant businesses and the ability to keep them
Need to recruit a microbrewery or distillery with a tasting room and restaurant to boost more visitors during non-tourist seasons.
New lakeside restaurants (for boating residents) would be great.

NEEDED BUSINESSES / SERVICES

Add ACE Hardware store next to Ingles in Ingles shopping center.
A hardware store
Build a shopping strip at Ingles to accomodate the ABC store, possibly a Subway, and another take out ie. Chinese or Japanese. A local car wash would be great at Ingles.
Also a place like ART MOB in Hendersonville would boost visitors throughout the years and attract a more "diverse" age group/demographic.
Attract a good CAP/law office
Arcade area for younger visitors
More attractions and conveniences for year round residents (including shopping and entertainment)
Develop and encourage nice shops in the Lake Lure area.
Town Center YMCA Branch, affordable housing, hostel
Develop new, attractive, moderate cost apartment/townhouse living similar to those built in Rutherfordton.

CARE SERVICES

Assisted living facility
Seek and encourage assisted living and in-home health services.
Elder in-home medical and personal care resources
Assisted living and skilled nursing
Retirement, assisted living, full-time nursing facility
Childcare facility for preschool age children, after-school, and summer care
The most urgent need for our community is an after hours/urgent care clinic. This should be a top priority.
Additional medical and veterinary services
Assisted living/medical care facility #1
Bring a retirement home / assisted living facility to town
After hours health clinic

COMMERCIAL PROPERTY

Provide incentives for repurposing of exsiting abandoned or "for sale" commercial property as the aesthetics present a negative image to visitors and the community.
I also feel that the Arcade building needs to be better marketed or spotlighted as many do not see it.
Also, the land and empty office space where LLCA used to be would be great for apartments, town homes, or even a new park area.
Use the current ABC store as possibly an outdoor center or another restraurant.
After relocating the ABC store, develop vacated lake front parcel
Move the ABC store away from the lake front
Keep the ABC store where it is and make that waterfront area available for non-lakefront residents to have access to the lake
Develop shovel-ready sites for new lodging facilities.

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2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is? ¹

OUTDOOR RECREATION

Is the area suitable for winter sports development (Skiing, Skating)?
We need another Marina on the lake!!!!
Open the beach, a better adventure center in the town center with rentals, etc.
Anything pertaining to lifestyle activities. Sports, recreation, entertainment, restaurants, etc.
Hiker, student, climbers, cyclists hostel at town center
XC <i>[skiing]</i> venues

ECONOMIC DEVELOPMENT STRATEGIES

Increase commercial tax base and full time residents which will generate funds to accomplish the great things listed above and keep/increase the positive momentum finally occurring in the past few years.
A public-private committee of individuals that comes up with a multi-pronged approach and dedicated strategy for filling the vacant commercial buildings in Lake Lure. I would also like to see a far more robust and professional effort expended toward a more robust economic development office dedicated to the heavy lifting associated with the items on this list, particularly items 4 through 7.
Reduce residents' expenses (taxes-water cost etc) to promote economic residential zone
Focus on infrastructure before recruiting new commercial development!
Enact plans to develop more businesses, (ie..restaurants and grocery/home improvement stores), to become a self-sufficient town.
Grow small businesses, shopping & conveniences for residents to attract growth
Create a conference center that would attract business and their families to the town. Affordable housing development properties.
<i>[Avoid]</i> Increasing regulations that make it difficult for businesses to operate and causing people to want to sell and move away.

BUILD A TOWN CENTER

A Town Center and Main Street easily eclipses the remainder of the list.
If you build a true town center, the entrance/connection to chimney rock would change. Thus, having to rebuild it - move it. Lake Lure should stand on its own and capitalize on what brings people here, the Lake. The golf course would see increased patrons as the years go on. The true town center has to be around the beach area. As in Ponte Vecchio in Florence, Italy, maybe building a new dock connector with 12x12 buildings for Lake Lure's own shopping on the lake would be a nice touch. Building an amphitheater is my idea of keeping weekenders here full time. Providing them with concerts, plays, etc. year round. Focusing attention on the locals should be a big part of the plan. It's why they don't move and live here full time.
Rebuild the center of Lake Lure where restaurants, bars, a square for people to mingle and enjoy the beauty of the town. It is our greatest asset and we need to share it with more than those that own here.
The future of Lake Lure is dependent upon creating a viable and concentrated retail area that will allow the continued expansion of Lake Lure into Chimney Rock.
Downtown with small cafes, coffee shops and gift shops would be nice

PRESERVATION / CONTROL GROWTH

We know growth is important but residents who live here came because Lake Lure is like it is. We don't want lots of changes.
Restrict any new red lights, signals, etc.
I don't feel we need to continue more building at this time in the town
Control growth such that it does not overwhelm the charm of the area.
City planning/zoning to retain charm as they develop the area!
Develop responsibly and maintain natural beauty
Beware of over-development and commercialization, PLEASE!
Focus on preserving the natural beauty and quiet not trying to get more people and more development and more roads
Protect the lake from over development; enhance lake operations. There are still some VERY crazy things happening on the lake.
Vacation renters pulling tubes, masses of kayaks clogging up the channels, etc.
Better control of additional boat permits/marinas
Continue to restrict non-property owners lake access to keep the boat traffic down
Do not re-purpose the golf course. Instead, promote it through advertising, publicity. It is part of the "gem".
Limit commercial development on lake as the traditional character is now being threatened.

¹ Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.

2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is? ¹

MARKETING / RECRUITING

Developing programs that attract young families and singles to area. It is very retirement centered at present. Thanks you for your continued efforts.

Improve marketing of the area

Increase commercial tax base and full time residents which will generate funds to accomplish the great things listed above and keep/increase the positive momentum finally occurring in the past few years.

Significant national promotional materials

Market Lake Lure to attract younger generations

VACATION RENTAL HOMES

We have a TON of commercial business in Lake Lure. We just don't call vacation rentals commercial, which is pretty shortsighted considering the need for commercial tax revenue.

You highlight that 99% of the tax base is residential, but the town is not treating the 10% of homes in Lake Lure being used as vacation rental operations as commercial businesses. Why is this so when the county treats vacation rentals as commercial businesses (e.g. occupancy tax). The town should immediately treat vacation rentals as commercial businesses, and charge commercial property taxes, as well as levy commercial rates for services and utilities as other towns and cities do.

Consider impact fees on RVR [*residential vacation rentals*]

Town needs a strict rental program and enforcement

INFRASTRUCTURE

CONNECT RUMBLING BALD RESORT WITH THE TOWN

Extend Boys Camp/Carson Way to Rumbling Bald in order to decrease emergency response times and cut commute time for residents and guests in half.

Road from Boys Camp Rd to Rumbling Bald

Open Boys Camp Rd to RBR.

Road from Rumbling Bald to Lake Lure/Chimney Rock facilitation.

Complete road around the lake (Boys Camp road ext).

Pave the old Sand Branch road

(1) Overall connectivity still poor (2) connect road all the way around the lake - major reason why Rumbling Bald Resort so disconnected

Road connecting Rumbling Bald resort with LL town.

Opening the road on the north shore to Rumbling Bald would enhance access and relationships.

Alternate means of access in various parts of the town in case of down trees or power lines blocking roads to emergency and or regular traffic.

Open Boys Camp Road on the east end into Rumbling Bald Resort, at the very least to emergency vehicle traffic

INTERNET & CELLULAR SERVICES

Better internet connection

Support with efforts to get better phone and internet services to town and unincorporated portions of Lake Lure, as insufficient speed and service is available.

Enhance cell coverage and internet coverage beyond what is available now. There are people willing to live here and work from home, but only if they can get these important services.

Broader high-speed internet access

Improve internet services

Partner/work with providers to enhance cell phone service/reception (it is terrible)

Need better cell coverage in area.

Improved internet speed access for all residences

Internet/telephone connectivity...no service in town!!!!!!

You would like to increase more work from home. That will be hard to do with the current quality of cell phone and internet service.

Better cell phone service

We are a "certified e-commerce community" with no dependable high-speed internet

¹ Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.

2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is? ¹

PARKING

More off street parking is needed for many events that happen in season here. It is hard to get retail and commercial without parking readily available.

Additional public parking areas, some multipurpose, since they are needed primarily for special events and during peak season

Another big issue is the parking in CR Village. Please please make the business owners park in a desinated location not directly in front of their store. The parking in the village is for guests on vacation not store owners. I personally have quit supporting local busineses (2 in particular) who have posted signs for "owner parking" only or are taking up 4 parking spots with their over-decorated 3-4 marketing vehicles.

Creating public parking lots

You would also like a walkway to Chimney Rock Village. From where? Parking at the marina is already tight sometimes (especially for boat owners) so if people park there and walk to Chimney Rock, that will make it worse.

Parking & noise ordinances

Shuttle service into Town Center for events (Arts Festival, Dirty Dancing Festival, etc) from Hwy 9 to ease traffic congestion on Memorial Hwy and parking problems (lack of). Create regular shuttle service from Rumbling Bald Resort into Lake Lure and Chimney Rock, especially during peak seasons.

We need additional parking in town for special events!! Cars backed up for miles leave a negative impact through both communities.

PUBLIC INFRASTRUCTURE (Roads, Facilities)

Offering public restrooms where those horrible portapotties-eyesore-are.

A permit bathroom at Morse Park instead of porta johns

Focus on infrastructure before recruiting new commercial development!

Long term maintenance program for our local roads with dedicated funding source.

Re-pave & bring to higher standards the town roads.

Alternate means of access in various parts of the town in case of down trees or power lines blocking roads to emergency and or regular traffic.

PUBLIC UTILITIES

Expand Green Line [*sewer interconnect to Spindale*] to include Rumbling Bald properties

Underground utilities through Lake Lure town center and Chimney Rock Village

Can Lake Lure supply water to its residents instead of them having to get wells dug?

Expand sewer and water to more residences.

The new sewer line is very important, but it probably would not have as great an impact as the items 1-6 which I have listed.

Include local hookups to the sewer system (i.e. right-of-ways) [*to connect to lakefront manholes*]

Bury the electrical lines in the town area and along Hwy 64

Increase city water availability to more residents

PARKS & RECREATION

Nice YMCA or YWCA with lap pool

Morse Park could be turned into a soccer field or support more outdoor-based activities like a nature center or cycling center.

Is the area suitable for winter sports development (Skiing, Skating)?

Regain access to the Bottomless Pools area, and stabilize the area adjacent to the Flowering Bridge to offer utilization of the shoreside of the Broad River on the west side of the river.

Make the Bottemless Pools available to the public again

Anything pertaining to lifestyle activities. Sports, recreation, entertainment, restaurants, etc.

Get rid of the geese, they are a nuisance and defecate on park space and boats in the marina.

I would also like to see more family friendly areas--a splash pad even--making the local playground nicer. I have been there many times and there is bird feces, trash and other items in the play area. Also possibly adding new equipment and a better flooring the sand and mulch is gross and attracts bugs.

DOG PARK

A dog park

Dog Park

Dog Park!

Create a dog park

Fenced area dog park

¹ Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.

2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is?¹

GOLF COURSE

The municipal golf course would be a better draw if it were kept up a little better. I realize golf course maintenance is expensive, but please try to find a way to upgrade and maintain it.

Do not re-purpose the golf course. Instead, promote it through advertising, publicity. It is part of the "gem".

Fix the golf course so that it is appealing to play like Bald Mountain resort courses!!

BEACH / WATER PARK

Open the beach, a better adventure center in the town center with rentals, etc.

As a local lodging manager my #1 complaint is that the beach charges. Is there a way that we could make the beach a public "free" area? The beach is the only place where visitors not staying at RBR can swim and the fact that they have to pay every time they enter discourages them from doing so.

CHIMNEY ROCK STATE PARK

Encourage state to develop the state park according to plan.

Get the state to finally fix the chimney rock elevator.

If you build a true town center, the entrance/connection to chimney rock would change. Thus, having to rebuild it - move it.

Make the Bottomless Pools part of Chimney Rock Park

WALKWAYS & TRAILS

Extend greenway footpath to the post office

In addition to the paving of shoulders, the bike paths and walkways should be far enough off for safe and comfortable travel for bikers and pedestrians.

Expanding a walk way for walking, running, cycling from Chimney Rock Village to the Lake Lure Post Office

I might rate paved shoulders higher if I knew where you planned on putting them. There is insufficient space on many roads for a walkway that wouldn't adversely affect parking at many waterfront cottages.

Pedestrian bridge to expand Morse Park to adjacent uplands and enhance pedestrian movement in Town Center

LAKE OPERATIONS

Better control of additional boat permits/marinas

Have a debris removal plan throughout the year on the lake.

Continue to restrict nonproperty owners lake access to keep the boat traffic down

Get rid of the boat cameras and spend the time/energy/cost there of productive issues.

We need another Marina on the lake!!!!

Another marina providing fuel for boating

Send canoe/kayak launches to over near the little chapel/ABC store. The existing ramp area is already too crowded particularly on weekends for those of us that use the boat ramp. During events at Welcome area/Morris Park locals can't park their boat trailers anywhere. The silt in the middle of the lake is a big issue.

Alert residents - especially those with lakefront property and boats in the water as to when the water is being lowered!

Also keep the lake open for residents only in October, as a benefit to them, who pay taxes.

Marina dock water [hose] never works, it is necessary to clean goose crap off of boats.

Protect the lake from over development; enhance lake operations. There are still some VERY crazy things happening on the lake. Vacation renters pulling tubes, masses of kayaks clogging up the channels, etc.

We need to address the noise pollution and erosion issues on Lake Lure. The powerful heavy ski boats put out an inordinate amount of noise that is worsened by the fact that this is a small lake, narrow, with steep banks. Why is there a noise ordinance on the road but not on the beautiful lake?

Limit commercial development on lake as the traditional character is now being threatened.

Keep the ABC store where it is and make that waterfront area available for non-lakefront residents to have access to the lake

More lighted "No Wake" buoys in the lake

¹ Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.

2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is? ¹

APPEARANCE & QUALITY OF LIFE

REVITALIZATION / BEAUTIFICATION

More attractive sign with landscaping when entering Lake Lure
Build classy gateway monuments at Riverside Pavilion and Ingles.
The municipal golf course would be a better draw if it were kept up a little better. I realize golf course maintenance is expensive but please try to find a way to upgrade and maintain it.
Beautification of public areas
Partner with owner of Dam Marina to improve the gateway on that side of the lake.
Fix up dam marina
Do something about the "Eye Sore" DAMN MARINA
Work with Chimney Rock Village to improve wayfinding from place to place.

KUDZU CONTROL

Control / remove the kudzu along all our roadsides!
Control the kudzu growing on the sides of roads
Controlling the kudzo problem on the roadways
Kudzu elimination

TRAFIC CONTROL

More slow traffic lanes on 64 / 74
Traffic control
How can traffic issues be handled better?
Shuttle service into Town Center for events (Arts Festival, Dirty Dancing Festival, etc) from Hwy 9 to ease traffic congestion on Memorial Hwy and parking problems (lack of). Create regular shuttle service from Rumbling Bald Resort into Lake Lure and Chimney Rock, especially during peak seasons.

NOISE

Truly prohibit noise pollution
Motorcycle noise
Motorcycle noise
Parking & noise ordinances.
We need to address the noise pollution and erosion issues on Lake Lure. The powerful heavy ski boats put out an inordinate amount of noise that is worsened by the fact that this is a small lake, narrow, with steep banks. Why is there a noise ordinance on the road but not on the beautiful lake?

AFFORDABLE / WORKFORCE HOUSING

Affordable housing
Develop new, attractive, moderate cost apartment/townhouse living similar to those built in Rutherfordton.
Affordable housing development properties

EDUCATION

Could the [<i>Lake Lure Classical</i>] academy include GED or college credit courses as a satellite campus?
Build a new Library and include community center in it
The school should be finished before any of these others be done
Child care facility for preschool age children, after-school, and summer care

CULTURAL

Add concert space to new downtown area; offer free admission; beer garden during summer months
A theater for entertainers, plays, music and shows
Building an amphitheater is my idea of keeping weekenders here full time. Providing them with concerts, plays, etc. year round.
Focusing attention on the locals should be a big part of the plan. It's why they don't move and live here full time.
An outdoor a covered stage for live music events
More activities for community members not just tourists
Have a movie theater

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2015 Community Survey

Q4

Add any other projects not listed above that will address issues and concerns that matter to you. In other words, what else would you like the Town to spend time and resources on to keep Lake Lure the gem that it is? ¹

MUNICIPAL SERVICES

Provide 2nd *[weekly]* garbage pick-up during tourist season.

Litter pick up more frequently

Add a few additional convenient recycling locations that residents may utilize if their community does not currently provide these services. In order to encourage better participation in the recycling programs.

Bolster town police department.

Have a more "user friendly" police force so visitors don't end up with tickets unnecessary tickets and a bad impression of Lake Lure visit

The only thing I can think of would be to have the LLPD not pull over cars in the town parking lot by the Welcome Center--it's not exactly "welcoming."

Consider changing to a "Public Safety Director" and consolidate the jobs of the Police Chief, Lake Operations Director and Fire Marshall into one position.

Analysis of police and other admin budgets for best practices

Downsize the town government. Too much fat.

Supporting the local volunteer fire departments

Revamping the town ordinances to be more fair to the majority and not just a few or not just the town.

LOCAL TAXES

Assure that taxes paid to Rutherford County by Lake Lure property owners results in value to Lake Lure, not a subsidy to other parts of the County

Raise residential taxes (as opposed to business / tourist development): peace and beauty have a price!

Reduce residents expenses(taxes-water cost etc) to promote economic residential zone

Lower the taxes for the people living on the lake and in Rumbling Bald Resort. If you do this, more people would move here thus creating more income for the city.

The town should immediately treat vacation rentals as commercial businesses, and charge commercial property taxes, as well as levy commercial rates for services and utilities as other towns and cities do.

OTHER SUGGESTIONS

Restrict bicycle races until it is safe for them to be on two lane mountain roads

A new view of the masterplan would be great to issue, showing the locations of all the projects.

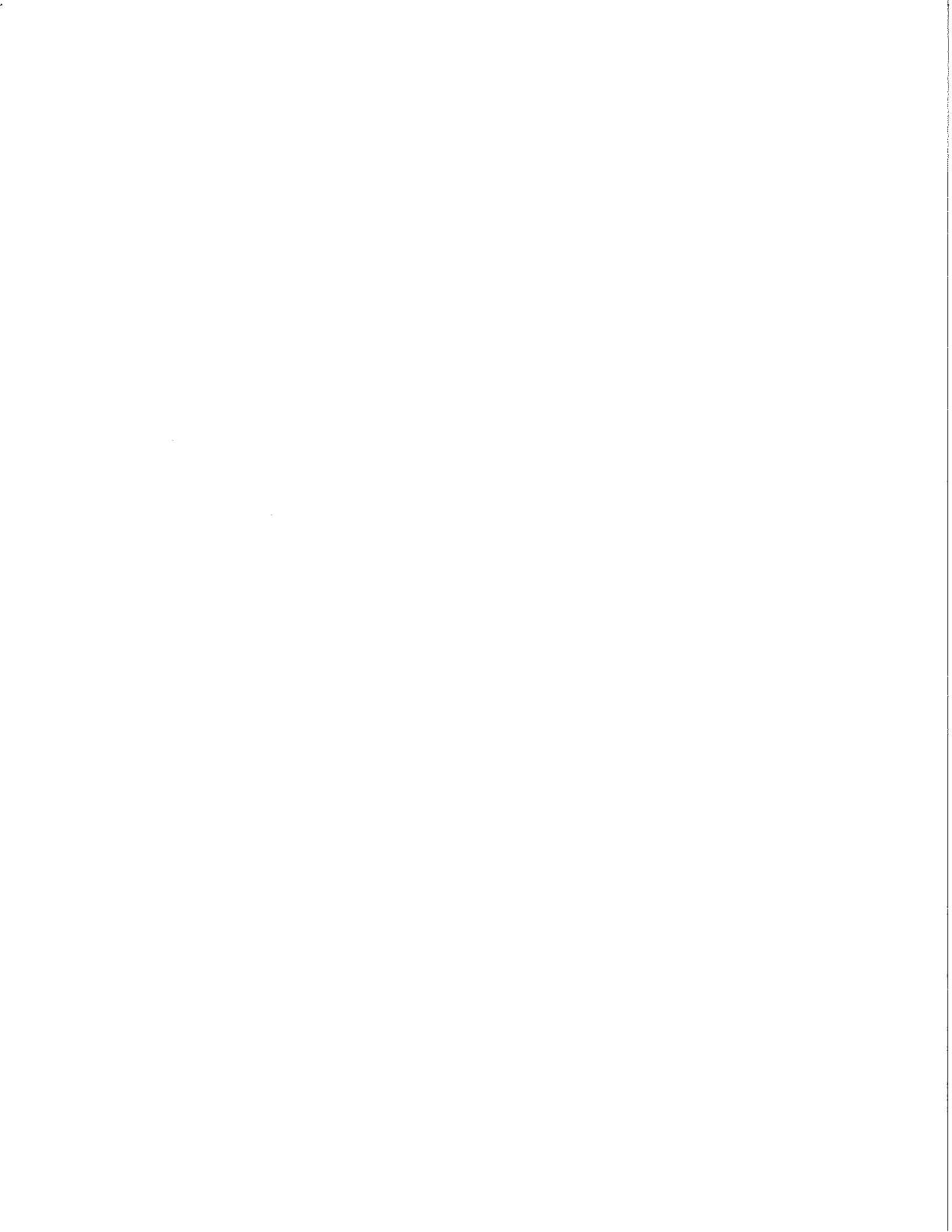
Provide more info for openings on the Town boards (use phone, paper, town marquee)

CHALLENGES

This is an aggressive list above *[list of enhancement projects]*

Where are the \$\$ coming from?

¹ Responses have been arranged by topic. For clarity, spelling has been corrected and information added in [bracketed italics]. Responses that contained multiple recommendations have been split into the applicable topics.





State of the Town & Citizen Survey

October 2015

State of the Town

- 1. Strengths**
- 2. Weaknesses (Challenges)**
- 3. Opportunities**
- 4. Threats (Obstacles)**

Strengths

- **Standout beauty – tourism destination**
- **Two distinct, but complementary communities**
- **Great visitor attractions & outdoor recreational assets**
- **Plenty of lodging options**
- **A well-managed lake and plentiful water resources**
- **A new school**
- **Quality medical care**
- **Housing inventory**
- **Safe and family friendly; a strong volunteer spirit**
- **Low municipal debt**
- **Skilled Town staff; Guiding principles/standards/plans**

Weaknesses / Challenges

- **Seasonal economy**
- **Lack of a town center / Main street**
- **Lack of walkability between Lake Lure & Chimney Rock**
- **Roads not bicycle or pedestrian friendly**
- **Sparse workforce housing**
- **Few senior care services/facilities**
- **New school has no gym/auditorium**
- **Many not served by public water & sewer**
- **Low full-time population, not very diverse**
- **Community is highly dispersed and fragmented**
- **Weak tradition of significant philanthropy**
- **No dominant communication outlet**

Opportunities

- **Build a Town Center (retail and residential)**
- **Make better use of land and buildings**
- **Decommission the sewer plant and connect to Spindale**
- **Promote the area to home-based workers**
- **Expand destination wedding business**
- **Develop and promote more outdoor, adventure recreation**
- **Utilize room taxes to improve local tourism assets**
- **Establish a reputation as a center of lifelong learning**
- **Leverage the Tryon International Equestrian Center**
- **Leverage local food and farming**
- **Anticipate significant population growth expected in NC**
- **Prepare to utilize our water resources as a valuable commodity**

Threats / Obstacles

- **Pervasive silt shrinks the lake**
- **Traffic jams on Memorial Highway**
- **School enrollment flattens or declines**
- **Sewer plant compliance challenges**
- **Failure to protect the natural environment**
- **Motorcycle muffler noise**
- **Loss of experienced staff / local knowledge**
- **Lack of diversity (age, economics, social)**

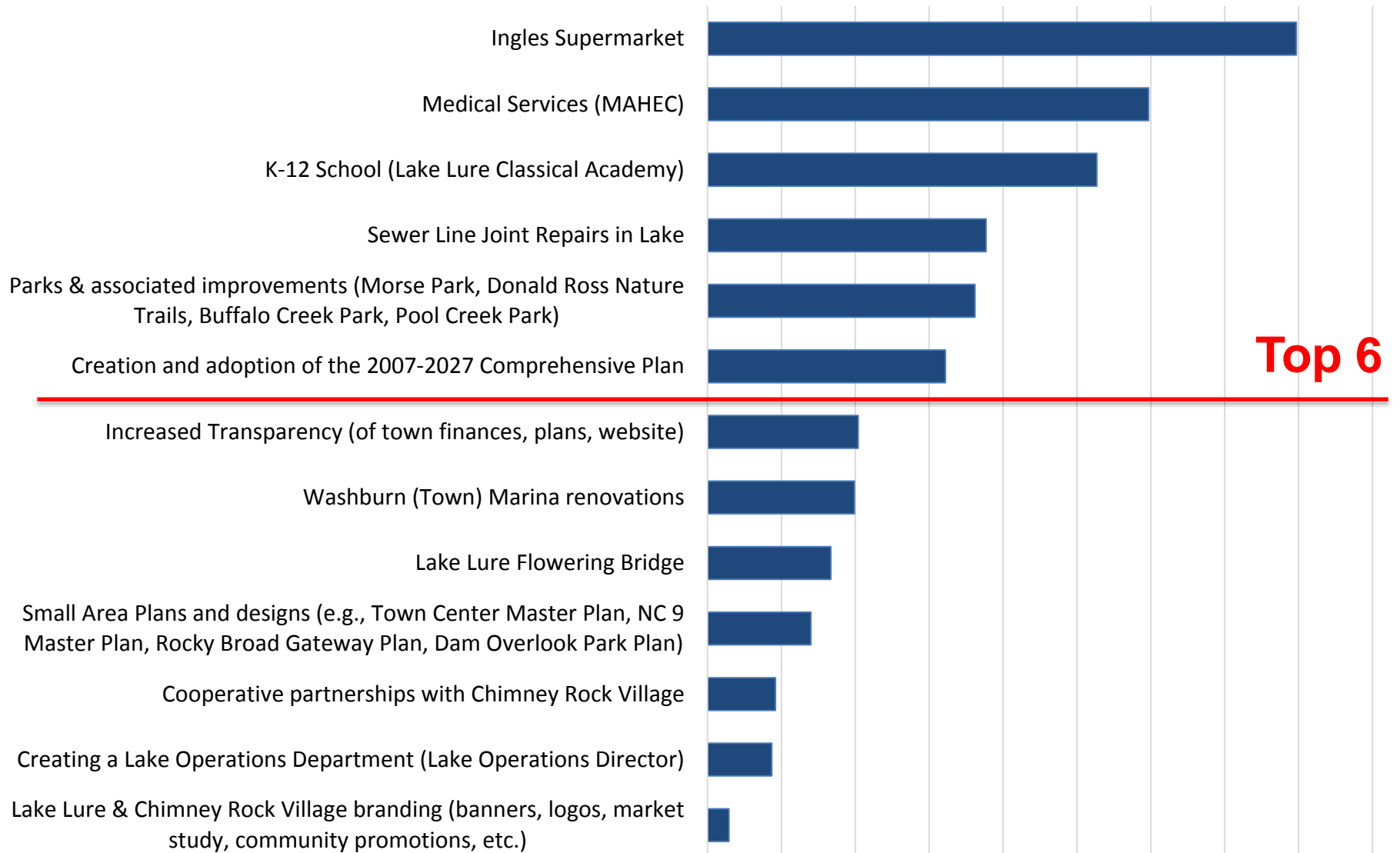
Survey Results

4 Questions:

1. Rank the initiatives we've completed
2. Write in any not mentioned
3. Rank our planned initiatives
4. Write in any not mentioned

384 respondents (32% of our population)

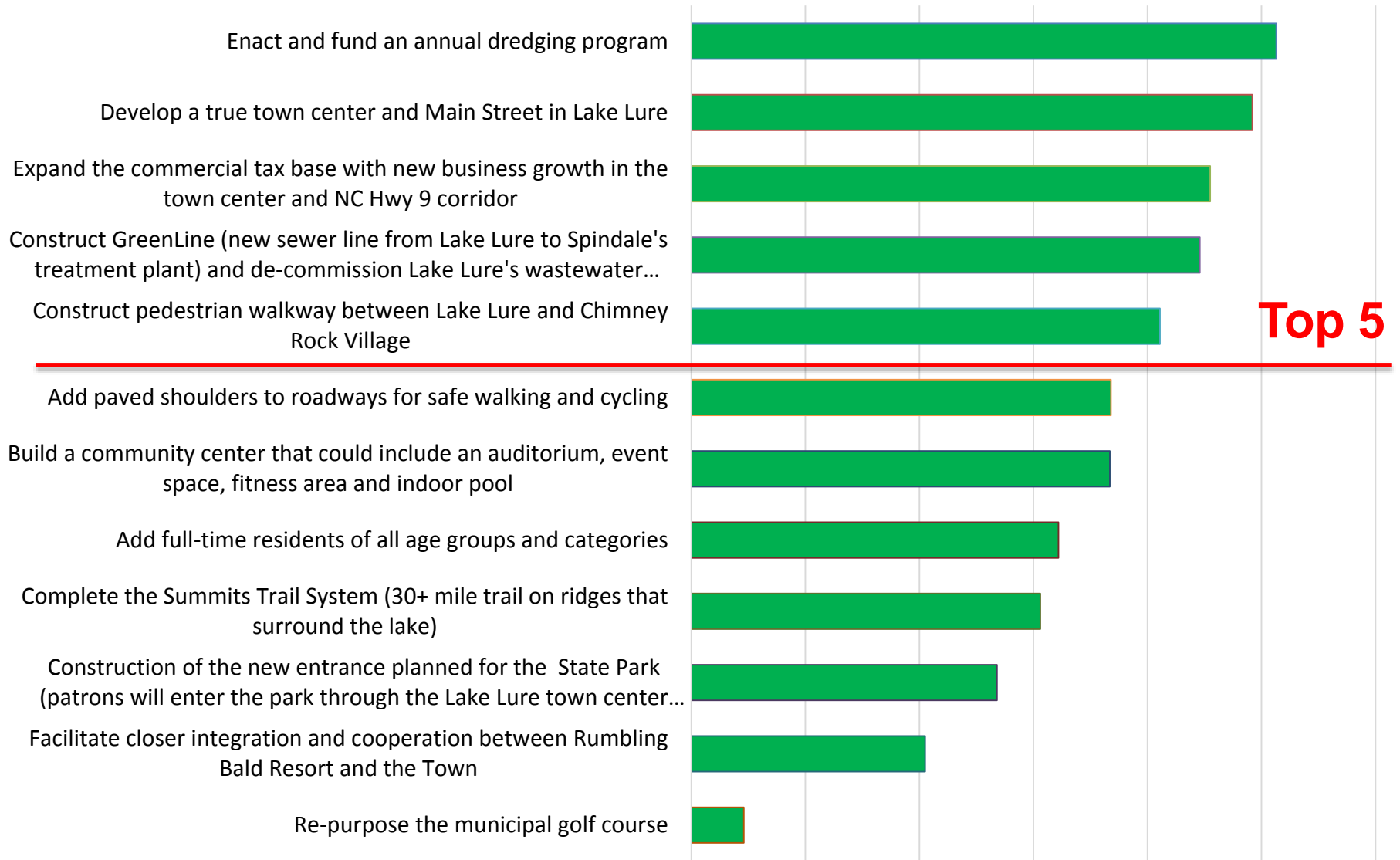
Q1: Which of these efforts has had the most positive impact on Lake Lure over the last 10 years?



Q2: Additional Positive Impacts From:

- **Activities / Events**
- **Recruiting a Bank**
- **Chamber of Commerce**
- **Visitor Welcome Center**
- **Dredging**
- **Road Repairs**
- **Municipal Services**
- **Revitalization & Preservation**
- **Chimney Rock Park**
- **Golf Course**
- **Communication**
- **Internet/Wi-fi**

Q3: Which of these projects being considered will have the most positive impact on Lake Lure?



Q4: Other projects not listed (citizen concerns):

Economic development

- **Dedicated strategy & team**
- **Public+private efforts**
- **Preserve our character and environment – control growth**
- **More restaurants**
- **Needed businesses/services**
- **Care services (child, senior)**
- **Promote our area and recruit residents & businesses**

Infrastructure

- **Connect Rumbling Bald Resort with the Town**
- **Internet & cellular services**
- **More parking**
- **More public restrooms**
- **Road repairs**
- **Extend water and sewer**

Q4: Other projects not listed (citizen concerns):

Parks & Recreation

- **Dog park**
- **YMCA/YWCA with pool**
- **Bottomless Pools**
- **Enhance golf course**
- **Improvements to Lake Operations and policies**

Appearance / Quality of Life

- **Revitalization & beautification**
- **Kudzu control**
- **Reduce traffic jams**
- **Noise pollution (motorcycles)**
- **Workforce/affordable housing**
- **Add theater/concert space**
- **“Friendly” policing**
- **More frequent garbage collection / litter pickup**

A few words about taxes:

“Where are the \$\$ coming from?”

***“Raise residential taxes (as opposed to business/tourism taxes):
peace and beauty have a price”***

***“Lower taxes for people living on the lake and in Rumbling Bald
Resort”***

***“Assure that taxes paid to Rutherford County by Lake Lure
property owners results in value to Lake Lure, not a subsidy to
other parts of the County”***

***“Treat vacation rentals as commercial businesses as the county
and other towns and cities do.”***

What is our vision for Lake Lure?

2007-2027 Comprehensive Plan:

Implementation Matrix of Recommended Policies & Objectives

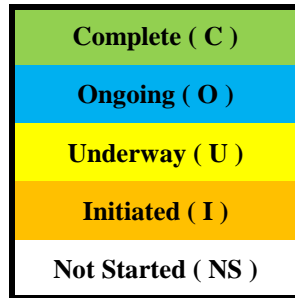
2015 Update: Scorecard Assessment of the Implementation Matrix

How much of the work identified in 2007 have we accomplished in eight years?

In the pages to follow, each of the 372 recommendations in the Implementation Matrix are scored and commented using the scale below:

Complete (C)	The recommendation has been accomplished
Ongoing (O)	The recommendation is in place, but is not a one-time activity
Underway (U)	The recommendation is underway with an expected completion
Initiated (I)	Some work has been done on the recommendation, but there is not an active effort underway
Not Started (NS)	No efforts have been made

Summary of Findings



Total

<u>Total</u>	<u>Pct</u>
89	24%
123	33%
9	2%
52	14%
<u>99</u>	27%
372	

57% of the recommendations are complete or ongoing

27% of the recommendations have had no activity

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy ED-1-1.1:	Study the potential for recreation and natural resources to be a basis for an economic development strategy.	NS	Study not commissioned. Strong recreational tourism seen in: - Olympiad - Bouldering competition - Climber visitation to Rumlbing Bald - Buffalo Creek Park trails
Policy ED-1-2.1:	Attract a “special-use” school within Lake Lure.	C	Lake Lure Classical Academy (K-12 charter school) opened in 2010. New campus opened in 2015.
ED-1-2.1: (1)	Evaluate the possibility of attracting a special-use school that is connected to a broader economic development concept.	C	LLCA is operating
ED-1-2.1: (2)	Locate potential areas for the special-use school based on criteria such as parcel size, land value, feasibility, accessibility, etc., and promote these sites in communications with potential schools.	C	After operating for 5 years on the former schoolhouse site (Harris Road), a new campus has been established on 34 acres donated by the Town (Island Creek Rd.). The Town is authorized by the state to grant up to 80 acres in the area for use by the school, or this acreage could be used for other public purposes (e.g., library, recreational facilities)
Policy ED-1-3.1:	Attract new businesses to town center and service commercial nodes.	U	Small Area Plans (SAP) completed for the Town Center, for Highway 9 corridor and for the Rocky Broad Gateway. Next step: create a vision book to attract redevelopment investment.
ED-1-3.1: (1)	Consult all economic strategists to explore opportunity in Lake Lure’s markets.	C	Arnett-Muldrow market study and community brand development in 2012.

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
ED-1-3.1: (2)	Engage in dialogue with developers and businessmen/women to attract small businesses that are desired within Lake Lure such as boutiques, apparels, restaurants, art centers, sporting goods, etc.	I	The Town contributes \$10K annually to support the Chamber as the lead agency in recruiting and economic development. Recent targets have included: - bank branch (twice... TD Band and Carolina Trust) - senior living facilities - brewpub / taproom Starting from the list of leakage opportunities from the A-M market study, the Chamber has a list of business opportunities and local needs, but we haven't mounted a concerted recruitment effort/campaign.
ED-1-3.1: (3)	Promote the town center as a catalyst project.	I	SAP done. Vision Book needed. Town officials have been serving on the EDC, but to date it has been difficult to focus their resources on Lake Lure, as our principal industry is tourism and we have few assets for industrial development/redevelopment. Tourism economic development falls outside of the EDC purview, yet the TDA (Tourism Development Authority) has a focus on promotion more than development of tourism assets and product.
Policy ED-2-1.1:	Communicate the vision for Lake Lure with the assistance of the Economic Development Commission.	NS	Vision Book

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
ED-2-1.1: (1)	Start a cohesive marketing package that promotes the vision that is based on the combination of assets in the Lake Lure area.	I	<p>Vision Book</p> <p>We developed an outline of a marketing/promotional plan that segmented:</p> <ul style="list-style-type: none"> (a) Lake Lure's assets/strengths (b) target markets (visitors, residents, businesses) (c) messaging to connect the assets that appeal to each target market segment (d) communication channels (ways and means of delivering the messages) <p>At this time, the Chamber is not yet able to coordinate such a comprehensive marketing/promotion effort and the Town has not resourced the effort. The Arnett-Muldrow study recommended the formation of a joint marketing/promotion team across the community.</p>
ED-2-1.1: (2)	Designate a liaison to improve communications with the EDC.	C	The Mayor is the vice-chair of the EDC (2015)
Policy ED-2-1.2:	Improve the special events calendar to include activities year-round.	O	<p>The HNG Chamber has made strides in this area:</p> <ul style="list-style-type: none"> - Polar Plunge and Winterfest (Dec/Jan) - Bouldering competition (Dec) - Mardi Gras (Feb) - Beach parties in early season and midweek in summer

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
ED-2-1.2: (1)	Evaluate the current special events programs by various entities and determine areas for improvement through town support to engage residents and visitors in more activities.	O	<p>Events like Cycle NC and the Bouldering competition aren't designed for much local involvement, but these events bring many visitors to the area for positive exposure and economic impact. The Dragon Boat festival has also evolved to have less local participation. Lake Lure and the gorge is a very attractive and well-resourced venue for large group activities, particularly those aimed at outdoor recreation.</p> <p>The Chamber is involved with events, but is finding that the organization and promotion of them demands a lot of limited volunteer resources in the community.</p> <p>Amazingly, the attendance at the Dirty Dancing festival continues to grow each year.</p>

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy ED-2-2.1:	Create gateways from Lake Lure into Hickory Nut Gorge State Park.	NS	<p>The State Park's master plan calls for: (1) a new entrance road from the Lake Lure Town Center (2) acquisition of the Bottomless Pools as a park amenity with trail connections to the main park</p> <p>Both of these will require the State's acquisition of property from John Hayward Moore and Alan Power Moore. Despite years of negotiations, it isn't imminent.</p> <p>The Town's growth plans will be accelerated when these events happen, so town leaders have been focused on maintaining positive relationships with the Moore family and doing all we can to influence outcomes.</p>
ED-2-2.1: (1)	Assess tourism attractions and potential businesses that will succeed, such as restaurants, outdoor stores, hotels, horseback riding, trail guides, etc.	I	Starting from the list of leakage opportunities from the A-M market study, the Chamber has a list of business opportunities and local needs, but we haven't mounted a concerted recruitment effort/campaign.
ED-2-2.1: (2)	Create small area plans to carefully guide the development of area to preserve the town's character through scale, architecture, and landscaping to maximize business opportunity.	C	Small Area Plans (SAP) completed for the Town Center, for Highway 9 corridor and for the Rocky Broad Gateway. Next step: create a vision book to attract redevelopment investment.
Policy ED-2-2.2:	Improve beach appearance and operations.	O	

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
ED-2-2.2: (1)	Improving the appearance of beach; improve facilities, amenities, and landscape to encourage investment in the town center.	O	Annual improvements are made to interior and exterior appearance. The picnic area on the east side of Pool Creek has been opened to the public as Pool Creek Park. The Town Center Master Plan envisions improvements to the boardwalk area, elevating it and adding planters and benches. A cost proposal is in hand for a replacement of the boardwalk that would include a new seawall and pull-off parking between the beach and the marina.
ED-2-2.2: (2)	Expand the operating schedule of the beach beyond peak season months to increase the annual volume of visitation.	I	Proposals have been discussed that would open the beach to the public in the off season, but keep it clean and maintained. Discussions between the Town Manager, beach concessionaire, the zoning & planning board and Town Council. The beach/marina/tours concession runs through 2017.
Policy ED-2-3.1:	In conducting study if impacts of vacation rentals, consider the effects on tourism and the economy.	C	The vacation rental operating permit program has been in place since 2009. After the first year of operation, an assessment report was prepared and minor modifications were made. The program continues to grow (nearly 250 homes) and reported complaints/conflicts are much lower than before implementation.

Complete (C)	7	35%
Ongoing (O) - not a one-time activity	4	20%

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
	Underway (U)	1	5%
	Initiated (I) - some work done, but no projects are active	5	25%
	Not Started (NS)	3	15%
		20	
	Complete or Ongoing		55%

Transportation / Circulation (From Section 3.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy TC-1-1.1:	Develop a detailed town-wide bikeway and pedestrian master plan, and construct facilities in accordance with the plan recommendations.	NS	Suggestions for bike/pedestrian needs: - Connect Rumbling Bald Resort with Apple Valley - Connect Larkins with Ingles - Town walkway extension to Post Office and to Chimney Rock Village - Paved shoulders for bikes along Memorial Highway, Boys Camp Road, Buffalo Creek Road
Policy TC – 1-1.2:	Evaluate the feasibility of providing temporary/hourly boat parking in the town center.	C	
Policy TC – 1-1.3:	If warranted, provide an adequate amount of temporary/hourly boat parking.	C	Short-term boat parking now available at: - Washburn Marina - Boardwalk near water slide - Pool Creek Park
Policy TC-1-2.1:	Provide limited transit service during peak season and special events.	I	Rutherford County ran a shuttle bus for one summer (2010?). Discontinued program due to low ridership.
Policy TC-1-2.2:	Seek assistance from private transportation providers to provide alternative transportation solutions.	NS	At one point in the early 2000s there was a private shuttle/taxi service operating in Lake Lure
Policy TC-1-2.3:	Support alternative transportation improvements by private development as long as each is consistent with the town’s adopted plans, regulations and guidelines.	NS	No pedestrian/bike/shuttle proposals have come from private developments.
Policy TC-1-2.4:	Identify areas on or along roadways, such as NC-9, where pedestrian and bicycle traffic can be safely accommodated.	O	We have seen an increase in bike traffic along Memorial Highway (using the travel lanes where there is no paved shoulder).
Policy TC-2-1.1:	Identify specific areas where roadway improvements are needed, including roads determined to be substandard.	O	Town-maintained streets are evaluated annually and the highest-priority needs are addressed using Powl Bill maintenance funds. The Asset Management Plan inventoried all street segments and provided a condition assessment.

Transportation / Circulation (From Section 3.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
TC-2-1.1: (1)	Enhance the Capital Improvement Program (CIP) by developing a section dedicated to roadway projects for local roads.	C	Road projects and parking lot repaving needs are prioritized in the CIP in a section for streets.
TC-2-1.1: (2)	Work with the RPO to update the comprehensive transportation plan to reflect improvements to be made by NCDOT.	C	Worked with NCDOT to create a CTP for Lake Lure. Provided this to the RPO for integration into the countwide CTP
Policy TC-2-1.2:	Continue effective communication with organizations, municipalities, and the NCDOT to ensure an efficient and balanced transportation system.	O	
TC-2-1.2: (1)	Continue to coordinate long-range transportation planning projects with adjacent localities, NCDOT, Isothermal RPO and other regional initiatives.	O	Road projects and parking lot repaving needs are prioritized in the CIP in a section for streets.
Policy TC-2-1.3:	Require developers to submit a traffic impact analysis, prepared by a licensed professional (traffic engineer), to determine if traffic volumes generated surpass the capacity of the road system and/or a reduction in service level. Require this analysis to be submitted with development plans at the appropriate point in the development approval process.	O	Done most recently for the new medical center and school campus.
Policy TC-2-2.4:	Establish design guidelines for roadway improvements that minimize impacts to adjacent properties, such as disturbance or clearing or vegetation.	I	70% complete.
Policy TC-2-1.5:	Develop a peak season parking management plan for special events and peak season periods, and execute it.	I	Parking issues and traffic gridlock during the Memorial Day weekend 2015 necessitated conversations about obtaining additional parking areas and better management of parking and road crossing in the beach area. Traffic during the 2015 summer was as bad as anyone can remember in recent history.

Transportation / Circulation (From Section 3.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy TC-3-1.1:	Continue to require private roads being constructed within new developments in the town to meet the standards set forth in the subdivision regulations.	O	At the developer's option, roads that are built to the Town standards may be offered for dedication to the Town. The zoning regulations allow for lower construction standards for private roads.
Policy TC-3-1.2:	Modify standards in the subdivision regulations to achieve a more sensitive approach to roadway construction.	I	70% complete. Conservation subdivision project
TC-3-1.2: (1)	Examine issues with and revise maximum grade, tangent length, and vertical and horizontal curve radii of roadways in order to reduce environmental impacts.	I	25% complete. Reviewed roads with Fire Chief. Large vehicles have to be accommodated
TC-3-1.2: (2)	Encourage and explore one-way loops to limit environmental disturbance.	O	Case by Case
Policy TC-4-1.1:	Provide for emergency vehicle access on all sides of Lake Lure.	I	Continuing discussions with Rumbling Bald Resort on the proposal to improve Old Sand Branch Road for: 1) Emergency traffic 2) Bike / pedestrian traffic 3) Resort member/guest traffic
TC-4-1.1: (1)	In the short term, locate emergency vehicles in key locations to ensure response times are minimized.	O	Medical responders are positioned in three area fire depts. (Lake Lure, Fairfield, Bill's Creek). Ambulances (county and HNG Rescue) are stationed at the library on Bill's Creek Road.
TC-4-1.1: (2)	Continue conversations/ negotiations with the Rumbling Bald Resort POA and its representatives regarding emergency vehicle access via a controlled gate on the west side of town in the area shown on the Comprehensive Plan.	I	Continuing discussions with Rumbling Bald Resort on the proposal to improve Old Sand Branch Road for: 1) Emergency traffic 2) Bike / pedestrian traffic 3) Resort member/guest traffic
TC-4-1.1: (3)	Identify areas that need roadway improvements and identify sources.	O	Snug Harbor Circle & Ridge Road (completed) Dam access road (completed) Boys Camp Road (fall 2015) All other Town-maintained roads (in varying degrees)

Transportation / Circulation (From Section 3.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
TC-4-1.1: (4)	Improve Boys Camp Road to improve safety.	U	\$300,000 improvement project in fall 2015 (paving, striping, guard rails)
TC-4-1.1: (5)	Traffic and geometry improvements at US-64/74A and NC-9.	I	Studied during NC 9
TC-4-1.1: (6)	US-64 in front of beach to improve parking and roadway interface.	NS	Plans have recommended a pull-off parking configuration with a median barrier and limited access points between the beach parking and Memorial Highway
TC-4-1.1: (7)	Maintain pedestrian-ways to the Town Center and Buffalo Creek Road.	NS	
TC-4-1.1: (8)	Identify substandard roads and bring them up to town standards.	O	Town-maintained roads are improved relative to surface conditions, shoulders and adjacent slope stability. There is no plan to: - pave unpaved portions of roads - widen narrow roads - expand shoulders where they are minimal or non-existent

Complete (C)	4	14%
Ongoing (O) - not a one-time activity	10	36%
Underway (U)	1	4%
Initiated (I) - some work done, but no projects are active	8	29%
Not Started (NS)	5	18%
	28	

Complete or Ongoing 50%

Utility Infrastructure (From Section 4.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy UI -1-1.1:	Improve capacity and allocation of it to meet current and future demands for water/sewer service.	O	
UI -1-1.1: (1)	Conduct a water supply analysis and groundwater reconnaissance studies.	I	Brown Consultants did this as part of the Small Area Plan for the NC-9 corridor. This assumed a significant amount of development and demand along this corridor, extending down into Polk County.
UI -1-1.1: (2)	Identify specific areas that should be included in the water distribution system.	NS	No plan or priorities for water system expansion.
UI -1-1.1: (3)	Continue and complete the study to evaluate the current condition of the infiltration/inflow problem as outlined in the 201 Facilities Plan.	C	The lake water I/I issue was reduced by 60% as a result of a 2-year pipe joint wrapping project using divers and a \$2.5 million ARRA stimulus loan. Sealed 1400 joints and greatly reduced sewer flows. Annual monitoring is required to identify and address future leaks.
UI -1-1.1: (4)	Require that each allocation of sewer capacity or each approved sewage connection has an expiration date. This expiration policy should apply to all new commercial, institutional, industrial and multi-unit residential development.	C	Sewer ordinance re-written in 2014 to address this.
UI -1-1.1: (5)	Negotiate a long-term agreement with Carolina Water System, including a policy basis for wastewater treatment charges.	NS	We continue to charge a flat rate to CWS (Utilities, Inc.) for sewer service based on a list of connected customers (residential and commercial)
Policy UI -2-1.1:	Develop a long-range infrastructure plan (LRIP) that supports the comprehensive plan.	NS	
UI -2-1.1: (1)	Calculate anticipated growth and infrastructure demands.	I	NC 9 SAP
UI -2-1.1: (2)	Build upon previous body of engineering work, expanding and updating it.	O	Brown Consultants have extended or revised: - Sewer GIS maps - Water GIS maps - Road GIS maps - Sewer system studies

Utility Infrastructure (From Section 4.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
UI -2-1.1: (3)	Establish budgets and a prioritization of water/sewer projects that respond to the anticipated growth and priorities in the comprehensive plan.	NS	CIP and budgets haven't been driven by anticipated growth or Comp Plan objectives, but rather short-term needs and priorities.
Policy UI-3-1.1:	Define the utility provision and extension terms for existing development.	NS	
UI-3-1.1: (1)	Adopt a new policy for the existing septic systems to require connection to the town's sewer system as installed and create a program to assist property owners financially as necessary.	I	Conversations held with Town Council. No support yet for requiring connections to sewer.
UI-3-1.1: (2)	When evidence exists that a given septic system is failing or has a history of failures, require the owner of that septic system to connect to the town's system.	NS	We've had more issues with broken or inadequate private sewer connections to manholes--than failing septic systems. In 2009/2010, we eliminated 14-20 septic systems along Hummingbird Cove by supporting the creation of a neighborhood sewer system. We have recommended this approach to several areas around the lake, but have not found cooperative homeowners.
UI-3-1.2: (1)	Require all new development to provide water and sewer facilities.	O	
UI-3-1.2: (2)	Adopt a policy that will standardize the process for utility system extensions.	C	Sewer ordinance re-written in 2014 to address this.
UI-3-1.2: (3)	Eliminate "negotiation" process for utilities extension.	C	Sewer ordinance re-written in 2014 to address this.
Policy UI-4-1.1:	Update the Capital Improvements Program (CIP) to address immediate utility service issues and anticipate/estimate future expenditures.	O	
UI-4-1.1: (1)	Set forth and establish budgets for immediate needs projects and 3-, 5-, and 10-year planning horizon projects.	O	A 3-cent tax was added in 2012 dedicated to infrastructure needs or an infrastructure capital reserve fund. Water, sewer and road work has been funded from this.
Policy UI-4-1.2:	Establish funding specifically for the CIP and its necessary actions/improvements.	O	Some, but not all, needs identified on the CIP get funded annually.

Utility Infrastructure (From Section 4.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
UI-4-1.2: (1)	Conduct a study to assess revenue projections from current utility customers commensurate with future CIP needs.	C	Water and sewer rate studies have included the funding necessary to adequately cover: 1) annual operating costs (incl. maintenance) 2) debt service 3) current-year capital improvements 3) reserve for future capital replacements/refurbishments Rates have historically not been set sufficiently high to address all of these cost components.
UI-4-1.2: (2)	Seek alternative funding sources.	O	State and federal grant pursuit
Policy UI-5-1.1:	Create a position for and hire support staff (or consultant) to implement and monitor Lake Lure's standards, policies, and procedures.	NS	

Complete (C)	5	23%
Ongoing (O) - not a one-time activity	7	32%
Underway (U)	0	0%
Initiated (I) - some work done, but no projects are active	3	14%
Not Started (NS)	7	32%
	22	

Complete or Ongoing 55%

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy PR-1-1.1:	Complete a town-wide parks, recreation, trails and open space plan and execute strategic steps to accomplish its objectives.	C	Plan in place and maintained by the Parks & Recreation Board
PR-1-1.1: (1)	Acquire parkland in accordance to the park and recreation plan in advance and in conjunction with local development.	C	200 acres acquired for Buffalo Creek Park. Potential to acquire several hundred more (at no cost) from the adjacent CMLC tract. Acquired three lakefront parcels on Buffalo Shoals Road for greenspace and/or public use. (They are very steep)
PR-1-1.1: (2)	Evaluate the feasibility of fee in lieu and/or land dedication efforts for the acquisition and development of future public park land.	O	Buffalo Creek Parkland obtained at no cost through state grants and the adoption of conservation easements.
PR-1-1.1: (3)	Develop a “purchase of development rights” program that can preserve future parks and open space.	C	We utilize Carolina Mountain Land Conservancy (CMLC) for any opportunities that arise. They have been instrumental in these acquisitions or easement purchases: - World's Edge (state park) - Weed Patch Tract (Buffalo Creek park) - Young's Mountain (future county park) - Rumbling Bald tracts (state park)
Policy PR-1-2.1:	Dedicate a portion of capital improvements program funds specifically for park and recreation projects.	O	Created a parks & recreation department with staff and an annual budget. We provide the Parks & Recreation Board with annual discretionary project funding. We include long-range parks projects on the CIP (as submitted by the Parks & Rec Board)

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
PR-1-2.1: (1)	Evaluate the proposed parks, recreation, trails and open space plan recommended capital projects and strategically determine which projects are achievable in the short, mid, and long-term based on town support and financial capabilities.	O	
Policy PR-1-2.2:	Evaluate all potential sources of funding for park development and recreation planning projects.	O	Grants, local taxes, user fees, etc.
PR-1-2.2: (1)	Explore opportunities to secure funding from state and federal park, recreation and trail grants.	O	
PR-1-2.2: (2)	Apply for PARTF Grant Funding	O	Used successfully for Buffalo Creek Park acquisition and trail development. Also awarded RTP funding for trail development.
Policy PR-1-3.1:	Acquire and develop park acreage shown as net park and recreation space, exclusive of riparian corridors, wetlands, steep topography, heavily wooded areas and other beneficial natural areas.	C	200 acres acquired for Buffalo Creek Park. Potential to acquire several hundred more (at no cost) from the adjacent CMLC tract. Acquired three lakefront parcels on Buffalo Shoals Road for greenspace and/or public use. (They are very steep)
PR-1-3.1: (1)	Aggressively pursue conservation easements either through fee simple purchase, purchase of development rights program or voluntary donations.	O	Work in partnership with CMLC to identify opportunities to acquire easements or fee simple acquisition (donations and purchases). Project viability depends upon the conservation values of the property and the interest level of the owner.
PR-1-3.1: (2)	Explore and utilize all forms of parkland acquisition, such as fee simple purchase, leasing, property transfers, trades, easements, joint agreements, and private donations to help acquire future park land.	O	
Policy PR-2-1.1:	Create new recreation facilities and programs that are designed in accordance with the American with Disabilities Act (ADA).	C	Buffalo Creek Park contains an ADA-accessible pathway, bridge and picnic areas.

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
PR-2-1.1: (1)	Ensure the parks, recreation, trails and open space plan includes facilities and programming recommendation designed for all age groups.	O	
Policy PR-2-2.1:	Adopt LOS standard for recreation parkland at a minimum of 10 acres of park land for every 1,000 full and part time residents.	C	We exceed this standard with over 400 acres of parkland (excluding the 800-acre lake)
PR-2-2.1: (1)	Establish and maintain approximately 28 additional acres of park land to service a population of 5,000 (full -time residents, part-time residents and visitors).	C	
PR-2-2.1: (2)	Develop park and recreation facilities that are strategically located throughout the town based on LOS radii.	C	Buffalo Creek Park provides a facility where we didn't have one...in the north end of Town.
PR-2-2.1: (3)	Provide recreation facilities and programs that appeal to full-time residents, part-time residents and visitors.	O	Buffalo Creek Park provides hiking, running, mountain biking and bouldering to residents and guests, particularly those in the adjacent Rumbling Bald Resort.
PR-2-2.1: (4)	Develop recreation facilities that can be used year-round, as well as have the capacity to host recreation activities during peak seasonal demand.	O	Buffalo Creek Park received 7,000 visitors in its first year--during all months of the year.
Policy PR-2-2.2:	Develop a level of service standard for individual recreation facilities based on ratios of facility type per number of full and part-time resident populations combined.	NS	
PR-2-2.2: (1)	Formally classify all existing parks and develop a classification hierarchy for future park development.	NS	
PR-2-2.2: (2)	Adopt a park facility level of service measure to ensure a wide variety of individual recreation facilities (tennis courts, baseball fields etc.) are developed within future parks to meet the needs of both full and part-time residents.	NS	
Policy PR-2-2.3:	Recognize and plan for potential shifts in demographics and its impact on recreation needs.	O	

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
PR-2-2.3: (1)	Consider the potential for future demographic changes and how it will effect the utilization of park space and facilities as outlined in the parks, recreation, trails and open space plan.	O	Trends are shifting away from golf and toward hiking, cycling
Policy PR-2-2.4:	Develop a recreation programming action plan as part of a parks, recreation, trail and open space plan.	NS	
PR-2-2.4: (1)	Coordinate recreation programming expansion efforts with new park development.	NS	
PR-2-2.4: (2)	Coordinate recreation programs with other jurisdictions to provide comprehensive, complimentary and efficient recreation programming opportunities.	NS	
PR-2-2.4: (3)	Adopt a benefit-based recreation program philosophy for all programming activities and implement a recreation cost recovery pricing model for all program offerings.	NS	
PR-2-2.4: (4)	Provide appropriate and all inclusive recreational programs for all genders, ages, and levels of skill and ability.	O	Playground at Morse Park Trails are for all ages
PR-2-2.4: (5)	Develop a specific recreational programming strategy and conceptual development plan for each new park site.	O	Each park has its own strategy, although not necessarily documented (Morse Park, Donald Ross Trails, Buffalo Creek Park). We are developing an integrated branding and identification system for all parks, where each will be unique but part of a whole.
Policy PR-2-2.5:	Develop multi-use trails to provide access to parks and open space and to meet demands for walking, hiking, running and biking.	O	Buffalo Creek Park
PR-2-2.5: (1)	Prepare a trail system assessment to establish a hierarchy of trails, bicycle and pedestrian facilities in accordance with NC DOT standards as well as a prioritization schedule of all future trail projects such as future trail corridors leading from the proposed Hickory Nut Gorge State Park to the Town Center.	I	25% complete. Project?

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy PR-3-1.1:	Develop a community-based recreation tourism strategy to complement regional tourism attractions in order to provide additional strength for the local economy.	O	Buffalo Creek Park was created to add mountain biking and additional hiking amenities. Recruitment of events like Cycle NC and bouldering competitions serve to promote our area for outdoor adventure.
Policy PR-3-1.2:	Optimize existing and future community recreation facilities to complement the variety of unique recreation offerings in the region.	O	Morse Park was enhanced with the improvement of wetlands drainage, shoreline stabilization, and an improved entrance.
Policy PR-3-1.3:	Collaborate with private recreation providers to expand recreational opportunities and program offerings.	O	
Policy PR-3-1.4:	Collaborate with area counties and the state to develop regional recreation offerings.	NS	We do work closely with Chimney Rock Village and Chimney Rock State Park. The Rutherford Outdoor Coalition is a hub for promoting recreation in Rutherford County.
Policy PR-3-2.1:	Develop an education program that highlights the quality of life benefits of becoming active in local parks and recreation offerings.	NS	We do extensively promote our parks and recreation offerings (town website, town newsletters, blogs, etc.)
Policy PR-3-2.2:	Develop an education program depicting how future parks and recreation improvements can complement and enhance the local tourism economy.	I	For some time, we have been informally promoting the economic potential and benefits of a Summits Trail that circumnavigates Lake Lure
Policy PR-3-3.1:	Continue to use the existing Parks Advisory Board to help coordinate future park and recreation expansion efforts.	O	
PR-3-3.1: (1)	Hire a director whose basic duties include planning, organizing, and executing community events, recreation programs, services, and will be held accountable for park planning and park development, and ongoing capital improvements to park and recreation facilities in concert with Public Works and Community Development.	I	Melodie Potter is now the Parks & Recreation supervisor. Her role is primarily park maintenance and a staff interface with the Parks & Rec Board. We have not scoped this position to include recreation planning, programming and park expansion.

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
PR-3-3.1: (2)	Create a yearly funding source from the capital budget for the Parks, Recreation and Special Event Department operations.	C	In addition to the Parks & Recreation budget (maintenance), the Parks & Recreation board has discretion over \$10K of annual budget for special projects.

Complete (C)	9	22%
Ongoing (O) - not a one-time activity	20	49%
Underway (U)	0	0%
Initiated (I) - some work done, but no projects are active	3	7%
Not Started (NS)	9	22%
	41	
Complete or Ongoing		71%

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LMDS-1-1.1:	Utilize a “run of the river” operation of the hydroelectric facility at the dam to maintain a constant lake level (within six (6) inches of the full pond level of 990 feet above MSL) unless droughts, floods, utility purposes, or required maintenance necessitate retention or release.	O	Stream flow is monitored above the lake (CRV) and a new monitoring station was installed below the dam. Lake level has been managed at around 6" below 990' for the past 5 years.
LMDS-1-1.1: (1)	Install gauges on tributaries for the purposes of monitoring flows into the lake.	NS	Gauges on Rocky Broad / Reedy Creek only
Policy LMDS-1-1.2:	Manage operations in accordance with all applicable regulations and standards.	O	
LMDS-1-1.2: (1)	Adhere to DENR dam safety requirements.	O	Annual DENR inspection. Efforts made to implement recommendations.
LMDS-1-1.2: (2)	Annually review FERC, EPA and other pertinent regulatory agency requirements.	O	Federal EIA reports completed annually
LMDS-1-1.2: (3)	Update the SOP Manual when any changes are made to the dam/sewer plant operation.	O	Dam SOP manual unchanged since 2000
LMDS-1-1.2: (4)	Lower the lake level approximately five (5) feet during the winter months for maintenance every third year.	O	
Policy LMDS-1-1.3:	Clearly establish the town’s right to retain water within the impoundment at the discretion of the dam’s management.	NS	Low flow volumes measured and reported for sewer discharge permitting. Low flow = floodgates closed (with some leakage), no generation, water flowing through turbines.
Policy LMDS-2-1.1:	Utilize the latest technology to monitor, maintain and improve the efficiency of the sewer system and protect the water quality of the lake.	O	The lake is protected from the town's sewer system, which comprises of manholes and lines at the bottom of the lake (water pressure forces lakewater into the pipes and prevents sewer leakage). Private sewer lines in and along the lake leading to manholes continue to pose a risk of lake contamination and water infiltration to the sewer plant.

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LMDS-2-2.1:	Establish standards for the “private” lines which connect to the manholes and define right-of-way easements to facilitate connections for lakefront properties.	I	Any new lines in the lake must adhere to current state standards (buried ductile iron pipe). No standards are enforced retroactively on existing lines leading to manholes. These continue to be problematic and are inspected and repaired during the lake drawdowns every 3 years. The Town negotiated a sewer line easement to reach the manhole on Ridge Road (to serve 15 new customers along Hummingbird Cove).
Policy LMDW-1-1.1:	The town will establish a maintenance dredging program.	U	After several years of budget cuts for dredging, an annual program was re-instituted in 2014/15. Excavation dredging will occur in prioritized areas around the lake during drawdown years. In 2015/16, a 10-year maintenance dredging program using Rowboat Dredge Co. will begin. This will focus on the river channel, marina area and west end of main channel.
LMDW-1-1.1: (1)	Update all lake bed profiles and depth soundings on an annual basis.	U	A new lake depth sounder and mapping software was purchased in 2014.
LMDW-1-1.1: (2)	Based on the readings, prioritize the schedule for maintenance dredging.	U	
LMDW-1-1.1: (3)	Utilize hydraulic and mechanical dredging equipment to keep these key areas at historic depths.	U	

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMDW-1-1.1: (4)	Create settling basins to trap the sediment in accordance with the rules set forth in the Clean Water Act with appropriate permits from DWQ and USACE.	C	Engineered system of dewatering pits established in Morse Park for use in emergency flood dredging. Pits on Boys Camp Road to be improved next.
LMDW-1-1.1: (5)	The town will contribute a minimum of \$100,000 per year from lake receipts (including boat permits) to a capital reserve fund for maintenance dredging activities.	O	From 2009-2014, between \$75K and \$100K were contributed annually to the fund. The LAB now recommends \$466,000 be budgeted annually to cover (a) annual maintenance dredging, (b) periodic dredging around the lake, (c) contribution to dredging reserves.
Policy LMDW-1-2.1:	The town will contribute a minimum of \$100,000 per year from lake and hydro fund receipts to a capital reserve fund for emergency excavation after a major storm event or accumulation that was not captured by the maintenance dredging.	NS	Together with the contribution above, this would be \$200,000 annually toward dredging (maintenance, emergency and reserves). The LAB now recommends \$466K annually. This \$200,000 amount was not met from 2009-2015.
Policy LMDW-2-1.1:	Mitigate the effects of land disturbance.	?	
LMDW-2-1.1: (1)	The town will support the work of local watershed stabilization organizations.	I	The Upper Broad River Watershed Protection Program no longer exists (due to a loss of grant funding).
LMDW-2-1.1: (2)	The town will enact and enforce local land disturbance regulations to prevent damage to all of the waterways within the planning and zoning jurisdiction of the town.	C	The Environmental Management Officer (Clint) has the responsibility of enforcing both the local and the state sedimentation and erosion control laws. For the most part, these are critical protections for our lake, but they only apply in cases of new land disturbance projects. The regulations do not cover erosion from existing driveways or dirt roads, failed impoundments, landslides, etc.

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMDW-2-1.1: (3)	Reclamation to pre-construction depths will be the financial responsibility of any party found in violation of land disturbance regulations that result in sedimentation altering lake depths (shallower than pre-construction depths).	O	Enforcement of this policy requires accurate records of annual depths around the lake, something that has not been maintained. There have been two occasions where a developer was made to remediate the lake when significant erosion and sedimentation occurred.
Policy LMEP-1-1.1: Reduce the impact of emergencies.		O	
LMEP-1-1.1: (1)	The town's emergency coordinator will annually update and regularly publicize the town's emergency action plans and warning protocol.	O	
LMEP-1-1.1: (2)	Equipment and shelters used for such emergencies will be maintained in good condition.	O	Commercial fishing nets were once intended for the Town's use in cleaning up lake debris after flooding. These were not maintained.
LMEP-1-1.1: (3)	Monitoring of water quality will be done on a monthly basis unless <i>E. coli</i> colonies exceed 250 parts per million (PPM) – in which case the testing will be performed weekly until the source of the contamination is discovered and stopped.	O	This is done regularly during the summer months and the results are reported to the Lake Advisory Board. In 2013 and 2014 levels were high near the Town Beach. Aerators were installed to mitigate the problem (although the goose population remains a contributing factor).
LMEP-1-1.1: (4)	The town's fireboat will be maintained and manned for rapid response to shoreline and boat fires.	O	
Policy LMEP-1-1.2:	Establish a communication program for notifying citizens of emergency situations and activities (Web site, phone calls, color flags on the lake, etc.).	O	CODE RED, Facebook, town website, town electronic newsletter.
Policy LMFE-1-1.1:	Regulate land disturbance activities and protect delicate wetlands and marshes as a means to preserve the exceptional water quality and the habitat for aquatic life in Lake Lure and its tributaries.	O	Responsibility of the Environmental Management Officer

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LMFE-2-1.1:	The town will contract with independent biologist(s) on a periodic basis to analyze the lake's fishery resource to report on its health and make recommendations for stocking program.	C	Study/Report commissioned approximately every 5 years. In the intervening years, fish stocking occurs. Next report scheduled for: 201X.
Policy LMFE-2-2.1:	The town will stock the lake annually based on the biologist's recommendations.	O	Done annually except in years where the fishery study is conducted.
Policy LMFE-2-3.1:	Fishing activities will be regulated through regulations established by the Lake Lure Marine Commission and the NC WRC. These regulations will be actively enforced by the town's lake patrol.	O	Local regulations were updated to match state fishing regulations.
Policy LMLS-1-1.1:	Improve the safety and appearance of the structures permitted within the boundaries of Lake Lure.	O	Enforcement occurs for severely dilapidated lake structures. New construction or significant remodeling requires a lake structure permit and adherence to design and construction standards.
LMLS-1-1.1: (1)	Develop minimum appearance and material standards for all lake structures developed in the future.	NS	The Lake Structure Regulations contain design standards outlining height, width and setback requirements, but these standards have not been expanded to address appearance standards.
LMLS-1-1.1: (2)	Identify all shoreline areas subject to substantial erosion and establish an erosion control plan to mitigate it.	O	Issues on Town property (Morse Park and marina area) have been addressed through shoreline stabilization (riprap).
LMLS-1-1.1: (3)	Update and enforce construction standards for the various types of lake structures for safety and appearance.	NS	The Lake Structure Regulations contain design standards outlining height, width and setback requirements, but these standards have not been expanded to address appearance standards.
LMLS-1-1.1: (4)	Communicate and coordinate between the town council, marine commission, Lake Structures Appeals Board, Community Development Department, and all outside governmental agencies that oversee such lake structures to ensure compliance with current laws and regulations.	NS	No special communication or coordination has occurred among all these groups relative to lake structures.

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMLS-1-1.1: (5)	Conduct a review of all existing lake structures to ensure proper maintenance.	I	Various inventories and counts have been made of lake structures, including photos. But no comprehensive assessment has been done.
Policy LMLS-2-1.1:	Develop a long-range plan for shoreline structures for environmental and boat user needs.	NS	
LMLS-2-1.1: (1)	Determine the number of marinas and locations.	C	An inventory of marinas and cluster moorings was done in 2007
LMLS-2-1.1: (2)	Determine the number and locations of cluster moorings.	C	An inventory of marinas and cluster moorings was done in 2007
LMLS-2-1.1: (3)	Review the number of slips allotted to marinas, cluster moorings, and individual lot owners according to their shoreline measurements.	I	An inventory of marinas and cluster moorings was done in 2007. Non-conforming conditions were identified and addressed at the time (including some grandfathered approvals from Town Council).
Policy LMR-1-1.1:	Review all of the town's lake ordinances on an annual basis to ensure the health, safety and welfare of the users of the lake are considered and followed.	O	Responsibility area of the Lake Advisory Board. In certain years, this review has been done.
LMR-1-1.1: (1)	Commercial boating operations shall be regulated separately by the marine commission after review by the Lake Advisory Committee (LAC) for the varied forms of business activities. Currently there are eight (8) categories with specific permit levels for each, different permit costs, and various operating restrictions.	O	The Lake Commercial Licensing program has been in place since 2005. Annually, applications are reviewed by the LAB and recommendations are made to the Marine Commission. A computer model of the lake's carrying capacity and the consumption of the capacity by commercial boats (maximum of 30%) is utilized annually.
LMR-1-1.1: (2)	Non-commercial boating operations shall also be regulated by the marine commission after review by the LAC with different permit costs for non-residents and residents. Permit limits exist for both non-residents and residents. Also established are horsepower limits and specified hours of operation.	O	
LMR-1-1.1: (3)	Safe swimming practices are limited to specific beach areas or when accompanied by a boat unless within 50 feet of shore.	O	

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMR-1-1.1: (4)	Placement of slow-no-wake buoys 75 feet from the shoreline in selected locations are to protect boaters and swimmers.	O	The LAB has developed an effective set of criteria used when considering requests for new buoys. Existing buoys are now numbered, inventoried, and replacement records are kept annually. Solar lights were added to 30+ buoys in 2015.
LMR-1-1.1: (5)	Special events such as those of the Lake Lure Ski Club, visiting rowing teams and other users need to be approved by the marine commission after review by the LAC.	O	
LMR-1-1.1: (6)	Evaluation of the operational cost of the lake should be completed annually to inform the LAC concerning the future cost of permits to use the lake.	O	When considering permit fees and revenues, the total cost of the Lake Operations department is considered along with annual dredging needs.
LMR-1-1.1: (7)	The Hickory Nut Gorge Chamber of Commerce, the town and other organizations should promote lake recreational activities during the non-peak season as this time is currently underutilized. The Olympiad has also recently had several lake activities during the peak season.	I	The Polar Plunge utilizes the lake in January (unless it's a drawdown year). Not much else has been done to recruit or promote events on the lake during the offseason (e.g., fishing tournaments, antique boat regattas)
LMR-1-1.1: (8)	The town shall perform water quality checks in selected locations monthly during the peak season and as needed in the non-peak season to ensure the safe use of the lake. Corrective actions are mandatory when unsafe conditions occur.	O	This is done regularly during the summer months and the results are reported to the Lake Advisory Board. In 2013 and 2014 levels were high near the Town Beach. Aerators were installed to mitigate the problem (although the goose population remains a contributing factor).
Policy LMLE-1-1.1:	Utilize a schedule of minimum on-water patrol requirements.	I	A Standard Operating Procedure for lake patrol was developed that included a recommended patrol schedules (hours and days during peak season), but this schedule has been difficult to fulfill given resource and budget constraints. Dean and the LLPD patrol the lake on a best efforts basis, concentrating on weekends.

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LMLE-1-1.2: Define the expectations for lake enforcement patrol activities.		C	A Standard Operating Procedure for lake patrol was developed that included a recommended patrol schedules (hours and days during peak season).
LMLE-1-1.2: (1) Establish and maintain positive relationships with boaters.		C	Lake Operations Director
LMLE-1-1.2: (2) Increase boater education.		C	Lake Operations Director
LMLE-1-1.2: (3) Retain the option to issue warnings instead of citations.		C	Lake Operations Director
LMLE-1-1.2: (4) Conduct regular shoreline inspections.		C	Lake Operations Director/Environmental Management Officer
LMLE-1-1.2: (5) Perform periodic boat permit checks.		C	Lake Operations Director
LMLE-1-1.2: (6) Perform fishing license checks.		C	Lake Operations Director/NC Wildlife Officer
Policy LMLE-1-1.3: Focus lake patrol on critical areas:		O	
LMLE-1-1.3: (1) Wake speed in no-wake zones.		O	Motion-sensing cameras deployed at trouble zones around the lake have been very effective. Warning letters are sent out and repeat offenders received citations.
LMLE-1-1.3: (2) Wake speed before or after hours.		O	Difficult to enforce. When the problem persists, the lake operations director schedules early or late patrols.
LMLE-1-1.3: (3) Towing more than two (2) individuals.		O	Incidents are lessening each year as educational efforts take effect, but this still persists and requires patrol and intervention.
LMLE-1-1.3: (4) Rental boat operators.		O	Commercial rental boats identified by a large "CM" on the boat permit sticker.
LMLE-1-1.3: (5) Boats without permits.		O	Regularly an issue in spring/early summer
LMLE-1-1.3: (6) Unsafe boating.		O	
Policy LMLE-2-1.1: Establish procedures for handling all lake-related citizen calls.		NS	Calls are responded to by the lake operations director or law enforcement, but we don't maintain records of the number and type of calls.

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMLE-2-1.1: (1)	Emergency calls should be made to 911.	O	
LMLE-2-1.1: (3)	During regular hours, calls are answered by police department and dispatched at the police station. When the police department is not manned, calls are answered by Rutherford County Central Communications.	O	
LMLE-2-1.1: (4)	100% of all lake/boating calls to these numbers must be documented with the following information: date and time, caller name, caller phone number, activity or issue reported, area of lake.	I	This has been difficult to achieve.
LMLE-2-1.1: (5)	In cases where a citizen call requests an investigation or enforcement action, a follow-up call should be made to provide the citizen with details of the response (e.g., was an officer dispatched, was there intervention?)	I	This has been difficult to achieve, although the need for citizen calls for response has been greatly reduced through the presence of the Lake Operations Director and patrol on the lake.
Policy LMLE-3-1.1:	Provide additional information on patrols, observations and enforcement actions that will be used to guide future policies and regulations.	O	
LMLE-3-1.1: (1)	Patrol log.	O	
LMLE-3-1.1: (2)	Recorded activities.	O	
LMLE-3-1.1: (3)	All citations and warnings should be recorded with the following minimum information: operator information (name and address), owner information (if different from operator), observed activity or ordinance infraction.	O	Citations and warnings are well documented
Policy LMLE-3-1.2:	Produce regular reports that are to be used by the police department, marine commission and Lake Advisory Committee.	O	Number of lake patrols and total hours of patrol are reported monthly (both Lake Operations and LLPD). Types of activities are also tracked (e.g., citations, warnings, assistance to boaters).
Policy LMLE-4-1.1:	Regulate boat ramp operations.	I	A launch ramp licensing and management program was initiated, but abandoned due to a lack of support and perceived need.

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMLE-4-1.1: (1)	Launch Ramp Operation Permit.	I	
LMLE-4-1.1: (2)	Secure Launch Ramps.	I	
LMLE-4-1.1: (3)	Launch Ramp Signs.	C	Improved signs were installed at the Town lanch ramps (motorized and non-motorized). No new signage at Rumbling Bald Resort ramps or Dam Marina (ramp closed).
Policy LMLE-5-1.1:	Staff a permanent position of Lake Operations Director to coordinate and execute the myriad lake-related activities, recordkeeping and reporting. This position should be the primary on-water education and enforcement presence.	C	This position has made a significant, positive impact on the lake. It has relieved the Lake Advisory Board members of having to do much of the work of lake management as volunteers. It has also relieved much frustration by the citizens and LAB members that there was ineffective public education and enforcement of the lake regulations.
Policy LMLE-5-1.2:	Prepare a standard operations manual for all lake-related activities. This manual will detail staff policies, procedures and expectations.	I	Lake Patrol/Enforcement was completed, as was Dam/Hydro operations (lake level).

Complete (C)	14	18%
Ongoing (O) - not a one-time activity	42	53%
Underway (U)	4	5%
Initiated (I) - some work done, but no projects are active	12	15%
Not Started (NS)	8	10%
	80	

Complete or Ongoing 70%

Boat Management (From Section 6B)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LMBA-1:	Use permitting system to control density as much as possible.	O	
LMBA-1: (1)	Limit number of permits for boats >10 hp. Based on experience and data for Lake Lure, 1000 peak season permits can be issued. It is unlikely that more than 1100 permits can be issued. 15 weekly permits count as 1 peak season permit. Permits issued in 2005 and 2006 were <1000, so no resident was denied a non-commercial permit for capacity reasons. Start with 1000 permits, perform boat surveys when limit is reached, determine if average boat density on nice weather, summer weekends and holidays has noticeably increased. If not, consider adding 25-50 permits. Repeat study until 10 ac/boat threshold is crossed at unacceptable level (measured in one 2-hr period over 3 days of observation in 2006; suggest threshold at one 2-hr period on all 3 days of observation going forward).	O	
LMBA-1: (2)	Boating operator training/licensing may limit the number of boats on the lake by virtue of need for trained operator at all times. Although there is no limit on how many operators become trained, this may limit access by transient potential boaters, allowing more permits to be offered with no increase in actual boat density, on average.	NS	Discussed by the Lake Advisory Board. State law now requires operator training for minors (residents, not visitors)
LMBA-1: (3)	Utilize a transferable permit that could be issued to all holders of multiple permits for boats >10 hp, ensuring that only one boat could be used on the lake during peak season weekends and holidays.	NS	
Policy LMBA-2:	Require education and training of all boat operators.	NS	Discussed by the Lake Advisory Board. State law now requires operator training for minors (residents, not visitors). A class for commercial operators was established in 2014.

Boat Management (From Section 6B)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMBA-2: (1)	Education and training of boat operators. Require all operators to complete a boat operation and safety course, either a standard course like that offered by the Coast Guard or a specific course developed for Lake Lure. Provide information on local rules and courtesy policies, and require a signature on a form acknowledging that the operator understands these rules and policies. Provide trained operators with a Lake Lure Boating License.	NS	Discussed by the Lake Advisory Board. State law now requires operator training for minors (residents, not visitors)
LMBA-2: (2)	Require a trained operator to be on any boat >10 hp whenever it is operated. Require anyone under the age of 16 (trained or not) to be accompanied by a trained operator 16 years of age or older.	NS	
Policy LMBA-3:	Implement additional level of boating management controls.	C	
LMBA-3: (1)	Establish a rule that boats moving at more than “headway” speed (can be defined as no wake or a specified speed limit, typically 6 mph) must remain >75 ft from any other boat or person (swimmer, downed skier, etc.). Where boat density increases to a potentially unsafe level, this will restrict high speed activities, eliminating towing and faster cruising.	C	
LMBA-3: (2)	Avoid a ban on towing or establishment of a speed limit on summer weekends and holidays since this appears to be an unacceptable option, as it would restrict privileges unnecessarily much of the time.	O	
Policy LMBA-4:	Provide adequate enforcement and presence of town authorities on the lake.	O	

Boat Management (From Section 6B)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMBA-4: (1)	Provide appropriate enforcement. Based on documented use pattern, a patrol boat should be on the lake at all times from 11 AM to 7 PM on nice weather, summer weekends or holidays. The patrol boat can be on the lake less continuously at other times and on other days. Enforcement should focus on education of boaters and record keeping for infractions, with fines or other actions directed against repeat offenders.	I	Dean aims for this level of on-lake presence, but is limited by the hours he works in a week, his other lake management responsibilities and limited budget to fund reserve patrols. We get additional patrols from the LL Police Dept.
LMBA-4: (2)	Provide a call in number for citizens to contact the enforcement agency or lake operations director to report observed violations. Respond to notification within 30 minutes. Keep records of calls to track both offense frequency and possible abuse of the system. Additionally, consider a "license plate" system (to replace stickers) that would provide more information to enforcement officers.	I	Dean's cell number is published and the answering message says "Lake Patrol". These calls do not automatically reach other lake patrol officers when they are on the lake. Also, calls are not logged.
Policy LMBA-5:	Adjust permit limits where possible to expand access during low use periods.	O	
LMBA-5: (1)	Offer weekday only permits during the peak season. There is unused capacity during the week (except on holidays); at least a 25% increase in traffic by boats >10 hp could be sustained with minimal increase in risk. An initial limit of 250 weekday only permits is suggested.	C	

Boat Management (From Section 6B)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LMBA-5: (2)	Make “Weekly Permits” a weekday only permit. Also, if pressure to get more boats >10 hp on the lake increases beyond what the permit system can accommodate, it would be advantageous to establish a “yacht club” with community owned boats that could be signed out by members. This would come out of the commercial allocation of acre-hours (with possible expansion of that allocation), and would provide opportunity for those who can’t get or don’t want boat permits but would like to use the lake for higher speed activities. The community ownership concept allows much greater predictability and control with regard to boat density and operator safety.	O	Weekly permits exclude weekends and holidays during the peak season. No formal program encouraging community boat ownership. Informally, this is present at places like Rumbling Bald Resort and Firefly Cove.

Complete (C)	3	19%
Ongoing (O) - not a one-time activity	6	38%
Underway (U)	0	0%
Initiated (I) - some work done, but no projects are active	2	13%
Not Started (NS)	5	31%
	16	
Complete or Ongoing		56%

Community Services & Facilities (From Section 7.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy SF-1-1.1:	Relocate specific buildings to effectively utilize land use by creating space for future development. Determine and evaluate alternative sites for relocation of the town's maintenance yard located within the town center.	O	See SAP's & NC 9 GDP
Policy SF-1-1.2:	Improve government-owned buildings and land to fulfill future staff requirements.	O	Damkeeper's home was converted to Lake Operations Office; accommodates 5 workspaces plus conference room
SF-1-1.2: (1)	Consider expansion of the existing town marina building as future demand rises.	C	Marina office has been renovated and reconfigured, inside and out, to make it more attractive and able to handle larger volumes. The marina slip space has been tripled. The gas pump has been relocated to accommodate more boats and the gas tank moved offsite.
SF-1-1.2: (2)	Evaluate future expansion options for the municipal golf course buildings.	NS	We continue to evaluate the future viability of the golf course and the Town's willingness to subsidize its operation.
SF-1-1.2: (3)	Evaluate the potential to locate future town offices adjacent to the community center in order to fulfill future capacity needs.	NS	Flood plain restrictions make expansion challenging in this area. Additional space for Town staff was created by converting the former damkeeper's residence to the Lake Operations office (5 workspaces plus a conference room and break room).
SF-1-1.2: (4)	Evaluate the need for expanding or relocating the police department facility (e.g. wing of municipal center).	NS	
SF-1-1.2: (5)	Explore opportunities with the state to develop parking and building facilities to accommodate tourist and resident visitation to the proposed Hickory Nut Gorge State Park.	O	Explored during CRSP Master Plan

Community Services & Facilities (From Section 7.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy SF-2-1.1:	Provide special educational services within the town to inform public of Lake Lure’s historical, natural, and cultural assets.	C	The Welcome Center next to Town Hall was expanded to occupy the entire building (formerly just 1/3 was used) and professional displays of history and attractions were installed. We have also developed plans for an interpretive facility at the north end of the dam/hydro plant.
SF-2-1.1: (1)	Encourage a special use school, such as a cultural, environmental or technical school.	C	Lake Lure Classical Academy, a K-12 Charter School was established in 2010
SF-2-1.1: (2)	Communicate regularly with Rutherford County Schools.	NS	
SF-2-1.1: (3)	Encourage participation in school board meetings, and have representation on the school board.	C	Two members of Council (Diane Barrett and Mary Ann Silvey) serve as liaisons and attend the LLCA school board meetings. The Town Manager serves on the school board.
SF-2-1.1: (4)	Establish annual (or more frequent, if warranted) meetings with a representative of Rutherford County Schools to review and discuss information collected by both the town and Rutherford County Schools.	NS	
Policy SF-2-1.2:	Attract an arts school and performing arts program.	NS	The Lake Lure Education Foundation has been established. Their mission is to promote and financially support the expansion of education and sustainable learning in Lake Lure and the surrounding community. They envision our area as a nationally-recognized learning community for all ages.
SF-2-1.2: (1)	Evaluate the need for an art school and performing art program.	NS	
SF-2-1.2: (2)	Coordinate with regional artisan groups such as the Performing Arts Center and Rutherford County Arts Council.	O	There is a local group of Lake Lure artists and we now have a local arts and crafts gallery (across from Town Hall).

Community Services & Facilities (From Section 7.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
SF-2-1.2: (3)	Evaluate and determine potential locations for amphitheatres, stages and facilities based on criteria such as land value, feasibility, accessibility, etc.	I	Some initial assessment done as part of the Town Center Small Area Plan
Policy SF-2-1.3:	Improve emergency services throughout the town.	O	
SF-2-1.3: (1)	Develop recruiting efforts and network to increase the number of fire and EMS volunteers to ensure response times are not increased with the growth of town.	O	
SF-2-1.3: (2)	Develop an EMS facilities plan to identify needs related to future growth.	NS	
SF-2-1.3: (3)	Consider hiring paid firefighters to increase existing levels of fire services.	C	Lake Lure Fire Department created with full-time and part-time firefighters. This team responds within the town limits and provides support to neighboring volunteer departments. We have two firefighters staffed 24 hours two out of every three days of the week. On the third 24-hour shift, there is only 1 on duty.
SF-2-1.3: (4)	Explore options for increasing police staff to allow two full-time police officers to be on duty at all times.	C	Our staffing and schedule provides for two police officers on duty nearly 24 hours every day.
SF-2-1.3: (5)	Communicate with Lake Lure employers to request their support for employee participation as volunteers in emergency services programs.	NS	
SF-2-1.3: (6)	Develop a police department facilities plan to identify needs related to future growth.	NS	

Community Services & Facilities (From Section 7.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
SF-2-1.3: (7)	Maintain sites identified as area helicopter landing zones for use in emergencies.	C	Helicopter landing sites utilized at: - The Meadows at Chimney Rock Park - Morse Park - Ingles - Driving Range at Lake Lure Golf Course - New LLCA site - Rumbling Bald Golf Course Driving Range - Apple Valley Golf Course (Messersmith and Buffalo Creek Rd.)
SF-2-1.3: (8)	Continue conversations with the Rumbling Bald Resort POA to determine ways to eliminate the barriers to circulation created by the resort's security gates, at least for emergency access.	I	
Policy SF-2-1.4:	Improve access to medical facilities and services.	O	
SF-2-1.4: (1)	Accommodate medical facilities in town by modifying zoning (regulations and map) so that such facilities can locate in areas identified as suitable in the plan.	C	Established the MAHEC community health center in the new Lake Lure Professional Park next to Ingles.
Policy SF-3-1.1:	Explore opportunities for bringing the community together for social interaction and networking through special event offerings.	O	Chamber-led networking and special events have grown in popularity
SF-3-1.1: (1)	Conduct a survey to determine the types of social activities residents would like to see developed.	NS	
Policy SF-3-1.2:	Attract an arts school and performing arts program		Duplicate of Policy SF 2-1.2
SF-3-1.2: (1)	Evaluate the need for an art school and performing art program.		
SF-3-1.2: (2)	Coordinate with regional artisan groups such as the Performing Arts Center and Rutherford County Arts Council.		
SF-3-1.2: (3)	Evaluate and determine potential locations for amphitheatres, stages, and facilities based on criteria such as land value, feasibility, accessibility, etc.		

Community Services & Facilities (From Section 7.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	

Complete (C)	8	28%
Ongoing (O) - not a one-time activity	8	28%
Underway (U)	0	0%
Initiated (I) - some work done, but no projects are active	2	7%
Not Started (NS)	<u>11</u>	38%
	29	

Complete or Ongoing 55%

Community Appearance & Design Standards (From Section 8.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy CA-1-1.1:	Develop design guidelines that supplement standards contained in the zoning regulations and convey the community's expectations.	C	Commercial development guidelines established in partnership with Clemson University
CA-1-1.1: (1)	Gather public input and create an inventory of a full range of features that contribute to the character of the town.	C	Commercial development guidelines established in partnership with Clemson University
CA-1-1.1: (2)	Create a set of community design guidelines (visual manual) to align future development with Lake Lure's sense of place.	C	Commercial development guidelines established in partnership with Clemson University
CA-1-1.1: (3)	Improve public buildings and civic space in accordance with the guidelines to demonstrate importance of adhering to them.	O	Lake Lure Classical Academy designed with the commercial development guidelines in mind.
Policy CA-1-1.2:	Develop and adopt a scenic overlay zoning district that applies to the designated NC Scenic Byway corridor.	NS	
Policy CA-1-1.3:	Develop streetscape design guidelines.	O	SAP's & CTP
CA-1-1.3: (1)	Enhance roadway corridors by developing uniform standards for streetscape elements. The design of each and the combination of them shall reinforce the town's character. Guidelines may address a wide range of elements including sidewalks, bicycle facilities, landscaping, signage and lighting and other streetscape amenities, street intersection crosswalks.	I	SAP's & CTP
CA-1-1.3: (2)	Coordinate with NCDOT to ensure such guidelines may be implemented within NCDOT rights-of-way.	O	
CA-1-1.3: (3)	Implement streetscape design guidelines in the town center.	NS	SAP's & CTP
Policy CA-1-2.1:	Develop a study to identify structures that locally have historic value.	C	Most of these were documented during the Commercial Design Guidelines project. Also, Rutherford County conducted an inventory many years ago (Robin Lattimore).
Policy CA-1-3.1:	Develop gateways for the entrances to Lake Lure	I	Designs developed, but not yet implemented.

Community Appearance & Design Standards (From Section 8.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
CA-1-2.1: (1)	Define gateways to Lake Lure and develop a coordinated set of design plans for all gateways to create a uniform sense of arrival at the entrances of the town.	C	Rocky Broad Gateway Concept Plan developed. This design serves as a model for the development of gateways around town. Event banner facilities have been erected that provide a standard location for promoting local events. These are visible when approaching Town from the west, south and east.
Policy CA-1-4.1:	Limit light and noise pollution	I	
CA-1-4.1: (1)	Develop a regulation to restrict light pollution, controlling foot-candles, specifying down-lighting, and a maximum height for cut-offs / directional parking and other light luminaries.	NS	
CA-1-4.1: (2)	Identify the most common sources of noise pollution and develop regulations to minimize them (i.e., motorcycles).	C	The noise ordinance was revised to: - better define quiet hours - make noise measurement and enforcement less subjective - strengthen and clarify motorcycle muffler standards There is not always consensus among the community and town officials on the enforcement philosophy and resources to dedicate to motorcycle muffler noise.
Policy CA-1-5.1:	Consider extending Lake Lure's current and future regulations to areas beyond Lake Lure's current jurisdiction if an extraterritorial jurisdiction (ETJ) is established.	NS	This has not been a popular topic in the past among Lake Lure's neighboring communities and we have reputational risk when exploring it.
CA-1-5.1: (1)	Identify areas that are beyond Lake Lure's boundaries that are visible and could directly impact the appearance and image of the town if developed. Determine how town's regulations would offer protection from negative impacts, and strengthen regulations as appropriate.	NS	

Community Appearance & Design Standards (From Section 8.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
CA-1-5.1: (2)	Apply the town's regulations to areas within the ETJ once established, as appropriate.	NS	

Complete (C)	6	33%
Ongoing (O) - not a one-time activity	3	17%
Underway (U)	0	0%
Initiated (I) - some work done, but no projects are active	3	17%
Not Started (NS)	<u>6</u>	33%
	18	

Complete or Ongoing 50%

Government & Administration (From Section 9.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy GA -1-1.1:	Improve current municipal staffing efficiency and effectiveness.	O	Staffing level is 10% lower in 2015 than in 2005, yet services have expanded and service levels remain high.
GA -1-1.1: (1)	Hire a short-range planner/subdivision administrator to facilitate subdivision plan review and manage short-range projects.	C	Combined the planner, subdivision administrator and GIS lead functions into one role. Currently a part-time role based on the skill of the staff member.
GA -1-1.1: (2)	Building on the recent personnel study, conduct a 'staffing study' to determine short and long-term additions to all staffing areas to handle the anticipated workload that will be driven by adopted comprehensive plan policies and future growth. More specifically, the study should (a) determine what skills current staff members possess, (b) identify gaps given the proposed first-year implementation activities recommended in the comprehensive plan, (c) define the type and number of positions to be added, and (d) create the appropriate job descriptions for the positions to be advertised and filled. Based on the results and recommendations of the staffing study, determine the budget requirements to hire and accommodate additional staff (salary, office space, equipment purchases, etc.). If budget limitations warrant, prioritize the filling of positions, and proceed with hiring for the positions identified as high priority.	NS	Following the 2007 Comprehensive Plan, we navigated through several years of economic recession. Hiring was frozen and we reduced staff through attrition. We never completed an exercise to determine the staffing levels and skills necessary to support the objectives of the Comp Plan. In 2015, an outside firm conducted an efficiency review of the 7-person Administration Dept. No short-term staffing changes or cost-savings opportunities were recommended.
Policy GA -1-1.2:	Ensure policies and regulations are enforced thoroughly.	O	
GA -1-1.2: (1)	Clearly define the responsibilities of each department for enforcement of existing regulations.	C	Created a matrix of enforcement responsibility for all sections of the Town;'s Code of Ordinances.
GA -1-1.2: (2)	Seek opportunities to bridge gaps and perform monitoring in an efficient manner.	O	Implemented monthly and annual tracking of noise complaints, vacation rental conflicts, crime statistics, lake operations statistics, community development activities.
GA -1-1.2: (3)	Hire additional field staff for inspections and enforcement as new regulations are adopted, as needed.	NS	

Government & Administration (From Section 9.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
GA -1-1.2: (4)	Create and publish a document that clearly lists all fines and possible infractions.	NS	Created a list of all town fees, reviewed annually by the Town Council and posted to the website.
Policy GA -1-1.3:	Utilize technology (GIS) for better information management, evaluation of development proposals, and better enforcement.	O	Have implemented GIS mapping of water and sewer infrastructure, roads, streetlights, trails
Policy GA -2-1.1:	Consider ways to improve operations.	O	
GA -2-1.1: (1)	Evaluate all such operations and conduct a cost/benefit analysis.	NS	
GA -2-1.1: (2)	Commission a study to evaluate the benefits of outsourcing the management of operations and/or maintenance of any town-owned facility.	NS	Haven't commissioned an external study. On the basis of internal analysis, we have outsourced: <ul style="list-style-type: none"> - Golf Course Operations - Sewer Treatment Plant Operations - Beach, marina and tour boat operations - Spring landscape mulching - Office cleaning - Engineering and legal services - Economic development Golf course outsourcing has reduced annual expenditures by \$40K to \$120K
GA -2-1.1: (3)	Explore options that may result in increased revenues with second party involvement, such as: (1) Evaluate the possibility of expanding the operations of the golf course to include a secondary set of services (e.g. restaurant) that would create a revenue stream year round. (2) Explore possibility of further investment (e.g. capital improvements and expansion of course to 18 holes) to improve future revenue streams. Analyze the possibility of increased lease revenues with or without further investment (e.g. restrooms, cart barn, and additional facilities).	U	We have assembled a task force that is looking closely at every town-owned property to determine an optimal strategy. This work will likely result in recommendations to sell, lease, redevelop or acquire and develop properties to maximum the public use and return on investment.

Government & Administration (From Section 9.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy GA -2-1.2:	Improve the municipality's annual revenue streams.	O	
GA -2-1.2: (1)	Evaluate and consider an appropriate increase in soil/erosion violation fees. Use the estimated revenue from this fee to offset the cost of services provided by the town related to water quality or enforcement.	I	All fees are evaluated and approved annually by each department and by the Town Council, but we have not done a comprehensive analysis of costs and fees.
GA -2-1.2: (2)	Explore options for and establish other fees that can be charged as a flat monthly fee to cover specific costs.	I	All fees are evaluated and approved annually by each department and by the Town Council, but we have not done a comprehensive analysis of costs and fees.
GA -2-1.2: (3)	Evaluate Lake Lure's budget over the past 10 years to determine annual increase in cost of services to justify any proposed fee increases. Review existing fees for annexation, boat permits, tap fees for sewer water, facility rental, fire inspection, golf course, marina rental, water/sewer rates, and zoning/land uses permit fees, and increase where needed.	I	All fees are evaluated and approved annually by each department and by the Town Council, but we have not done a comprehensive analysis of costs and fees.
GA -2-1.2: (4)	Increase the commercial property tax base by increasing the amount of commercial and mixed-use development in appropriate locations (e.g. commercial service node, town center node, etc.)	NS	The Small Area Plans call for increased commercial and mixed-use development, but we haven't implemented them or significantly re-zoned areas to meet this objective.
GA -2-1.2: (5)	Seek grants to supplement the current revenue streams, as discussed in sections 2-10.	C	We have had success with these grants: <ul style="list-style-type: none"> - Sewer Pipe Wrapping projects - Buffalo Creek Park (acquisition and trail development) - Utility planning - Asset Management Plan development - Technology for fire and police - Fire (brush truck and equipment)
Policy GA -2-1.3:	Enhance the Capital Improvement Plan (CIP)	O	
GA -2-1.3: (1)	Broaden the Capital Improvement Plan to include additional specific categories as needed.	C	

Government & Administration (From Section 9.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
GA -2-1.3: (2)	Develop a three, five, and 10-year schedule for all capital improvement plan categories.	I	Our CIP goes out 5 years
Policy GA-3-1.1:	Create an educational outreach program.	O	
GA-3-1.1: (1)	Develop an educational section on the Web site that conveys information on a wide variety of topics, including regulations, the environment, conservation easements, etc.	C	Complete overhaul of the town website in 2011 to make information easier to access. Added a searchable online document repository that contains the code of ordinances, meeting minutes of the council and all boards, planning documents, etc.
GA-3-1.1: (2)	Consistently update the monthly newsletter and post to the Web site at a set designated time each month.	O	We converted the printed newsletter to an online newsletter that is published 8-12 times per year.
GA-3-1.1: (3)	Conduct a survey to determine the best ways to communicate information to all property owners.	NS	All organizations in town report challenges in communicating to their audiences. We have held workshops to share ideas among these groups. We have encouraged the growth of two local news blogs (Around Lake Lure.com and Go Lake Lure.com). We utilize the website, electronic newsletters, social media, event banners, direct mail, word of mouth, the Mountain Breeze, The Daily Courier.
GA-3-1.1: (4)	Create avenues for trained volunteers to submit photos and other evidence of issues, particularly violations of codes, to town staff.	NS	Software and smartphone/tablet apps have emerged that facilitate public reporting and request submission, but we haven't found enough need or volume to justify the cost to the Town. We have a pretty efficient and available team at Town Hall that will respond to email, phone or regular mail submissions.
Policy GA-3-1.2:	Increase awareness of policies and regulations adopted by the town.	O	We have created a comprehensive set of information pamphlets/brochures that guide the public through many questions and procedures. We provide the same information online, through the website, repository and newsletters.

Government & Administration (From Section 9.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
GA-3-1.2: (1)	Create a system of delivering information to the public notifying them of policy and regulation changes. Timely notification for review and comment on new regulations and policies before they are adopted is also important.	NS	We provide a lot of information and news to the public, but rarely do we do this on regulatory changes (before or after the changes are made).
GA-3-1.2: (2)	Publish a list of code violations on town's Web site.	NS	
GA-3-1.2: (3)	Create a page that allows the public to review, search, and understand codes in an interactive manner. Include a variety of written examples or illustrations of how the codes should be followed. Provide examples of infractions and clearly state the problem with the infractions for illustration purposes.	I	We have posted all chapters of the Code of Ordinances online and utilize this frequently (e.g., sending email links to citizens with questions about a particular section). But we have not created an interactive guide to all the various rules and codes.

Complete (C)	5	16%
Ongoing (O) - not a one-time activity	10	32%
Underway (U)	1	3%
Initiated (I) - some work done, but no projects are active	5	16%
Not Started (NS)	10	32%
	31	

Complete or Ongoing 48%

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy NE-1-1.1:	Raise awareness of open space conservation initiatives and benefits.	NS	
NE-1-1.1: (1)	Conduct public meetings and open forums to inform the public of current environmental initiatives.	NS	
NE-1-1.1: (2)	Educate developers and real estate agencies about the value of the environment, open space and recreational opportunities available in homebuyers' decisions.	NS	
Policy NE-2-1.1:	Identify open space worthy of protection, such as environmentally sensitive areas, and pursue protection through a range of methods.	NS	
NE-2-1.1: (1)	Formally define "environmentally sensitive" areas and locate accordingly.	NS	
NE-2-1.1: (2)	Pursue conservation easements for natural areas identified in the composite map.	NS	
NE-2-1.1: (3)	Create a trust that allows donators to transfer their property to the town for preservation purposes.	NS	
NE-2-1.1: (4)	Consider partnering with state-funded agencies, universities and private conservation groups to undertake the inventory.	NS	
NE-2-1.1: (5)	Explore the potential to collect land transfer fees that could fund a specific activity, such as land acquisition for open space purposes to preserve environmentally sensitive areas.	NS	
Policy NE-1-1.3:	Improve all developments by promoting environmental conservation in the development process.	O	
NE-1-1.3: (1)	Require a fixed percentage of land to be set aside as open space in all future residential developments.	I	Conservatoin Subdivision is a movement in this direction as well as setback requirements for Common Amenities in the Zoning Regulations, but these fall short of the policy.
NE-1-1.3: (2)	Establish methods to limit or restrict 'clear cutting' techniques in all developments.	C	Tree protection regulations established

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
NE-1-1.3: (3)	Incorporate tree protection regulations into the zoning regulations so they apply to all development types, not just subdivisions.	C	Tree protection regulations established
NE-1-1.3: (4)	Establish a “Purchase Development Rights Program” that allows the town to purchase development rights from land owners for conservation purposes.	NS	Utilize CMLC when these opportunities arise
NE-1-1.3: (5)	Allow conservation subdivision development as a by-right option in all residential districts.	C	
NE-1-1.3: (6)	Explore the possibility of creating a financial incentive program for conservation development.	NS	
Policy NE-1-1.4:	Consider environmental value of land owned by the town.		
NE-1-1.4: (1)	In conducting inventory, document clearly the characteristics of parcels owned by the town that meet environmental objectives.	C	Town property asset management task force has completed an inventory of town properties, identifying the presence of a number of strategic benefits (including environmental)
NE-1-1.4: (2)	Utilize data contained in the detailed inventory, if conducted, to identify parcels to be acquired by the town.	U	The task force should complete work on their recommendations by the end of 2015 / early 2016
Policy NE-2-1.1:	Ensure open space is linked via trails, greenways, and open space corridors throughout the town.	O	There is a master concept plan for the Summits Trail, a 30-40 mile trail that would circumnavigate the lake and Chimney Rock Village, summitting all of the surrounding peaks and connecting existing parks and trails.
NE-2-1.1: (1)	Create an open space plan.	NS	
Policy NE-2-1.1:	Seek opportunities to link open space (existing and proposed) in Lake Lure to adjacent open space to create a regional system of open space.	NS	
NE-2-1.1: (1)	Establish a regional effort that targets environmental conservation within and outside of Lake Lure’s jurisdictional limits.	NS	

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
NE-2-1.1: (2)	Host regular meetings with neighboring jurisdictions to coordinate open space preservation efforts.	O	The Upper Broad River Watershed Protection Program was disbanded. Now there is a regional partnership in the Weed Action Coalition of Hickory Nut Gorge (WAC-HNG) focused on the control of invasive plants in our watershed.
Policy NE-3-1.1:	Minimize negative impacts from grading on steep slopes and post-construction stormwater run-off.	C	Steep slopes regulations in place. These and other sedimentation/erosion control regulation only apply to new land disturbance and construction/development projects. They provide no enforcement authority or action when erosion is occurring on pre-existing property (like dirt roads and driveways, landslides, failed impoundments)
NE-3-1.1: (1)	Define steep slopes relative to topography in Lake Lure specifically.	C	Steep slopes regulations in place
NE-3-1.1: (2)	Modify subdivision regulations to minimize density and grading impacts on steep slopes.	C	Steep slopes regulations in place
NE-3-1.1: (3)	Adopt regulations to minimize grading impacts on steep slopes within non-residential development or any type of development not subject to subdivision regulations.	C	Steep slopes regulations in place
Policy NE-4-1.1:	Monitor water quality regularly.	O	
NE-4-1.1 (1)	Establish better, more regular means of communication with the State of North Carolina, specifically the DWQ, to strengthen efforts to test stream pollutant levels, water temperature, etc.	NS	
Policy NE-4-1.2:	Establish effective buffers as a way of strengthening water quality protection measures.	O	
NE-4-1.1: (1)	Increase the width of the required lake edge buffer and require stream buffers.	NS	
NE-4-1.1: (2)	Specify in regulations accepted methods for delineating buffer zones.	C	Defined in the Town of Lake Lure Soil Erosion and Sedimentation Control Regulations.

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
NE-4-1.1: (3)	Establish minimum planting requirements to ensure adequate buffer vegetation.	C	Defined by NC Ecosystem Enhancement Program in the document, <i>Guidelines for Riparian Buffer Restoration</i> , which is available to the public upon request.
NE-4-1.1: (4)	Establish limitations for clearing within the required buffer to ensure the effectiveness of the buffer is maintained.	C	Defined in the Town of Lake Lure Soil Erosion and Sedimentation Control Regulations.
NE-4-1.1: (5)	Avoid embankment fill for bridge approaches, using causeways over floodplain to preserve existing vegetation wherever possible.	NS	
NE-4-1.1: (6)	Review staff resources and add personnel as needed to adequately monitor adherence to buffer regulations.	C	Environmental Management Officer
Policy NE-4-1.3:	Manage upstream development activities that result in sedimentation and other impacts that threaten water quality.	NS	
NE-3-1.2: (1)	Conduct a Watershed Study to specifically identify regional erosion and sedimentation issues and problem areas that directly impact Lake Lure.	NS	
NE-3-1.2: (2)	Evaluate impervious cover impacts on surface water hydrology, quality, and ecology.	NS	
NE-3-1.2: (3)	Classify “Watershed Study” into three broad impact classifications: low, medium, and high.	NS	
NE-3-1.2: (4)	Adopt regulations to mitigate impacts in accordance with the findings of the Watershed Study.	NS	
Policy NE-3-1.4:	Utilize the recently established Geographic Information System (GIS) to better inform development approval decisions.	O	
NE-3-1.4: (1)	Use Spatial Analyst to better understand steep slope conditions	C	

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
NE-3-1.4: (2)	Map soil types to locate highly-erodible soils and aid decisions for erosion control measures.	C	County soil data is available for all of the Lake Lure Area. Those soils are mapped and utilized by Community Development and Lake Operations staff in support of Steep Slope Regulations.
NE-3-1.4: (3)	Utilize updated floodplain maps improve accuracy of floodplain area and to enforce floodplain regulations	C	
Policy NE-3-1.5:	Educate the public about importance of water quality.	O	
NE-3-1.5: (1)	Educate public about buffers and benefits of maintaining existing native vegetation.	O	Clint regularly writes articles about environmental management and issues we face in Lake Lure. The WAC-HNG group also provides a lot of education and outreach regarding invasive plant species, impacts and removal options.
NE-3-1.5: (2)	Create an informational pamphlet and distribute to businesses, private landowners, and developers to inform them of environmental impacts associated with increases in impervious surface area.	NS	
NE-3-1.5: (3)	Coordinate with neighboring jurisdictions to expand educational efforts beyond Lake Lure's jurisdiction.	I	Clint keeps in regular contact with upstream agencies that have sedimentation/erosion control responsibilities. He convened a workshop around 2013 to discuss possible partnerships or the establishment of an authority (without much interest).

Complete (C)	15	31%
Ongoing (O) - not a one-time activity	8	16%
Underway (U)	1	2%
Initiated (I) - some work done, but no projects are active	2	4%
Not Started (NS)	<u>23</u>	47%
	49	

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	

Complete or Ongoing

47%

Land Use (From Section 11.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LU-1-1.1:	Create zoning districts or modify existing zoning districts to accommodate uses as indicated in Comprehensive Plan, specifically the Concept Plan and the Future Land Use Map.	I	
LU-1-1.1: (1)	Create a mixed-use zoning district and promote mixed-use developments within specified nodes in areas suggested in the <i>Final Concept Plan and Supporting Development Scenarios</i> .	I	70% complete. Existing commercial districts have been revised to allow mixed use. Have been waiting on SAP's before rezoning properties
LU-1-1.1: (2)	Zone the specified mixed-use nodes, local nodes, and specialty commercial nodes to allow for a greater mixture of uses in these areas.	I	Although mixed uses have been added to some commercial districts, it has not been implemented in a deep manner (properties have not been re-zoned with districts). Have been waiting on SAP's to be completed
LU-1-1.1: (3)	Allow flexibility in zoning / land use decisions that would support the long-term preservation of locally-defined historic structures / properties.	NS	
Policy LU-1-1.2:	Modify the zoning map to be consistent with the land uses indicated on Figure 8, Future Land Use Map, and to reflect new districts developed to accommodate the range of uses specified in the plan for key areas.	NS	
Policy LU-1-1.3:	Improve development regulations to preserve open space.	O	
LU-1-1.3: (1)	Evaluate current regulations and identify the appropriate districts within which minimum open space requirements should be incorporated.	I	Conservation Subdivision options created and implemented. Also, subdivision regulations amended to allow open space lots without utilities being required.
LU-1-1.3: (2)	(2) Develop specific open space standards, such as minimum amount and minimum percent to be improved for access/use, and modify the district standards accordingly.	I	Conservation Subdivision options created and implemented. Also, subdivision regulations amended to allow open space lots without utilities being required.

Land Use (From Section 11.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Policy LU-1-1.4:	Concentrate commercial development in designated nodes.	O	
LU-1-1.4:(1)	Rezone the Town Center area for development in more compact form. Development of the Town Center in a compact form results in an arrangement of buildings, streets and public spaces that maximizes utilization of the land. For example, buildings have multiple stories that are situated in close proximity to streets and each other. Open space and parking is limited to small spaces that do not interrupt the built environment.	I	Regulations altered to allow mixed use. Density not increased.
LU-1-1.4:(2)	Provide for commercial development through zoning near lake access points.	U	Rezoning application underway for the old EMS boathouse parcel by the dam (to allow commercial use)
LU-1-1.4:(3)	Rezone the commercial services node and neighborhood to the mixed-use districts.	C	
Policy LU-1-1.5:	Attract a special-use school	C	LLCA
LU-1-1.5:(1)	Evaluate potential locations for a special-use school.	C	LLCA
LU-1-1.5:(2)	Make known the availability of sites suitable for special-use school and support interested entities in the acquisition and rezoning, if any, of selected site.	C	LLCA
Policy LU-1-1.6:	Attract a performing arts program	NS	
LU-1-1.6:(1)	Evaluate potential locations for a performing arts center.	NS	
LU-1-1.6:(2)	Make known the availability of sites suitable for a performing arts center and support interested entities in the acquisition and rezoning, if any, of selected site.	NS	
Policy LU-1-1.7:	Attract healthcare services.	C	

Land Use (From Section 11.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LU-1-1.7:(1)	Initiate and maintain communication with healthcare providers (e.g. Rutherford Hospital) to provide a health care facility, pharmacy, visiting nurse service, and medical offices. Relay to providers that the community is highly interested in their services and offer town assistance on efforts to locate such facilities in Lake Lure.	O	Success with MAHEC. Continuing conversations with Rutherford Regional and other hospitals and providers.
LU-1-1.7:(2)	Identify potential sites, such as suggested in the service commercial node (see Final Concept Plan) for healthcare services.	C	
Policy LU-1-1.8:	Maximize utilization of land in commercial nodes for commercial uses by relocating public buildings to appropriate sites that are less suitable for commercial development.	O	
LU-1-1.8:(1)	Evaluate sites for potential relocations of public facilities.	C	
LU-1-1.8:(2)	Relocate public facilities, such as the town's maintenance facility, and other identified locations	NS	Public Works relocation potential is the best in the areas adjacent to the golf course
Policy LU-1-1.9:	Develop overlay zone for the scenic byway segment of US-64/74A and NC-9.	NS	
LU-1-1.9: (1)	Define a scenic overlay area for the scenic byway segment of US-64/74A and NC-9 that continues to protect the character, and scenic quality of the current scenic byway.	NS	
LU-1-1.9: (2)	Develop and adopt Scenic Byway Overlay District with standards to preserve the scenic qualities of the Black Mountain Rag Scenic Byway (US-64/74A and NC-9).	NS	
Policy LU-1-2.1:	Establish overlay zoning district to restrict development above 1,500-foot elevation.	C	
LU-1-2.1: (1)	Clearly define the standards for development in this area, and develop and adopt the overlay district.	C	
LU-1-2.1: (2)	Modify the Official Zoning Map to reflect the addition of this new overlay district.	C	

Land Use (From Section 11.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
LU-1-2.1: (3)	Educate property owners of the benefits of a 1,500-foot protection line.	C	
Policy LU-1-2.2:	Limit future commercial development along the lake front.	O	No major change
Policy LU-1-2.3:	Study the impacts (e.g. economic, quality of life, etc.) of vacation rentals, particularly those along the lakefront, to determine the need for controls (e.g. additional regulations) or other measures to ensure that the value and enjoyment of all lakefront properties are maintained, and adopt controls for vacation rentals as determined by the study recommendations. (Amended 11-10-09, 02-28-12)	C	After a lengthy community study, dialogue and debate, a regulatory program was established in 2009/10.
Policy LU-2-1.1:	Establish an extra-territorial jurisdiction (ETJ) to ensure that developments in areas adjacent to the town boundaries do not adversely impact the town's image and quality of views.	NS	
LU-2-1.1:(1)	Map potential ETJ boundaries using a set of criteria that include ridgelines, drainage areas, etc.	C	
LU-2-1.1:(2)	Engage in conversations with Rutherford County and state to communicate ETJ boundary concept.	NS	
LU-2-1.1:(3)	Apply adopted regulations, including signage and subdivision regulations, to the area within the established ETJ.	NS	
Policy LU-2-1.2:	Consider extending ETJ into the unincorporated enclaves within Lake Lure's jurisdiction if the town determines that such extension would result in a more consistent development pattern town-wide.	I	

Complete (C)	13	34%
Ongoing (O) - not a one-time activity	5	13%

Land Use (From Section 11.0)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
	Underway (U)	1	3%
	Initiated (I) - some work done, but no projects are active	7	18%
	Not Started (NS)	<u>12</u>	32%
		38	
	Complete or Ongoing		47%

Activities that weren't identified in the 2007 Comprehensive Plan

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Parks & Recreation	Renovate the Washburn Marina and Morse Park Entrance	C	Slip space was tripled, supporting about \$80K annually in slip fee revenues. This will be free cash flow after the marina loan is paid off around 2020. Relocated the fuel tank and improved the attractiveness and function of the marina office, added a covered waiting area and a pergola with plantings.
Utilities	Make repairs and capital improvements at the hydroelectric plant to decrease outages, increase run-time revenues and improve operator safety.	O	Have made over \$500,000 in plant investments over the last 6 years, mainly on major maintenance and refurbishment.
Emergency Response	Improve preparedness and reponse to snow and ice events	C	Re-tooled the departmental responsibilities and communications protocols among Public Works, Police and Fire Department. The results have been very well received by the public during our infrequent but impactful snow events.
Billing / Customer Service	Provide more convenient ways for customers to make payments for town utilities, services and fees	C	Added convenient payment options: electronic billing, autodraft payments, credit card payments
Transparency & public engagement	Provide more effective means of disseminating information to the public about their local government and municipal operations. Make it easier for people to engage and participate.	O	Provided webcasting and archived viewing of Town Council meetings Improved the town website and added a document repository. Received an "A" rating for government transparency from the John Locke foundation, one of only a few across the state.
Legal	Resolve lawsuits that are costly, distracting and potentially damaging to the town's reputation	C	Resolved lawsuits with McGill and with Vacation Rental property owners
Environment	Implement convenient curbside recycling program	C	

Activities that weren't identified in the 2007 Comprehensive Plan

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
Government	Improve efficiency by upgrading office technology. Reduce municipal data risk by improving access security and improving data backup protocols.	C	Upgraded from 2003 version of Office suite to 2013. Converted from local software purchases (client and server-based) to a cloud-based solution in a hardened, protected data center in Asheville.
Government	Improve financial reporting and information available internally (for management) and externally (for public transparency and citizen understanding).	C	Implemented an annual CAFR (Comprehensive Annual Financial Report), a more robust version of the audited financial statements with an expanded management analysis and economic data.
Economic Development	Develop a community brand that can be used to better promote our area.	C	Developed a brand statement, themes, a graphic style guide and toolkit of samples for advertising and promotion. Within the context of the overall community brand, developed individual brand identities for the Town of Lake Lure, the Chamber of Hickory Nut Gorge and several other entities. See separate page of Branding implementation activities

Complete (C)
Ongoing (O) - not a one-time activity
Underway (U)
Initiated (I) - some work done, but no projects are active
Not Started (NS)

8	80%
2	20%
0	0%
0	0%
0	0%
10	

Activities that weren't identified in the 2007 Comprehensive Plan

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	

Complete or Ongoing

100%

Community Branding (from MABD project 2013)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
2013 Deploying the Message: Marketing & Image Building	2013 - Adopt the brand identity system.	C	
2013 Deploying the Message: Marketing & Image Building	2013 - Launch Loftyanddeep.com webpage	C	It's only a redirect, not its own real website directed at visitors. Will take about \$10,000 to create such a site.
2013-2014 Deploying the Message: Marketing & Image Building	Develop targeted print material handouts	O	
2013-2014 Deploying the Message: Marketing & Image Building	Launch the brand through County TDA communications	C	
2013-2014 Deploying the Message: Marketing & Image Building	Implement the 'made fresh, made local, making memories' tag system.	NS	HNG Chamber partially used it for their customer service training program. But as recommended by A-M, the program has not been started. Needs dedicated human and financial resources.
2013-2014 Deploying the Message: Marketing & Image Building	Host an annual marketing summit	I	Held 2-4 meetings with local leaders and established goals of creating an online clearinghouse for local information. A standing marketing committee is needed, along with leadership and goals

Community Branding (from MABD project 2013)

POLICY/ACTION REFERENCE	IMPLEMENTATION ACTIVITY	Complete (C)	Comments (percent complete, notes on status, accomplishments to date, etc.)
		Ongoing (O)	
		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
2015-2020 Deploying the Message: Marketing & Image Building	Contemplate a comprehensive cooperative ad system in regional media	NS	Limited advertising has been done by the ToLL, but funding is an issue. Have also collaborated with the TDA/Chamber on cooperative ads at the TIEC.
2015-2020 Deploying the Message: Marketing & Image Building	Continue to update print pieces annually	O	
2013 Building Critical Mass: Sustainable Growth	Continue to gather Young Professionals Group	I	Initial meetings held, but hasn't been sustained
2013 Building Critical Mass: Sustainable Growth	Continue to work with Rutherford County on expanding broadband access	O	
2013 Building Critical Mass: Sustainable Growth	Develop a "Living in Lake Lure" marketing piece	I	Identified as a goal by the Chamber. Initial research started by Valerie's company
2013 Building Critical Mass: Sustainable Growth	Buiild a temporary galleryspace	C	Initiated by a private citizen and housed in the new LL Gateway Centre
2013 Building Critical Mass: Sustainable Growth	Explore ways to foster investment in Town Center	O	MABD launched and SAP completed. Discussion for a Vision Book underway

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		Underway (U)	
		Initiated (I)	
		Not Started (NS)	
2013-2014 Building Critical Mass: Sustainable Growth	Explore "Lone Wolf" office catalyst	NS	No champion passionate about it
2013-2014 Building Critical Mass: Sustainable Growth	Explore more permanent public gallery space	O	The existing gallery space is semi-permanent and includes retail aspect. Is open seasonally
2015-2020 Building Critical Mass: sustainable Growth	Cooperate to develop the first residential project in the Town Center	O	The owner of the Arcade Building has established apartments primarily for employees of LLI & LLP
2015-2020 Building Critical Mass: sustainable Growth	Explore a meeting facility in Lake Lure	I	Needs momentum, funding and ongoing PR/Capital Campaign
2013 Inviting the Visitor: Physical Environment	Remove excess signage throughout both communities	O	Good progress made
2013 Inviting the Visitor: Physical Environment	Partner with the County TDA on a countywide wayfinding plan	C	The plan has been completed but not implemented. LL & CRV still need to complete a plan specific to our communities.
2013-2014 Inviting the Visitor: Physical Environment	Invest in new signs and replace remaining signs as appropriate	O	Numerous signs have been taken down by the municipalities of LL & CRV. They've been replaced with positive messaging and graphics in both communities
2013-2014 Inviting the Visitor: Physical Environment	Initiate demonstration wayfinding project in both communities	NS	Needs a localized plan, coordination and dedicated funding

Community Branding (from MABD project 2013)

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		Not Started (NS)	
2013-2014 Inviting the Visitor: Physical Environment	Complete the Flowering Bridge Project	C	
2015-2020 Inviting the Visitor: Physical Environment	Implement community wayfinding plan. Use visitor kiosks to tie together signage system with marketing materials	NS	
2013 Preparing for the Future: Organizational Strategy	The Town of Lake Lure Should form a development association	NS	Helped to facilitate instead, the re-organization of the HNG Chamber of Commerce. They are primarily still visitor focused, but some efforts are made at economic development outside of traditional tourism.
2013 Preparing for the Future: Organizational Strategy	Explore partnership with the NCDOC Office of Urban Development	NS	
2013 Preparing for the Future: Organizational Strategy	Initiate the "HeART of Hospitality" Initiative. Present plan to the Rutherford County Board, TDA Board, EDC Board and other partners	NS	Needs a champion, a plan an dedicated funding
2013-2014 Preparing for the Future: Organizational Strategy	Contemplate hiring an economic development advisor	NS	
2013-2014 Preparing for the Future: Organizational Strategy	Continually re-examine polities related to lake use	O	This recommendation related to the perception that it is difficult, expensive or even impossible for outsiders to access the lake. We have started design work on a promotioanal/education piece highlighting all the ways to access and enjoy the lake.

Community Branding (from MABD project 2013)

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		Underway (U)	
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		Not Started (NS)	
2013-2014 Preparing for the Future: Organizational Strategy	Host an annual leadership roundtable. Develop a series of tools to encourage "front line" participation and knowledge of efforts in each community.	NS	
2015-2020 Preparing for the Future: Organizational Strategy	Explore ways to foster downtown investment.	O	
2015-2020 Preparing for the Future: Organizational Strategy	Strengthen relationships among community partners	O	
Municipal Brand Deployment Matrix			2013-2014 Implementation Presentation
2013-2014	TOWN SIGNAGE - Update/Replace	C	
	Morse Park & M. Park Gardens	C	
	Beach Blvd Banners	C	
	Lake Operations Signage - Phase 2	C	
	Welcome to LL signs, N,S,E&W	C	Updated with new colors - not replaced
	Town Seal in Council Chambers	C	
	Town Seal on front of Town Hall	C	
	Seal on front door of Town Hall	NS	
	<i>Welcome Climbers</i> - Boys Camp Road	NS	
2014-2015	LL Beach House Buildings/Fence Area	U	Major portions completed
	Donald Ross Nature Trail	NS	Needs Leadership from Parks & Rec
	Buffalo Creek Park	U	Identity System Created, Phase 2 Signs Completed

Community Branding (from MABD project 2013)

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2013-2015	MUNICIPAL COLLATERAL (digital & print)		
	New Website- Creation of Social Media Profile	C	
	Business cards, letterhead, envelopes, all forms & applications	C	
	Brochures	O	
	Employee clothing/uniforms	O	
	Identity System for Town Vehiclces	C	
	Nametags for Elected Officials	U	