



Town of Lake Lure Comprehensive Plan



ACKNOWLEDGMENTS

The authors thank the Steering Committee, Zoning & Planning Board, and Town Council for their support and guidance. Special thanks are extended to, landowners, local business owners and concerned citizens in the Town of Lake Lure who participated in development of this plan



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Carol Pritchett, Mayor
David DiOrio, Councilman/Mayor Pro-tem
Patrick Bryant, Councilman
Jim Proctor, Councilman
Scott Doster, Councilman

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Olivia Stewman, Town Manager
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Scott Martin, Rumbling Bald Assistant General Manager
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VISION & THE PLANNING PROCESS

Introduction

The Town of Lake Lure

The Town of Lake Lure is a small but highly visited mountain community in western North Carolina, located within Hickory Nut Gorge near Asheville, with a permanent population of approximately 1,365 residents. Encompassing 13.25 square miles, the town is centered around a 720-acre man-made lake created in 1926 through the damming of the Rocky Broad River, forming the foundation of its identity, economy, and development pattern. Surrounded by forested mountains, bays, and scenic vistas, and benefiting from a temperate climate within the region's thermal belt, Lake Lure functions as both a residential community and a regional tourism destination. Its origins as a planned resort community continue to shape land use, economic activity, and infrastructure needs, with outdoor recreation such as boating, fishing, hiking, and rock climbing serving as a primary draw. The town's comprehensive planning efforts must balance preservation of its natural resources and scenic character with the demands of tourism, managed growth, and quality of life for residents.

The Need for a Comprehensive Plan

The Town of Lake Lure needs a comprehensive plan to manage the balance between steady tourism growth and the needs of its small permanent population. As a destination driven community centered around a sensitive natural resource the lake and surrounding mountains the town must guide development, protect environmental quality, and plan for infrastructure demands. A comprehensive plan provides a clear framework to preserve Lake Lure's character while supporting sustainable economic activity and long-term community stability.



Who is Affected?

In North Carolina, comprehensive plans are advisory, which simply means that the maps, goals, and recommendations included in this document do not constitute regulations. This document does not determine the course of action of the Town Council, the Planning Board, or the town staff. This comprehensive plan should be taken as a guiding map to what could be done for the future of Lake Lure. Every landowner, developer, town or county staff, and appointed and/or elected officials should take into consideration the importance of this plan for the future of Lake Lure. The Town of Lake Lure is a municipality under the council-manager form of government. The Mayor and Council are elected legislative bodies that set policy, budget, and appointments. The manager is the executive with the charge to implement policy set by the Mayor and Council. The Town is expected to follow all rules and regulations set by North Carolina in NCGS 160A and currently provides a fire, police, public works, utilities, planning, and parks and recreation amenities.

What Does This Plan Consist Of?

This plan consists of narrative, maps, charts, tables, and illustrations that depict the future of Lake Lure and discusses the tools the town needs to fulfill its goals and remain consistent moving forward. The plan is organized into the following parts:

- *Vision & The Planning Process*: introducing the purpose of the land use plan, the vision, legislative priorities, and existing planning documents.
- *Public Engagement*: summarizing the public engagement in the comprehensive planning process.
- *Elements (Population, Economic Development, Natural Resources/Recreation, Cultural Resources, Community Facilities, Housing, Land-Use, Transportation, Priority Investment, and Resilience)*: identifying the current conditions and goals, objectives, strategies, and a timeline for a comprehensive list of elements.
- *Funding Sources*: a comprehensive list of funding sources that will assist Lake Lure on successfully implementing this plan
- *Appendix*: any supplemental graphics and survey responses that can be found within the plan.

Vision

Vision Statement

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.

Core Values

- **Natural Resource Protection:** Lake Lure values the protection of its lake, mountains, forests, and scenic views as its most important assets and the foundation of its identity and economy.
- **Small-Town Character:** The community is committed to preserving its peaceful atmosphere, historic charm, and close-knit identity while avoiding overdevelopment and excessive commercialization.
- **Thoughtful and Managed Growth:** Growth should be intentional, well-planned, and aligned with infrastructure capacity, ensuring that development enhances rather than detracts from the community.
- **Quality of Life:** Lake Lure prioritizes a high quality of life for residents through safe neighborhoods, access to recreation, and a healthy, livable environment.
- **Recreation and Outdoor Lifestyle:** Parks, trails, lake access, and outdoor activities are central to the community's identity and should be expanded and enhanced for residents and visitors.
- **Infrastructure and Resilience:** Reliable, modern infrastructure especially water, sewer, transportation, and emergency services is essential to the community's sustainability and future success.
- **Community Connectivity:** The Town values walkability, accessibility, and physical and social connections between neighborhoods, parks, and commercial areas.
- **Environmental Stewardship:** The community is committed to responsible development practices that protect water quality, ecosystems, and long-term environmental health.
- **Sense of Place & Identity:** Lake Lure values its unique history, landmarks, and cultural identity, ensuring that future decisions reinforce what makes the community distinct.

Legislative Priorities

Legislative Priorities

Legislative priorities in the context of the Lake Lure Comprehensive Plan refer to key policy initiatives and regulatory efforts that local leaders advocate for at the state level to address funding gaps in tourism communities and advocate for municipalities to have more authority over their development regulations. These priorities focus on securing funding for infrastructure improvements and public safety. Additionally, the priorities focus on repealing and/or amending sections on NCGS 160D.

Legislative Priorities	
Topic	Policy
Public Safety	• Advocate for additional public safety funding from the state to respond to calls for service in Chimney Rock State Park.
Tourism Development Authority	• Work with state legislators on amending legislation that regulates Tourism Development Authorities to allow funding to go towards public safety services. • Work with state legislators on amending legislation that regulates Tourism Development Authorities to allow funding to go towards infrastructure needs.
Land-Use/Zoning	• Advocate for legislators to repeal the down-zoning amendment to NCGS-160D. Down-zoning is the restriction of limiting uses on existing zoned parcels. • Advocate for legislators to amend NCGS-160D to permit towns to implement more short term rental regulations.

Supplemental Plans

Town of Lake Lure 2007 - 2027 Comprehensive Plan

The Lake Lure Comprehensive Plan 2007–2027 provides a 20-year framework to guide growth and development in Lake Lure while preserving its defining natural features and resort character. The plan focuses on managing tourism-driven growth, protecting environmental resources such as the lake, mountains, and forests, and maintaining the community’s small-town identity. It outlines policies for land use, infrastructure, economic development, and community facilities, while identifying key commercial areas and encouraging context-sensitive design. Overall, the plan emphasizes balanced, sustainable growth that supports the local economy while safeguarding quality of life for residents and the town’s long-term character.

Tree Management Handbook

The Lake Lure Tree Management Handbook provides summaries of Town regulations and other helpful information of for citizens and developers alike, regarding the cultivation and protection of a mountain forest that incidentally contains a thriving town.

The Comprehensive Transportation Plan

The Lake Lure and Chimney Rock Village Comprehensive Transportation Plan is a long-range, multi-modal plan developed by NCDOT and local partners to guide transportation improvements through 2040 in Lake Lure and Chimney Rock Village. The plan evaluates highways, public transit, rail, bicycle, and pedestrian systems based on technical analysis, environmental considerations, and public input, with implementation shared among local governments and NCDOT. It identifies key infrastructure needs to improve mobility, safety, and connectivity, including major projects like the proposed Lake Lure Parkway to reroute US 64/74A and reduce congestion. Overall, the plan provides a coordinated strategy to accommodate future growth and tourism while enhancing the efficiency of the regional transportation network.

Architectural Guidelines for Lake Lure

The Town of Lake Lure’s architectural design guidelines are intended to protect its natural resources and preserve its distinctive “mountain-lake character” as growth continues. Based on the 2007 - 2027 comprehensive plan and stakeholder input, the guidelines establish expectations for both site layout and building design, particularly within three types of commercial areas: downtown, big-box, and small-scale districts. They emphasize quality, context-sensitive development that reflects the town’s scenic environment and sense of place. The guidelines also serve as a key tool in the development review process, guiding decisions by local boards to ensure new projects align with community vision while discouraging incompatible design elements.

Lake Lure Parks, Recreation, Trails, and Open Space Plan

The Lake Lure Parks, Recreation, Trails, and Open Space Plan is the Town’s first dedicated effort to guide parks and recreation planning, developed through extensive data analysis, community input, and ongoing updates since its adoption in 2007. It focuses on providing and maintaining passive recreational opportunities while addressing growing demand driven by population increases and heavy seasonal tourism in Lake Lure and the surrounding region. The plan highlights the strain placed on local facilities by both residents and visitors and emphasizes coordination with regional partners to expand recreational offerings. It serves as a practical framework for decision making related to facility improvements, land acquisition, funding, and future park and trail development, with recommendations grounded in community needs and existing resource assessments.

Supplemental Plans

Lake Lure & Chimney Rock Village Market Study

The Lake Lure & Chimney Rock Village Market Study examines the evolution and future potential of Lake Lure and the surrounding Hickory Nut Gorge as a tourism-driven destination with deep historical roots. It highlights the area's original vision as a premier mountain resort, its partial development due to economic setbacks, and its continued growth as a hub for visitors, second-homeowners, and retirees. The study emphasizes emerging opportunities tied to increased state investment in Chimney Rock State Park, infrastructure improvements, and new amenities that are expected to boost visitation and reshape market demand. Developed in partnership with Chimney Rock Village, the study provides strategic guidance to support the Town Center Master Plan and transportation planning efforts, forming part of a coordinated approach to align development, infrastructure, and economic positioning for future growth.

Lake Lure Dredging Strategy and Plan

The Lake Lure Dredging Strategy and Plan outlines the Town's ongoing efforts to maintain the health, usability, and safety of the lake by addressing sediment buildup, particularly in key navigation areas. In Lake Lure, dredging is a top priority due to its importance for recreation, tourism, and overall lake operations. The plan emphasizes a shift toward a more strategic, data-driven approach, including hiring engineering expertise and leveraging state grant funding to improve long-term efficiency. It focuses on removing sediment in critical locations like marina channels and inlets to enhance boat access and manage water flow, while balancing costs, environmental considerations, and peak recreational use. Overall, the plan serves as a coordinated framework to sustain lake function and support the town's tourism-based economy.

Capital Improvement Plan

The capital improvements plan for the Town of Lake Lure is a 10-year roadmap for funding and completing major infrastructure projects across public safety, utilities, transportation, and lake management. It prioritizes key investments such as a new public safety building, sewer and dam improvements, dredging, and upgrades to public works facilities and equipment. The plan relies heavily on grants and external funding while scheduling projects in phases to manage costs. Overall, it focuses on maintaining essential services, improving infrastructure, and supporting the town's long-term growth and lake health.

Lake Lure Fishing Study 2023

The Lake Lure Fishing Study 2023 evaluates the health and performance of the fishery in Lake Lure based on long-term monitoring efforts that began in 2007. The study shows that the lake's bass population is generally healthy and improving, with measurable gains in growth rates over time due to ongoing management strategies such as habitat enhancement (e.g., Christmas tree structures) and supplemental forage stocking. Using consistent scientific sampling methods across multiple assessment years, the report compares fish size, age, and population balance, noting steady progress since earlier studies in 2011 and 2018. While some challenges remain such as nutrient limitations and an overabundance of smaller bass the overall findings indicate a stable and productive fishery. The study emphasizes continued monitoring and adaptive management to maintain a balanced and sustainable lake ecosystem that supports recreation and fishing tourism.

Initiatives Underway

Sewer

Lake Lure's subaqueous sewer system is an aging lake-bottom network originally constructed in the 1920s that serves more than 1,000 connections, including several private systems. The cast-iron pipe joints and lake-edge manholes have deteriorated significantly, allowing substantial inflow and infiltration of lake water and groundwater into the system. This creates chronic operational strain, increases the risk of failures, and contributes to regulatory compliance challenges. Tropical Storm Helene further damaged the system, increasing infiltration, stressing already weakened infrastructure, and accelerating overall deterioration.

The long-term solution under evaluation includes replacing or rehabilitating the existing lake-bottom sewer infrastructure through a combination of improvements that may include high-density polyethylene (HDPE) force mains, new pump stations, and rehabilitation or retention of portions of the gravity sewer system where feasible and cost-effective. The ultimate approach will be guided by engineering evaluations, lifecycle costs, operational and maintenance requirements, and long-term system reliability. These improvements are intended to reduce infiltration, minimize environmental and public safety risks, and provide a more sustainable wastewater system that protects lake health while supporting tourism, residents, and future development.

Wastewater Treatment Plant

The Town is moving forward with a full replacement of the wastewater treatment plant to ensure long-term protection of public health and the Broad River. The new facility will be constructed on the Town-owned site already identified uphill from the current plant and outside the floodplain, with direct access to Memorial Highway. The replacement plant is planned to use a modern Integrated Fixed-film Activated Sludge process that provides a compact footprint, stable treatment performance, and easier long-term operation. This project is necessary because the existing plant, originally built in 1969 and last upgraded in 1991, has experienced significant deterioration and operational challenges, which were further worsened by Tropical Storm Helene. The storm caused structural and mechanical damage that accelerated the decline of already aging components and contributed to ongoing permit compliance issues. The new plant will restore reliable treatment capacity, improve environmental protection, and provide a resilient, long-term wastewater solution that aligns with the Town's infrastructure and environmental priorities.

Workforce Housing

Workforce housing remains a critical need for the Town, local businesses, and employees throughout the area. Adequate housing options are essential for recruitment and retention and support the quality of life of those who serve the community, including teachers, public safety personnel, and other key workers. The Town is committed to advancing housing solutions that meet these needs in locations that are central to Town limits and close to the essential services workforce housing is intended to support. The Town has evaluated conceptual plans for several potential sites near the Lake Lure Classical Academy and the Lake Lure Green Space, with the location near LLCA emerging as the most feasible for future development. This work reflects the Town's ongoing commitment to providing accessible, well-located housing options that strengthen the community and support its long-term vitality.

Initiatives Underway

Downtown Center

Building on concepts first identified in the 2014 Town Center Master Plan, the Town is working with engineers and architects to develop a shovel-ready design for the Town Center transportation improvements. This design will support sensible and intuitive multimodal traffic flow, expand green space, and provide ample parking to accommodate future development. It will also support the implementation of Lago Vista Road, identified in the Chimney Rock State Park General Management Plan as a critical secondary public access route for emergency services. The Town has also worked for many years with Chimney Rock Village to establish a multimodal connector between the two communities, creating a safe and accessible link for visitors traveling between destinations. Prior to Tropical Storm Helene, the Town had secured funding through NCDOT to begin a formal study of this connector. Following the storm, NCDOT, the Town, and the Village faced significant recovery needs, requiring NCDOT to redirect funding and focus. Despite this delay, the connector remains a priority for the Town, and pursuit of the project will resume once disaster recovery efforts are complete.

Dam

Lake Lure Dam is a concrete multiple-arch buttress structure completed in 1926 that forms the centerpiece of the community and provides hydropower, lake level management, and essential flood control for the Broad River. It is regulated by NCDEQ Dam Safety as a very large, high-hazard potential structure. A 2018 condition assessment found the dam to be in fair condition for its age, but identified several items requiring repair, monitoring, and further investigation, and confirmed that the dam does not meet state requirements for hydraulic capacity or structural stability under seismic loading. The gated spillway sections also do not meet global stability requirements and the dam lacked a functional reservoir drain. In 2021 the Town Council voted to replace the dam and proceeded with installation of a low-level outlet as the first phase of the overall effort. Field investigations conducted between 2024 and 2025 documented subsurface conditions including fill, residual soils, partially weathered rock, and granitic gneiss bedrock to support design of a new roller compacted concrete gravity dam located immediately downstream of the existing structure. These investigations were delayed when Hurricane Helene caused catastrophic damage to Lake Lure and surrounding areas, highlighting the vulnerability of the aging dam and reinforcing the need for a modern, resilient replacement. The 30 percent design is in progress, with anticipated completion in summer 2026, and funding has been identified to advance detailed design next. The replacement dam will provide improved structural stability, reliable flood control, and long-term protection of the lake and downstream communities.

Initiatives Underway

Public Safety

Public safety remains a central priority for the Town of Lake Lure. The Town's Police and Fire Departments provide essential services to residents, businesses, and visitors, and both agencies support emergency management, disaster response, and specialized operations such as dive rescue. Their continued effectiveness depends on modern facilities, adequate staffing, and improved access routes that support timely emergency response. The Lake Lure Police Department is a critical component of community safety. In addition to traditional law enforcement duties, the department is responsible for lake enforcement, which protects public safety on one of the Town's most significant recreational assets. Officers monitor boating activity, enforce lake use regulations, and respond to water emergencies. The department's facility was flooded during Tropical Storm Helene and no longer provides the space, resilience, or operational functionality required for modern policing. The department needs a safe, centrally located facility that supports staff growth, training, and emergency operations. The Lake Lure Fire Department provides fire protection and emergency response for the Town, Chimney Rock State Park, and multiple mutual aid partners. The department's service area includes rugged terrain, high visitation levels, and limited access routes. Fire staff are required to obtain Advanced EMT certification, which is essential in a rural community with limited healthcare options and nationwide EMS shortages. Fire personnel are often the first responders to medical emergencies, and their advanced medical training significantly improves outcomes. The Town currently operates the main station near the center of Town and Station 2 in the Rumbling Bald community. Station 1 is outdated, undersized, and lacks essential features such as proper decontamination areas, adequate storage, and sufficient space for staffing needs. The Town must increase fire staffing to meet service demands, but the current facility cannot support additional personnel or modern operational requirements. To meet long term needs, the Town intends to construct a new Public Safety Facility that will house both the Police and Fire Departments. A conceptual plan has been developed for a Town owned property across from Ingles. This location is ideal due to its central position, buildability, and ability to provide balanced response times to all sides of Town. The facility will support modern emergency operations, staff growth, specialized training, and resilient infrastructure capable of withstanding future disasters. Improved transportation routes are also essential for public safety. The Town continues to advocate for strategic access improvements that would significantly reduce emergency response times. The Lago Vista access route would provide an alternate ingress and egress to Chimney Rock State Park and would allow large fire apparatus to reach the area more quickly. Although this is a state project, the Town has proactively provided design concepts and cost estimates to support advancement. The West End Connector is an undeveloped but easily buildable road corridor that would create a direct emergency access route from the entrance of Town near Chimney Rock to the Rumbling Bald community. Current travel times between these areas are lengthy due to the existing road network. The connector would significantly reduce response times for both police and fire. Both departments continue to strengthen training requirements, update equipment, and expand specialized capabilities

Initiatives Underway

Recreation

Lake Lure is the Town's signature recreational asset and requires ongoing stewardship to ensure long-term usability, environmental health, and visitor enjoyment. Sedimentation management and water quality protection remain central responsibilities. The Town is currently operating under a 401 Water Quality Certification issued by NCDEQ to conduct targeted dredging in a priority area near the Broad River inflow, where most sediment naturally accumulates. At the same time, the Town is pursuing a Clean Water Act Section 404 Permit through the U.S. Army Corps of Engineers to allow a broader dredging program across the lake, with continued emphasis on the areas most affected by sediment deposition. Routine lake cleanup, debris removal after storm events, and regular water quality testing support the Town's commitment to maintaining a healthy lake environment. Water quality has historically been very strong. The Town has traditionally relied on hydraulic dredging, but the installation of the new drain valve now allows the lake to be lowered to a level that supports mechanical dredging. Mechanical dredging is significantly more efficient and will serve as the primary method moving forward. Annual dredging capacity is limited by available funding, which the Town secures through the Water Resources Development Grant Program's Shallow Draft Navigation Channel Dredging and Aquatic Weed Fund.

Morse Park is another major recreational asset. The Town was preparing to advance the next phase of the Morse Park Plan when Tropical Storm Helene caused extensive damage, delaying implementation and effectively providing a clean slate for future improvements. The Town intends to use community input gathered through this comprehensive plan to guide the redesign and redevelopment of Morse Park. As a result, Morse Park remains one of the Town's highest priorities for recreation investment. The Lake Lure Green Space is also an important recreational facility. While Morse Park is the current focus, the Town's long-term goal is to enhance and expand recreational opportunities at the Green Space as funding and capacity allow. The Town also owns and maintains Pool Creek Picnic Park and the Washburn Marina, both of which provide important recreational and lake-access opportunities for residents and visitors. In addition, the Town partners with concessionaires to operate the Lake Lure Beach and Waterpark, and the Lake Lure Flowering Bridge nonprofit manages and operates the Flowering Bridge Gardens and Education Center.

Lake Lure has an extensive and growing trails network that provides opportunities for hiking, biking, climbing, and nature exploration. Key trails and facilities include Buffalo Creek Park, Dittmer-Watts Nature Trail, Upper Boulders Trail, Weed Patch Mountain Trail, Youngs Mountain Trail, and most of Chimney Rock State Park's trail system located within the Town limits. Town staff and elected officials, the Parks and Recreation Board, and partner organizations are actively working to expand this network, with new trail options planned for the coming years. Together, these assets offer a wide range of outdoor recreation experiences for residents and visitors.

A photograph of a public engagement event in a modern room with large windows. Several people are standing and talking. A man in a grey polo shirt and khaki pants is on the left, holding a folder. A man in a brown jacket and jeans is in the center, looking towards the right. A woman in a green jacket and jeans is in the foreground, looking down. A man in a dark vest and white shirt is on the right, talking to a woman in a black jacket and jeans. A woman in a bright green top is on the far right. There are tables with papers and a water bottle on them. A chandelier is hanging from the ceiling. The text "PUBLIC ENGAGEMENT" is overlaid in white, bold, sans-serif font.

PUBLIC ENGAGEMENT

Public Engagement

Public engagement for the Lake Lure Comprehensive Plan was designed to be open, transparent, and iterative, allowing community members to participate in multiple ways and at different points throughout the planning process. The Town utilized a combination of advisory oversight, targeted stakeholder discussions, broad public outreach, and structured feedback opportunities to ensure the plan reflects community values, priorities, and concerns.

Steering Committee

A Steering Committee composed of local residents, stakeholders, and community leaders was established to guide the comprehensive planning process. The committee has met regularly throughout the planning period and serves as a sounding board for plan direction, engagement strategies, and draft recommendations. Steering Committee members provided ongoing feedback, help interpret public input, and ensured the planning process remained aligned with local context and community expectations.

Survey

A survey was distributed to collect input from a broad and diverse segment of residents, property owners, and stakeholders. The survey allowed participants to provide feedback at their convenience and helped ensure that voices unable to attend in-person meetings were still represented. Survey responses were used to identify trends, measure the level of support for various priorities, and validate themes emerging from other engagement methods.

Focus Group Meetings

Focus group meetings were conducted to gather detailed input from specific stakeholder groups and advisory bodies. These meetings allowed for in-depth discussion on key topics such as housing, land-use, parks and recreation, environmental protection, community character and more. Focus groups provided insights that help identify shared priorities, clarify concerns, and explore complex issues that are not easily captured through surveys alone.

Public Input Sessions

Traditional public input sessions were held at key milestones throughout the planning process to provide open, in-person opportunities for community participation. These sessions were structured around interactive stations and activities focused on specific planning topics, allowing participants to share preferences, values, and ideas in a guided but flexible format.

Methodology



Steering Committee

Steering Committee

A Steering Committee composed of local residents, stakeholders, and community leaders was established to guide the comprehensive planning process. The committee has met regularly throughout the planning period and serves as a sounding board for plan direction, engagement strategies, and draft recommendations. Steering Committee members provided ongoing feedback, help interpret public input, and ensured the planning process remained aligned with local context and community expectations.

Participants

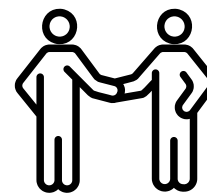
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Meeting
1

Introduction



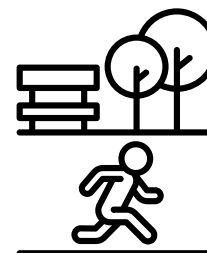
Meeting
2

Current Conditions &
Survey Preparation



Meeting
3

Parks & Recreation
Priorities



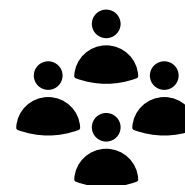
Meeting
4

Land-Use, Growth, and
Housing Review



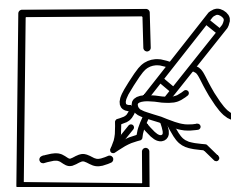
Meeting
5

Public Input Review



Meeting
6

Draft Plan Review



Meeting
7

Final Draft Plan Review



Steering Committee

The Steering Committee was challenged with a SOAR Analysis. They had to choose strengths, opportunities, aspirations, and results and then prioritize those choices with only one sticker for each category. The asterisks (*) are those stickers.



Strengths

Natural Beauty*****
Quality of Life***
Safe**
Community
Unity
Growth
Fiscally Sound*
History of Town
Infrastructure
Town Staff*
Public Service Motivation*
Outdoor Recreation
Tourism
Brand**
Proactive Population
Partnerships/Relationships with state and federal officials
Innovative
Town Owned Property*
Sense of Place
Location
Local School



Aspirations

* Expanding Emergency Services*
Building Resilient Community*
Keep High Standards
Replace Dam, Water, & Sewer**
Cell Tower/Communication
Connectivity Throughout Town
Preserve Natural Resources***
Better Relationship with the County
Increased Marketing/Targeted Marketing
Top Destination*
Preserve Community Character**
Legislative Advocacy
Revenue from Town Assets*****
Public Safety Facilities**
Efficient Administrative/Policy Implementation



Opportunities

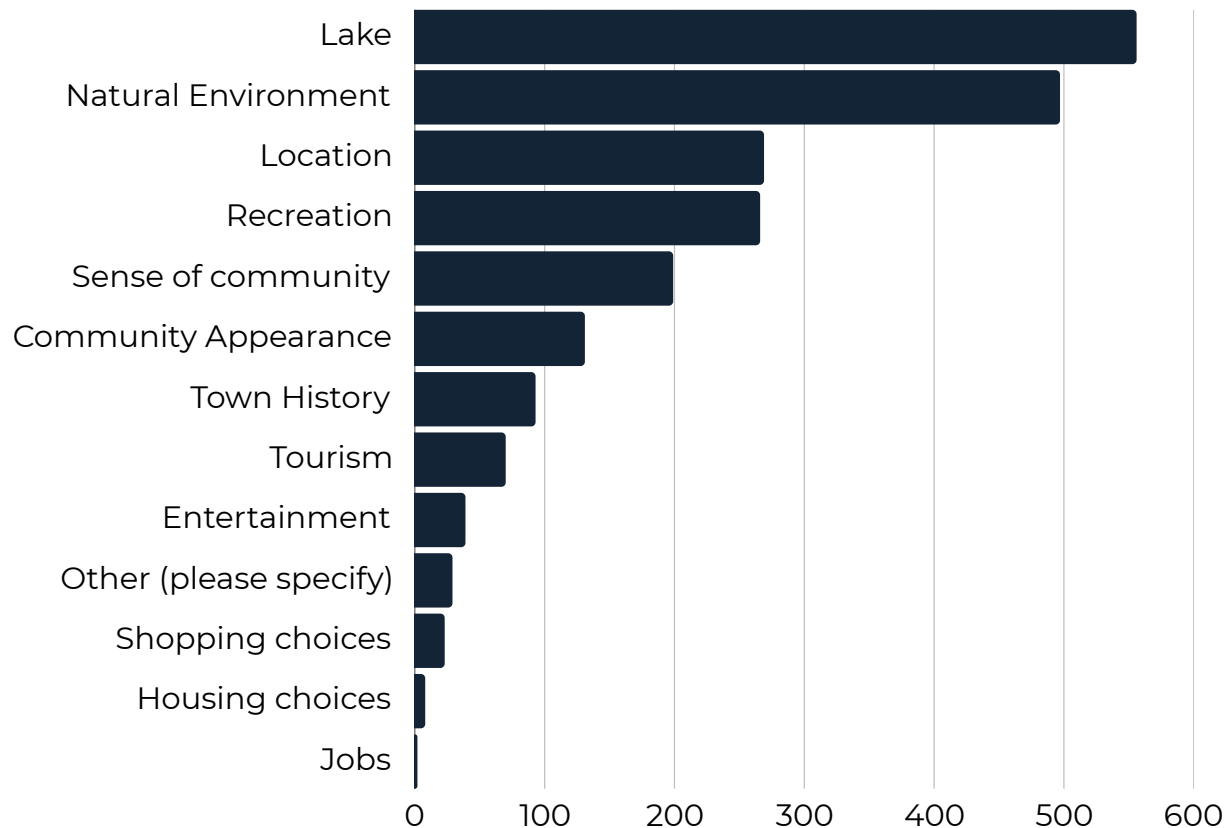
Infrastructure***
Workforce Housing**
Dam**
Lake Maintenance Plan
Transitional Period
Water/Sewer**
Annexation
Year-Round Tourism
Placemaking/Destination**
Zoning Reform/Update
Partnerships
Beach Upgrades
Generational Success
Attract and Retain Younger Folks**
Walkability
Funding Opportunities**
Green Space
Hurricane Helene
Focus
West-End Connector
Monetize Tourism/Revenue Enhancement*****
Recruitment/Retention
Recreation/Community Center
More Events/Coordinated Events



Results

Reduced Response Time*
Vibrant Full-Time Community*****
Funding Secured*****
Effective Manager/Council
Benchmark Community
Low ISO Rating
Sense of Safety
Increased Volunteerism
100-Year Old Infrastructure Replaced*
Increased Demand for Property & Services*
Increased Revenue**
Vibrant Healthy Businesses
Executed Plans***
Functional Sewer System
New Dam

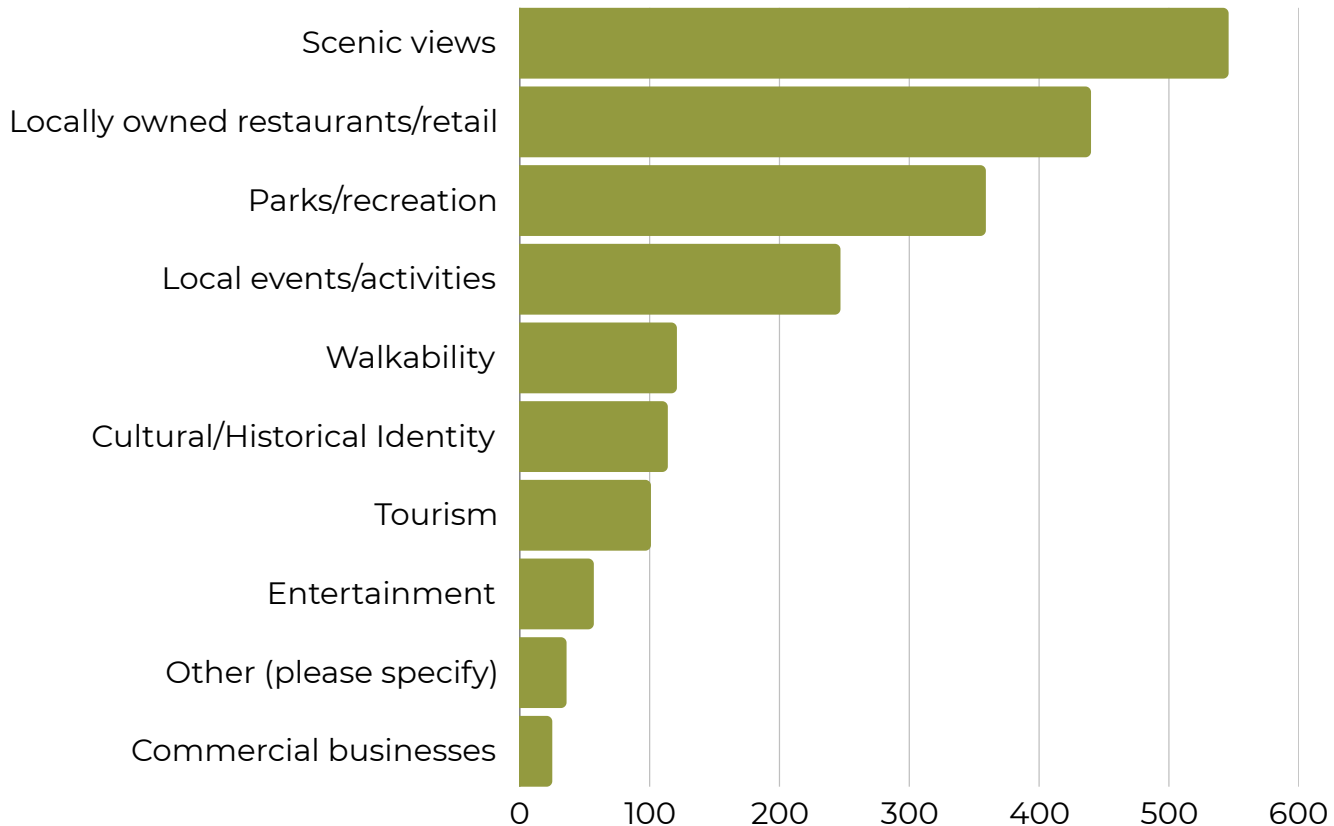
Question 1: What do you like most about Lake Lure? Select up to three. (Required)



Other

Respondents most frequently cited Lake Lure’s small-town character, calm atmosphere, and sense of peace as what they like most about the community, often emphasizing its quiet environment, low crime, and lack of overdevelopment compared to other tourist destinations. Many respondents expressed appreciation for recreational and lifestyle amenities, including access to the lake, hiking, pickleball, disc golf, Camp Lurecrest, and Rumbling Bald, as well as local restaurants and places to gather. Others highlighted community identity and heritage, referencing Lake Lure’s long-standing residents, friendly people, movie history , and landmarks such as the Lake Lure Flowering Bridge. While tourism is recognized as part of Lake Lure’s economy, several responses reflect concern that increased visitation is beginning to erode the peace and small-town feel that residents value most.

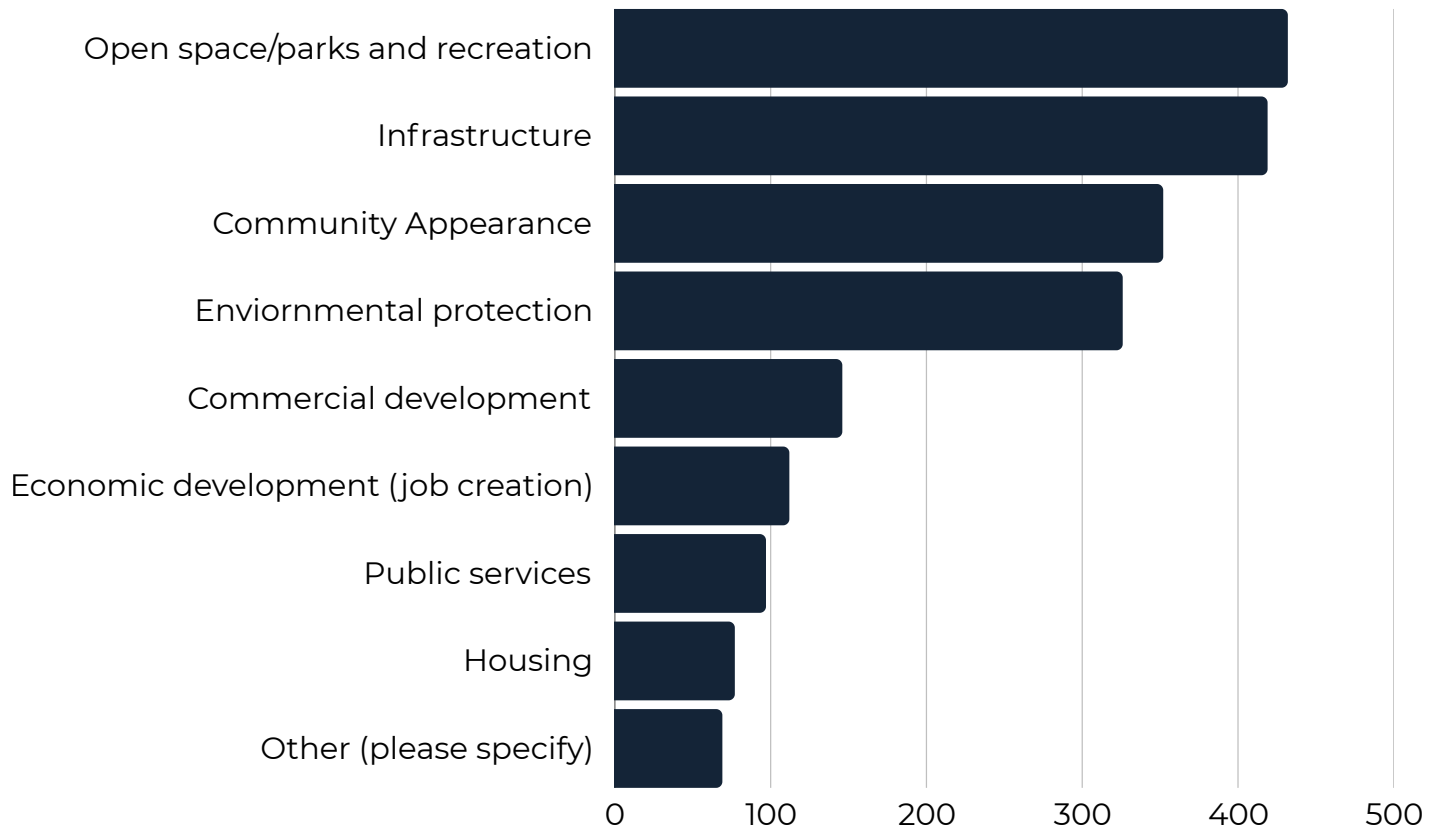
Question 2: Select the top three attributes of Lake Lure by their importance to you. (Required)



Other

Other responses overwhelmingly identified the lake and its natural environment as Lake Lure's most important attribute, emphasizing water access, recreation, fishing, kayaking, and preservation of natural beauty. Closely tied to this priority is a strong desire to maintain Lake Lure's small-town character, safety, and livability, particularly within communities such as Rumbling Bald, with clear concerns about overbuilding, speculative development, and population growth. Respondents also value recreational amenities and local identity, including golf, pickleball, restaurants, lake-related services, and cultural landmarks such as the Flowering Bridge and Lake Lure's movie history (Dirty Dancing).

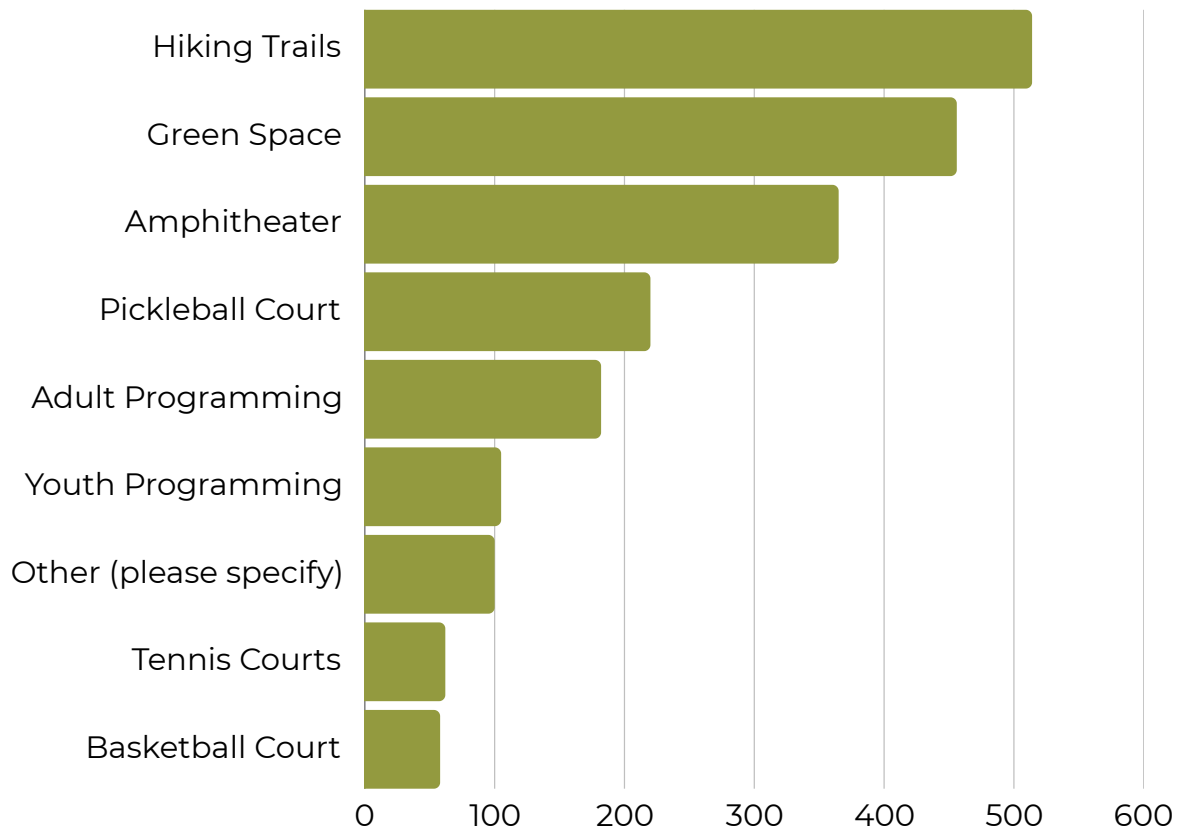
Question 3: Over the next 10 years, what issues should Lake Lure prioritize? Select the top three.



Other

When asked to identify priorities for the next 10 years, other responses emphasized the need for responsible growth that protects Lake Lure's small-town character, natural beauty, and full-time residents. Key priorities include safeguarding the lake's water quality and infrastructure, such as dam safety, dredging, sewer and water system upgrades, and maintaining clean water, while ensuring new projects do not harm viewsheds or the lake environment. Many respondents expressed strong concern about overcommercialization, short-term rentals, and speculative development, advocating instead for residential stability, preservation of charm, and limits on tourism impacts. At the same time, residents support targeted investments in walkability, recreation, and community amenities, including sidewalks, bike paths, pickleball courts, hiking trails, and restoration of the Flowering Bridge.

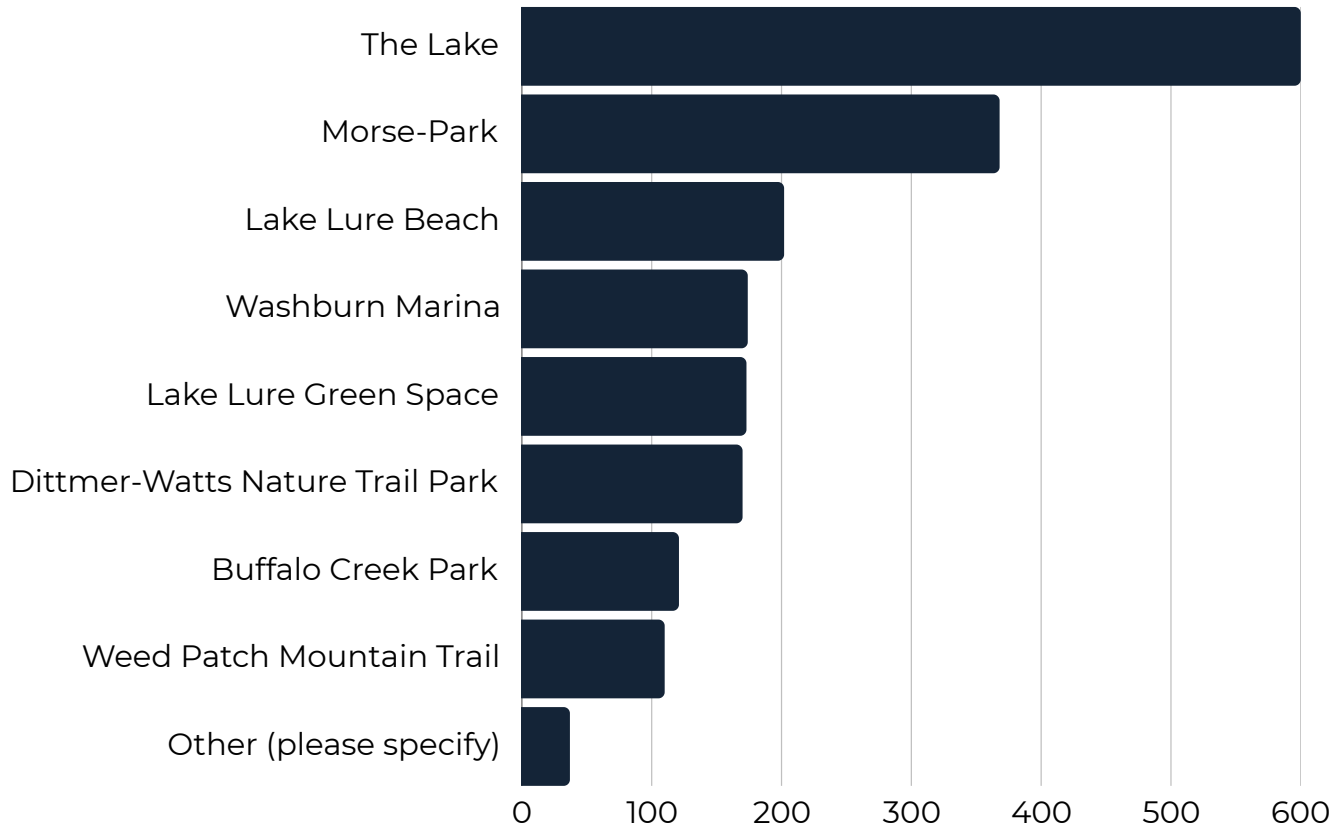
Question 4: What types of parks and recreation assets would you like to prioritize? (Select all that apply)



Other

Other responses indicate strong support for active outdoor recreation and multi-use amenities that enhance quality of life for residents while remaining compatible with Lake Lure's natural setting. The most frequently requested assets include disc golf facilities, dog parks, and golf-related amenities, including reopening or updating the former municipal golf course. Many respondents also expressed interest in trail-based recreation, such as walking and running trails, greenways, mountain biking, and bike paths that improve connectivity between Lake Lure and Chimney Rock. Lake-based recreation remains important, with calls for improved kayak launches, paddling access, swimming areas, and safe, equitable lake access. Additional requests included live entertainment spaces, farmers markets, amphitheaters, and community gathering areas.

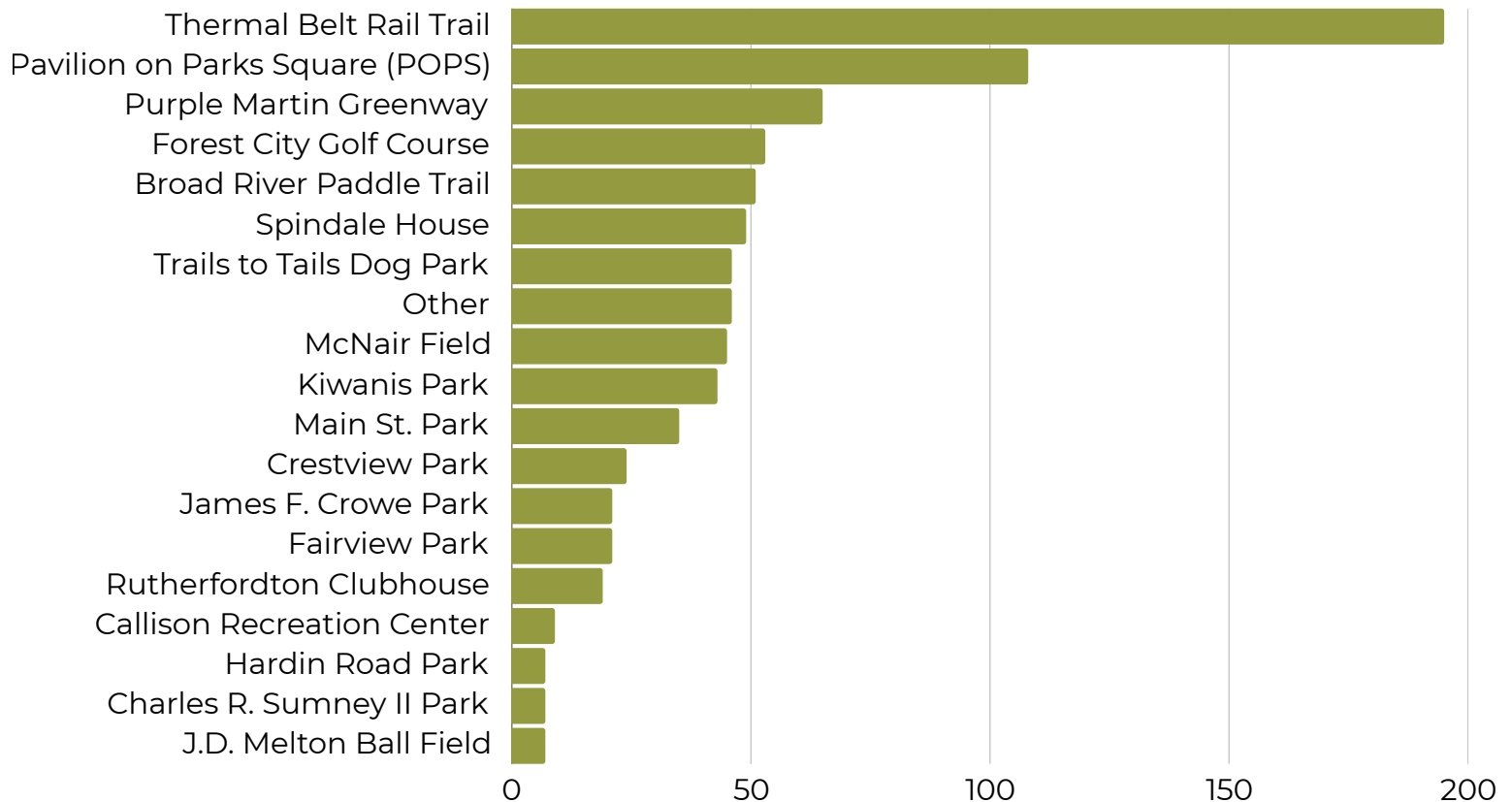
Question 5: What are your favorite parks and recreation assets in Lake Lure? (Select up to 3)



Other

Other responses most frequently identified the former Lake Lure Flowering Bridge as their favorite parks and recreation asset. Other highly valued assets include local parks and picnic areas, such as Pool Creek Picnic Park, as well as trails and natural areas, including Young's Mountain, Party Rock, Chimney Rock State Park, and climbing areas within and near Rumbling Bald. Golf amenities particularly the former municipal golf course and Rumbling Bald courses were also cited as important recreational resources.

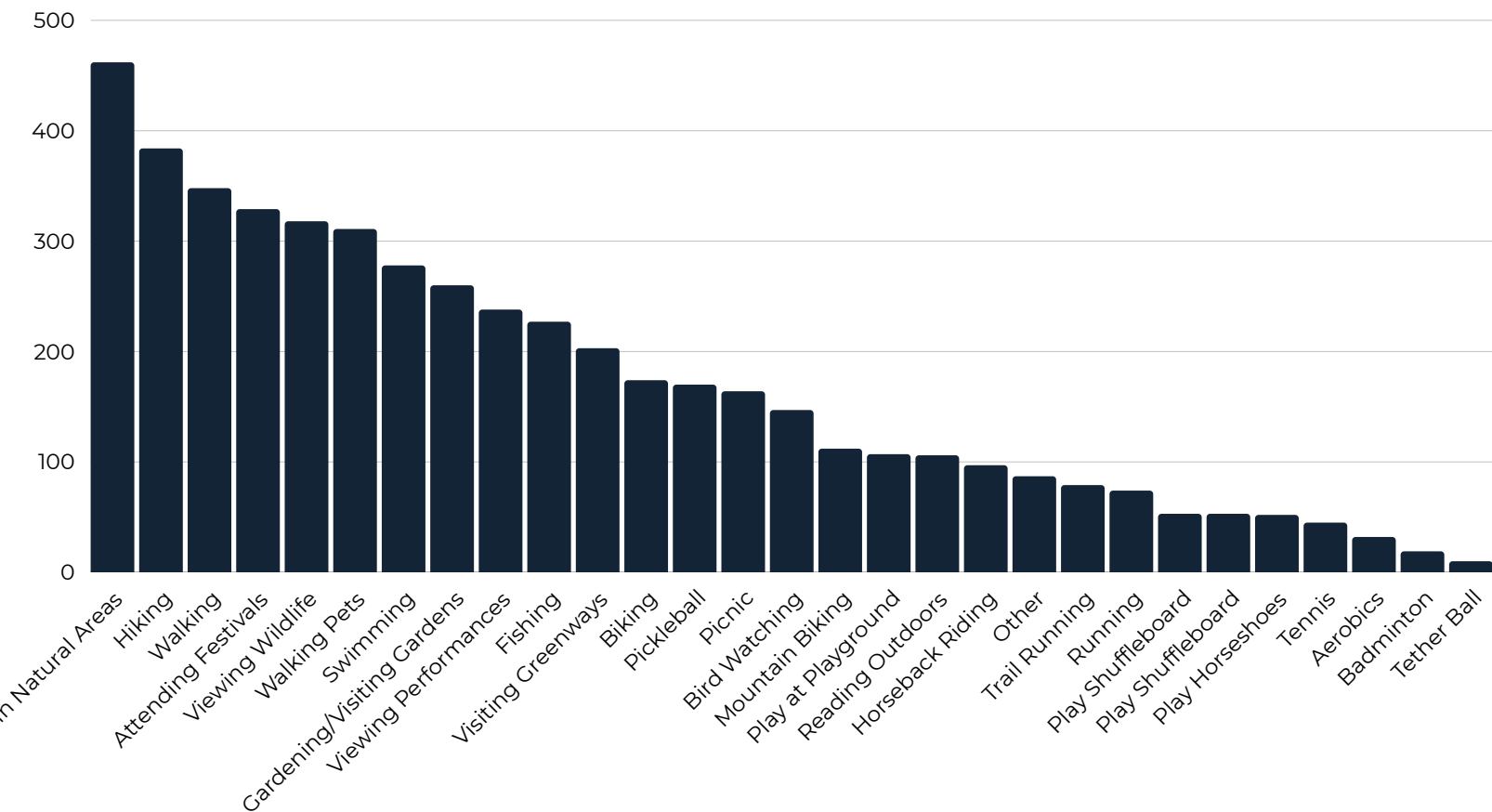
Question 6: Please select any parks and recreation facilities in Rutherford County (outside of Lake Lure) that you have visited in the past year? (Select all that apply)



Other

Other responses indicate that residents most commonly visit regional trails and natural recreation areas outside Lake Lure, particularly Chimney Rock State Park (this is inside the town limits), Ecusta Trail, and hiking destinations such as Youngs Mountain and Upper Boulders. Several respondents also referenced disc golf facilities throughout Rutherford County and nearby communities, suggesting strong interest in trail-based and low-cost outdoor recreation options. A notable portion of respondents reported limited or no recent visitation, citing factors such as Hurricane Helene impacts, infrequent travel to the area, or lack of relevant facilities.

Question 7: Which recreational activities are you interested in? (Select all that apply))



Other

Other responses show strongest interest in disc golf, boating, and golf, followed closely by paddle-based water activities such as kayaking, canoeing, paddleboarding, and rowing. Lake-centered recreation including boating, fishing, swimming, and water sports remains a core interest. Respondents also expressed interest in wellness and passive recreation, including yoga, walking opportunities for seniors, gardening, and shaded areas for relaxation, as well as active and adventure-oriented pursuits such as rock climbing, skating, and triathlon training. Smaller but notable themes included youth sports, dog-friendly amenities, and community-based activities.

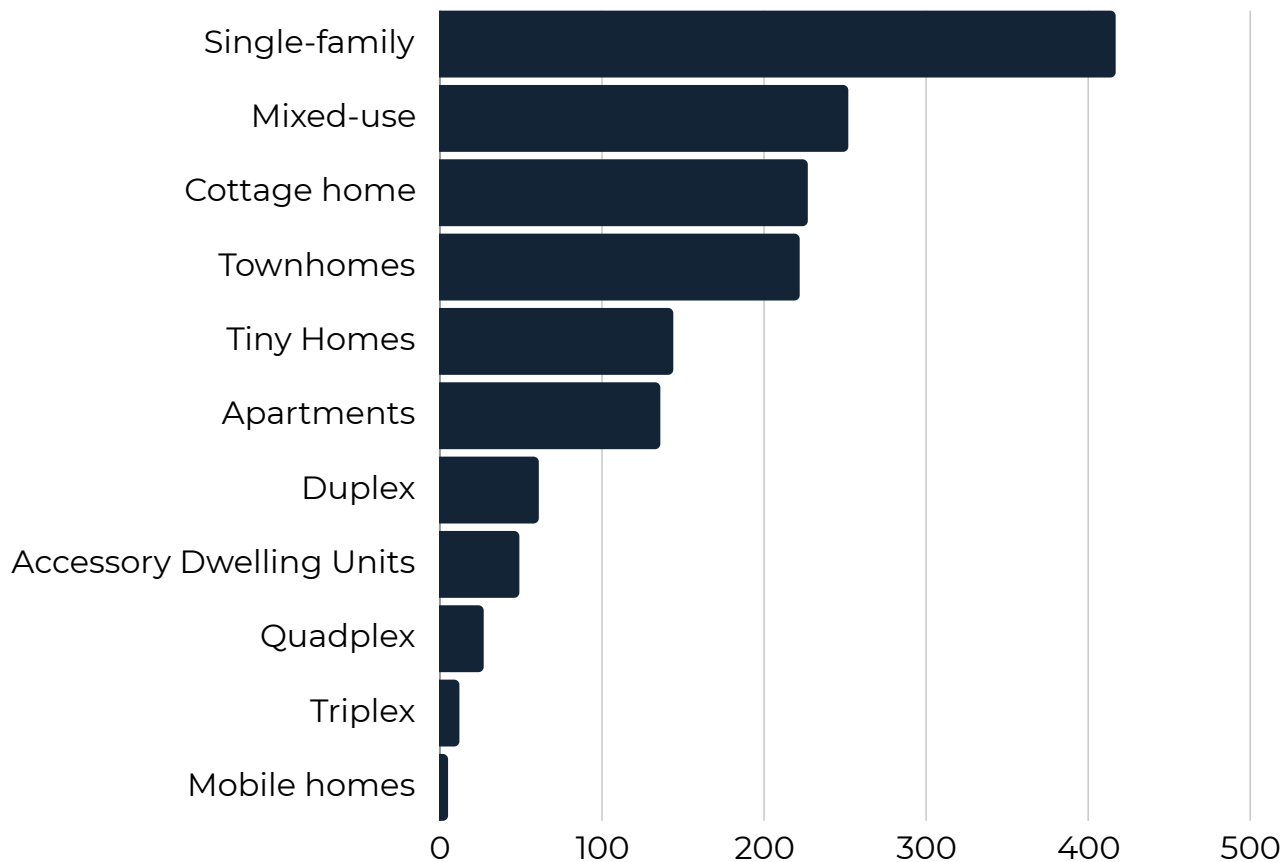
Question 8: In the future, what type of non-residential development is needed in Lake Lure? Select up to three)



Other

Other responses reflect a strong desire for practical, community serving amenities paired with careful, low-impact growth. Frequently cited needs include basic services such as veterinary care, gas stations, small groceries, healthcare (urgent care), gyms, and improved internet access, alongside workforce and affordable housing options. Respondents also emphasized infrastructure improvements such as buried power lines, erosion control, safer roads, sidewalks, bike paths, and pedestrian connections, dam and water infrastructure, and equitable public access to the lake and river. At the same time, many residents voiced caution toward over-commercialization, favoring a tranquil, natural character, small population growth, and preservation of the lake's environmental health. Community oriented amenities such as farmers markets, food trucks, art galleries, music venues, festivals, and shared green or garden spaces were supported.

Question 9: What type of housing should be built to accommodate current housing needs in Lake Lure? Select up to three. (Required)



Question 10: What key historic and cultural sites need to be preserved to maintain Lake Lure's character? (Required)

1. Primary Community Assets (Most Frequently Mentioned)

- Lake Lure / The Lake – By far the most frequently mentioned feature, with residents emphasizing the importance of protecting the lake's water quality, shoreline, and scenic beauty.
- Lake Lure Inn – Widely recognized as a historic landmark and central feature of the town's identity and tourism economy.
- Flowering Bridge – Despite its destruction during Hurricane Helene, many respondents identified the bridge as a beloved landmark and expressed interest in rebuilding or commemorating it.
- Morse Park and the Beach Area – Frequently identified as a central community gathering space for recreation, events, and tourism.

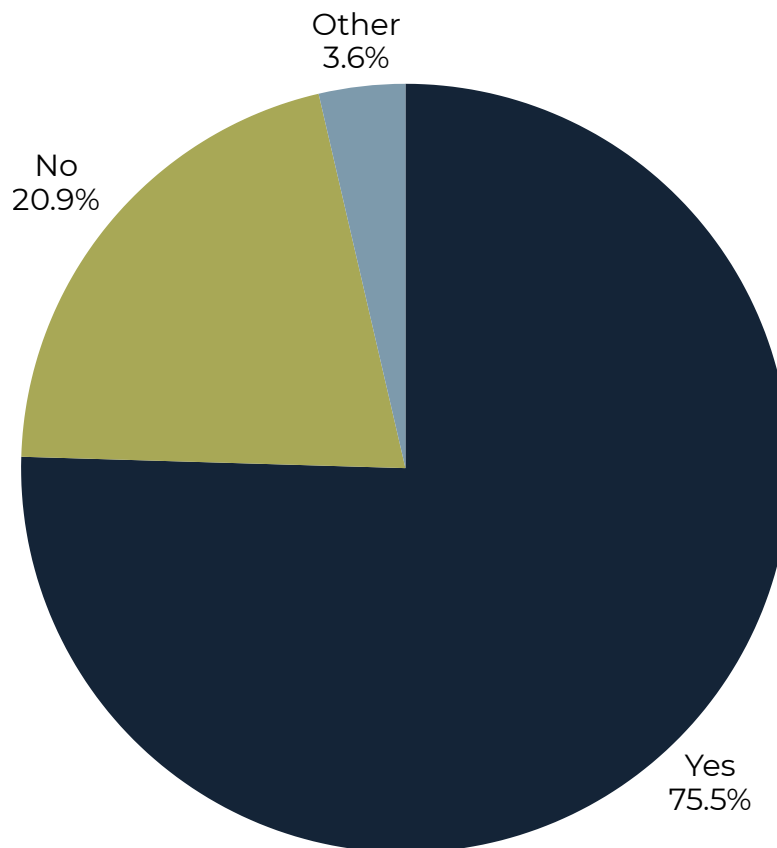
2. Additional Key Destinations

- Chimney Rock and Chimney Rock State Park
- Washburn Marina and lakefront marina areas
- Bottomless Pools and other natural features
- Town Center / Arcade Building area
- Green spaces and parks around the lake
- Trail systems and riverwalk connections

Key Themes

- Protect the lake and surrounding natural environment, including forests, shoreline, and mountain views.
- Preserve historic buildings and architectural character, particularly the Lake Lure Inn and other early town structures.
- Maintain and improve community gathering spaces, such as Morse Park, the beach, and marina areas.
- Honor important cultural landmarks, including the Flowering Bridge and locations tied to local history and film heritage.

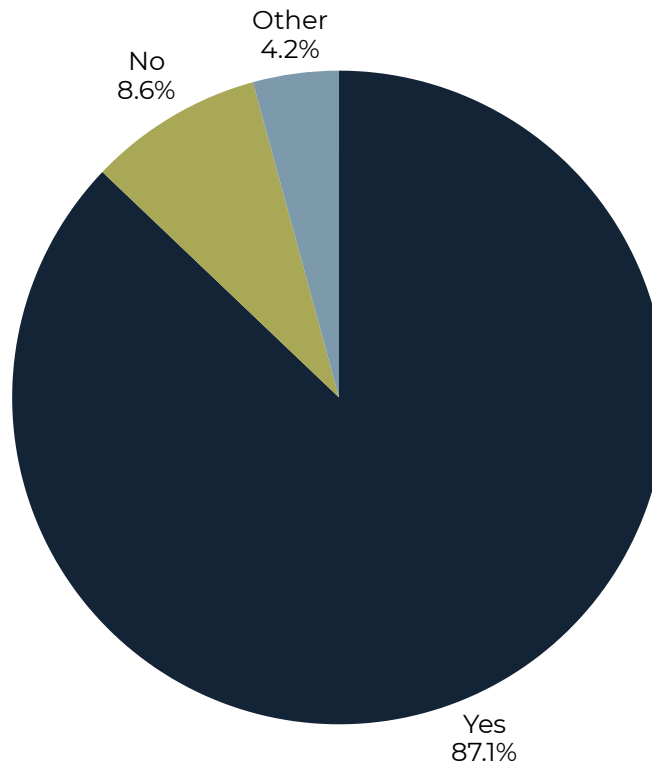
Question 11: Are you concerned about blighted or dilapidated structures? (Required)



Other

Other responses indicate mixed but generally moderate concern regarding blighted or dilapidated structures, with many residents emphasizing the importance of clear definitions, context, and fairness in any action taken. Several respondents support addressing abandoned, unsafe, or long-neglected properties particularly those visible at key gateways, near waterways, or posing public safety or environmental risks while cautioning against premature action on structures damaged by Hurricane Helene that may need additional time to recover. Others noted that existing zoning and building regulations can be overly complex, unintentionally discouraging reinvestment and contributing to deterioration. Many respondents do not view blight as an urgent or widespread issue at present, describing it as situational or a lower priority compared to infrastructure and dam safety.

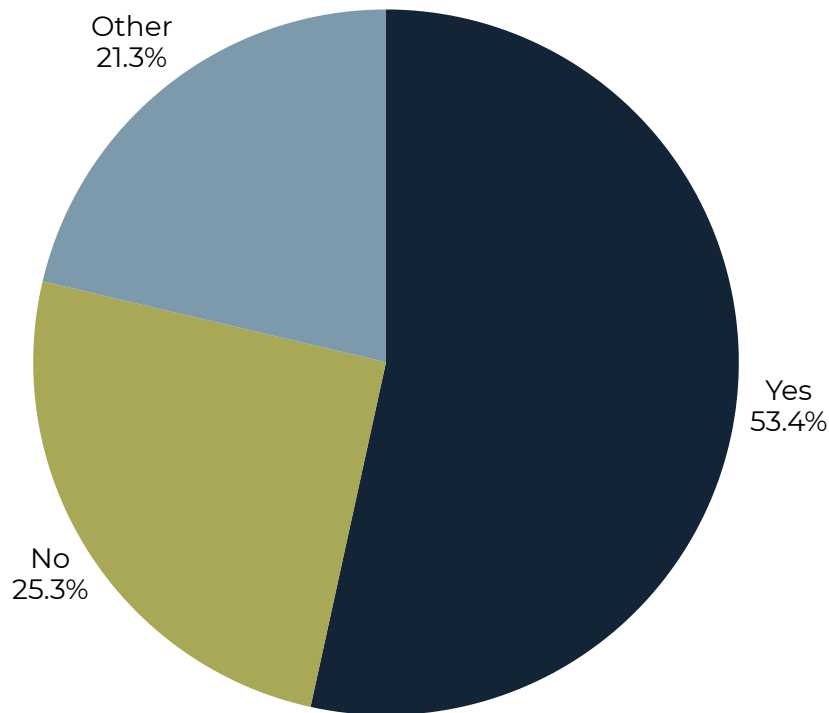
Question 12: Do you support minimum housing regulations? Minimum housing refers to the basic standards and conditions required for a dwelling to be considered livable and safe.



Other

Other responses on minimum housing regulations show a mix of support, caution, and ambivalence. Many residents agree with reasonable standards to ensure safety, habitability, and preservation of Lake Lure's character, especially for properties on main roads or in highly visible areas. However, there is concern about government overreach, enforcement fairness, and unintended consequences particularly for long-term residents or affordable housing options. Several respondents emphasized that regulations should be flexible, context-sensitive, and not force people from their homes or disproportionately burden certain property owners. Others noted existing county standards are already in place, and excessive regulation could negatively impact community values or the area's small-town, historic character.

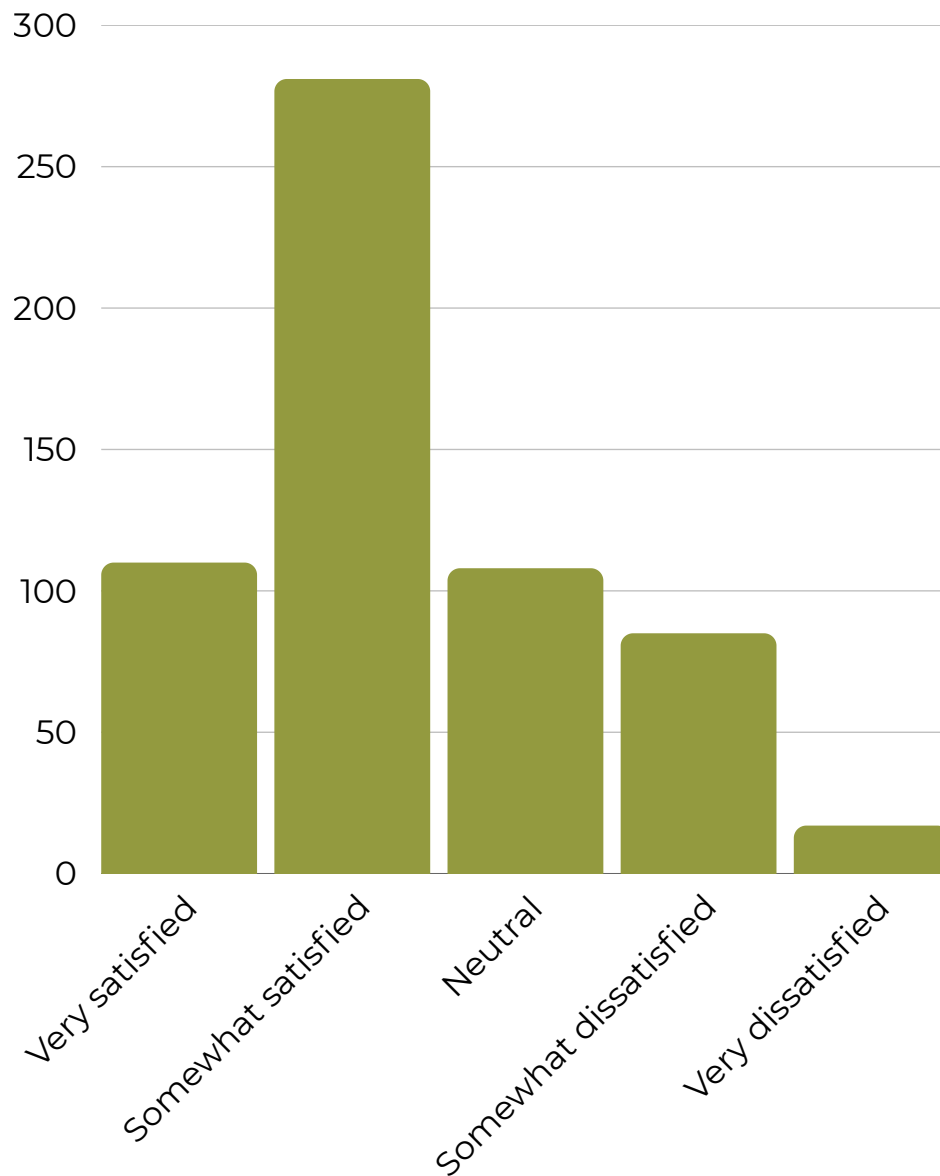
**Question 13: Do you think
development regulations are
adequate for Lake Lure?
(Required)**



Other

Other responses regarding the adequacy of development regulations in Lake Lure reveal that residents are unsure or unfamiliar with current rules. Many indicated they “don’t know,” “not sure,” or lack sufficient knowledge to comment, reflecting limited awareness of existing regulations. Among those offering opinions, there are concerns that regulations can be overly restrictive, complex, or inconsistently enforced, which may slow development and create frustration for property owners and contractors. Others feel regulations are too lax in some areas, particularly for preserving the lake’s historic character, controlling erosion, or addressing dilapidated structures. A small number of respondents emphasized the importance of balancing regulation with affordability, sensible enforcement, and maintaining the town’s aesthetic and small-town charm.

Question 14: Are you satisfied with the overall appearance of Lake Lure? (Required)



Question 15: What features do you think are crucial for a successful town? Select up to three. (Required)



Other

Other responses emphasized that a successful Lake Lure should balance essential infrastructure, community amenities, and the town's natural and historic character. Critical priorities include reliable water, wastewater, sewer, and dam infrastructure, as well as road maintenance, soil stabilization, and erosion control. Residents also highlighted walkability, safe pedestrian paths, bike lanes, and connectivity to Chimney Rock as important for daily life. A centralized town center with retail, restaurants, and gathering spaces is seen as essential for fostering community and attracting visitors without over-commercializing the area. Public safety, competent leadership, and law enforcement were frequently mentioned, alongside careful environmental management, such as controlling kudzu and preserving natural beauty. Additional priorities included restoring iconic features like the Flowering Bridge, promoting local economic development, providing recreational amenities like pickleball, and maintaining small-town charm while ensuring infrastructure meets long-term needs.

Question 16: What types of improvements or changes do you envision in the town? (Select all that apply)



Other

Other responses envision a Lake Lure that preserves its natural beauty and small town character while improving infrastructure, amenities, and recreation. Key priorities include robust water, sewer, and storm infrastructure, road maintenance, erosion control, and invasive species management. Respondents want enhanced walkability and bike access, safe trails, and better connectivity between Lake Lure and Chimney Rock. Recreational upgrades highlighted include permanent disc golf, pickleball courts, hiking, kayaking, and non-motorized boating access. Commercial development is encouraged primarily in centralized, tasteful areas to support restaurants, retail, and tourism, while limiting large-scale or speculative housing and short-term rentals. Restoration and maintenance of landmarks, such as the Flowering Bridge, the municipal golf course, and post-storm recovery of damaged properties, were also emphasized. Respondents stressed community focused improvements, including local governance responsiveness, public access to the lake, and maintaining small-town charm without over-commercialization.

Question 17: Are there any specific intersections or roadways that give you concern from a safety standpoint?

1. NC Hwy 9 & US 64/74

Level of Concern: Extremely High

Common Concerns

- Dangerous turning movements
- Poor visibility
- Confusing traffic patterns (especially for tourists)
- Increased congestion
- Fear of worsening conditions due to the new marina
- Difficulty exiting the Lake House restaurant
- Seasonal tourist traffic compounding risk

2. Pedestrian & Bicycle Safety (Town Core & Tourist Areas)

Level of Concern: Very High

Common Concerns

- Lack of sidewalks
- Unsafe or missing crosswalks
- Poor visibility on curves
- High vehicle speeds
- No safe pedestrian route between Lake Lure and Chimney Rock
- Drivers ignoring existing crosswalks

3. Boys Camp Road & Bridge

Level of Concern: High

Common Concerns

- Temporary or damaged bridge
- Narrow roadway
- Speeding
- Blind curves
- Lack of shoulders and guardrails
- One-way-in/one-way-out emergency access concerns

4. Speeding & Enforcement

Level of Concern: High

Common Areas

- Memorial Highway
- Boys Camp Road
- Buffalo Shoals Road
- Island Creek Road
- Hwy 9 south of town

5. Limited Access / Emergency Egress

Level of Concern: Medium-High

Common Concerns

- Only one way in/out of town or neighborhoods
- Vulnerability during storms, flooding, or landslides
- Fire and emergency response limitations
- Road closures after storms (Helene frequently referenced)

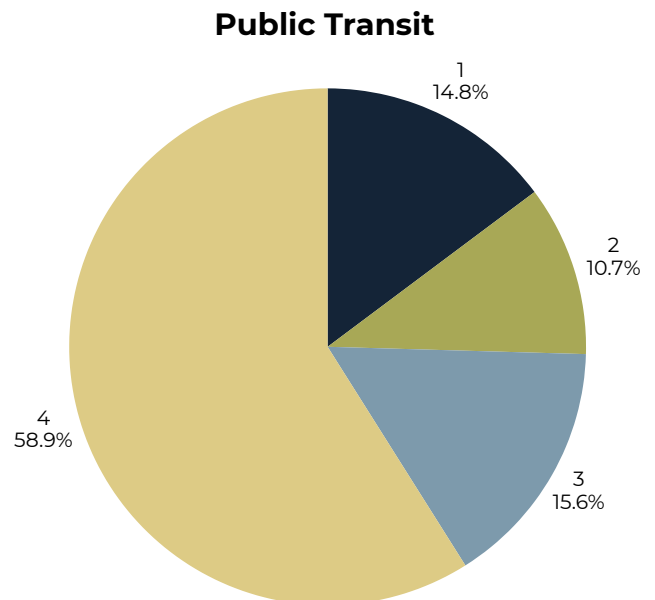
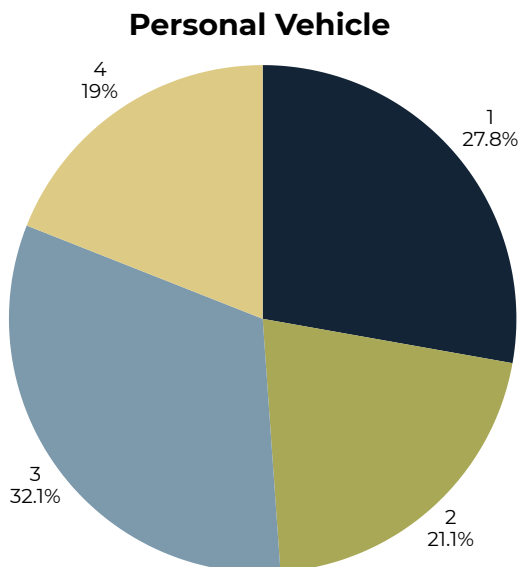
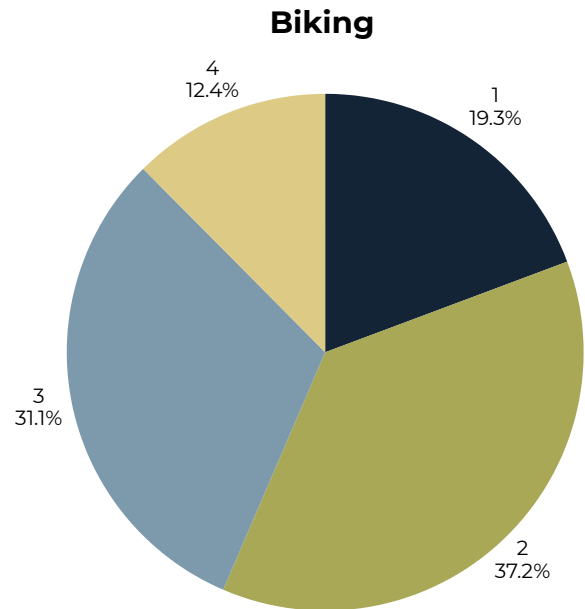
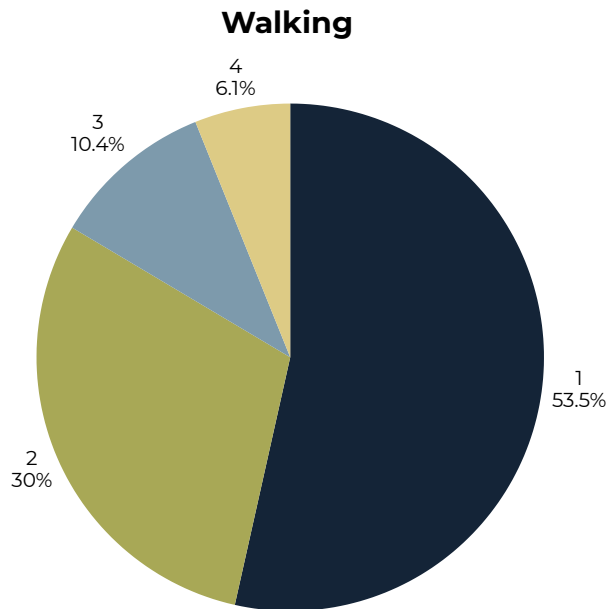
6. Other Topics Raised

Common Concerns

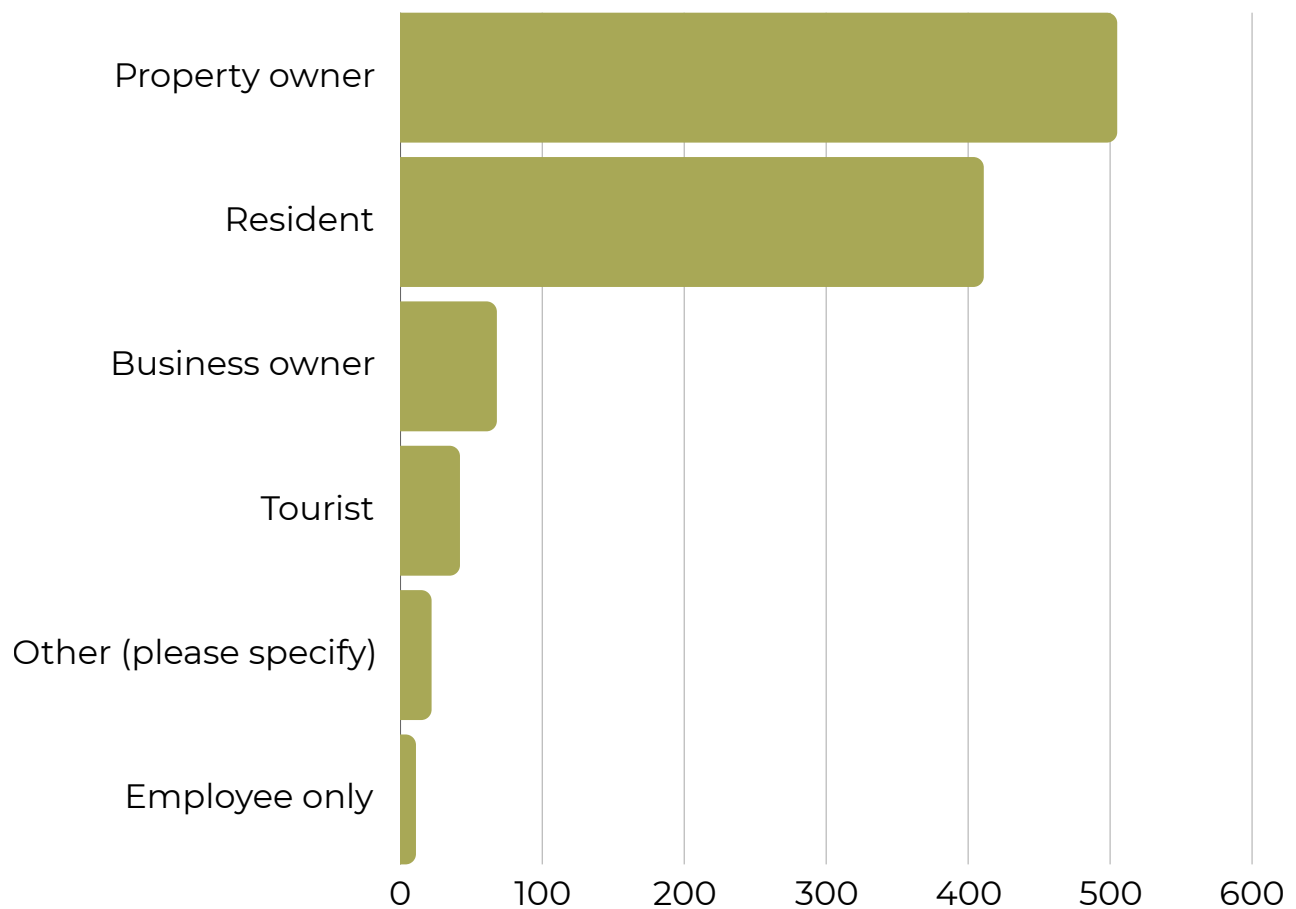
- Boat speeds
- Wake damage to shorelines
- Marina impacts on traffic and safety
- Lake safety vs roadway priorities
- Kudzu overgrowth
- Tree encroachment
- Erosion near roadways
- Dead trees posing safety risks
- Sight distance limitations
- Poor pavement condition
- Narrow roads not designed for current traffic volumes
- Lack of shoulders
- Drainage issues
- Temporary road surfaces
- Striping and signage deficiencies
- None or N/A: 75 Responses

Survey

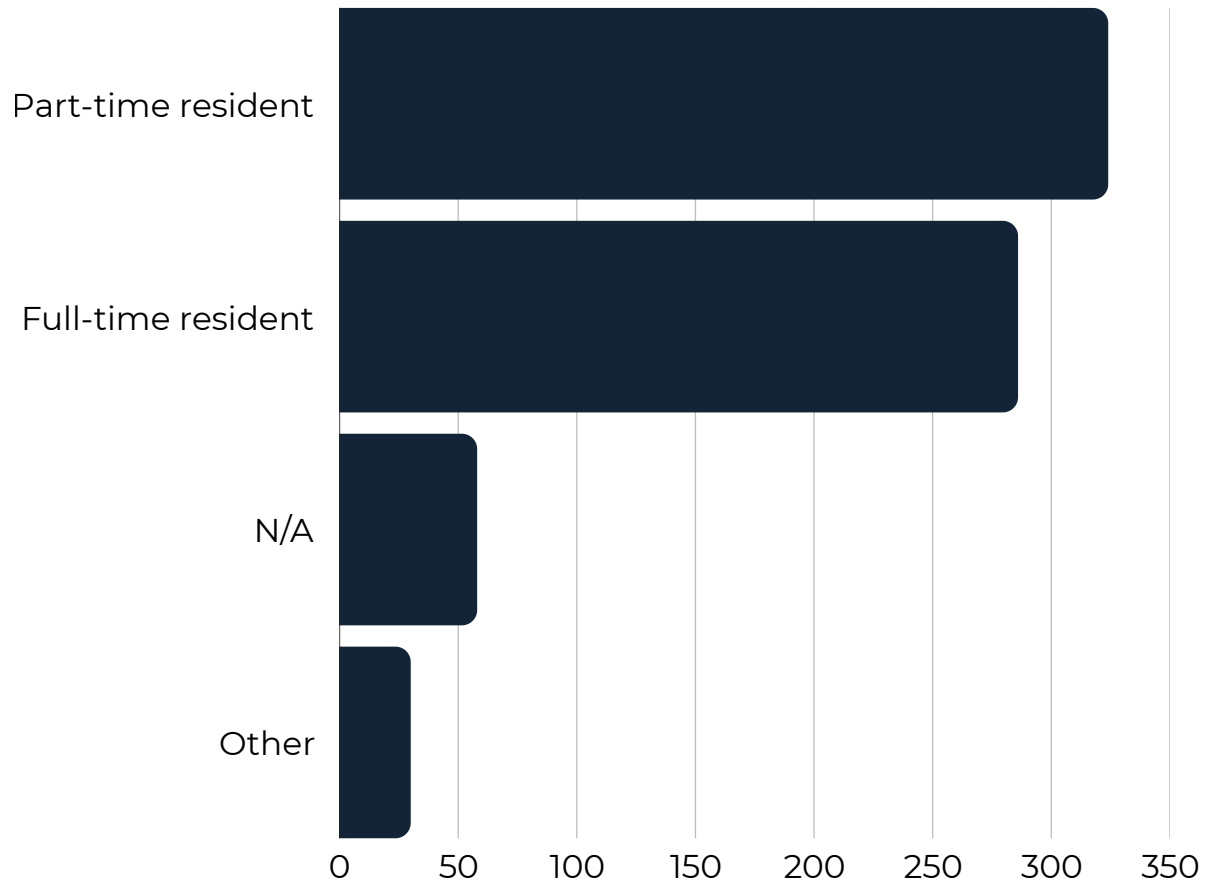
Question 18, 19, 20, 21: Which types of transportation improvements are most needed in Lake Lure? Choice 1 represents the greatest need and choice 4 represents the least.



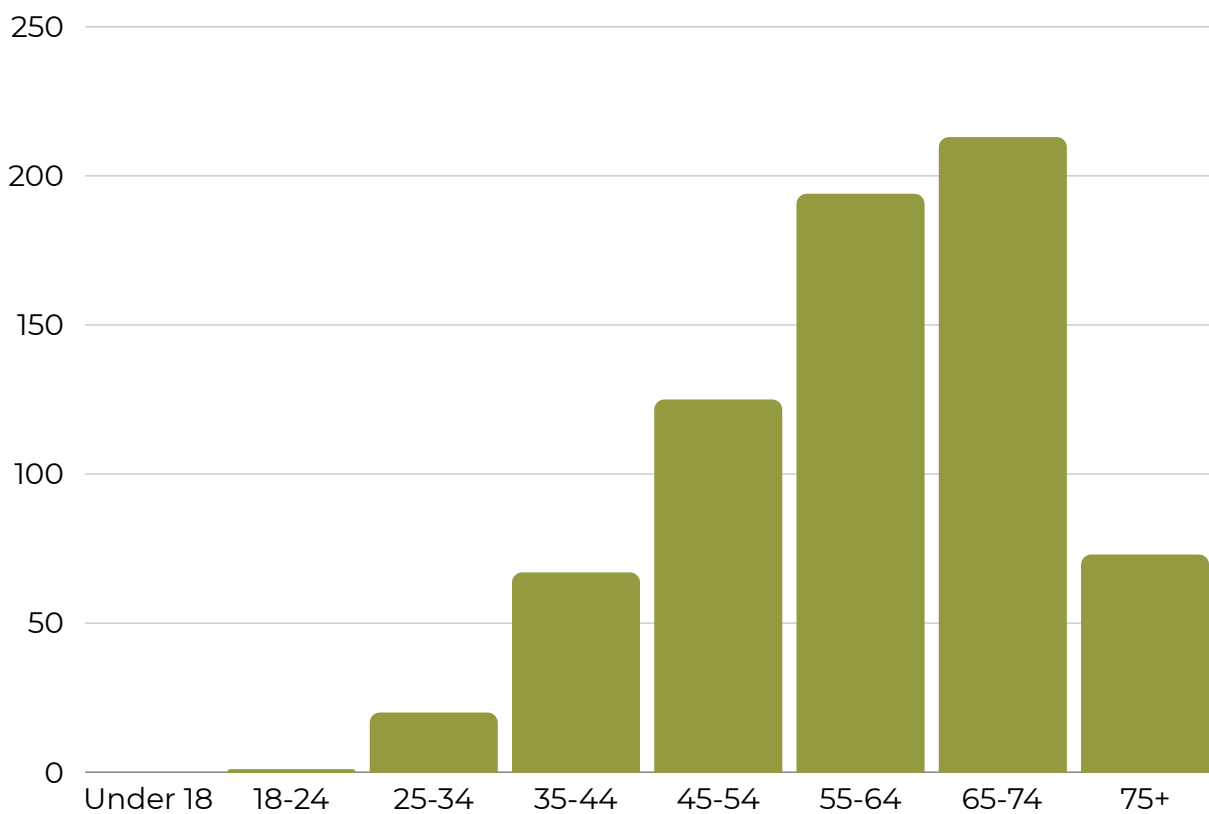
Question 22: Concerning the Town of Lake Lure planning area, which applies to you? Check all that apply. (Required)



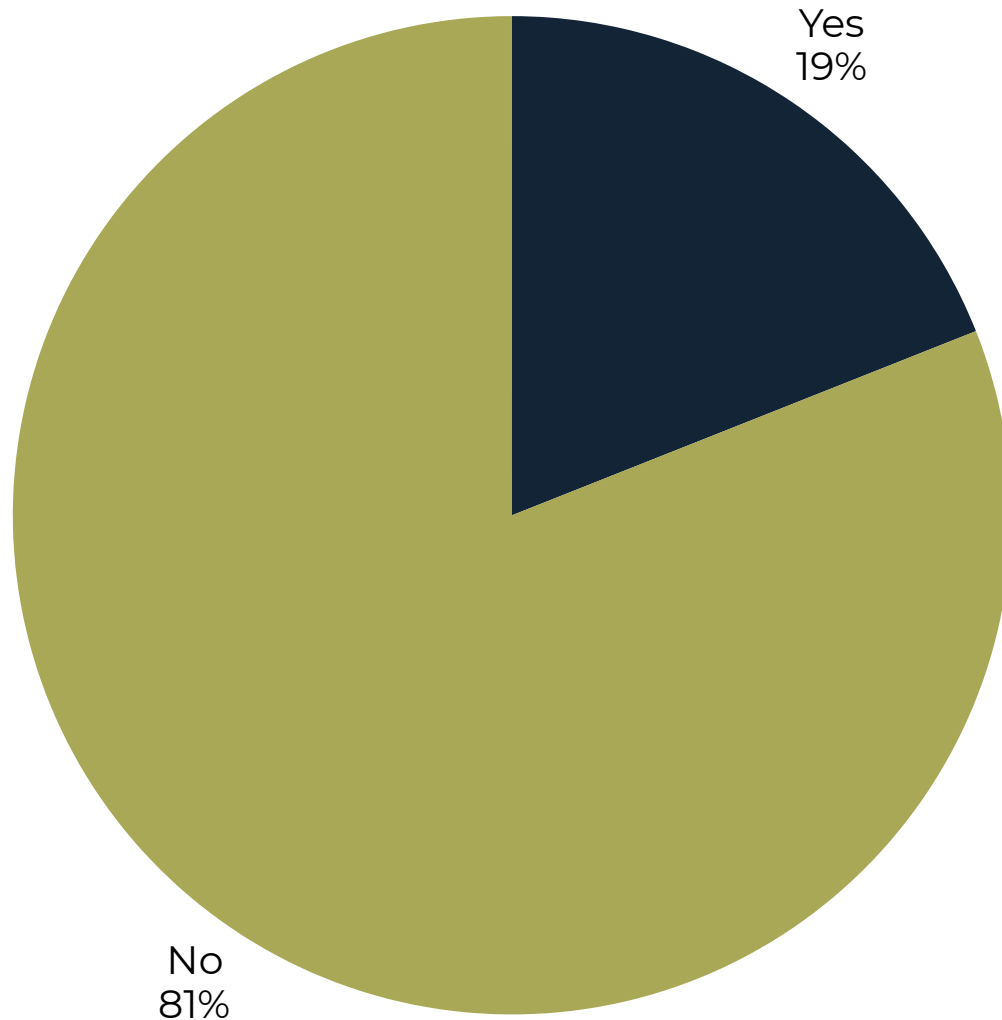
Question 23: What is your residency status in Lake Lure?



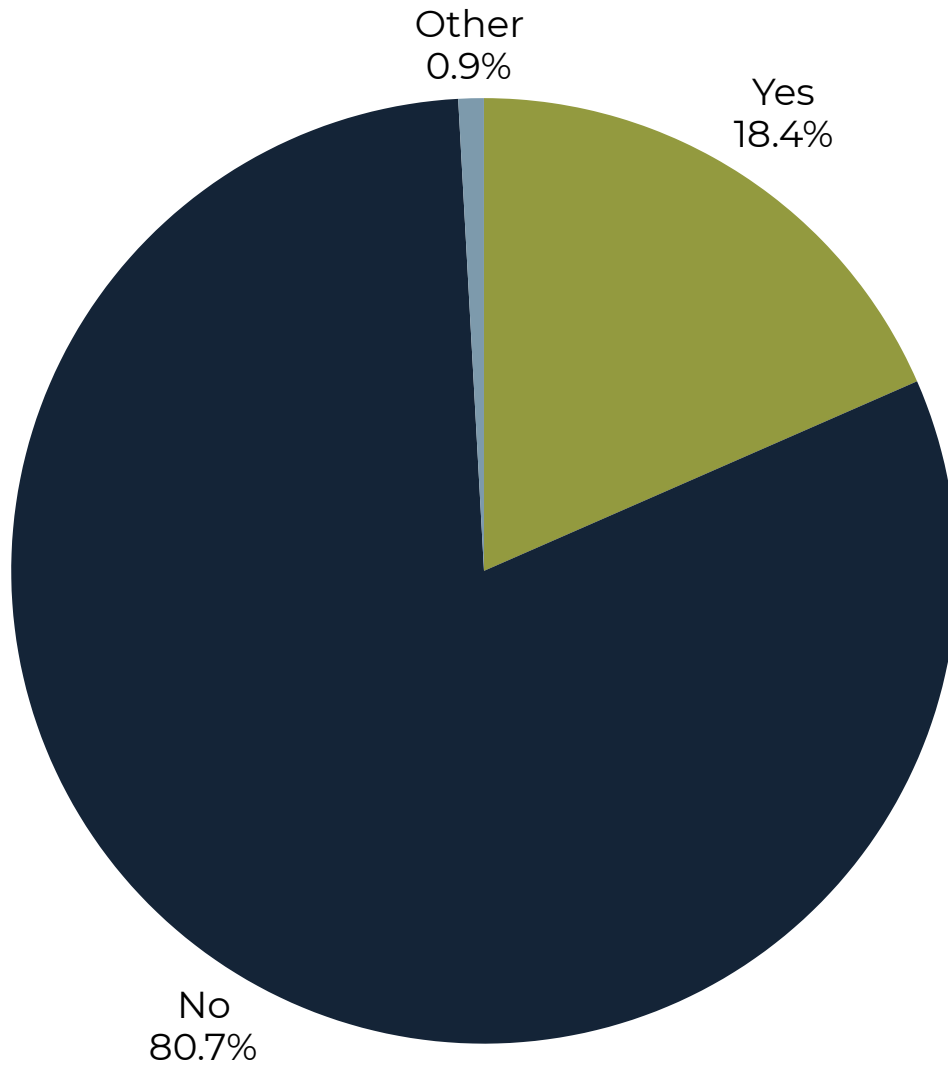
Question 24: Which age range do you belong to?

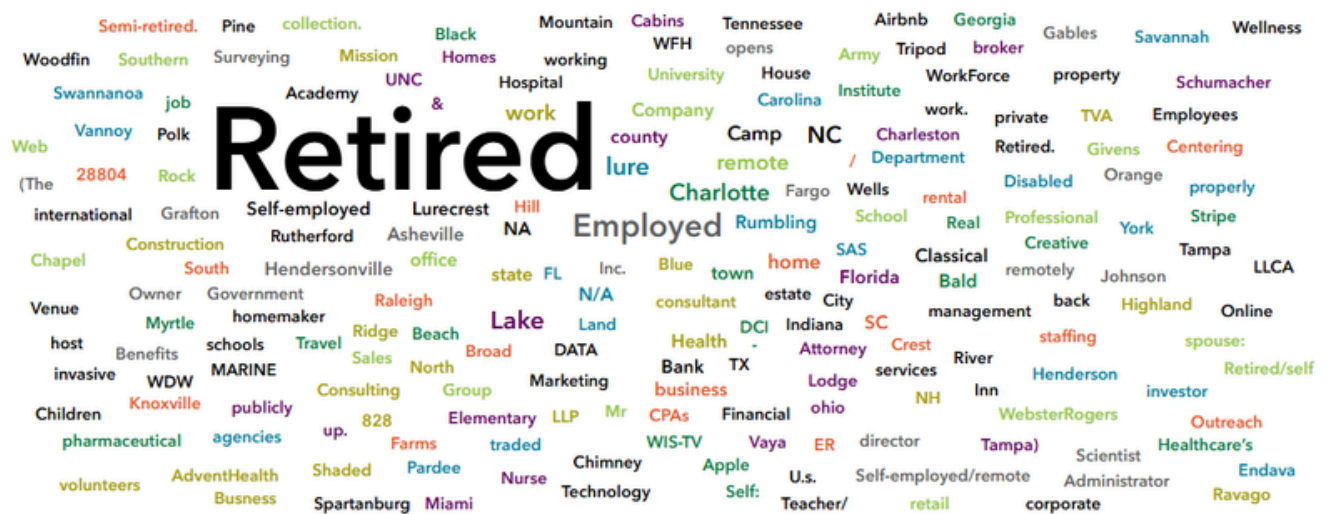


**Question 25: Do you have
children under 18 years of age?**

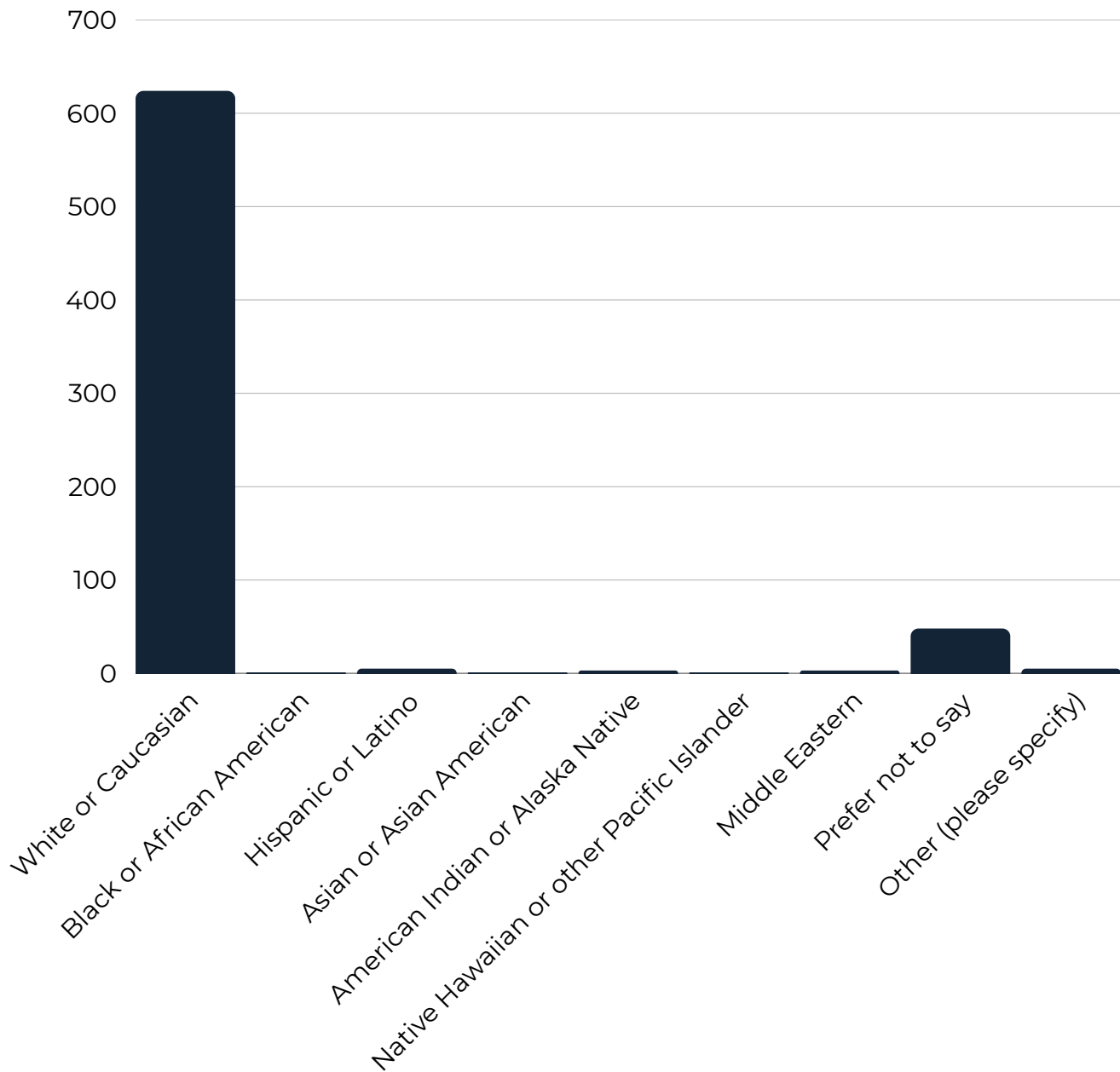


Question 26: Do you have other dependents in the home?

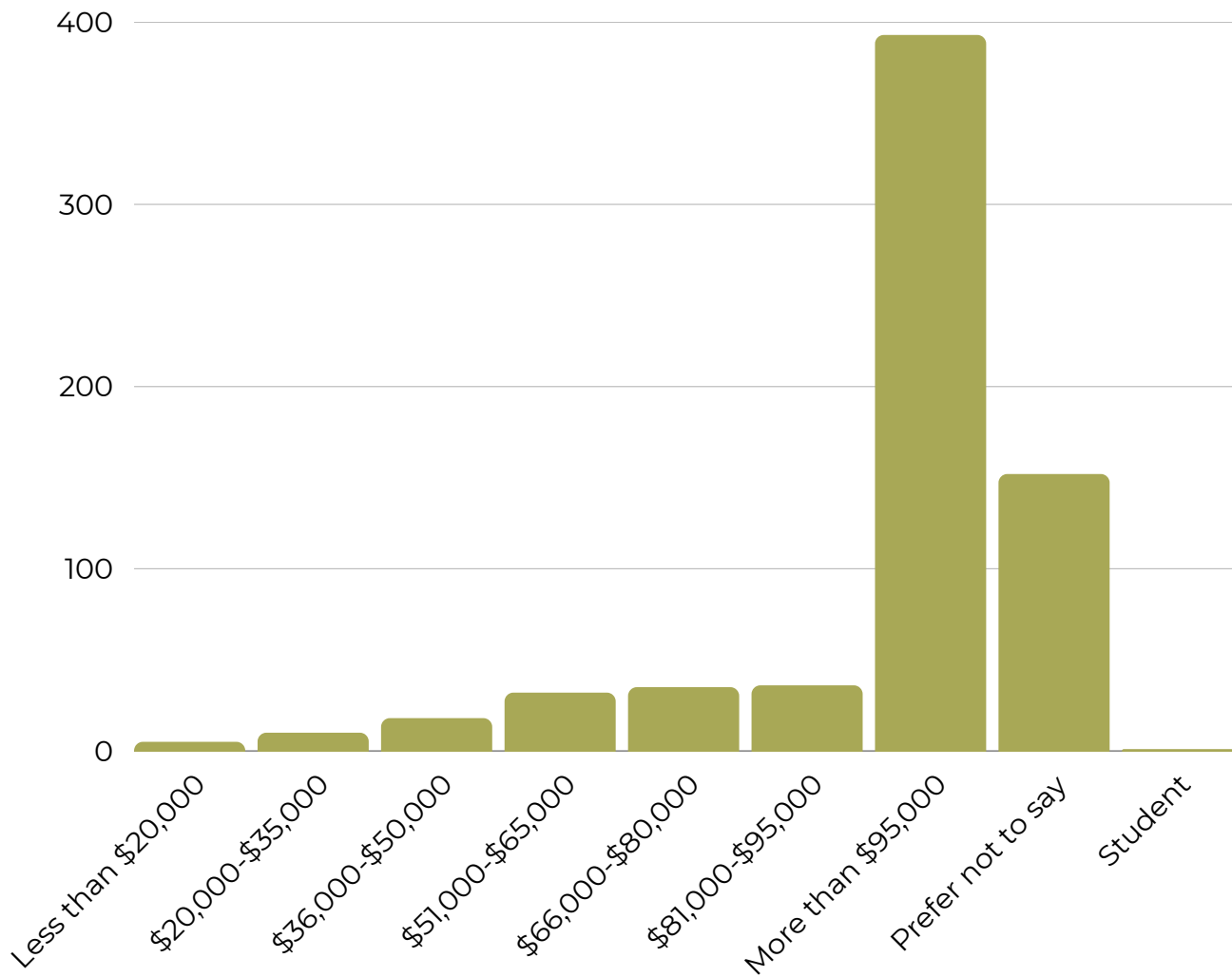




Question 28: Please select your race and/or ethnicity. Select all that apply.



Question 29: What is your annual household income range?



Question 30: How did you hear about this survey?



Focus Groups

Lake Advisory Board

Participants described Lake Lure as a resilient community at a pivotal moment, with a unique opportunity to reimagine the lake and surrounding areas while preserving its natural integrity. There is strong support for controlled growth that protects fisheries, ecosystems, and the town's laid-back, small-town character, with clear resistance to fast-food or overly commercial development. Key priorities include activating a walkable town center, improving pedestrian and shuttle connectivity to Chimney Rock, restoring marina access to support lake-to-town activity, and using land-use regulations to manage congestion. The group emphasized expanding festivals, recreation, and trail networks, strengthening partnerships with Chimney Rock, and addressing affordable housing to support workers and young families all guided by thoughtful planning that balances access, beauty, and long-term sustainability.

Key Themes

1. Community Resilience & Identity

- Strong sense of resilience, neighbor support, and pride in the community.
- Broad desire to rebuild thoughtfully while preserving Lake Lure's character and integrity.

2. Environmental & Lake Protection

- Protection of the lake, fisheries, and ecosystem is a top priority.
- Support for controlled growth that does not compromise natural beauty.

3. Activated, Walkable Town Center

- Interest in a vibrant downtown near the Lake Lure Inn and marina.
- Preference for quaint, locally oriented businesses over fast food or chains.
- Desire for a hub where visitors can park once and walk to multiple destinations.

4. Transportation & Connectivity

- Need for improved access.
- Strong support for walkability, sidewalks, and pedestrian connections.
- Interest in shuttle service and better connectivity to Chimney Rock.

5. Parks, Recreation & Lake-to-Town Access

- Desire for improved marina access, including day slips and parking.
- Support for expanded amenities at Morse Park (playground, pickleball, paddle access).
- Interest in festivals, amphitheater space, trails, disc golf, and low-impact recreation.
- Need to reduce congestion by spreading recreational use around the lake.

6. Economic Vitality & Local Businesses

- Support for experience-based economic development tied to recreation and events.
- Recognition that staffing challenges exist for local businesses.

7. Housing & Workforce Needs

- Acknowledgment of the need for affordable and workforce housing but there is a concern regarding the proper placement of it.
- Preference for infill development and smaller-scale housing options (e.g., tiny homes).
- Recognition that water and sewer infrastructure limits housing growth.

Focus Groups

Parks & Recreation Board

The board widely views the Town as a well-organized, resilient small community on an upward trajectory, with growing numbers of young families and small businesses and a strong attachment to the Lake Lure area. While economic challenges remain particularly limited jobs, reliance on tourism, and the need for affordable workforce housing residents are optimistic about the future. Community recovery efforts have strengthened local bonds and highlighted the importance of addressing infrastructure, public safety, and communication needs. There is strong support for a comprehensive, long-term vision that goes beyond infrastructure to enhance connectivity, protect natural assets, and position Lake Lure and Chimney Rock as a premier outdoor recreation and family-oriented destination, while maintaining the town's authentic character.

Key Themes

1. Parks & Recreation Identity & Vision

- Strong consensus around outdoor recreation as a defining identity for Lake Lure.
- Vision for Lake Lure and Chimney Rock to become an outdoor sports and recreation destination.
- Emphasis on expanding access, connectivity, and year-round recreation opportunities.

2. Trail Systems & Outdoor Recreation

- Interest in a continuous hiking trail around the entire lake.
- Strong support for trail connectivity between Lake Lure and Chimney Rock.
- Expansion opportunities for mountain biking.
- Support for encouraging the state to expand recreation on public lands.
- Interest in backpacking routes, overnight shelters, and more rock-climbing access.
- Potential for whitewater recreation if river flows become predictable.

3. Water-Based Recreation

- Desire for predictable river flow to support tubing and paddling.
- Interest in rowing and swimming programs.
- Recognition of the need to manage boat and kayak traffic.

4. Infrastructure, Safety & Recovery

- Dam and sewer infrastructure are viewed as the town's highest priorities.
- EMS coverage area is too large, raising response time concerns.
- New cell tower welcomed for improved communication.
- Hurricane Helene recovery strengthened community bonds.

5. Economic Conditions & Housing

- Local economy is heavily tourism-dependent, with limited job diversity.
- Small businesses face survival challenges due to seasonality and staffing.
- Strong need for affordable and workforce housing, particularly to support service-sector jobs.

6. Morse Park – Long-Term Vision

- Expansion of non-motorized lake access on the opposite shoreline.
- Additional playground equipment and picnic amenities.
- Development of tournament-scale pickleball facilities.
- Hosting of arts, crafts, farmers markets, concerts, and festivals.
- Interest in revenue generating features such as rentals, event spaces, and kayak concessions.

7. Connectivity & Mobility

- Strong emphasis on walkability between key destinations.
- Desire to restore the Flowering Bridge.
- Support for pedestrian connections between the marina, beach, and downtown.
- Interest in multimodal transportation options, including trolleys.
- Road behind Lake Lure Inn identified as a connector.

8. Nature-Based Programming

- Interest in guided hikes, birding programs, and wildlife education.
- Recognition of green space as a prime habitat for birding and nature observation.
- Support for better trail connections.

9. Events, Programming & Tourism

- Desire for recurring annual events that bring visitors back consistently.
- Support for festivals, movie nights, charity events, and town-wide programming.
- Interest in information kiosks and coordinated event promotion.
- Early planning for Lake Lure's 100th anniversary in 2027.

10. Natural Resource Protection & Land Use

- Strong support for protecting green space and avoiding over-commercialization.
- Clear concern about becoming overly tourist-oriented like Gatlinburg.
- Interest in river cleanup and environmental restoration efforts.
- Support for community gardens and passive recreation areas.

Focus Groups

Zoning & Planning Board

The Zoning and Planning Board focus group emphasized the need for a clear, community driven vision to guide Lake Lure's long-term growth while preserving its natural beauty and small-town character. Participants agreed that the comprehensive plan must serve as a practical, implementable framework that aligns zoning, infrastructure, housing, and economic development decisions around shared mission, values, and goals. Key priorities included modernizing zoning, addressing critical infrastructure constraints, expanding workforce and affordable housing options, and fostering year round economic vitality without compromising environmental integrity. The board stressed that thoughtful planning grounded in achievable actions and supported by consistent design standards will be essential to ensuring Lake Lure remains a desirable, resilient community for future generations.

Key Themes

1. Infrastructure

- Infrastructure is consistently cited as the top priority.
- Key needs include dam stability, sewer expansion, public water, police facilities, and fire services.
- Infrastructure limitations constrain housing, commercial development, and annexation.
- Funding infrastructure improvements is essential to enabling future growth and preserving the town.
- Interest in extending sewer service to support workforce housing and infill development.

Focus Groups

2. Current Zoning & Development Ordinances

- Current zoning regulations discouraging some types of commercial development.
- Lake Lure has a very limited amount of commercially zoned land.
- Strong interest in reviewing a form-based code approach.
- There is a desire to give Lake Lure a consistent look and design which can be fulfilled through form-based code/strong design requirements while loosening land-use regulations.
- Desire to preserve the town's existing visual character while allowing economic growth.
- Concern about older and grandfathered buildings that may not align with desired appearance standards.
- Interest in incentives (rather than mandates) to encourage property improvements and consistency.

3. Design, Appearance & Town Character

- Support for consistent design ordinances covering building form, landscaping, signage, and visual quality.
- Desire to maintain the look and feel that residents value while avoiding overly rigid standards.
- Recognition that appearance-based regulations must be balanced to avoid stifling development.

4. Economic Development

- Lake Lure currently lacks a strong economic base beyond tourism.
- Limited regional draw for commuters from Asheville or Hendersonville.
- Some interest in a year-round destination model.
- Young people must find Lake Lure attractive and livable for long-term sustainability.
- Development along Route 9 identified as a potential opportunity area.
- Support for mixed-use development to enhance economic resilience.

Focus Groups

5. Housing & Workforce Challenges

- Workforce and affordable housing are viewed as critical issues.
- Single-wide manufactured housing is effectively prohibited under current regulations, despite being a viable affordable option.
- Recognition that most tiny homes meet NC Building Code standards and could be part of the solution.
- Current regulations allow short-term rentals but restrict long-term or owner-occupied options, creating policy conflicts.
- Need for zoning flexibility to support developers while achieving community goals.
- Annexation incentives tied to sewer access were discussed as a housing strategy.

6. Long-Term Challenges (Next 10-15 Years)

- Infrastructure capacity and funding.
- Workforce housing availability.
- Entrance and gateway conditions to Chimney Rock.
- Protection of the lake and surrounding natural resources.
- Managing and funding recreation amenities.
- Ensuring public access to the lake that is not income-dependent.
- Strategic land use and management of green space, including the town's 150-acre greenspace.
- Planning for future growth.

Focus Groups

Rumbling Bald Resident Group

The Rumbling Bald Focus Group described Lake Lure as a small, tourism-dependent town with limited economic diversity and a fragile tax base, emphasizing the need to strengthen long term viability through improved infrastructure, expanded amenities, and year-round attractions. Participants highlighted concerns about aging infrastructure, disaster preparedness, sewer capacity, emergency services, and healthcare access, noting that without these foundational systems, sustainable growth is unlikely. While there is appreciation for the town's beauty and charm, many expressed that Lake Lure lacks sufficient draws beyond the lake itself and must create indoor and outdoor activities that engage all age groups, particularly younger residents and working families. There was support for utilizing the old golf course site for recreation or development, expanding arts and entertainment venues, and encouraging affordable housing to attract a workforce, though concerns about overdevelopment remain. Overall, the group acknowledged the town's love-hate relationship with tourism recognizing it as economically essential while calling for balanced growth, resilient infrastructure, and a coordinated strategy to become a vibrant, year-round destination without losing its character.

Key Themes

1. Tourism as the Economic Backbone — but Not Enough Alone

- Town viability is heavily dependent on tourism
- Concern about post-storm tourism recovery
- Recognition that relying solely on visitors is risky
- Desire to become a year-round destination, not seasonal

2. Infrastructure as the Foundation for Survival

- Sewer capacity is critical to long-term viability
- Disaster preparedness and storm resilience are major concerns
- Emergency services (EMS, fire, medical access) need strengthening
- Infrastructure must support guests in all weather conditions

Focus Groups

3. Limited Tax Base & Economic Stagnation

- Perception that economic growth has been near zero
- Need to expand the tax base
- Town lacks diverse revenue streams
- There is a want for the town to take advantage of more grant opportunities

4. Lack of Attractions Beyond the Lake

- Lake is the primary draw, but not sufficient on its own
- Need indoor and off-season activities
- Interest in:
 - Arcade/movie theater
 - Arts venue or performance space
 - Multipurpose community spaces
 - Disc golf or redevelopment of the old golf course

5. Aging Population & Workforce Concerns

- Retirement-heavy demographic
- Need to attract working-age residents
- Support for affordable/workforce housing
- Concern about excessive short-term rentals

6. Love-Hate Relationship with Tourism

- Cannot survive without tourists
- Frustration with tourist behavior and strain on infrastructure
- Desire to avoid becoming a “tourist trap” like Gatlinburg
- Recognition that some tourist retail is necessary

7. Zoning & Regulatory Frustration

- Perception that zoning can inhibit economic development
- Concerns that regulations make business viability difficult
- Interest in balanced land use reform

8. Old Golf Course as a Strategic Opportunity Site

- Broad interest in repurposing the site
- Mixed ideas: economic development, recreation, disc golf
- Seen as a key catalyst property

Focus Groups

9. Access to Essential Services

- Lack of nearby healthcare (dentist, urgent care, etc.)
- “Everything is an hour away” concern
- Need for amenities that allow visitors and residents to stay longer

10. Regional & Governance Frustration

- Friction with Rutherford County
- Frustration with TDA restrictions
- Concerns about where grant funding flows
- Desire for stronger local benefit from tourism revenue

Focus Groups

Resident Group

The Resident Focus Group described Lake Lure as a laid-back, nature-oriented community with a strong rural identity that residents are eager to preserve. Participants expressed concern about physical and social disconnection within the town particularly between Rumbling Bald and other areas and emphasized the need for a more walkable, activated town center that brings people together. Key issues included limited public access to the lake, traffic congestion and emergency access challenges during peak tourism, and frustration with regulatory constraints that impact local businesses. Residents supported workforce housing solutions, that serve teachers, first responders, and seniors, while acknowledging local resistance to density. Overall, the group favored small-scale, year-round events over large peak-season gatherings and expressed a desire to balance economic vitality, infrastructure capacity, and Lake Lure's unique character.

Key Themes

1. Strong Identity: Laid Back, Natural, and Rural

- Lake Lure is valued for its old-timey, relaxed, wooded character
- Residents want to remain rural and natural
- Strong resistance to becoming overly commercialized
- Concern about losing uniqueness or “vacation-in-the-woods” feel

2. Physical and Social Disconnection Within the Town

- Perceived divide between Rumbling Bald and the rest of Lake Lure
- Limited cross-lake social interaction
- Membership-only amenities (e.g., Rumbling Bald) feel exclusionary
- Residents want better connectivity: physically and socially

Focus Groups

3. Desire for a True, Walkable Town Center

- Strong interest in activating a central hub
- Desire for:
 - Walkability
 - Afternoon/evening social activity
 - Bars, karaoke, games, gathering places
- Preference for compact areas where people can park once and stay
- Walkability seen as tied to safe social drinking

4. Public Access to the Lake

- Frustration over limited free access
- Desire for:
 - Public lake access
 - Swimming, kayaking, sitting areas
 - Lunch/viewing spots
- Recognition of legal liability and overcrowding constraints
- Tension between ownership, access, and carrying capacity

5. Traffic and Emergency Access Concerns

- One main road is a major vulnerability
- Traffic from tourism and Chimney Rock is problematic
- Concerns about:
 - Emergency response delays
 - Congestion during peak season
- Interest in trolley/shuttle options
- Preference for not driving long distances—especially at night

6. Growth Tension and Land Use Frustration

- Concern about:
 - Building on slopes
 - Overdevelopment
 - Large events
- Preference for:
 - Smaller events spread throughout the year
- Rules limit economic opportunity outside tourism
- Concerns about over-commercialization

Focus Groups

7. Workforce Housing & Generational Sustainability

- Support for workforce housing for seniors, teachers, first responders, etc.
- Clear preference for:
 - Ownership models
 - Short-term rental regulations
- Recognition of NIMBY resistance
- Acknowledgment that the next generation has different needs

8. Event Strategy: Flatten the Tourism Curve

- Fewer mega-events
- More small, distributed events
- Extend the season (open beach earlier, off-season activities)
- Use Morse Park more intentionally
- Goal: stabilize economy without overwhelming infrastructure

9. Financial and Structural Constraints

- Heavy reliance on tourism and occupancy tax
- Frustration that:
 - TDA funds are restricted
- Interest in alternative revenue streams
- Desire for Lake Lure to receive a stronger share of tourism dollars

10. Health and Essential Services Gap

- Healthcare access is lacking
- Workforce commutes from surrounding communities

Town Staff

1. **Staffing and Organizational Capacity**

- Current staffing levels are designed to serve the permanent population but do not account for the significant seasonal tourist population.
- Several departments reported difficulty recruiting and retaining qualified staff, particularly in law enforcement and emergency services.
- Police salaries are lower than surrounding departments, contributing to retention issues.
- The fire department frequently trains new personnel who later leave for higher-paying positions elsewhere.
- Additional administrative staff and updated software systems are needed to improve operational efficiency.

2. **Tourism Pressure and Infrastructure Strain**

- Parking shortages are a major issue as visitation continues to increase.
- Staff noted that paid parking alone will not solve financial challenges.
- Increased visitation leads to additional responsibilities for emergency services, particularly on recreational trails.
- Rescue responses for stranded hikers create additional burdens on the fire department.
- Staff expressed concern that new trail construction may increase emergency response demands without providing additional staffing resources.

Focus Groups

3. Economic Sustainability and Revenue Generation

- Commercial development is an important source of tax revenue, with businesses such as the marina and grocery stores contributing significantly.
- Many individuals who benefit from Lake Lure's amenities live outside the town limits, limiting the town's tax base.
- Some staff suggested expanding town limits to capture revenue from nearby areas that rely on town services.
- Interest was expressed in monetizing lake-related activities and services.
- Staff stressed the urgency of identifying revenue strategies before the upcoming summer tourism season.

4. Infrastructure and Utility System Challenges

- The wastewater treatment plant is currently operating beyond capacity, which has led to a cap on permitting.
- Staff indicated a new biological treatment plant would provide a more cost-effective long-term solution and increase sewer capacity value.
- Addressing inflow and infiltration (I&I) issues could restore additional capacity within the existing system.
- Much of the town's infrastructure including hydrants, utilities, and facilities requires significant reinvestment.
- Staff emphasized that infrastructure improvements are difficult to accomplish in one large bunch because of cost. Infrastructure improvements need to occur often and remain cost-effective.

5. Transportation and Access

- Traffic congestion occurs at key entry points, particularly where NC 9 intersects with Memorial Highway.
- A roundabout was mentioned as a potential strategy to improve traffic flow.
- Staff discussed the need to disperse traffic and improve routes into and out of town.
- Interest was expressed in expanding multi-modal transportation options, including pedestrian and bicycle infrastructure.

6. Emergency Services and Public Safety

- EMS response times currently exceed 15 minutes due to limited county resources.
- Staff suggested that an additional ambulance and approximately six additional EMS staff would be needed to ensure adequate coverage and retention.
- The fire department is often required to fill gaps in EMS service.
- Staff discussed the possibility of charging non-residents for EMS services.

7. Intergovernmental Coordination

- Staff expressed appreciation for the positive relationship with the Sheriff's Department, though additional county resources would be beneficial.
- Maintenance responsibilities for roads such as Boys Camp Road were raised as a concern because many users are non-taxpaying residents.
- Some staff perceive a lack of recognition from Rutherford County regarding Lake Lure's regional role.
- There is a perceived divide between Lake Lure and Chimney Rock, though staff believe this relationship can be stronger.

8. Community Identify and Growth Management

- Many residents are hesitant about commercial development despite its importance for fiscal sustainability.
- Some community members feel that newcomers do not fully integrate into the town's small-town culture.
- There is a perception that growth opportunities are limited due to geographic and infrastructure constraints.
- Staff is excited to see the development of this plan as a proactive way to deal with growth management.

Town Staff

9. Lake and Dam as the Community's Core Asset

- Staff emphasized that without the lake, the town would not exist economically.
- Dam maintenance and lake management are critical priorities.
- Protecting the health of the lake is necessary to sustain tourism, property values, and community identity.



Town of Lake Lure

Comprehensive Plan

Virtual Public Input Session



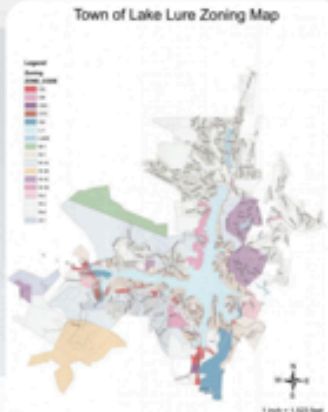
Shape the future of Lake Lure!

In collaboration with the Foothills Regional Commission, Lake Lure is developing a Comprehensive Plan and we want to hear from YOU!

Your Voice Matters!

Join us for a community input session to share your thoughts, concerns, and ideas about the future of the town.

- ✓ Housing
- ✓ Parks and Recreation
- ✓ Infrastructure
- ✓ Growth
- ✓ So Much More



Meeting Details

- 🕒 4pm-6pm
- 📅 October 28th, 2025
- 📍 Virtual Meeting / Microsoft Teams Link

**THE LINK CAN BE FOUND
IN THE SOCIAL MEDIA
POST**

Questions? Email: planning@frcnc.gov

Public Input Sessions



Note: Some people did note that they liked most of them and liked a diversity of housing options.



- **Workforce Housing 4**
- **Parks and Recreation 1**
- **Infrastructure (Dam, Sewer, & Water) 10**
- **Town Center 1**
- **Activate Commercial Space 0**
- **Placemaking 0**
- **Tourism 1**
- **Public Safety 2**
- **School Support 0**
- **Lake Management 4**



- **Town Identity 0**
- **Branding 0**
- **Alternative Revenue (Paid Parking) 1**
- **Parking**
- **Lake Lure/Chimney Rock Pedestrian Connection 1**
- **Sustainable Growth 1**

Values

Mountains: 7

Lake: 9

Natural Beauty: 3

Location: 1

Sense of Community/Small Town: 9

Tourism: 1

Nature: 1

Need Better Variety of Shops: 1

Minimal Commercial Development: 1

Parks & Recreation Options: 1

In-Person Session #1



Town of Lake Lure

Comprehensive Plan

Public Input Session

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- ✓ Housing
- ✓ Parks and Recreation
- ✓ Infrastructure
- ✓ Growth
- ✓ So Much More

Meeting Details

- 🕒 4pm-7pm
- 📅 November 5th, 2025
- 📍 920 Buffalo Creek Rd, Lake Lure, North Carolina 28746 (The Landings at Lake Lure)

Questions? Email: planning@frnc.gov





- **Workforce Housing 9**
- **Parks and Recreation 16**
- **Infrastructure (Dam, Sewer, & Water) 22**
- **Town Center 3**
- **Activate Commercial Space 1**
- **Placemaking 0**
- **Tourism 0**
- **Public Safety 7**
- **School Support 1**
- **Lake Management 4**



- **Town Identity 2**
- **Branding 2**
- **Alternative Revenue (Paid Parking) 0**
- **Parking 1**
- **Lake Lure/Chimney Rock Pedestrian Connection 14**
- **Sustainable Growth 3**

Values

Lake: 6

Natural Beauty: 8

Location: 1

Sense of Community/Small Town: 11

Tourism: 2

Nature: 5

Need Better Variety of Shops: 6

Minimal Commercial Development: 1

Parks & Recreation Options: 3

Public Safety: 2

Generational Appeal: 3



- Morse Park **15**
- Lake Lure Green Space **10**
- Dittmer-Watts Nature Trail Park **4**
- Buffalo Creek Park **4**
- Weed Patch Mountain Trail **2**
- Washburn Marina **4**
- Lake Lure Beach **2**
- The Lake **17**
- Chimney Rock State Park **11**

Public Input Sessions

Parks & Recreation Needs

Participants placed strong value on parks and recreation in Lake Lure. In particular, the session underscored the need for family-friendly and child friendly programming to attract and retain future generations. Additionally, residents were interested in recreation that enhances access to natural assets. The main priorities in the input session involved investing in walking, hiking, and biking, including well-maintained parks and greenways, bike and skate facilities, and pedestrian connectivity. Additionally, participants were interested in recreation that allows for group-activities, including pickleball courts, indoor-outdoor gym facilities, and amphitheater/event space. In particular, emphasis was placed upon cultural and outdoor programming. Residents wanted to balance recreation with environmental stewardship, preserving the town's natural character.

Public Input Sessions

Open-Ended

During the first in-person public input session, participants emphasized a strong sense of community pride in small-town character, beautiful nature, and close-knit social relationships. The session underscored a feeling that the town has a unique personality, lacking big businesses and commercial establishments. Participants placed emphasis on protecting the lake and surrounding environment, highlighting that the natural beauty of the place is key. There was also support for investing in infrastructure, public safety, and essential services, creating a town that has the capacity to support its residents and encourage modest growth. The main priorities in the input session involved the preservation of community identity, the expansion of parks and recreation, addressing workforce and housing need, improving access to healthcare, improving pedestrian and transportation, and increasing links with chimney rock. Overall, residents emphasized that they wanted to see locally driven economic development while managing growth and tourism so that the peaceful, nature-centered character of the town is not compromised. Residents expressed an interest in creating a place that has a small-town feel but has enough amenities to support families and create generational appeal.

Round-Table Discussion



Shape the future of Lake Lure!

In collaboration with the Foothills Regional Commission, Lake Lure is developing a Comprehensive Plan and we want to hear from YOU!

Your Voice Matters!

Town Council will hold a round table discussion where each citizen can provide their thoughts, concerns, and ideas on the future of the Town during a 3-5 minute public comment period.



Meeting Details



6pm-8pm



December 10th, 2025



920 Buffalo Creek Rd, Lake Lure, North Carolina 28746 (The Landings at Lake Lure)

Questions? Email: planning@frcnc.gov

Summary

The Roundtable Discussion reinforced the importance of the Comprehensive Plan as a long-term strategic tool to guide Lake Lure's future. Participants emphasized protecting the town's natural assets while addressing critical infrastructure needs, particularly in the wake of recent storm impacts. There was strong support for focusing on outdoor recreation, possible year-round tourism, and improved connectivity, while maintaining a clear distinction from neighboring commercial destinations. Funding, implementation feasibility, and ongoing community engagement were identified as essential components for turning vision into action.

Key Themes

1. Comprehensive Plan Purpose & Community Vision

- Emphasis on maximizing resident, business, and overall community welfare
- Importance of balancing growth with Lake Lure's unique character
- Recognition that the Comprehensive Plan should guide long-term decision-making
- Focus on proactive, strategic planning rather than reactive development

2. Post-Storm Recovery & Infrastructure Needs

- Ongoing uncertainty regarding FEMA funding for Town Hall and related recovery projects
- Moore's Park redevelopment presents an opportunity for a fresh start with improved stormwater management
- Identified need for new or upgraded public safety facilities
- Sewer plant replacement recognized as a critical long-term infrastructure priority

Key Themes

3. Future Development & Tourism Strategy

- Strong consensus around outdoor recreation and natural assets as the foundation of Lake Lure
- Desire to remain distinct from Chimney Rock's more commercial tourism model
- Interest in developing year-round tourism to reduce seasonal economic swings
- Focus on off-season attractions and experiences

4. Funding & Project Implementation

- Need to clearly identify funding sources for proposed projects
- Importance of leveraging grants and private-sector partnerships
- Recognition that both large scale infrastructure investments and smaller community projects matter
- Emphasis on realistic, achievable implementation strategies

5. Transportation & Connectivity

- Support for multimodal paths, sidewalks, and pedestrian connectivity
- Improved access roads viewed as important for economic development and public safety

In-Person Session #2



Town of Lake Lure

Comprehensive Plan

Final Public Input Session



Shape the future of Lake Lure!

In collaboration with the Foothills Regional Commission, Lake Lure is developing a Comprehensive Plan and we want to hear from YOU!

Your Voice Matters!

Over the past few months we have heard from you. This final session contains the key themes and data we have received. We want your help on prioritizing that data.



Meeting Details

- 10am-1pm
- February 25th, 2026
- 920 Buffalo Creek Rd, Lake Lure, North Carolina 28746 (The Landings at Lake Lure)

Questions? Email: planning@frnc.gov



Connectivity

Walkability in Town Core	15
Bike Lanes/Greenways	5
Lake Loop Trail Concept	3
Shuttle/Trolley Service	8
Multi-Modal Connection to Chimney Rock	11

Other:

**Bring public boat slips back to walk around
downtown by boat - 1**

***2 dots only**



Recreation Investments

Pickleball Expansion	5
Disc Golf Course	1
Trail Expansion	4
Expanded Morse Park Amenities	6
Expanded Green Space Amenities	5
Amphitheater/Event Lawn	9
Public Lake Access Improvements	3
Non-Motorized Boating Expansion	2

Other:

Dog Park at Cell Tower - 1

Picnic Area (Morse) - 1

Green Space/Benches/Covered Trash/Landscaping/Signage/Parking (Morse) - 1

Golf Course (Green Space) - 1

Recreation Center (Morse or Green Space) - 1



Environment, Infrastructure, & Community Character

Lake & Environmental Protection 6

Infrastructure First 12

Public Safety & Emergency Access 0

Preserve Small-Town Character 12

Restore & Maintain Landmarks 1

Other:

Flowering Bridge - 7

Bottomless Pools - 1

School - 3

***2 dots only**

Public Input Sessions

If Lake Lure only accomplished ONE major thing in the next 10 years, what would it be?

1. Infrastructure and Utility System Improvements

- Repair and upgrade aging infrastructure to match future growth.
- Repair and modernize the sewer system.
- Invest in overall infrastructure improvements.
- Address long-term water quality concerns.
- Ensure infrastructure systems are capable of supporting additional development.

2. Dam and Lake Improvements

- Secure funding to construct or replace the dam.
- Rebuild the dam to ensure long-term stability.
- Improve lake water quality and environmental health.

3. Transportation and Regional Connectivity

- Develop a trolley system connecting downtown Lake Lure, Chimney Rock, and key attractions.
- Construct a multimodal pathway to Chimney Rock.
- Expand regional connections to eventually include Bat Cave, creating a unified regional destination.
- Improve pedestrian access and rebuild the pedestrian bridge currently occupied by the Flowering Bridge.
- Reestablish public boat slips to allow visitors to access downtown by boat and walk into town.

4. Economic Development and Community Assets

- Encourage additional small businesses to expand the town's tax base.
- Advocate for funding for Lake Lure Classical Academy.
- Expand community use of town amenities, such as opening the beach to Rutherford County schools during the off-season.

Main Takeaways

1. Protecting the Lake and Natural Environment is the Community's Top Priority

- Residents consistently identified Lake Lure itself, the surrounding mountains, forests, and scenic views as the town's most important assets. Public input emphasized protecting water quality, preserving natural landscapes, and ensuring development does not harm the lake or its watershed.

2. Maintaining Lake Lure's Small-Town Character is Essential

- Participants repeatedly expressed concern about overdevelopment and commercialization. Residents value Lake Lure's quiet atmosphere, historic charm, and relaxed pace, and they want future development to respect the town's scale, architecture, and natural setting.

3. Infrastructure Improvements Are a Major Concern

- Many participants emphasized the importance of maintaining and improving critical infrastructure, particularly:
 - The Lake Lure Dam
 - Water and sewer systems
 - Stormwater and erosion control
 - Transportation and road safety
- Residents want infrastructure investments that support long-term safety and sustainability.

4. Balancing Tourism with the Needs of Residents

- Tourism is recognized as an important economic driver, but residents expressed concern that seasonal tourism can strain infrastructure, traffic, and public services. There is a desire to charge for the amenities that tourists use to help fund Lake Lure's public services. Many participants supported strategies that balance tourism while maintaining quality of life for year-round residents. Increasing staffing capacity is a desire.

Main Takeaways

5. Recreation and Outdoor Amenities Are Highly Valued

- Residents strongly support maintaining and expanding Morse Park, Green Space, trails, lake access, and recreational opportunities. Recreation is seen as both a quality-of-life asset for residents and an attraction for visitors

6. Housing Availability and Affordability Are Emerging Concerns

- Participants noted challenges related to workforce housing and housing availability, particularly due to vacation rentals and second homes. Short-term rental regulations are desired. There is interest in strategies that allow workers and long-term residents to live in the community.

7. Walkability and Connectivity Could Be Improved

- Residents expressed interest in sidewalks, trails, and safer pedestrian connections between key destinations such as parks, the lake, Chimney Rock, a future downtown center, and other commercial areas.

8. Community Identity and Historic Landmarks Matter

- Places such as The Lake Lure Inn, The Flowering Bridge, The lakefront and parks were frequently identified as important community landmarks that should be preserved and enhanced. The public overwhelmingly wants to see a downtown core.

The image shows the exterior of the 1927 Lake Lure Inn & Spa. The building is a two-story white structure with a dark red roof. The second floor has several windows with dark shutters. The first floor features a series of arches. The central entrance is framed by a large archway, flanked by two stone lion statues. A black carpet leads up to the entrance. The text "1927 LAKE LURE INN & SPA" is prominently displayed above the entrance, with a circular logo containing the letters "LL" between the years. Below this, the words "POPULATION/CULTURAL RESOURCES" are written in large, bold, white capital letters. The foreground shows a set of stone steps leading up to the entrance, flanked by greenery and flower pots.

1927
LAKE LURE INN & SPA
**POPULATION/CULTURAL
RESOURCES**

Current Conditions

Figure 1. Population in Lake Lure

Since 2011 the population of Lake Lure has grown by 345 people. The population in 2011 was 1198. The population in 2024 was 1543. This is according to the most recent US Census American Community Survey - 2024 data.

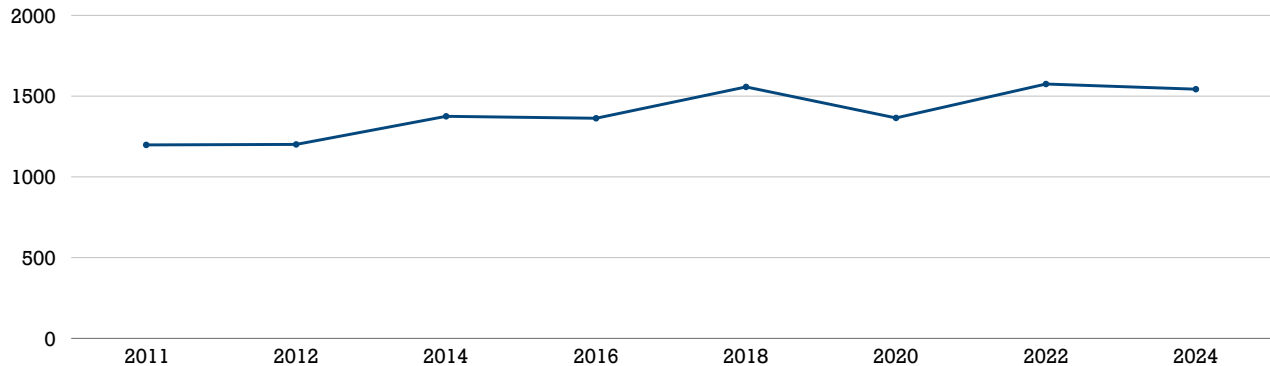
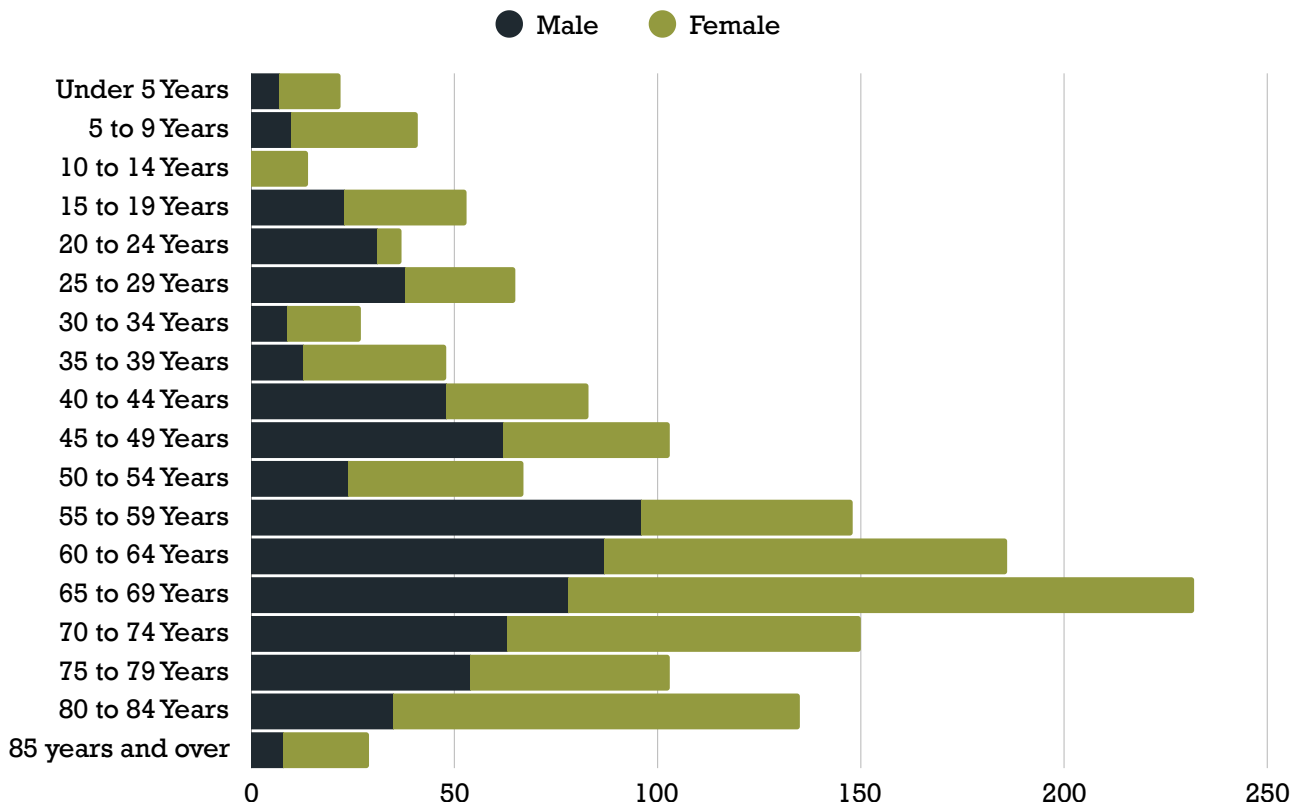


Figure 2. Population by Age and Sex in Lake Lure

The graph below shows the age composition by sex of Lake Lure from the 2024 American Community Survey. 20.6% of the population is 65 years and older. The median age is estimated at 38.7 years. In comparison to North Carolina's median age of 39.4 years.



Current Conditions

Historic Buildings and Structures

Historic buildings and structures in Lake Lure include the 1927 Lake Lure Inn and Spa, the Pine Gables, the Lake Lure Dam, the Lodge on Lake Lure, the Arcade Building, and Russell's Fort.

Unique Commercial or Residential Areas

Lake Lure features several unique residential areas, including Rumbling Bald, Vista at Bill's Mountain, and Firefly Cove. The town also has a commercial friendly Town Center and Morse Park.

Unique Natural or Scenic Resources

Lake Lure is located within the Hickory Nut Gorge, which is a biodiverse gorge with cliff views and a surrounding mountain landscape. Additionally, the area contains the Rumbling Bald Boulders, which are massive rock boulders and sheer faces popular for rock climbing.

Educational, Religious, or Entertainment Areas or Institutions

Lake Lure is home to Lake Lure Classical Academy, which is a kindergarten through 12th grade tuition free public charter school, open to all North Carolina students. Lake Lure is also home to Cane Creek Baptist Church, Chimney Rock Baptist Church, and Fairfield Mountains Chapel.

Goals & Objectives

Goal: Create shared sense of place that fosters a resilient and cohesive community in Lake Lure.

Objectives	Strategies	Time Frame
Strengthen community identity through programming, events, and integration of local businesses.	• Organize family-friendly programming and events that highlight local history and culture. • Integrate local businesses and organizations through town-wide events such as farmers markets, art fairs, or holiday pop-ups to encourage foot traffic. • Organize festivals and other yearly events that stimulate tourism and put the town on the map.	0-3 years

A scenic view of a crowded beach. In the foreground, people are relaxing on the sand, some sitting on towels or blankets. Colorful beach umbrellas are scattered across the scene. In the middle ground, a calm lake reflects the sky. The background features a range of green, forested mountains under a clear blue sky with a few wispy clouds.

ECONOMIC DEVELOPMENT

Employment By Industry

Lake Lure has an employment base of 563 individuals within a broad range of employment sectors. Industries of significance within the County include Education Services, Health Care, and Social Assistance, Scientific, Management, Administrative, & Waste Management Services, and Finance and insurance, and real estate and rental and leasing.

The labor force within Rutherford County is based primarily in 3 sectors. Educational Services & Health Care & Social Assistance (**23.3%**), Scientific, Management, Administrative, & Waste Management Services (**16.5%**), and Finance and insurance, and real estate and rental and leasing (**15.3%**), . These sectors reflect a touristy and services based economy. The largest percentage of the labor force (**23.3%**) is within Educational Services & Health Care & Social Assistance which is less vulnerable to economic downturns, providing a foundation for stability in Lake Lure's labor market. However, the concentration in construction (**7.8%**), retail trade (**7.8%**), and arts, entertainment, and recreation (**7.6%**) also indicates potential exposure to economic fluctuations, though they are essential to the town's overall employment structure.

The following table illustrates the distribution of employment by industry sector in Lake Lure, Rutherford County, North Carolina, and the United States.

Current Conditions

Employment By Industry (US Census)

Industry	Lake Lure	Rutherford County	North Carolina	United States
Agriculture, forestry, fishing and hunting, and mining	0 or 0.0%	0 or 0.0%	53,130 or 1.1%	2,552,148 or 1.6%
Construction	44 or 7.8%	2,292 or 7.6%	373,723 or 7.5%	11,064,175 or 6.9%
Manufacturing	37 or 6.6%	5,218 or 17.2%	585,340 or 11.7%	15,912,421 or 10.0%
Wholesale Trade	11 or 2.0%	266 or 0.9%	110,206 or 2.2%	3,678,210 or 2.3%
Retail Trade	44 or 7.8%	3,457 or 11.4%	559,862 or 11.2%	17,368,629 or 10.9%
Transportation and warehousing, and utilities	4 or 0.7%	1,741 or 5.7%	264,618 or 5.3%	9,373,191 or 5.9%
Information	20 or 3.6%	113 or 0.4%	81,216 or 1.6%	2,998,298 or 1.9%
Finance and insurance, and real estate and rental and leasing	86 or 15.3%	1,776 or 5.9%	351,217 or 7.0%	10,673,893 or 6.7%
Professional, scientific, and management, and administrative and waste management services	93 or 16.5%	2,313 or 7.6%	614,086 or 12.3%	19,763,960 or 12.4%

Current Conditions

Employment By Industry

Industry	Lake Lure	Rutherford County	North Carolina	United States
Educational services, and health care and social assistance	131 or 23.3%	7,150 or 23.6%	1,124,308 or 22.5%	37,381,621 or 23.4%
Arts, entertainment, and recreation, and accommodation and food services	43 or 7.6%	3,214 or 10.6%	429,589 or 8.6%	14,010,750 or 8.8%
Other services, except public administration	21 or 3.7%	1,832 or 6.0%	239,461 or 4.8%	7,514,289 or 4.7%
Public Administration	29 or 5.2%	968 or 3.2%	203,954 or 4.1%	7,516,950 or 4.7%
Civilian employed population 16 years & over	563	30,340	4,990,710	159,808,535

Current Conditions

Employment Characteristics and Trends

Place of Work vs Place of Residence

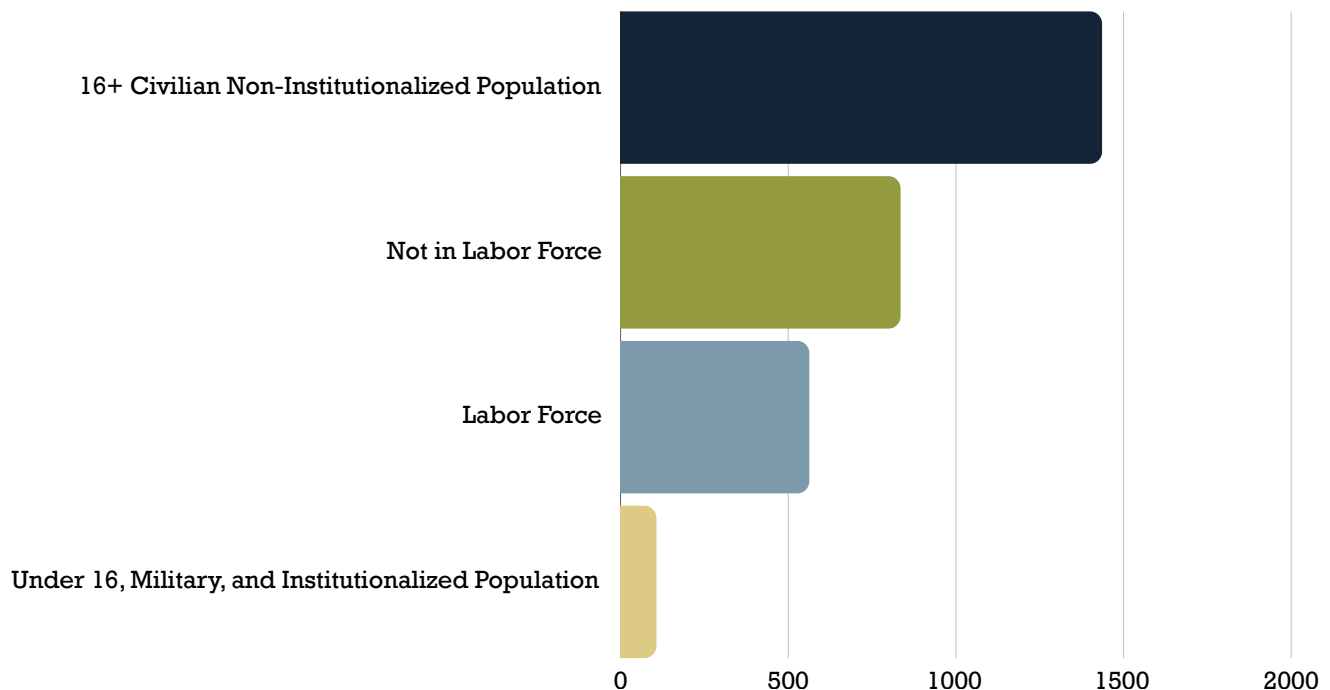
As of 2024, Lake Lure had **563** citizens employed in the labor force including **383 (68.1%)** that work inside the county and **180 (31.9%)** that commute outside the county for work.

Employment Outlook

As of March 2024

- 16+ Civilian Non-Institutionalized Population – **1,436**
 - Not in Labor Force – **835**
 - Labor Force – **601**
 - Employed – **563**
 - Unemployed – **38**
- Under 16, Military, and Institutionalized Population – **107**

Employment Outlook (US Census)



Current Conditions

Current Unemployment

As of the 2024 ACS Census Date, the unemployment rate of Lake Lure stood at **(6.3%)** compared to **(3.6%)** statewide.

Unemployment Rates (US Census)

Year	Lake Lure	Rutherford County	North Carolina	United States
2019	7.3%	4.8%	3.9%	3.7%
2020	4.7%	9.2%	7.2%	8.1%
2021	7.4%	6.5%	4.9%	5.3%
2022	4.1%	4.8%	3.7%	3.6%
2023	2.8%	4.7%	3.5%	3.6%
2024	6.3%	5.3%	3.6%	4.1%

Largest Employers in Lake Lure

The largest employers within the Lake Lure area are summarized in the following table:

Company Name	Industry
Rumbling Bald on Lake Lure	Real Estate, Rental, & Leasing
Ingles Markets	Retail Trade
Blue Ridge Health	Health Care and Social Assistance
MasterCorp	Hospitality
LHC Group	Health Care and Social Assistance
Fairfield Mountains Property Owners	Real Estate, Rental, & Leasing
Lake Lure Classical Academy	Educational Services
Lake Lure Inn & Spa	Accommodation Services
The Town of Lake Lure	Public Administration

Goals & Objectives

Goal: Create a healthy balance between peak tourism season, year-round tourism, and the off-season to ensure the residents of Lake Lure have a high quality of life.

Objectives	Strategies	Time Frame
Continue investing in infrastructure to ensure the long-term viability of the town.	- Invest in dam repair and rehabilitation, water and sewer infrastructure, stormwater management, and public safety. - Coordinate infrastructure projects with housing, recreation, and placemaking to capitalize on community and economic benefits.	3-5 years
Develop Downtown into a true downtown.	- Create a cohesive downtown master plan with a focus on walkability, community spaces, and year-round commercial activity, - Encourage mixed-use development.	3-5 years
Continue partnering with Rutherford County Tourism Development Authority	- Promote Lake Lure as an outdoor recreation destination through marketing and branding. - Develop tourism events centered around natural resources, trails, cultural amenities, and local business.	0-3 years
Partner with Rutherford County Economic Development	- Partner to attract businesses that complement Lake Lure's recreation and quality of life resources. - Coordinate to expand business assistance programs and strategic partnerships. - Collaborate on workforce development. Create programs that connect local residents with employment opportunities.	0-3 years
Create a healthy balance between peak tourism season, year-round tourism, and the off-season to ensure the residents of Lake Lure have a high quality of life.	- Expand year-round events, festivals, cultural and arts programming, and recreation opportunities that attract tourism outside of peak-season. - Encourage business and attractions that serve both visitors and year-round residents.	3-5 years



NATURAL RESOURCES/RECREATION

Water Resources

The lake is a 720 acre, man-made reservoir with 21 miles of shoreline. It was built in 1927 to create a picturesque lake around which to center the community. It was created by damming the Broad River at Tumbling Shoals. The Lake Lure dam also provided power to the area, generating electricity through a hydroelectric model. The lake is deep, sitting at roughly 104 feet, and features a central body, three long bays, small inlets, and an island of 7 acres. It contains warm and cold-water fish: largemouth/smallmouth bass, trout, crappie, perch, and catfish.

Slope Characteristics

Lake lure has a steep, mountainous terrain. Slopes often exceed 32%-38%. The topography creates erosion and sedimentation risks and requires regulations around zoning and development. This creates erosion and sedimentation issues.

Plant and Animal Habitats

In terms of tree species, Lake Lure has typical Blue Ridge trees: Oaks, Hickories, Maples, and Sourwood. Wildflowers and shrubs are more adapted to the mild Thermal Belt Climate. The area supports rare species: long-eared bat and green salamander. Animals include white tailed deer, raccoons, squirrels, bluebirds, lizards, frogs, salamanders, largemouth and smallmouth bass, rainbow and brown trout, catfish, crappie, bluegill, and perch. Interestingly, the lake supports both warm-water and cold-water species. Additionally, around the lake edges and marshy spots there are wetland-like conditions, which support ducks and canada geese, frogs and bullfrogs, and insects like dragonflies, butterflies, and bees. Important habitats are the Lake Lure Flowering Bridge, Morse Park wetlands, and areas like Youngs Mountain. Lake Lure's biodiversity comes from a combination of mountain forests, freshwater lake, fast-flowing rivers, wetlands, and rocky gorge systems. Lake Lure is also known for having diverse and unique plant habitats due to it's unique elevation and climate in respect to the rest of Rutherford County.

Current Conditions

Prime Agricultural and Forest Land

Prime Agricultural and Forest Land is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. Agriculture constitutes 0.15% of the land use in Lake Lure. This is due to challenging topography, which limits available farmland. The area is heavily forested and is rich in tulip, poplar, sourwood, and hickory.

Wetland and Soil Types

Soil types in Lake Lure include: Pacelot-Rion, Evard-Cowee Fannin, Ashe-Edneyville-Rock Outcrop-Cleveland, and Greenlee-Tate. Lake Lure also has hydric soils, which are soils associated with wetlands, lakes, or river bottoms. These do not support freestanding vegetation but often have layers of decomposing plant material on the surface. Lake Lure has six hydric soils types: Chewacla, Dogue, Fluvaquents-Udifluvents, Helena-Worsham, Lotla and Wehadkee.

The primary wetland area in Lake Lure is located within Morse Park. Originally created in 2009, the park's wetland habitat is currently being restored and continues to attract wildlife like wood ducks, frogs, tadpoles, and salamanders.

Flood Plain + Flood Way Areas

Lake Lure is located in a high risk flood zone. High-risk flood zones, or Special Flood Hazard Areas are determined based on a 1% or higher annual chance of flooding. The high risk areas are located along the Broad River, Cane Creek, and Lake Lure.

Mineral Deposits

Lake Lure includes diverse geological mineral deposits, including garnet, graphite, kyanite, magnetite, rutile, and staurolite. The areas around Lake Lure include metamorphic rocks: mica-garnet and schist.

Air Quality

Lake Lure air quality index is moderate.

Lake Lure Environmental Protected Areas



Current Conditions

Morse Park

Size: 23 acres

Classification: Multi-use park and walking space

Description: Community park located in the center of Lake Lure

Facilities: 1 mile walking trail, playground, two lighted tennis courts, basketball court, gazebo, and picnic facilities



Dittmer-Watts Nature Trail Park

Size: 3.3 to 3.5 miles of interconnected trails

Classification: Natural surface hiking trails

Description: Woodland trails, ranging from easy to moderate difficulty, that connect to Lake Lure Green Space

Facilities: Wayfinding, covered picnic area, benches, interconnected trails



Current Conditions

Lake Lure Beach and Water Park

Size: 3 acres

Classification: Beachfront park

Description: Beach visited as a hub for relaxing in the sand and swimming

Facilities: Large covered picnic shelter, individual picnic tables, water slides, snack bar, changing rooms, beach-front area, swimming area



pre-helene

Lake Lure Green Space

Size: 2,738 yards of green space

Classification: Green Space and walking trail

Description: Pet-friendly walking trail with scenic views of Hickory Nut Gorge

Facilities: Disc golf course, multi-use paved trail system for walking and biking, open field



Current Conditions

Buffalo Creek Park

Size: Over 1,500 acres

Classification: Multi use park and natural recreation area

Description: Hiking, natural park, and climbing area located at 920 Buffalo Creek Road

Facilities: Roughly 8 miles of mixed use trails open to hikers and mountain bikers. This includes the 3.5 mile Buffalo Creek Park Trail loop and access to 8.7 mile Weed Patch Mountain Trail. Additionally includes the Upper Boulders Trail, which is a steep, rocky path that accesses an extensive bouldering field.



Weed Patch Mountain Trail

Size: 10 miles round-trip from Buffalo Creek Park to Grey Rock

Classification: Natural surface hiking trail

Description: Strenuous 10 mile round trip hike to stunning Grey Rock viewpoint.

Facilities: Trail signs, wayfinding.



Current Conditions

Young's Mountain Trail

Size: 2.1 mile hiking trail

Classification: Natural surface hiking trail

Description: Strenuous hiking trail located on the north side of Lake Lure, ascending 1,200 feet in elevation to reach the top of scenic cliffs near the summit of the mountain.

Facilities: Trail signs, wayfinding.



Lake Lure Flowering Bridge

Size: 155 feet long and 20 feet wide

Classification: Historic 1925 three-arch concrete bridge

Description: Converted pedestrian walkway, garden beds

Facilities: Restored Education Center, diverse themed gardens, designated dog garden, and fully accessible paved pathways



pre-Helene

Current Conditions

Chimney Rock State Park

Size: 8,014 acre park

Classification: State park

Description: State park and hiking trails surrounding 315 foot freestanding granite monolith.

Facilities: Scenic in-mountain elevator, gift shop, open-air Sky Lounge, Old Rock Café, hiking trails, riverside areas, interpretive exhibit, picnic pavilion, classrooms. This is both a NC State Park and operated by Chimney Rock, LLC in a public-private partnership.



Washburn Marina

Size: Rebuilt marina will include 208 seasonal boat slips and 6 daily rental slips.

Classification: Marina

Description: Boat launch and boat slips located with easy access to town center.

Facilities: Bathrooms, access by boat, bathrooms, boat/canoe/kayak rentals, picnic tables



Current Conditions

Foothills

The foothills are characterized by low, rolling ridges, fertile valleys, and numerous creeks and obeys that drain into the Broad, Catawba, and Green river systems. Lake Lure is uniquely located between the mountains and Foothills.



Climate

Isothermal Region:

Lake Lure is located in a thermal belt, which is characterized by cool air that drains into lower valleys at night and warmer air that lingers along the slopes, creating milder, more stable temperatures.



Temperature

Summer:

mid to upper 80s

Winter:

upper 40s to mid 50s

Spring + Fall:

highs in the 60s and 70s

Rainfall:

48 inches of rainfall annually, snow is rare



Creeks

- Buffalo Creek
- Pool Creek
- Cove Creek
- Rocky Broad River

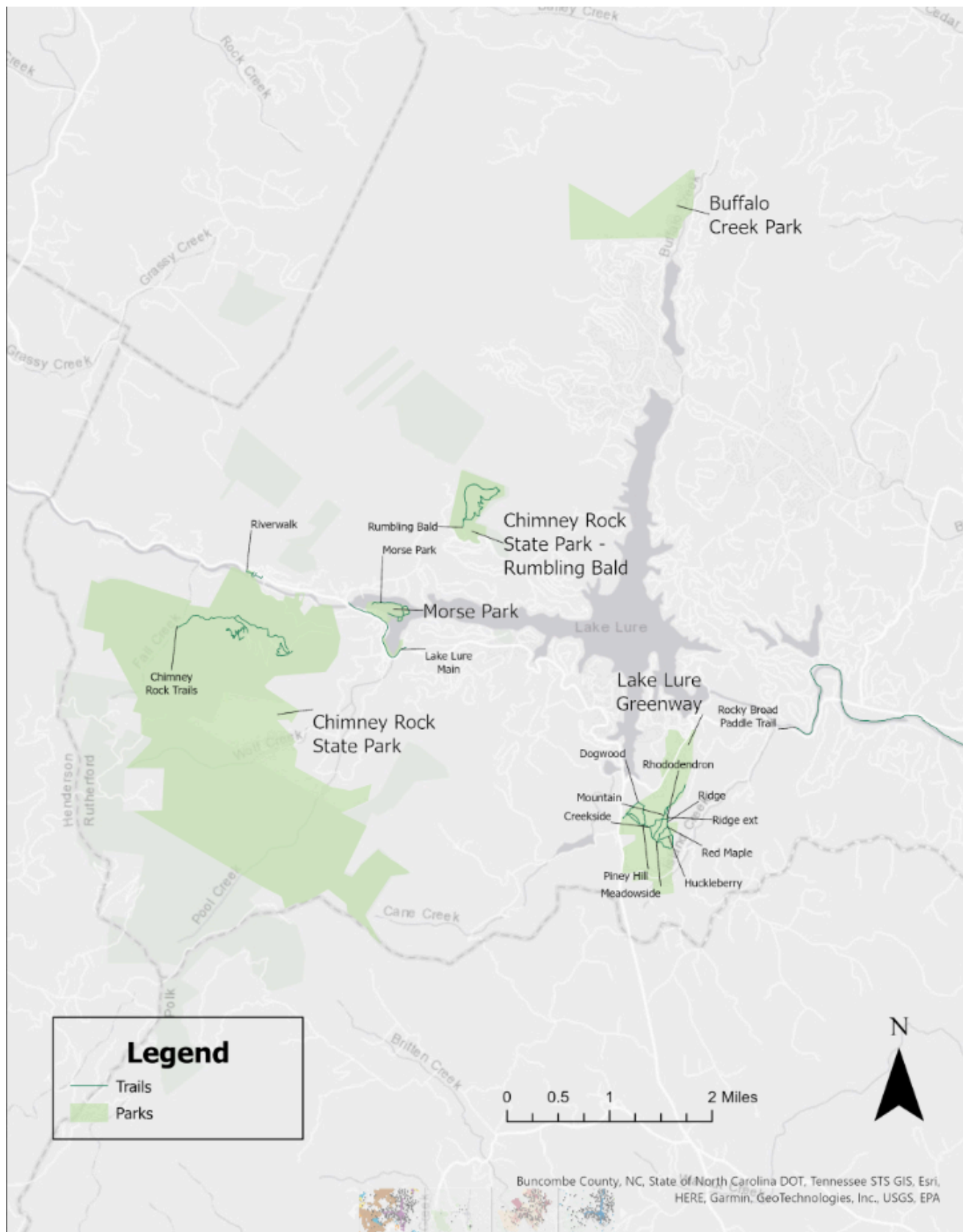
This network of creeks ultimately feeds into the larger Broad River System.



Goals & Objectives

Goal: Protect the environmental health of the lake and surrounding environment to guarantee that the lake can be enjoyed for generations to come.		
Objectives	Strategies	Time Frame
Ensure that infrastructure and development serve to protect the water quality in the Lake.	• Establish vegetation shoreline buffers along the lake to reduce runoff. • Promote public education about the ecosystems that exist in and around the lake. • Engage in ongoing monitoring and management of water quality conditions. • Utilize stormwater management strategies to control rainwater and snowmelt runoff to prevent flooding, erosion, and water pollution.	3-5 years
Conserve and restore the critical ecosystems surrounding Lake Lure in order to protect endangered species and biodiversity.	• Guide development away from environmentally crucial areas. • Establish relationships with regional and local partners (Conserving Carolina, Foothills Conservancy, etc.) to support environmental priorities. • Manage invasive species and support native plant and animal communities. • Use low-impact development and prioritize sustainable land use in critical habitats.	5-10 years

Lake Lure Parks & Trails Map



Goals & Objectives

Goal: Expand parks and recreation opportunities and increase lake to town access.

Objectives	Strategies	Time Frame
Expand recreation in the town of Lake Lure.	• Develop a Morse Park master plan to further develop and expand facilities in Morse Park. • Develop a new Lake Lure Parks and Recreation Master plan. • Add new multi-use facilities to create a community hub that combines fitness, sports, education, and social activities. • Upgrade existing amenities to improve safety, accessibility, and functionality. • Create recreation options that support all ages. This includes flexible programming, accessible recreation, and family-focused programs (fitness classes, nature walks, sports leagues, etc.)	5-10 years
Enhance accessibility of natural beauty through outdoor recreation. Establish Lake Lure as an outdoor recreation hub.	• Develop and maintain trail systems that support a wide range of recreational uses and protect the natural environment. • Expand and diversify camping opportunities to increase visitation. This includes the development of new sites and improvement of existing facilities. • Partner with local nonprofits and outdoor organizations (ROC, Conserving Carolina, Carolina Climbers Coalition, Foothills Conservancy, etc.) to attract outdoor recreation groups.	5-10 years

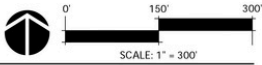
Goals & Objectives

Objectives	Strategies	Time Frame
Strengthen connectivity between lake and town center to create cohesion between commercial establishments and natural resources.	• Expand pedestrian and bicycle infrastructure to link neighborhoods, downtown, and waterfront. • Install wayfinding and signage in town center to guide people through spaces, enhance safety, and strengthen brand identity. • Explore transportation options, including shuttles and mobility services from town center to other locations of interest.	5-10 years
Improve quality, upkeep, and maintenance of parks and lakefront to increase use.	• Provide amenities that include seating, shade structures, walking paths, and restrooms around lake and downtown center. • Maintain cleanliness and upkeep of parks and lakefront areas. • Include art, group gathering spaces, and other spaces that create community.	3-5 years
Increase accessibility to the lake.	• Add public access points: docks, launches, and scenic overlooks to increase use and improve lake-to-town connectivity. • Ensure all access points and routes are accessible. • Add paid parking spaces around the lake and town center.	5-10 years
Include town programming and events to activate the downtown.	• Develop year-round recreational, cultural, and seasonal programming to encourage year-round use of public spaces. • Partner with local organizations and commercial establishments to host events.	5-10 years

Morse Park and Green Space Concept Plans



LAKE LURE MORSE PARK: CONCEPTUAL DESIGN SKETCH PLAN



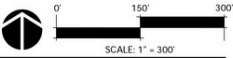
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Morse Park and Green Space Concept Plans

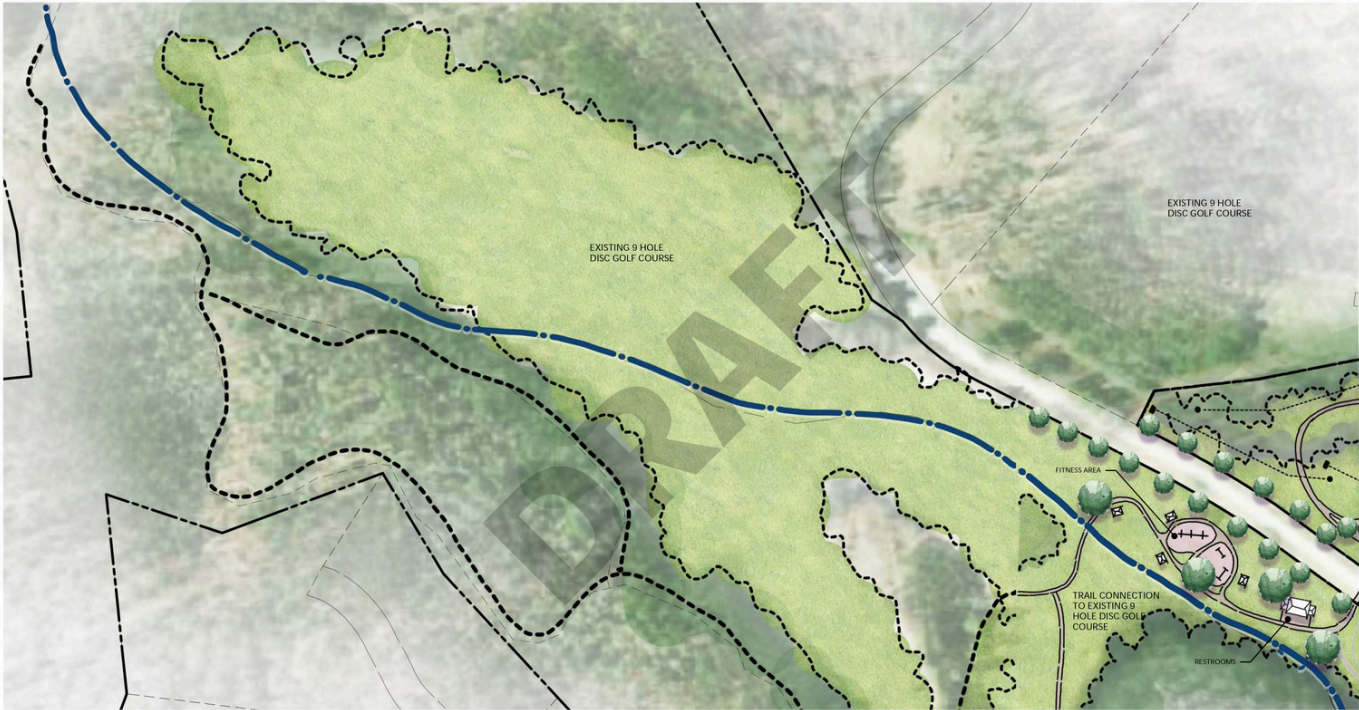


LAKE LURE GREEN SPACE: CONCEPTUAL DESIGN SKETCH PLAN



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LAKE LURE GREEN SPACE TRAIL CONNECTION



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HOUSING



Housing

Lake Lure, North Carolina, has a total of 2,425 housing units. These housing units may include single-family homes, duplexes, triplexes, apartments, and mobile homes. Of these, 824 are occupied (households), representing 33.9% of all housing units, while the remaining 1,601 units are vacant, accounting for 66.1%. However, many of these units are presumed to be used as short-term rentals. Out of all occupied housing units, 726 (88.1%) are owner-occupied and 98 (11.9%) are renter-occupied. Among all owner-occupied housing units, 307, or 42.2%, have a mortgage, while 419, or 57.8%, are owned without a mortgage.

Occupied Housing Type (US Census ACS 5-Year Data)

Housing Unit Type	Total Housing Units
1, detached	696 (84.5%)
1, attached	39 (4.7%)
2 apartments	36 (4.4%)
3 - 4 apartments	0 (0.0%)
5 - 9 apartments	37 (4.5%)
10 or more apartments	5 (0.6%)
Mobile Home or other type	11 (1.3%)

Current Conditions

Occupancy Status (US Census ACS 5-Year Data)

Status	Number of Units	Percentage
Occupied Units	824	33.9%
Vacant Units	1,601	66.1%

Tenure of Occupied Units (US Census ACS 5-Year Data)

Tenure	Number of Units	Percentage
Owner-Occupied	726	88.1%
Renter-Occupied	98	11.9%

Owner-Occupied Units - Mortgage Status (US Census ACS 5-Year Data)

Mortgage Status	Number of Units	Percentage
With Mortgage	307	42.2%
Without Mortgage	419	57.8%

Current Conditions

Housing

The age of housing units varies significantly in the county. About 46 units, or 5.6%, were built in 2020 or later. 145 units, or 17.6%, were built between 2010 and 2019. 284 units, or 34.5%, were built between 2000 and 2009. 191 units, or 23.2%, were built between 1980 and 1999. 109 units, or 13.2%, were built between 1960 and 1979. 31 units, or 3.8%, were built between 1940 and 1959. 18 units, or 2.2%, were built in 1939 or earlier.

Housing Units Age (US Census)

Age of Housing Units	Total Housing Units
2020 or later	46 (5.6%)
2010 - 2019	145 (17.6%)
2000 - 2009	284 (34.5%)
1980 - 1999	191 (23.2%)
1960 - 1979	109 (13.2%)
1940 - 1959	31 (3.8%)
1939 and earlier	18 (2.2%)

Current Conditions

Housing

The number of rooms in housing units also varies significantly. There are 14 units, or 1.7%, with only one room, while 55 units, or 6.7%, have two or three rooms. Units with four and five rooms total 124, or 15.0%, while those with six or seven rooms number 388, or 47.1%. Housing units with eight or more rooms total 243 units, or 29.5%.

Regarding bedrooms, 28 units, or 3.4%, have no bedroom, and 72 units, or 8.7%, have one bedroom. The majority of homes, 549 units, or 66.6% have two or three bedrooms, while 175 units, or 21.2%, have four or more bedrooms.

Number of rooms (US Census)

Number of Rooms	Total Housing Units
1	14 (1.7%)
2 - 3	55 (6.7%)
4 - 5	124 (15.0%)
6 - 7	388 (47.1%)
8 or more	243 (29.5%)

Number of bedrooms (US Census)

Number of Bedrooms	Total Housing Units
0	28 (3.4%)
1	72 (8.7%)
2 - 3	549 (66.6%)
4 or more	175 (21.2%)

Current Conditions

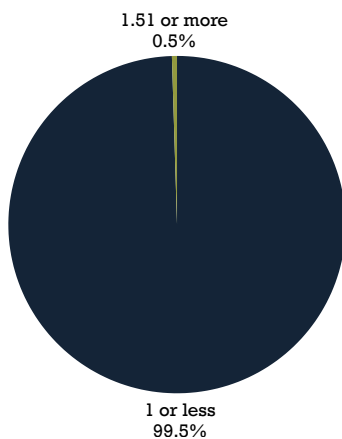
Housing

Housing units overwhelmingly accommodate 1 or fewer occupants per room, accounting for 820 units, or 99.5%. There are 0 households, or 0.0%, with 1.01 to 1.50 occupants per room, and just 4 households, or 0.5%, with more than 1.51 occupants per room.

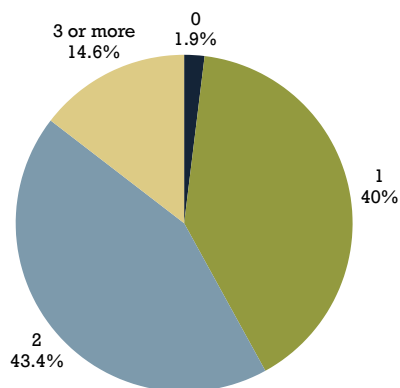
Vehicle availability in households shows that 16 households, or 1.9%, have no vehicle, while 330 households, or 40%, have one vehicle. Households with two vehicles total 358, or 43.4%, and those with three or more vehicles make up 120, or 14.6%.

A small number of housing units lack essential facilities. 0 units, or 0.0%, lack complete plumbing, and 8 units, or 1.0%, lack complete kitchen facilities. 0 units, or 0.0% lack a heating fuel source

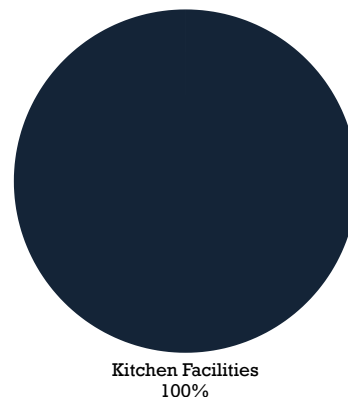
**Household
Occupancy (US
Census)**



**Vehicle
Availability (US
Census)**



**Lack of Essential Facilities (US
Census)**



Current Conditions

Income

Income distribution varies across the town. There are 29 households earning less than \$5,000, making up 3.5% of the total, with 29 (4.0%) being owner-occupied and 0 (0.0%) renter-occupied. In the \$5,000 to \$9,999 range, 10 households (1.2%) exist, with 2 (0.3%) owner-occupied and 8 (8.2%) renter-occupied. Households earning between \$10,000 and \$14,999 account for 6 units (0.7%), where 1 (0.1%) are owner-occupied and 5 (5.1%) are renter-occupied. Those earning between \$15,000 and \$19,999 total 13 units (1.6%), with 13 (1.8%) owner-occupied and 0 (0.0%) renter-occupied. The \$20,000 to \$24,999 income bracket includes 3 households (0.4%), where 3 (0.4%) are owner-occupied and 0 (0.0%) are renter-occupied.

In the middle-income range, there are 153 households (18.6%) earning between \$25,000 and \$34,999, with 137 (18.9%) owner-occupied and 16 (16.3%) renter-occupied. The \$35,000 to \$49,999 range includes 69 households (8.4%), of which 69 (9.5%) are owner-occupied and 0 (0.0%) are renter-occupied. For those earning \$50,000 to \$74,999, there are 122 households (14.8%), with 92 (12.7%) being owner-occupied and 30 (30.6%) renter-occupied. The \$75,000 to \$99,999 range accounts for 101 households (12.3%), with 89 (12.3%) being owner-occupied and 12 (12.2%) renter-occupied. Those earning \$100,000 to \$149,999 total 130 households (15.8%), where 118 (16.3%) are owner-occupied and 12 (12.2%) are renter-occupied. Households with incomes of \$150,000 or more include 188 units (22.8%), with 173 (23.8%) owner-occupied and 15 (15.3%) renter-occupied.

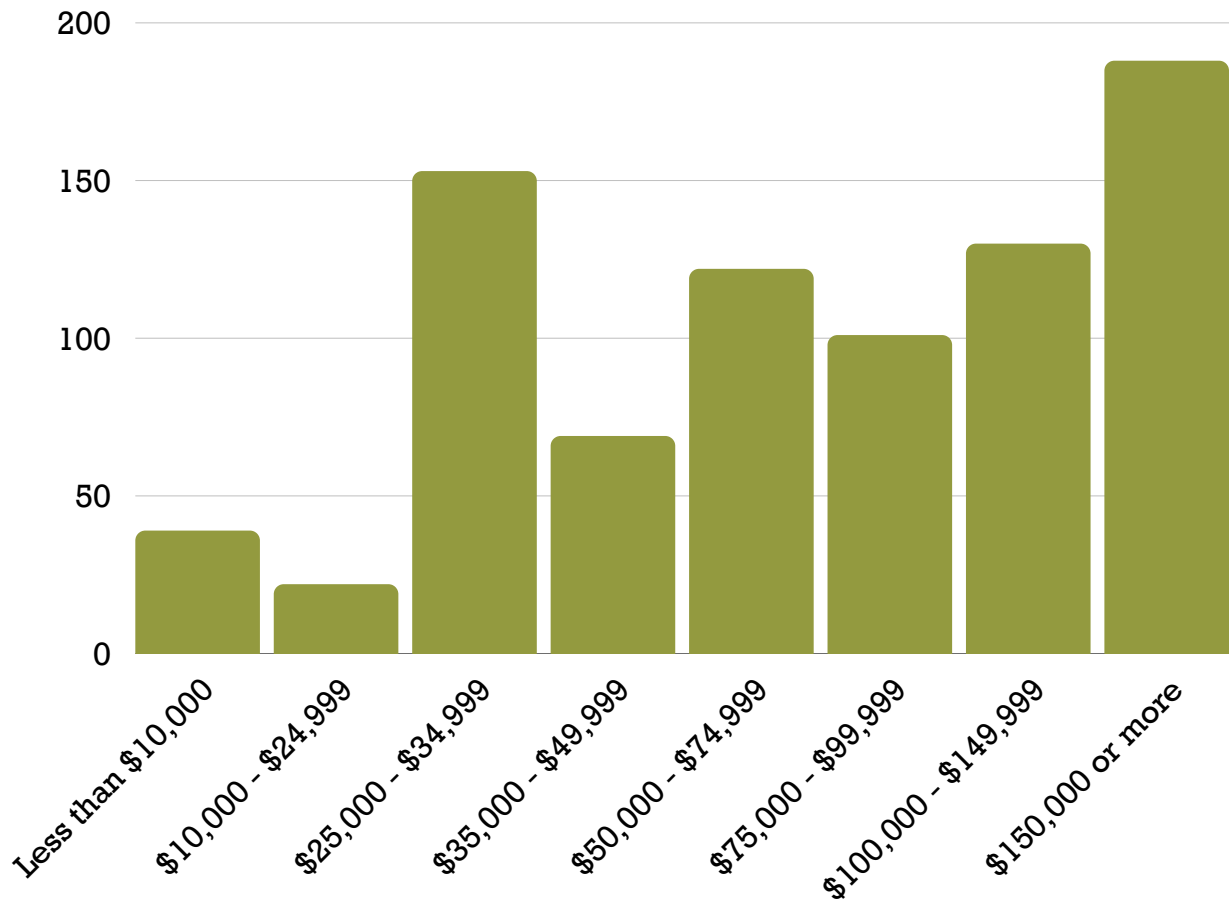
The median household income in the town is \$80,357. Among owner-occupied units, the median household income is higher at \$84,773, whereas renter-occupied households have a median income of \$70,227.

Current Conditions

Income Distribution (US Census)

Income	Owner-Occupied Households	Renter-Occupied Households	Total Households
Less than \$5,000	29 (4.0%)	0 (0.0%)	29 (3.5%)
\$5,000 - \$9,999	2 (0.3%)	8 (8.2%)	10 (1.2%)
\$10,000 - \$14,999	1 (0.1%)	5 (5.1%)	6 (0.7%)
\$15,000 - \$19,999	13 (1.8%)	0 (0.0%)	13 (1.6%)
\$20,000 - \$24,999	3 (0.4%)	0 (0.0%)	3 (0.4%)
\$25,000 - \$34,999	137 (18.9%)	16 (16.3%)	153 (18.6%)
\$35,000 - \$49,999	69 (9.5%)	0 (0.0%)	69 (8.4%)
\$50,000 - \$74,999	92 (12.7%)	30 (30.6%)	122 (14.8%)
\$75,000 - \$99,999	89 (12.3%)	12 (12.2%)	101 (12.3%)
\$100,000 - \$149,999	118 (16.3%)	12 (12.2%)	130 (15.8%)
\$150,000 or more	173 (23.8%)	15 (15.3%)	188 (22.8%)

Median Household Income (US Census)



Current Conditions

Owner-Occupied vs Renter-Occupied

There are 47 households (5.7%) paying less than \$300 per month, with 47 (6.5%) being owner-occupied and 0 (0.0%) renter-occupied. In the \$300 to \$499 range, 36 households (4.4%) exist, with 36 (5.0%) owner-occupied and 0 (0.0%) renter-occupied. Households spending \$500 to \$799 total 149 (18.1%), where 117 (16.1%) are owner-occupied and 32 (32.7%) are renter-occupied. The \$800 to \$999 range includes 90 households (10.9%), with 84 (11.6%) owner-occupied and 6 (6.1%) renter-occupied.

Households spending \$1,000 to \$1,499 per month total 172 (20.9%), where 167 (23.0%) are owner-occupied and 5 (5.1%) are renter-occupied. Those spending \$1,500 to \$1,999 per month include 110 households (13.3%), with 101 (13.9%) owner-occupied and 9 (9.2%) renter-occupied. The \$2,000 to \$2,499 range consists of 71 households (8.6%), with 71 (9.8%) owner-occupied and 0 (0.0%) renter-occupied. Households spending \$2,500 to \$2,999 make up 18 units (2.2%), where 18 (2.5%) are owner-occupied and 0 (0.0%) are renter-occupied. Those paying \$3,000 or more account for 88 households (10.7%), with 85 (11.7%) being owner-occupied and 3 (3.1%) renter-occupied. Additionally, 43 households (5.2%) report paying no cash rent.

Housing Costs, Owner- vs Renter Occupied (US Census)

Income	Owner-Occupied Households	Renter-Occupied Households	Total Households
Less than \$300	47 (6.5%)	0 (0.0%)	47 (5.7%)
\$300 - \$499	36 (5.0%)	0 (0.0%)	36 (4.4%)
\$500 - \$799	117 (16.1%)	32 (32.7%)	149 (18.1%)
\$800 - \$999	84 (11.6%)	6 (6.1%)	90 (10.9%)
\$1,000 - \$1,499	167 (23.0%)	5 (5.1%)	172 (20.9%)
\$1,500 - \$1,999	101 (13.9%)	9 (9.2%)	110 (13.3%)
\$2,000 - \$2,499	71 (9.8%)	0 (0.0%)	71 (8.6%)
\$2,500 - \$2,999	18 (2.5%)	0 (0.0%)	18 (2.2%)
\$3,000 or more	3 (3.1%)	0 (0.0%)	88 (10.7%)

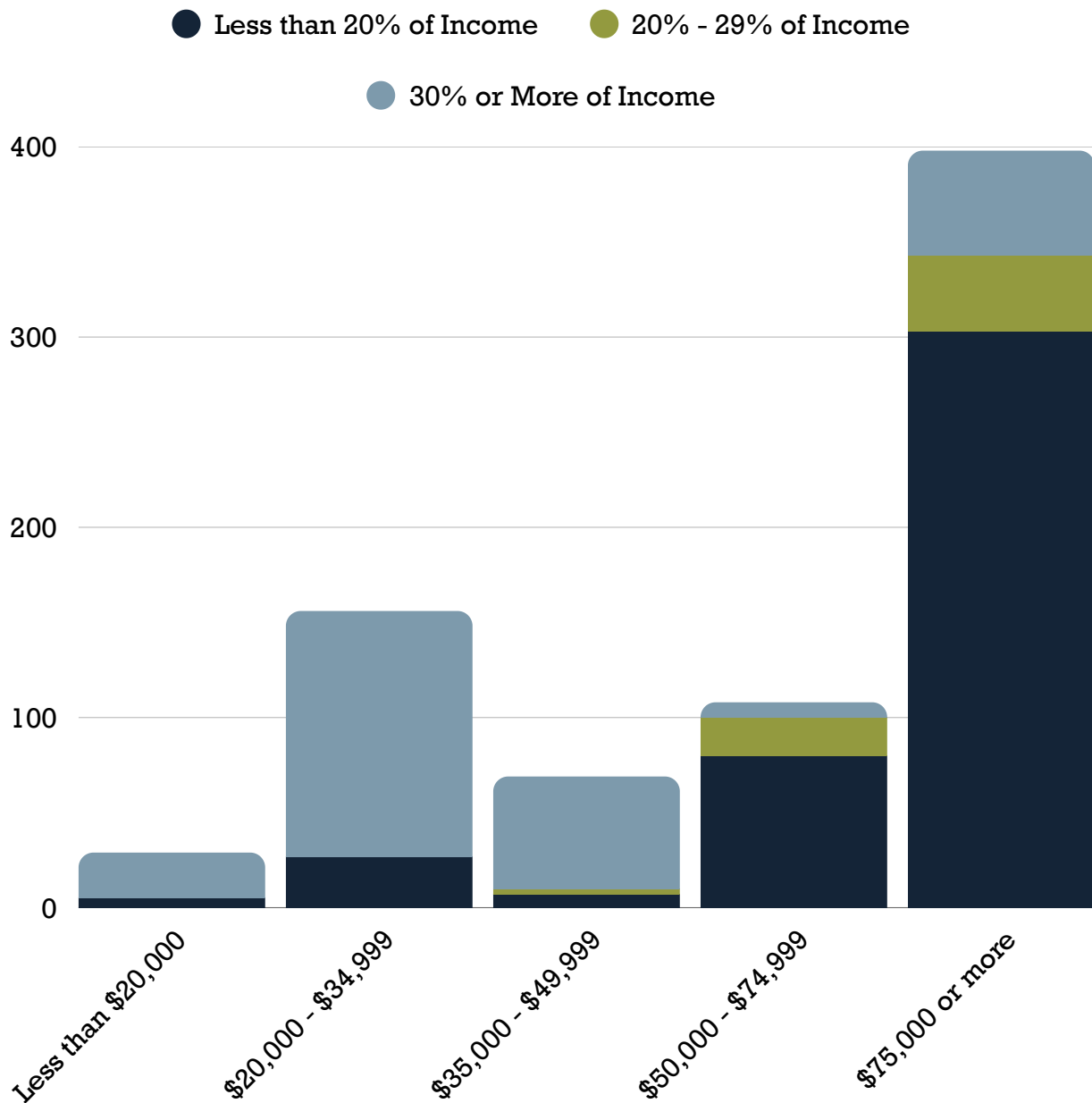
Household Earnings

Among households earning less than \$20,000 per year, 29 units (3.5%) exist, with 24 (3.3%) being owner-occupied and 5 (5.1%) renter-occupied. Within this income group, 5 households (0.6%) spend less than 20% of their income on housing, 0 (0.0%) spend 20 to 29%, and 24 (2.9%) spend 30% or more. Among those earning \$20,000 to \$34,999, there are 156 households (16.5%), with 140 (19.3%) owner-occupied and 16 (16.3%) renter-occupied. Within this group, 27 households (3.3%) spend less than 20% on housing, 0 (0.0%) spend 20 to 29%, and 129 (15.7%) spend 30% or more.

For households earning \$35,000 to \$49,999, there are 69 units (8.4%), with 69 (9.5%) being owner-occupied and 0 (0.0%) renter-occupied. Within this group, 7 (0.8%) spend less than 20% on housing, 3 (0.4%) spend 20 to 29%, and 59 (7.2%) spend 30% or more. Households earning \$50,000 to \$74,999 total 108 (13.1%), with 92 (12.7%) owner-occupied and 16 (16.3%) renter-occupied. Within this group, 80 households (9.7%) spend less than 20% on housing, 20 (2.4%) spend 20 to 29%, and 8 (1.0%) spend 30% or more.

For those earning \$75,000 or more, there are 398 households (48.3%), with 380 (52.3%) being owner-occupied and 18 (18.4%) renter-occupied. Within this group, 303 (36.8%) spend less than 20% on housing, 40 (4.9%) spend 20 to 29%, and 55 (6.7%) spend 30% or more. Additionally, 21 households (2.5%) report having zero or negative income, with 21 (2.9%) owner-occupied and 0 (0.0%) renter-occupied.

Household Earnings & Housing Cost (US Census)



Current Conditions

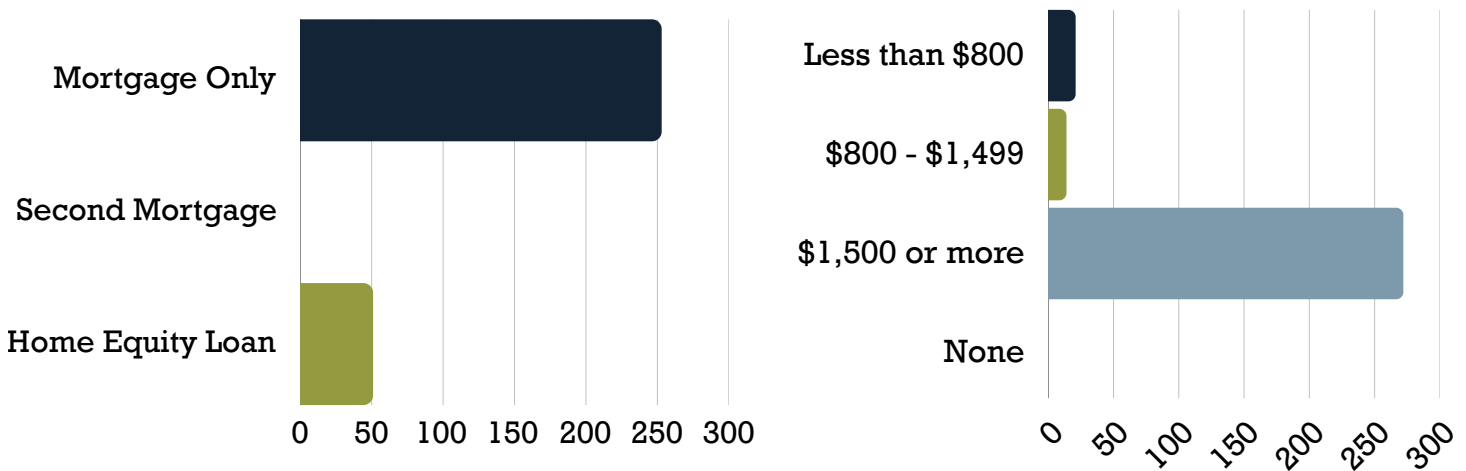
Housing Costs

253 (82.4.%) of households with a mortgage had a mortgage but no second mortgage or home equity loan. 0 households (0.0%) have a second mortgage, while 51 households (16.6%) have a home equity loan. No households reported having both a second mortgage and a home equity loan. 3 households (1.0%) had a home equity loan without a primary mortgage.

85 households (27.7%) had a ratio of value to household income in the last 12 months that was less than 2.0, while 10 households (3.3%) had a ratio between 2.0 and 2.9. Another 42 households (13.7%) had a ratio between 3.0 and 3.9, and 170 households (55.4%) had a ratio of 4.0 or more.

21 households (6.8%) paid less than \$800 in property taxes, while 14 households (4.6%) paid between \$800 and \$1,499. The majority, 272 households (88.6%), reported paying \$1,500 or more. Meanwhile, 0 households (0.0%) did not pay real estate taxes. The median real estate tax amount was \$3,419.

Ownership (Owner-Occupied) (US Census) Property Tax (US Census)



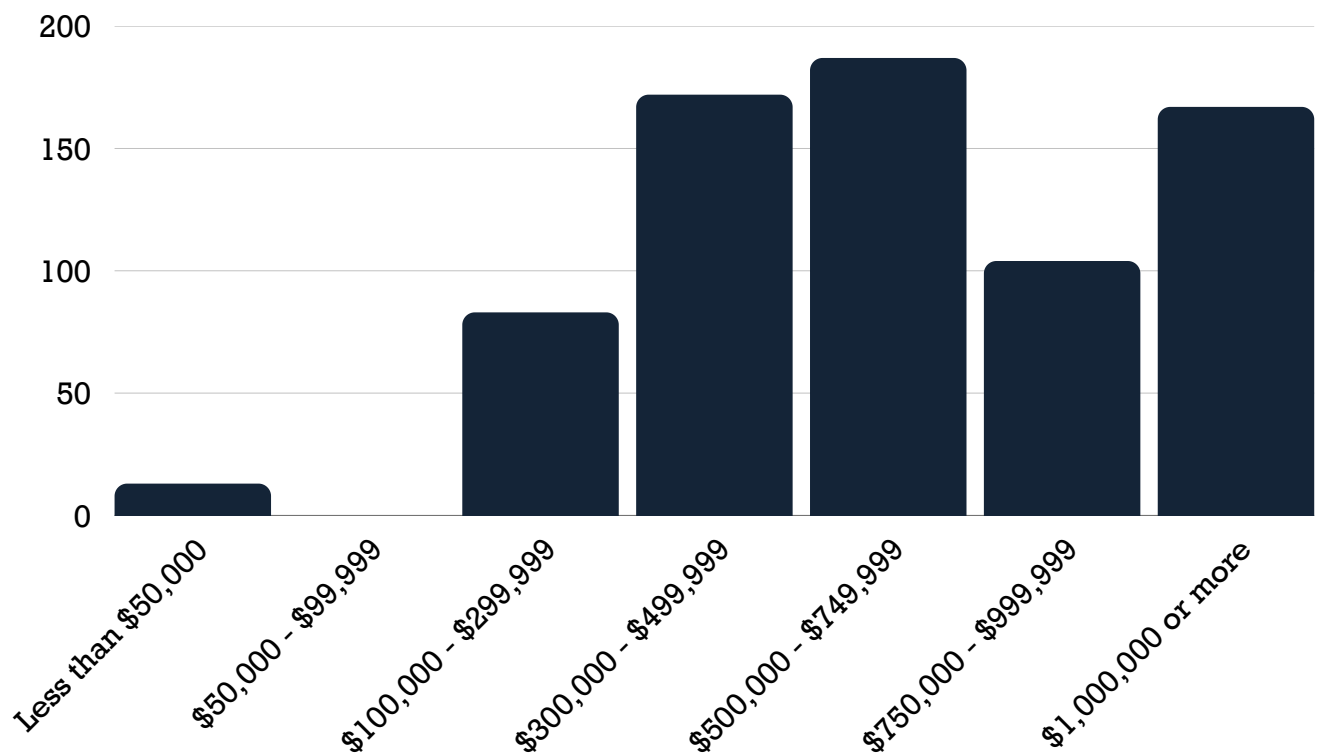
Current Conditions

Home Values

Only 13 households (1.8%) had homes valued at less than \$50,000, while 0 households (0.0%) owned homes valued between \$50,000 and \$99,999. 83 households (11.4%), had homes valued between \$100,000 and \$299,999. Another 172 households (23.7%) had homes valued between \$300,000 and \$499,999. 187 households (25.8%) with home values between \$500,000 and \$749,999, 104 households (14.3%) with home values between \$750,000 and \$999,999, and 167 households (23.0%) with homes valued at \$1,000,000 or more. The median home value was \$627,000.

In 2020, the median value of a home in Lake Lure was \$357,000. In 2024, the median value was \$627,000. This is a 75.63% percent increase. According to Freddie Mac, the average home value increase is 4.3% each year. Lake Lure's increased at an average rate of 18.9% since 2020. Home sales peaked in August 2021 with 30 total sales. In August 2025, home sales declined to 13. March 2026 consisted of 6 total sales.

Home Values (US Census)



Goals & Objectives

Goal: Create a diverse and sustainable housing stock that serves Lake Lure's workforce, seniors, families, and part-time residents while preserving natural resources and community character.

Objectives	Strategies	Time Frame
Provide workforce housing options to ensure future viability of the Town of Lake Lure workforce.	• Encourage workforce housing, including townhomes, cottages, and multifamily development. • Partner with housing providers to increase housing supply for local workers.	10 + years
Provide a variety of market housing types for market demand.	• Expand zoning to allow for a greater range of housing types while maintaining town character. • Promote housing that accommodates young professionals, families, seasonal residents, and retirees.	5-10 years
Provide senior housing and independent living facilities.	• Explore partnerships with healthcare providers and developers to create independent living and assisted living facilities. • Identify locations for senior housing near amenities such as healthcare and community services.	10 + years
Review and update The Town of Lake Lure zoning ordinance to ensure compatibility with current market conditions.	• Complete a review of existing residential zoning regulations. • Amend development standards to allow flexibility and protect community character.	0-3 years
Implement the Strong Towns Housing-Ready Toolkit.	• Evaluate local standards, regulations, permitting, and development standards using Housing-Ready City toolkit.	0-3 years
Develop the site near essential services for workforce housing.	• Evaluate site constraints and infrastructure capacity. • Pursue partnerships with housing developers and funding agencies to support the project.	5-10 years



COMMUNITY FACILITIES

Current Conditions

What are Community Facilities?

This element includes many activities essential to the growth, development or redevelopment of the community. The section includes the following factors:

1. Water supply, treatment and distribution.
2. Sewage system and wastewater treatment.
3. Dam maintenance.
4. Fire protection.
5. Emergency medical services.
6. Any necessary expansion of general government facilities (e.g., administrative offices, or other facilities).



Current Conditions

Town Hall

Lake Lure Town Hall, located at 2948 Memorial Highway adjacent to the Visitor's Center and Morse Park, has historically served as the primary center for municipal administration and public services for the Town. However, the facility sustained significant flooding damage during Hurricane Helene, resulting in the temporary relocation of Town operations while recovery efforts and long-term decisions regarding the future of the facility are evaluated. The Town's mailing address remains P.O. Box 255, Lake Lure, NC 28746



Courtesy: Linda Ward

Fire Department

The Lake Lure Fire Department, located at 622 Memorial Highway, provides fire suppression, rescue, advanced emergency medical, and emergency management services for the Town of Lake Lure. Organized as a municipal fire department in 2008, the department maintains two firefighters on duty 24 hours a day, seven days a week, supported by a chief officer on call at all times and approximately 23 volunteer firefighters. To ensure adequate fire protection coverage and maintain the Town's ISO Class 4 rating, Lake Lure also contracts with the Bills Creek, Chimney Rock, and Fairfield Mountains Fire Departments. These partner departments assist with emergency response in designated service areas throughout the Town, particularly in areas located beyond the five-mile service radius of the primary station. The departments regularly train together to support coordinated emergency operations and mutual aid response.



Current Conditions

Public Works

The Lake Lure Public Works Department, located at 622 Memorial Highway, is responsible for the operation, maintenance, and improvement of the Town's public infrastructure and utility systems. Department responsibilities include street maintenance and repair, street sign installation and maintenance, water and sewer system maintenance, stormwater infrastructure upkeep, sanitation and recycling services, landscaping, building maintenance, and general public facilities management. The department also assists with long-range infrastructure planning, project coordination, equipment procurement, and cost estimation in collaboration with Town administration. The Town's mailing address remains P.O. Box 255, Lake Lure, NC 28746.



Police Department

The Lake Lure Police Department serves as the Town's full-service law enforcement agency, providing police protection for residents, visitors, Lake Lure, and the surrounding shoreline areas. The department patrols more than 14 square miles and approximately 100 miles of roadway while working to preserve public safety, enforce laws, and maintain community quality of life. Department personnel possess a diverse range of professional certifications, higher education credentials, military experience, and specialized training that support effective and responsive public safety services. Following flooding damage caused by Hurricane Helene, the Police Department temporarily relocated operations to The Landings facility at 920 Buffalo Creek Road while long-term decisions regarding permanent municipal facilities are evaluated.



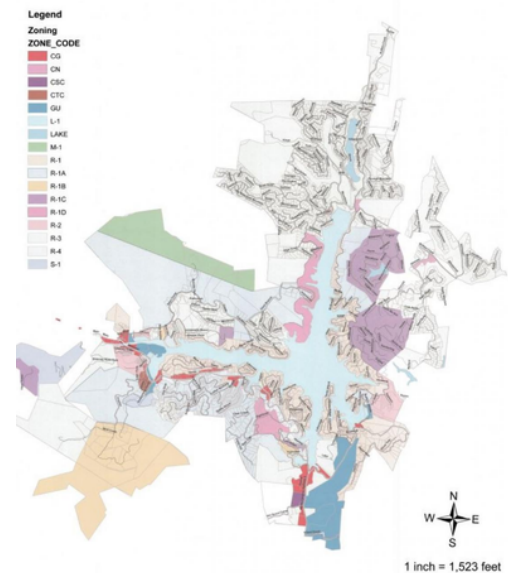
Current Conditions

Community Development

The Lake Lure Community Development Department is responsible for administering land use regulations, zoning regulations, subdivision standards, and long-range planning initiatives within the Town. The department oversees comprehensive planning efforts, including implementation of the Town's Comprehensive Plan and Town Center Master Plan, while also managing zoning compliance, residential vacation rental permits, sign permits, and development review activities. Additional responsibilities include property inspections, responding to citizen concerns, GIS and mapping services, and providing staff support to the Zoning and Planning Board and Board of Adjustment. The department plays a key role in guiding future growth and development while ensuring that new construction, land use changes, and redevelopment activities comply with adopted Town regulations.

Dam and Hydroelectric Plant

The Town of Lake Lure's Dam and Hydroelectric operations are responsible for managing the Town's hydroelectric generation system, dam infrastructure, and associated wastewater system functions. Primary responsibilities include regulating Lake Lure water levels, maximizing hydroelectric power generation, monitoring watershed conditions, and coordinating floodgate operations during changing weather and storm events. The department also oversees operation and maintenance of the hydroelectric plant and dam infrastructure, including turbine operations, major maintenance scheduling, and the administration of contracts and projects related to dam and hydroelectric facilities.



Courtesy: Schnabel Engineering

Current Conditions

Parks & Recreation

Historically, the Town of Lake Lure maintained a dedicated Parks, Recreation, and Lake Department responsible for managing parks, trails, lake operations, recreation facilities, landscaping, beautification efforts, and lake-related services throughout the community. The department oversaw facilities and amenities including Morse Park, the Lake Lure Green Space, Buffalo Creek Park, Dittmer-Watts Nature Trail Park, Weed Patch Mountain Trail, and various lake operations such as buoy maintenance, boat permitting, lake patrol, fisheries management, and emergency response activities. Recently, the Town eliminated the standalone department structure and redistributed its employees and responsibilities among other municipal departments in an effort to streamline operations and continue maintaining public recreational assets and lake services.



Water and Sewer

The Town of Lake Lure operates a wastewater treatment system with a treatment capacity of approximately 995,000 gallons per day (GPD). The system includes a wastewater treatment plant, a lift pump station located below the dam, approximately 28 miles of collection lines many of which are located beneath Lake Lure and roughly 61 manholes throughout the service area. The system serves more than 800 customers, including portions of Rumbling Bald Resort, Apple Valley, Shumont Estates, and parts of Chimney Rock Village through interconnected collection infrastructure. Average peak system flows are approximately 700,000 GPD, with a significant portion attributed to lake water infiltration into the collection system.



Current Conditions

Trash & Recycling

The Town of Lake Lure provides weekly residential curbside trash collection services through a contracted provider, Wade Nelon & Sons, with pickup occurring every Monday, including most holidays. Residents are responsible for maintaining approved trash containers and adhering to collection guidelines intended to support efficient and reliable service operations. In addition to routine household waste collection, the Town also offers monthly hard trash pickup by appointment for items such as household furnishings and bagged leaves. Building materials, brush, and certain other debris are not collected by the Town and must be disposed of through other approved facilities, including the Rutherford County Landfill.



Finance

The Lake Lure Finance Department oversees the Town's financial management, accounting operations, budgeting, financial reporting, purchasing, and inventory management in accordance with accepted municipal accounting standards and practices. The department is responsible for preparing and monitoring the Town's annual budget and managing financial operations across the general fund, water and sewer enterprise fund, and hydroelectric enterprise fund. The Town operates on a fiscal year running from July 1 through June 30. In addition to financial administration, the department manages disbursement controls, capital reserve funding, and risk management activities intended to protect municipal assets and ensure continuity of public services.



Current Conditions

Administration & Communications

The Town of Lake Lure operates under the Council-Manager form of government established by North Carolina General Statutes Chapter 160A, Article 7. Administrative operations are led by the Town Manager, who oversees daily municipal functions, implementation of Town policies, and coordination of departmental activities. The Town's communications functions are managed through the Administration Department, which is responsible for public information, community engagement, and communication efforts between the Town government and residents. The Administration Department also includes the Town Clerk's office, which manages official records, prepares meeting agendas and minutes, maintains municipal documents, and supports the operations of the Town Council, boards, and commissions in accordance with state law and local ordinances.



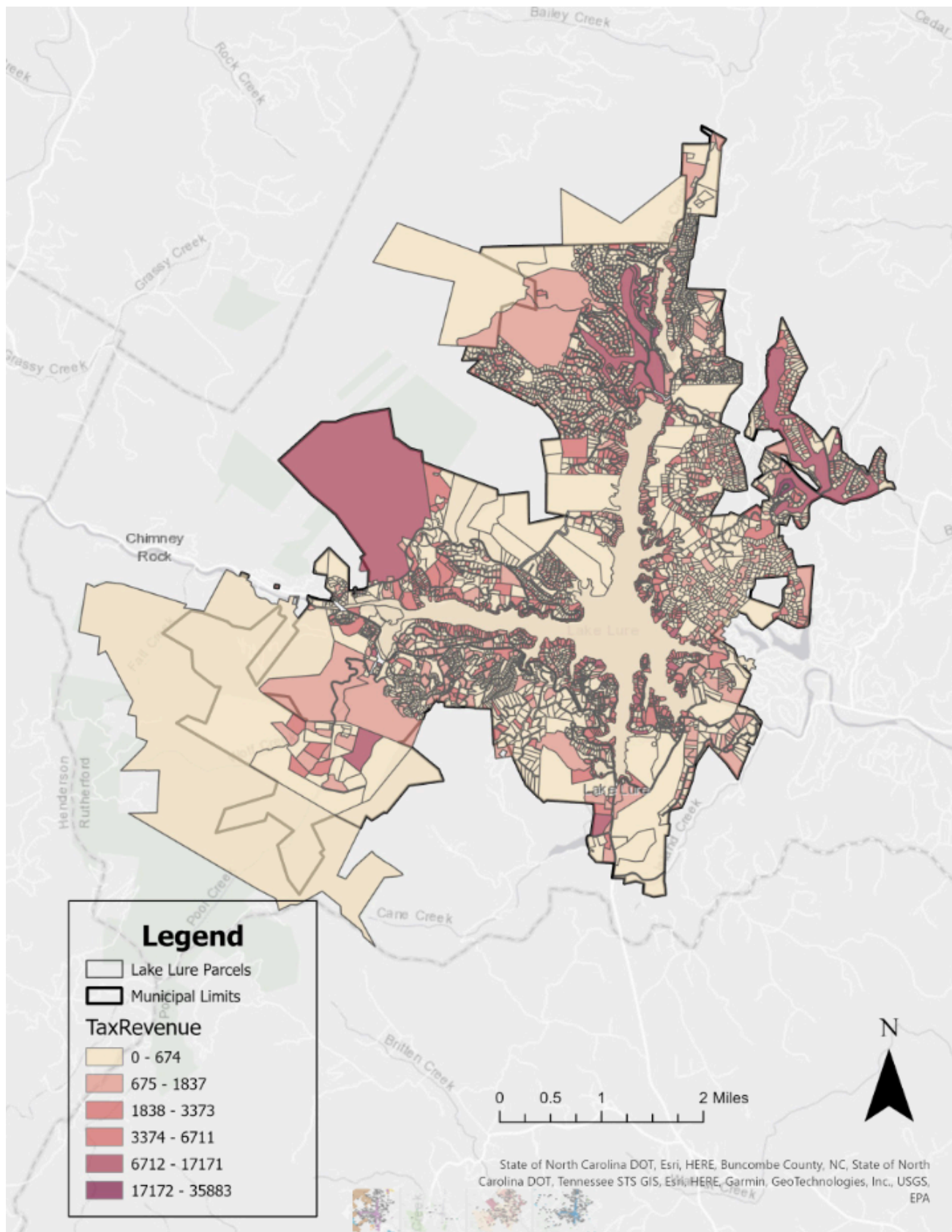
Temporary Town Hall

Following flooding damage to the original Town Hall and Police Department facilities caused by Hurricane Helene, the Town of Lake Lure relocated municipal operations to temporary office space at The Landings, located at 920 Buffalo Creek Road. The Police Department began operating from the site immediately, with administrative staff transitioning during July 2025 and full operational capacity anticipated by August 1, 2025. The facility serves as an interim location while long-term decisions regarding a permanent Town Hall are evaluated.



Current Conditions

Lake Lure Tax Revenue Map



Goals & Objectives

Goal 1: Replace the Lake Lure Dam to ensure the Town is preserved for future generations.

Objectives	Strategies	Time Frame
Ensure long-term safety and functionality of the dam.	- Secure funding for dam replacement. - Conduct regular inspections and structural assessments. - Coordinate with state and federal agencies on dam safety compliance.	10 + years

Goal 2: Align infrastructure investment with fiscal sustainability

Objectives	Strategies	Time Frame
Secure funding for major infrastructure improvements.	- Pursue state and federal grants for water, sewer, dam, and public safety projects. - Explore public-private partnerships where appropriate. - Evaluate user fees, impact fees, and tourism-related revenue sources.	10 + years
Phase infrastructure improvements strategically.	- Prioritize projects based on urgency, safety, and return on investment. - Coordinate infrastructure upgrades with development timing.	10 + years

Goals & Objectives

Goal 3: Maintain and replace aging water and sewer infrastructure throughout the town.		
Objectives	Strategies	Time Frame
Maintain a safe, high-quality, and resilient water supply system.	• Conduct a full system assessment of water supply, treatment, and distribution infrastructure. • Prioritize replacement of aging pipes, hydrants, and critical system components. • Implement a long-term capital improvement plan (CIP) for water infrastructure upgrades.	10 + years
Align water capacity with future growth and development.	• Coordinate water system planning with land use and annexation decisions. • Require adequate water capacity verification for new development. • Identify opportunities for system expansion in targeted growth areas.	5-10 years
Address existing capacity constraints and system inefficiencies.	• Advance plans for a new or upgraded wastewater treatment facility (e.g., biological treatment plant). • Reduce inflow and infiltration (I&I) to reclaim system capacity. • Prioritize sewer line rehabilitation and replacement in high-risk areas.	5-10 years
Use sewer infrastructure strategically to guide growth.	• Expand sewer service to support workforce housing and infill development where appropriate. • Tie sewer extensions to annexation and development agreements. • Establish clear policies for phased sewer expansion based on capacity and funding.	5-10 years

Goals & Objectives

Goal 4: Retain and support the employees for the Town of Lake Lure which includes emergency responders, administration, and all other departments.

Objectives	Strategies	Time Frame
Provide competitive training, salary, and benefit opportunities for emergency responders.	• Conduct a pay study. • Adopt a policy that incentivises staff members to pursue training, education, and certification opportunities. • Work with the State of North Carolina to provide additional funding to cover Chimney Rock State Park. • Examine the feasibility of adopting a charge policy for calls for service.	0-3 Years
Provide competitive salary and benefit opportunities to all town employees and create an efficient environment that strengthens public service motivation.	• Conduct a pay study. • Pursue professional process mapping training to ensure the Town's processes are efficient for both the employee and the citizen. • Adopt policies that incentivize and promote employees through first in service programs, raises, bonuses, and professional development opportunities.	0-3 Years

Goals & Objectives

Goal 5: Modernize government and public safety facilities.

Objectives	Strategies	Time Frame
Remodel Town Hall after its destruction from Hurricane Helene.	- Identify whether FEMA plans to condemn Town Hall or provide funds to remodel it. - If Town Hall is remodeled ensure funds are used to rehabilitate it to a place that works for the employees, residents, and visitors. - If Town Hall is relocated, identify a site that is suitable for employees, residents, and visitors. - Ensure proper flood mitigation standards are in place to avoid destruction from future disasters.	2-5 Years
Construct a new public safety facility (Police/Fire combined).	- Identify a suitable site based on response times, roadway access, and flood risk. - Include the facility in the Town's Capital Improvement Plan and pursue state and federal grant funding. - Design the facility to operate during severe weather and emergency events with backup power and emergency communications systems. - Coordinate with Rutherford County EMS and regional emergency partners during facility planning and design. - Construct the facility to accommodate future staffing, equipment, and operational needs. - Ensure the facility design is compatible with Lake Lure's character and surrounding development.	5-10 years

Goals & Objectives

Public Works		
Modernize and upgrade fire department technology.	• Buy fire trucks, heart monitors, and other equipment that posses internet connectivity abilities. • Review and purchase efficient reporting and scheduling software/devices. • Routinely upgrade radio communication devices.	5-10 years
Modernize and upgrade police department technology.	• Routinely upgrade radio communication devices. • Purchase body cameras with the ability to translate conversations in real time. • Purchase flock cameras and identify key corridors to install them.	2-5 years

LAND-USE

- Legend**
- County Boundary
 - Roads
 - Town Boundary
 - Future Land Use
 - Open Space
 - Recreational
 - Resort Residential
 - Very Low Density Residential
 - Residential
 - Residential/Office
 - Local Commercial
 - Mixed-Use Specialty Commercial
 - Mixed-Use Service Commercial
 - School/Camp
 - Government
 - Scenic Area

Note:
The Future Land Use Map is an interpretation of the Final Concept Plan, indicating the land use pattern that might be realized as the plan is implemented over time. It is intentionally not parcel-specific. It is provided as a tool to guide decisions regarding future development and redevelopment. Each specific development / redevelopment proposal should be evaluated against it to determine if the proposal is consistent with the general intent of the Comprehensive Plan.

Inset A is an enlargement of our study area to show greater detail.

Polk

Current Conditions

What is Land-Use?

This element deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped land. This element is influenced by all previously described plan elements

Current Conditions

Very Low-Density Residential District

Area to be developed, if developed at all, for very low density residential uses due to characteristics such as relative distance from primary transportation routes making these areas less accessible, steep slopes, and higher elevations.

Residential District

Area that is currently developed for single-family residential uses or will likely be developed for primarily single-family residential uses. Other uses may include a limited amount of residential amenities provided for the use and enjoyment of the residents of the neighborhood (e.g., small parks and open spaces, trails, clubhouses, pools, tennis courts). While most residential units are and will likely be detached units, a limited amount of attached units are possible with a conservation subdivision approach, an alternative to conventional single-family development in that it preserves open space in conjunction with creating a more compact form of development.

Resort Residential District

While predominantly residential, this area is characterized by a range of residential uses with an array of resort amenities. The residential units include detached, attached, and multi-family units mostly in the form of single family homes, townhouses, and condominiums. Such units are typically designed for either full- or part-time residency and/or rental vacation homes. Overall, the density is low (gross density) as only a percentage of gross land area is devoted to residential uses; residential uses are complemented by recreational uses that are common to resort development, such as golf courses. In addition, other resortoriented uses, such as clubhouses, pools, marinas, spas, office, restaurants, and commercial hospitality uses (e.g., hotels, motels, and lodges), are likely included in the mixture of uses.

Residential/Office District

Area that exists along the US-74A/US-64/NC-9 corridor where a predominantly residential pattern of development has been converted over time into office and other small commercial uses. Residential and office uses are likely to continue in this area fronting this roadway.

Governmental District

Area devoted to governmental and civic uses. This is where governmental functions are and should be concentrated. Over time, additional space can and should be created in this area to accommodate growing governmental functions through building expansions and infill development.

Current Conditions

Open Space District

Areas currently—and to be—devoted to open space uses, including parks that are designed for passive recreational activities. The planned state park, which lies within the town limits and includes a portion of Chimney Rock Park that is to become part of the state park, is included in this open space area.

Recreational District

Areas that include properties owned by the town that are designed and used primarily by the public for active recreational uses. These facilities are may be maintained and operated by the town or other entities.

Camp/School District

Area that is and may continue to be used for special purposes, such as education, that is in keeping with the character of and vision for the town. Camps owned and operated by scouts, churches, and similar organizations as well as schools intended for special training or interests are envisioned for this area. However, some residential and lodging uses may be components of these areas.

Mixed-Use Specialty Commercial District

A mixed-use area that accommodates a wide range of commercial and residential uses. Similar to the scale and composition of the centers of small towns in the Carolinas, this is the location for specialty retail stores (typically under 10,000 square feet per tenant space), restaurants, services, hotels, offices. As development and redevelopment occurs, this area will likely buildings 2 stories and higher, organized around small civic spaces, such as formal greens and courtyards. The first floor of most buildings will be devoted to commercial uses while residential uses could occupy upper floors. The exact mixture (amount and location of specific uses) will be determined by market demand.

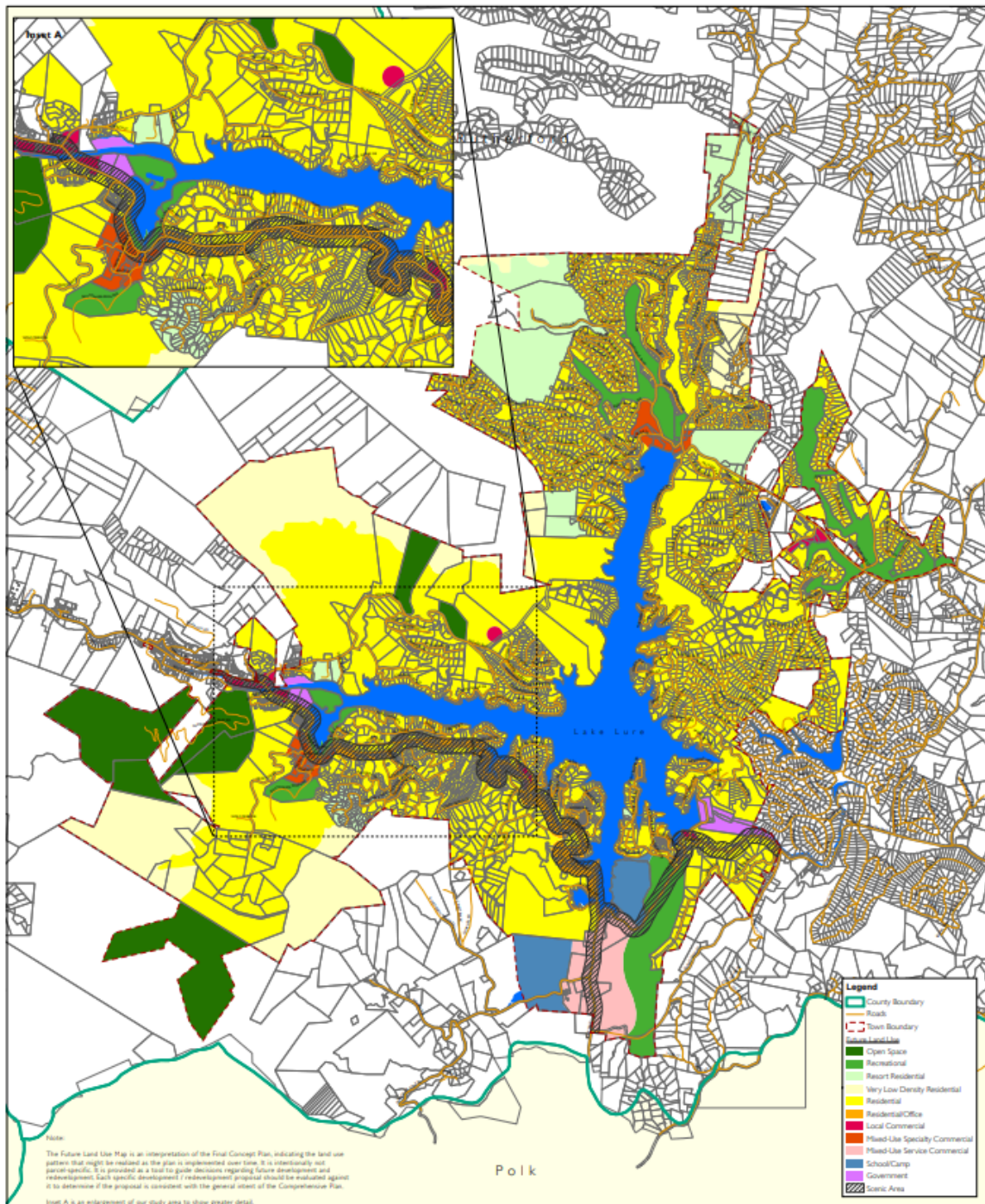
Mixed-Use Service Commercial District

A mixed-use area that accommodates a wide range of commercial and residential uses. Unlike the specialty commercial area, the mixture of uses in this area will be more horizontal (uses separated into different buildings), and the commercial uses will tend to be more service-oriented and accommodate tenants with greater floor area requirements (i.e., greater than 10,000 square feet). Open space and connections between uses will be emphasized, but the configurations of each will differ from the specialty commercial. The exact mixture (amount and location of specific uses) will be determined by market demand. Typically, this type of commercial node would accommodate approximately 100,000 to 300,000 square feet of commercial space and serve an area that lies within a 3 to 5 mile radius. Additionally, this commercial space will serve a population ranging from 40,000 to 150,000, with a 50,000 population average.

Current Conditions

Local Commercial District

Areas in which local services are clustered to meet the needs of residents in the immediate vicinity. Typically, this type of commercial node would accommodate approximately 30,000 to 100,000 square feet of commercial space and serve an area that lies within a 1.5 mile radius. Additionally, this commercial space will serve a population ranging from 2,500 to 40,000, with a 10,000 population average



Future-Land Use Designations

Low-Density Residential District

Area to be developed for low density residential uses. Single family homes are appropriate, but lot sizes provide adequate space between individual homes. This allows for retention of rural character and a minimum level of disturbance. These areas are often located farther from primary transportation routes or involve topography such as steep slopes or higher elevations that limit accessibility.

Medium-Density Residential District

Area that is currently developed or likely to be developed for single-family residential uses or other low-impact missing middle housing such as duplexes or townhomes. These residential uses may coincide with small scale amenities such as small parks, open space, trails, clubhouses, pools, tennis courts, and more. While most residential units in this district are single family, missing middle housing on medium sized lots will play an important role as well.

High-Density Residential District

An area reserved for high density neighborhoods. Appropriate uses include single family units, multi-family units, apartments, and condos. This district supports dense living, allowing for attached buildings and mixed-use developments to maximize land use. The lot sizes in this land designation allow for relatively small spaces between homes, or common walls. These areas should have a major roadway and access to shopping and employment centers.

Institutional District

Areas reserved for public, quasi-public, and community-serving uses such as schools, government facilities, public safety services, utilities, healthcare, and places of worship. These districts are intended to support essential services and community infrastructure. Development should ensure compatibility with surrounding uses, accessibility, and long-term service capacity.

Recreational Space District

Land designated for active and passive recreational uses that enhance quality of life and preserve natural assets. This includes town parks, Chimney Rock State Park, greenways, trails, open space, water access points, and community recreation facilities. These areas should prioritize environmental protection, scenic value, and accessibility while supporting activities such as hiking, biking, boating, and community events.

Future-Land Use Designations

Mixed Use District

In Mixed Use, buildings are pedestrian-scale, with floor space dedicated to commercial uses in first-floor shopfronts. Supportive residential and/or office uses are located in upper stories, or to the rear of commercial buildings. Parking is located to the side or rear of buildings. Active and vehicular transportation connections are incorporated internal to the site and adjoining other developments. Active open spaces such as outdoor plaza, seating, and dining areas are provided in strategic locations adjoining public rights of way. Architectural styles within development are complimentary and evoke a sense of Lake Lure's character.

Highway Commercial District

Areas designated for auto-oriented commercial uses located along major corridors. These areas are intended to accommodate businesses that rely on high visibility and vehicular access, such as retail, dining, lodging, fuel stations, and service-oriented establishments. Development should be designed to manage traffic safely, minimize visual clutter, and maintain community character while supporting economic activity.

Downtown Center District

A compact, walkable, mixed-use area that serves as the social, cultural, and economic heart of the community. This district is intended to include a mix of small-scale retail, restaurants, offices, lodging, civic spaces, and public gathering areas. Development should emphasize multi-modal connectivity, cohesive design stands, and a placemaking destination, reflecting the community's desire for a centralized area where residents and visitors can gather and interact.

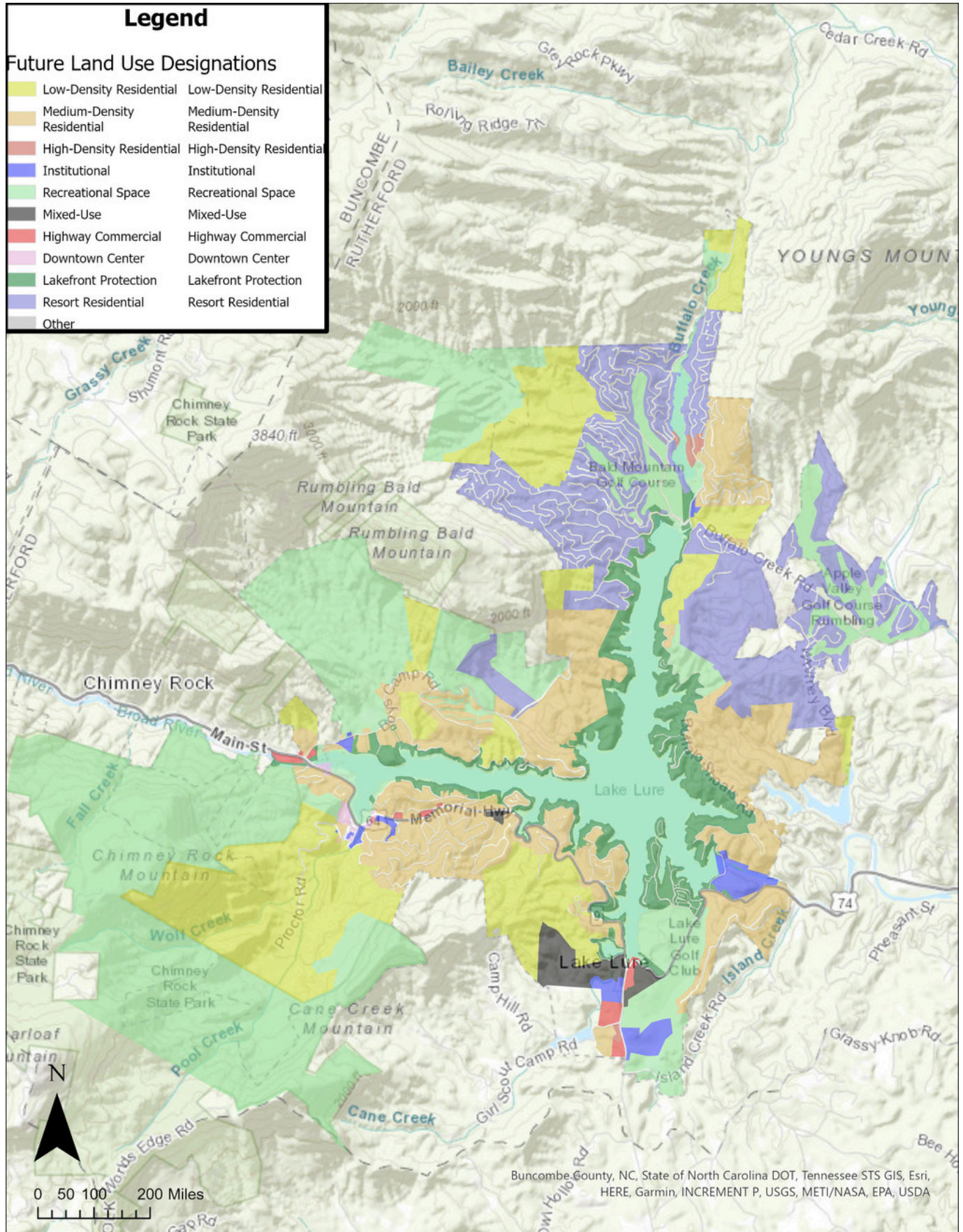
Lakefront Protection District

Public access to and along the lake is provided in the form of a boardwalk, plaza, or similar feature. Parking is located to the side or rear of commercial and multi-family buildings and screened from view of the street. Low-impact residential uses are encouraged. Environmental stewardship has been considered by integrating restored riparian buffers, bioswales, pervious pavement, prioritizing erosion control, and similar methods for reducing the impact of new impervious areas.

Resort Residential District

Areas designated for residential and commercial hospitality purposes to include multifamily structures, cottages, single-family homes, condominiums, hotels, motels, and lodges. Development in the district should preserve natural resources, promote recreational opportunities, and support tourism.

Future-Land Use Map



Goals & Objectives

Goal 1: Protect the residents of the Town of Lake Lure from overdevelopment to ensure that quality of life is preserved

Objectives	Strategies	Time Frame
Implement balanced short-term regulations that benefits residents but does not take away from the vacation atmosphere of Lake Lure.	• Evaluate and periodically update short-term rental regulations to address neighborhood compatibility and quality-of-life concerns. • Establish operational standards for parking, noise, trash collection, and occupancy for short-term rentals. • Monitor the impacts of short-term rentals on housing availability and residential neighborhoods. • Balance enforcement efforts with policies that continue to support Lake Lure's tourism economy.	0-3 years
Prevent the over commercialization of Lake Lure.	• Encourage small-scale, locally oriented commercial development compatible with Lake Lure's character. • Discourage large-scale, auto-oriented, and franchise-style commercial development patterns. • Concentrate future commercial growth within designated mixed-use and downtown areas. • Adopt architectural and site design standards that preserve the mountain-lake identity of the community. • Preserve scenic corridors, viewsheds, and natural landscapes along major roadways and the lakefront. • Promote redevelopment and reuse of existing commercial properties over large-scale new development. • Adopt a Unified Development Ordinance.	5-10 years

Goals & Objectives

Goal 2: Encourage the incremental redevelopment of the downtown center area to create a true Lake Lure downtown.

Objectives	Strategies	Time Frame
Promote a walkable mixed-use downtown environment.	• Encourage mixed-use development with retail, dining, and residential uses. • Improve sidewalks, pedestrian crossings, and streetscape amenities. • Promote compact development patterns that support walkability. • Encourage shared parking and connected development.	5-10 years
Strengthen the identity and appearance of the downtown area.	• Adopt downtown design and signage standards. • Encourage façade improvements and redevelopment of underutilized properties. • Expand landscaping, lighting, and public gathering spaces. • Promote gateway and wayfinding improvements.	5-10 years

Goals & Objectives

Goal 3: Redevelop the Lake Lure Green Space through a balanced approach that integrates recreation, open space preservation, and small-scale mixed-use development

Objectives	Strategies	Time Frame
Preserve significant open space and natural features within the Green Space area.	• Preserve large portions of the property as publicly accessible open space. • Protect existing tree canopy, stream corridors, and scenic viewsheds. • Encourage clustered development patterns that minimize environmental impacts. • Incorporate trails, passive recreation, and greenway connections into redevelopment plans.	5-10 years
Encourage small-scale mixed-use development that complements Lake Lure's character.	• Allow mixed-use development with residential, retail, dining, and recreational uses. • Encourage walkable development patterns and connected public spaces. • Promote architecture and site design consistent with Lake Lure's mountain-lake character. • Discourage auto-oriented and large-scale commercial development.	5-10 years

Goals & Objectives

Ensure redevelopment occurs incrementally and is supported by infrastructure capacity.	• Phase redevelopment based on infrastructure availability and funding capacity. • Coordinate future development with water, sewer, transportation, and stormwater improvements. • Pursue public-private partnerships and grant opportunities for site improvements. • Require low-impact stormwater and environmental design practices.	5-10 years
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Goals & Objectives

Goal 4: Redevelop Morse Park into a parks and recreation destination that promotes competitive, leisure, and family activities.

Objectives	Strategies	Time Frame
Expand recreational amenities and programming opportunities at Morse Park.	• Develop new recreational amenities such as pickleball courts, playgrounds, and event spaces. • Expand opportunities for festivals, tournaments, and community events. • Improve lake access and non-motorized water recreation amenities. • Explore opportunities for amphitheater or performance space improvements. • Develop a master plan for future park improvements. • Pursue grants and partnerships for recreation investments.	10 + years
Improve connectivity and accessibility to Morse Park.	• Improve pedestrian and bicycle connections to surrounding destinations. • Enhance parking, circulation, and wayfinding within the park area. • Improve ADA accessibility throughout the park.	5-10 years

Goals & Objectives

Goal 5: Adopt additional development regulations that preserves and protects properties in the Lakefront Protection district.

Objectives	Strategies	Time Frame
Protect water quality and shoreline stability within the Lakefront Protection District.	• Strengthen shoreline buffer and erosion control requirements. • Limit land disturbance near the lake. • Encourage native vegetation and shoreline stabilization practices. • Require stormwater best management practices for new development.	5-10 years
Manage redevelopment and property improvements within the district responsibly.	• Review and update Lakefront Protection District regulations as needed. • Ensure redevelopment is compatible with surrounding properties. • Encourage property maintenance and reinvestment. • Improve education and outreach regarding lakefront regulations and best practices.	5-10 years



TRANSPORTATION

Current Conditions

What is Transportation?

The transportation element considers transportation facilities including major road improvements, new road construction, and pedestrian and bicycle projects. This element must be developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.

Street Maintenance & Town Streets

Street maintenance responsibilities within the Town of Lake Lure are shared among the North Carolina Department of Transportation (NCDOT), the Town of Lake Lure, and private property owners depending on roadway ownership and maintenance designation. As of 2011, the Town maintained approximately 27.64 miles of municipal streets eligible for Powell Bill funding, while NCDOT maintained approximately 14.65 miles of state roads, including Memorial Highway (US 64/74A), NC Highway 9, Buffalo Shoals Road, and Buffalo Creek Road. In addition, the Town contains roughly 70 miles of privately maintained roads.

The Town is responsible for maintaining officially accepted municipal streets and associated infrastructure such as shoulders, drainage ditches, and rights-of-way. Private roads are maintained by adjoining property owners or property owners' associations, while planned but undeveloped roads may appear on subdivision plats without being publicly maintained. Through the State's Powell Bill program, Lake Lure receives funding assistance for street resurfacing, drainage improvements, roadway maintenance, and other eligible transportation infrastructure projects within municipal limits.



Current Conditions

Foothills Rural Planning Organization

The Foothills Rural Planning Organization, administered by the Foothills Regional Commission, serves as the regional transportation planning agency for rural communities within western North Carolina, including Lake Lure and Rutherford County. The RPO coordinates with the North Carolina Department of Transportation (NCDOT), local governments, and regional stakeholders to identify transportation needs, prioritize infrastructure projects, and support long-range transportation planning efforts. The organization assists member communities with transportation project prioritization, funding coordination, safety initiatives, and regional mobility planning to improve transportation infrastructure and connectivity throughout the region.



NCDOT

The North Carolina Department of Transportation will be a key partner in implementing transportation improvements identified in this Comprehensive Plan. Coordination with NCDOT will support roadway upgrades, pedestrian and bicycle improvements, traffic management, safety enhancements, and transportation resilience initiatives throughout Lake Lure. Continued collaboration will help the Town secure funding, improve connectivity, and address transportation needs associated with tourism, growth, and long-term community development.



Goals & Objectives

Goal 1: Enhance multimodal transportation (Walking, Biking, and Transit)		
Objectives	Strategies	Time Frame
Create a safe and connected pedestrian network in the Downtown Center area.	• Develop a downtown master plan that maps out sidewalks, crosswalks, and bicycle facilities. • Install clearly marked, signalized crosswalks in key locations. • Add pedestrian refuge islands and traffic calming measures. • Improve lighting and visibility at crossings and along sidewalks	5-8 Years
Improve bicycle safety and connectivity.	• Introduce shared-use paths or designated bike lanes where feasible. • Add signage alerting drivers to cyclists. • Expand shoulder widths on key routes to accommodate biking.	2-5 Years
Explore alternative transportation options.	• Conduct a feasibility study for a seasonal shuttle services connecting from Lake Lure and Chimney Rock.	0-3 Years
Goal 2: Improve infrastructure maintenance and operations.		
Objectives	Strategies	Time Frame
Ensure roads are maintained to meet current and future demand.	• Establish a pavement management system. • Upgrade striping, signage, and reflectivity standards. • Address temporary or substandard road surfaces with improvements	0-3 Years

Goals & Objectives

Goal 3: Improve safety and functionality of the road network.		
Objectives	Strategies	Time Frame
Reduce crashed and conflict points at high-risk intersections, especially NC Hwy 9 & US 64/74.	• Conduct a comprehensive traffic engineering study of the NC Hwy 9 & US 64-74 intersection. • Evaluate redesign options (e.g., roundabouts, signal timing improvements, dedicated turn lanes). • Improve signage and pavement markings to reduce confusion for visitors. • Increase vegetation management to improve sight distance and visibility.	2-5 years
Address roadway design deficiencies on key corridors.	• Prioritize widening, shoulder improvements, and guardrail installation on Boys Camp Road, Buffalo Shoals Road, and Memorial Highway. • Implement targeted curve realignments and warning systems for blind curves. • Upgrade pavement conditions and drainage infrastructure. • Establish a routine maintenance and hazard mitigation program (e.g., tree removal, erosion control).	5-10 years
Goal 4: Improve traffic flow and manage congestion.		
Objectives	Strategies	Time Frame
Reduce seasonal congestion and tourism-related traffic impacts.	• Implement traffic management plans for peak tourist seasons. • Use real-time traffic information systems and wayfinding signage.	0-3 Years

Goals & Objectives

Improve access management along major corridors.	• Limit and consolidate driveway access points where feasible. • Improve ingress/egress at high-conflict sites such as the Lake House restaurant. • Develop corridor access management guidelines for future development.	2-5 years
Goal 5: Strengthen emergency access and system resilience.		
Objectives	Strategies	Time Frame
Improve emergency response times and redundancy.	• Identify and plan secondary access routes for neighborhoods with one-way-in/one-way-out conditions. • Upgrade critical evacuation routes, especially Memorial Highway, Laga Vista, and Boys Camp Road. • Coordinate with emergency services to prioritize infrastructure improvements.	2-5 years
Increase resilience to storms and natural hazards.	• Harden road infrastructure against flooding, landslides, and storm damage. • Improve drainage systems and slope stabilization. • Develop a rapid-response debris removal and road reopening protocol.	5-10 years

Goal 6: Promote safe speeds and responsible driving behavior		
Objectives	Strategies	Time Frame
Reduce speeding and improve compliance with traffic laws.	• Increase targeted enforcement in high-risk areas. • Install traffic calming measures (speed humps, narrowed lanes, visual cues). • Use speed feedback signs and increased patrol visibility.	0-3 years
Improve driver awareness, especially among tourists.	• Develop a visitor-oriented transportation safety campaign. • Enhance wayfinding signage to reduce confusion and erratic driving. • Clearly mark pedestrian zones and crossings.	0-3 years

Goal 7: Develop the West End Connector & Lago Vista Connector		
Objectives	Strategies	Time Frame
Develop the West End Connector	• Work with NCDOT and other state and federal partners to plan and develop the connector.	7-10 Years
Develop the Lago Vista Connector	• Work with NCDOT and other state and federal partners to plan and develop the connector.	7-10 Years

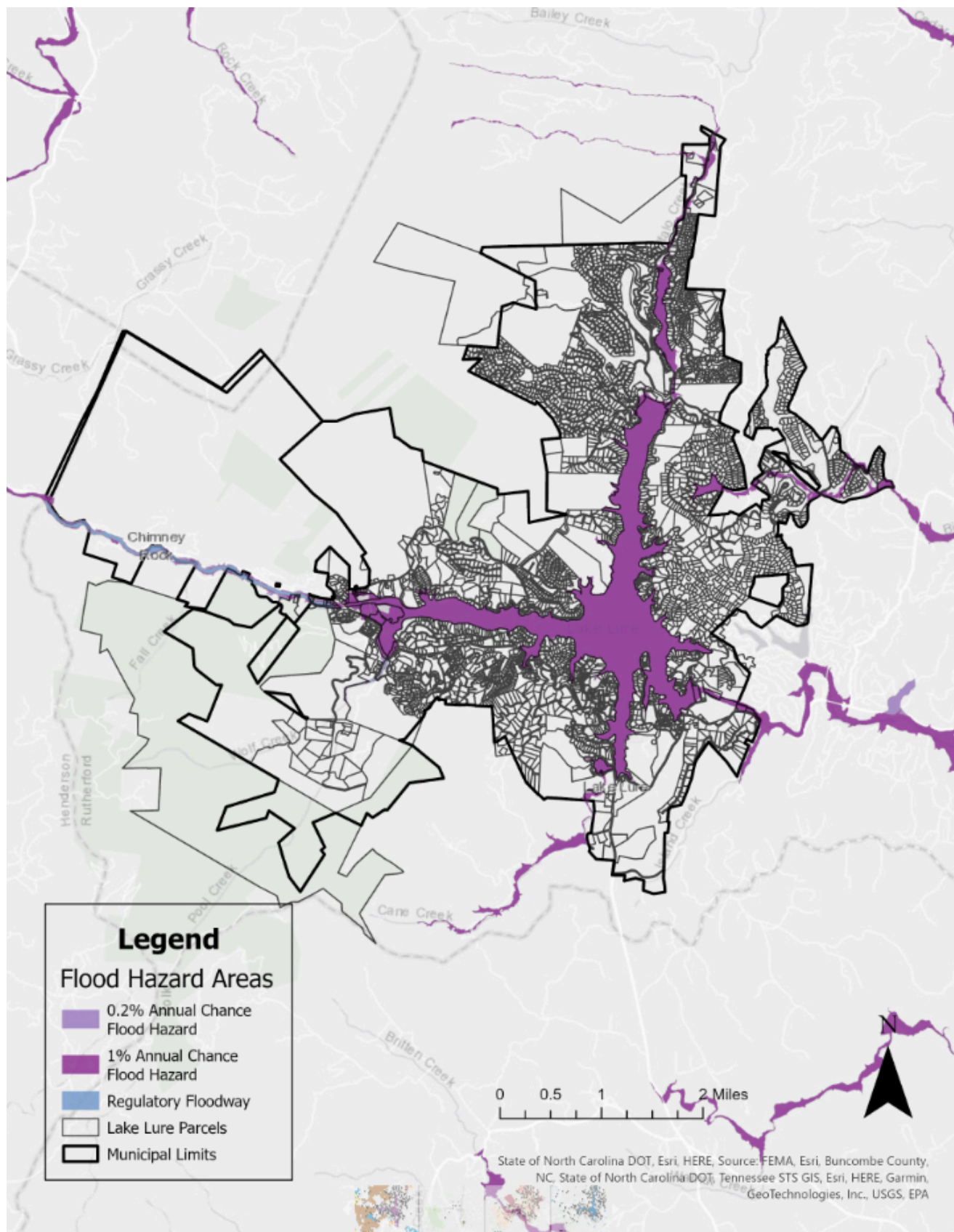


RESILIENCY

Courtesy: Meghan Overdeep

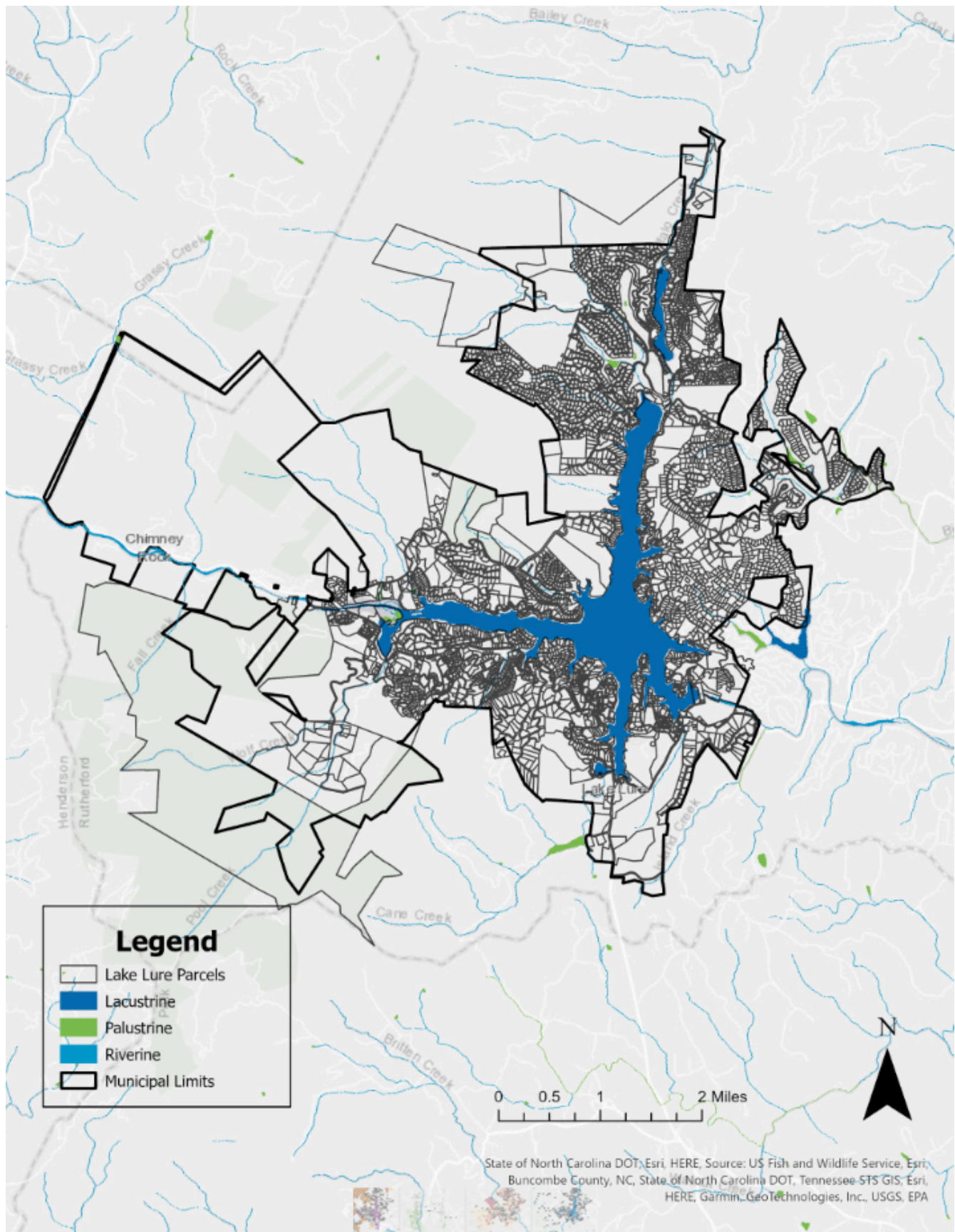
Current Conditions

Lake Lure Flood Plain Map



Current Conditions

Lake Lure Wetland Map



Goals & Objectives

Goal: Strengthen long-term resilience by protecting natural resources, reducing hazard risks, and investing in resilient infrastructure.

Objectives	Strategies	Time Frame
Continue working with FEMA on property buyouts.	• Prioritize voluntary buyouts in high risk areas. • Provide technical assistance to property owners navigating FEMA property buyout process.	2-5 years
Adopt additional development regulations that preserve and protect properties in the Lakefront Protection district.	• Encourage erosion-control measures such as shoreline buffer and vegetation protection to improve water quality and slope stability. • Update lakefront development standards. • Encourage low-impact development in and around Lakefront Protection District.	5-10 years
Consider implementing a steep slope ordinance that improves resiliency but still allows development.	• Establish development standards that are slope-based and reduce erosion and landslide risks. • Require enhanced grading and stormwater management on steep slope areas.	5-10 years
Partner with Rutherford County Soil & Water on stream restoration.	• Identify degraded stream corridors and prioritize restoration projects. • Pursue grant funding for steambank stabilization and watershed improvement.	2-5 years
Consider implementing stormwater rules and regulations.	• Develop stormwater management standards. • Establish maintenance and monitoring requirements to ensure sustainability.	0-3 years

A close-up photograph of a hand placing a red rectangular block with the word "PRIORITY" in white capital letters onto a blue textured surface. Several other light-colored rectangular blocks are scattered around. The scene is overlaid with a semi-transparent blue filter.

PRIORITY INVESTMENT

What is Priority Investment?

The Priority Investment section identifies the five most critical actions needed to advance the Town of Lake Lure over the next 10–20 years. These investments reflect the community’s long-term vision and are intended to guide public decision-making, capital improvements, grant applications, and partnerships. Each priority was selected based on its potential to strengthen economic vitality, improve quality of life, protect natural resources, enhance resilience, and preserve the special quality of Lake Lure.

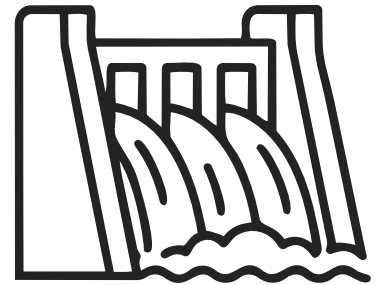
Collectively, these investments represent projects and initiatives that will have the greatest long-term impact on the Town’s future. While each recommendation stands independently, they are interconnected and should be pursued in a coordinated manner whenever possible.



Priority Projects

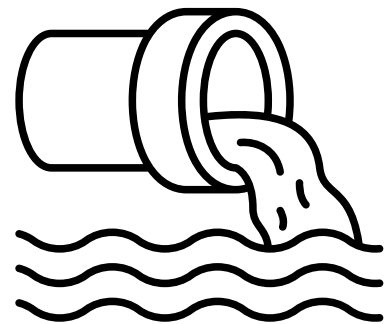
Priority Project 1: Replace the Lake Lure Dam to ensure the Town is preserved for future generations.

Replace and modernize the Lake Lure Dam to protect public safety, preserve the Town's long-term viability, and ensure the continued function of one of the community's most critical infrastructure assets. This investment is essential to safeguarding residents, businesses, natural resources, and the local economy for future generations. Key actions include securing funding for dam replacement and related infrastructure improvements, conducting ongoing structural inspections and engineering assessments, and coordinating with state and federal agencies to maintain compliance with all dam safety regulations and resilience standards. This project represents a foundational investment in the Town's future stability, environmental stewardship, and disaster preparedness.



Priority Project 2: Maintain and replace aging water and sewer infrastructure throughout the town and develop the public safety infrastructure.

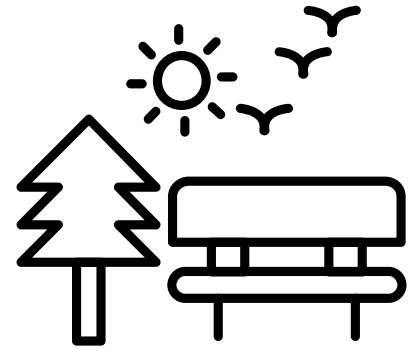
Upgrade and maintain aging water and sewer infrastructure to ensure reliable utility service, protect public health, and support future growth in Lake Lure. Priority actions include assessing and replacing aging system components, reducing sewer system inefficiencies, and implementing a long-term capital improvement program for water and wastewater infrastructure upgrades. The Town should coordinate utility planning with land use and development decisions, expand infrastructure strategically in targeted growth areas, and advance plans for an upgraded wastewater treatment facility to improve system capacity, resilience, and long-term sustainability. The Town of Lake Lure should also invest in key public safety infrastructure including police, fire, and EMS facilities and the organizational infrastructure for continued success and service.



Priority Projects

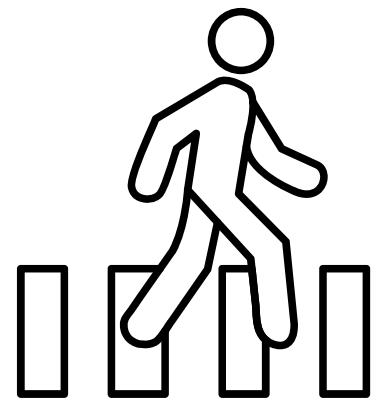
Priority Project 3: Expand recreation in the Town of Lake Lure.

Expand parks, recreation facilities, and lake access opportunities to strengthen quality of life, support tourism, and reinforce Lake Lure as a year-round outdoor recreation destination. Priority actions include developing updated parks and recreation master plans, improving and expanding facilities at Morse Park, enhancing pedestrian and bicycle connectivity between the lake, downtown, and surrounding neighborhoods, increasing public lake access through docks, overlooks, and gathering spaces. Investments should also focus on accessibility improvements, recreational programming for all ages, downtown activation, wayfinding, parking, and public amenities that create vibrant, connected, and welcoming community spaces for residents and visitors alike.



Priority Project 4: Encourage the incremental redevelopment of the downtown center area to create a true Lake Lure downtown.

Encourage the incremental redevelopment of downtown Lake Lure to create a vibrant, walkable mixed-use town center that serves residents and visitors year-round. Priority actions include improving sidewalks, pedestrian crossings, streetscape amenities, and public gathering spaces; encouraging mixed-use development with retail, dining, and residential uses; and promoting compact, connected development patterns that enhance walkability and accessibility. Investments should also strengthen downtown identity through façade improvements, landscaping, lighting, gateway features, wayfinding signage, and design standards that reinforce the character and appearance of the community.



Prority Projects

Priority Project 5: Provide workforce housing options to ensure future viability of the Town of Lake Lure workforce.

Expand workforce and attainable housing opportunities in Lake Lure to support the Town's long-term economic sustainability and ensure local employees, families, and essential workers can live within the community. Priority actions include encouraging a diverse range of housing types, supporting infill and mixed-use residential development, coordinating housing initiatives with infrastructure capacity, and pursuing partnerships and policies that increase housing affordability and availability for the local workforce.



The background of the page features a composite image. On the left, the white dome of the United States Capitol building is visible, with an American flag flying in front of it. On the right, a large, faded image of a US dollar bill is overlaid, showing the intricate patterns and the word 'FEDERAL' partially visible. The entire image has a blueish-grey tint.

FUNDING SOURCES

Funding Sources

The funding sources list is not an exhaustive list but is instead a list of potential funding sources and can provide a jumping-off point as The Town of Lake Lure seeks funding for their projects and goals.

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) is a U.S. federal-state partnership established in 1965 to promote economic development and improve the quality of life in the Appalachian region. The ARC focuses on addressing issues such as poverty, underemployment, infrastructure deficits, and educational disparities in rural areas. It provides grants and technical assistance to support initiatives in areas like infrastructure improvement, workforce development, education, healthcare, and community development.

Economic Development Administration

The Economic Development Administration (EDA) is an agency within the U.S. Department of Commerce that focuses on promoting and supporting economic development across the United States, particularly in areas that are experiencing economic distress. It was established in 1965 and aims to stimulate job creation, innovation, and economic resilience by providing grants and technical assistance to communities, businesses, and nonprofit organizations. The EDA works to foster economic growth by investing in a variety of development projects, including infrastructure improvements, technological advancements, and workforce development initiatives.

Gateway Wellness Foundation

The Gateway Wellness Foundation is a nonprofit organization dedicated to improving the health and well-being of individuals and communities through various initiatives aimed at health education, wellness programs, and community development. Based in Marion, North Carolina, the foundation focuses on addressing health disparities and promoting healthier lifestyles, especially in underserved populations in the region.

HUD

The U.S. Department of Housing and Urban Development (HUD) offers a variety of grants aimed at supporting the development and improvement of housing, communities, and urban environments across the United States. HUD grants are designed to promote affordable housing, support community development, reduce homelessness, and ensure fair housing practices. These grants are often awarded to state and local governments, nonprofit organizations, housing authorities, and other eligible entities to fund programs and projects that address housing needs and improve community living conditions.

Funding Sources

NC Department of Environmental Quality

The North Carolina Department of Environmental Quality (NC DEQ) is the state agency responsible for protecting North Carolina's environment and public health through the regulation and management of natural resources. NC DEQ offers a variety of grants to support environmental protection, conservation, and sustainability efforts across the state.

NC Department of Commerce

The North Carolina Department of Commerce (NC Commerce) is a state agency responsible for promoting and advancing economic development, job creation, and business growth within North Carolina. The department works to foster a strong, diverse economy by providing resources, support, and strategic planning to help businesses thrive, attract new investments, and improve the quality of life for residents across the state.

FEMA BRIC

The Building Resilient Infrastructure and Communities (BRIC) program aims to categorically shift the federal focus away from reactive disaster spending and toward research-supported, proactive investment in community resilience. The Building Resilient Infrastructure and Communities (BRIC) Program is funded by FEMA and administered through a partnership with the North Carolina Division of Emergency Management (NCEM). NCEM has the authority and responsibility for developing and maintaining a State Standard Hazard Mitigation Plan, reviewing the Building Resilient Infrastructure and Communities Program sub-applications, recommending technically feasible and cost-effective sub-applications to FEMA and providing pass-thru funding for FEMA-approved and awarded project grants to eligible sub-applicants.

USDA

The United States Department of Agriculture (USDA) is a federal agency that plays a critical role in overseeing and supporting agricultural practices, food systems, rural development, and natural resource conservation in the United States. Established in 1862, the USDA aims to improve the quality of life for all Americans by ensuring a safe, sustainable food supply, advancing agricultural practices, promoting rural development, and protecting natural resources. The Rural Development (RD) Division of the USDA provides financial assistance and resources for rural communities, helping them improve infrastructure, housing, and economic opportunities. It offers loans and grants for projects related to rural housing, healthcare, utilities, and business development.

Funding Sources

NCDOT

The North Carolina Department of Transportation (NCDOT) is a state government agency responsible for the planning, development, operation, and maintenance of the state's transportation infrastructure. This includes highways, bridges, public transit systems, railroads, airports, ferries, and bicycle/pedestrian facilities.

USDOT

The U.S. Department of Transportation (USDOT) is a federal agency responsible for overseeing and regulating the nation's transportation systems. Established in 1966, the USDOT's mission is to ensure a fast, safe, efficient, accessible, and convenient transportation system that meets the nation's needs for mobility, economic growth, and safety. It coordinates federal transportation programs and works with state, local, and tribal governments, as well as private industry, to maintain and improve the country's transportation infrastructure.

Dogwood Health Trust

Dogwood Health Trust is a philanthropic organization based in Western North Carolina, dedicated to improving the health and well-being of people in the region. The foundation was established in 2019 after the sale of Mission Health, a prominent healthcare system in Western North Carolina, to HCA Healthcare. The proceeds from the sale were used to create Dogwood Health Trust, with a mission to reinvest those funds into initiatives that promote health equity, improve healthcare access, and enhance the overall quality of life for people in the 18-county region of Western North Carolina. Dogwood Health Trust funds programs and initiatives through a combination of grants and strategic investments. It provides funding to nonprofit organizations, local governments, healthcare systems, and other partners working to address the foundation's key areas of focus. The foundation also takes a data-driven approach, identifying gaps in services and targeting investments where they can have the most significant impact.

Dogwood Health Trust's grants focus on long-term health and community development, with an emphasis on sustainability and addressing systemic issues. The foundation is committed to ensuring that its investments align with the community's needs and priorities.

Funding Sources

ElectriCities

Electricities is a nonprofit organization that serves public power communities in the United States, specifically focusing on the needs of municipal electric utilities. It provides a range of services and resources designed to help local governments and municipal utilities manage, operate, and enhance their electric power systems.

Golden Leaf

Golden LEAF Foundation is a nonprofit organization based in North Carolina that focuses on advancing economic development and improving quality of life in the state's rural and tobacco-dependent communities. Established in 1999, Golden LEAF was created to manage and distribute the proceeds from North Carolina's share of the national tobacco settlement, with the goal of using these funds to create lasting economic and social benefits for regions that had historically been dependent on tobacco farming and manufacturing.

PeopleForBikes

PeopleForBikes is a national nonprofit organization focused on making biking safer, more accessible, and more enjoyable for people of all ages and backgrounds. Founded in 1999, the organization advocates for the development of better cycling infrastructure, promotes policies that support cycling, and works to create a culture of biking across the United States. Its mission is to "advocate for and promote the bicycling movement through innovation, collaboration, and action," with the goal of increasing the number of people who bike regularly and ensuring that biking is a safe and viable transportation option for everyone.

T-Mobile Hometown Grant

The T-Mobile Hometown Grant is a philanthropic initiative launched by T-Mobile with the goal of supporting small towns and rural communities across the United States. The program provides funding to help these communities revitalize and improve local infrastructure, enhance public spaces, and support projects that contribute to the long-term well-being and growth of these areas.

Bank of America Charitable Foundation

The Bank of America Charitable Foundation is the philanthropic arm of Bank of America, one of the largest financial institutions in the United States. The foundation's mission is to help build thriving communities by addressing critical social and economic challenges. It supports nonprofits and organizations that work to create opportunities for individuals and families, with a focus on economic mobility, workforce development, community development, and education.

Funding Sources

Coca-Cola Foundation

The Coca-Cola Foundation is the philanthropic arm of The Coca-Cola Company, focused on supporting communities around the world by addressing key social and environmental issues. Established in 1984, the foundation is committed to creating a positive social impact by funding initiatives that align with Coca-Cola's global sustainability goals, such as promoting economic empowerment, environmental sustainability, health and well-being, and community development.

Creative EDC Creative Give Back Grant

Award of \$25,000 worth of consulting services. Creative EDC has expertise in strategic planning, product development, organizational development, downtown and small business development, entrepreneurship, and many other areas of economic development.

Development Finance Initiative

The UNC Development Finance Initiative (DFI) is a program at the University of North Carolina at Chapel Hill that provides technical assistance to local governments, nonprofits, and other public entities to help them develop and finance infrastructure projects and economic development initiatives. The initiative focuses on addressing the financing challenges faced by local governments and communities, particularly those in underserved areas, by leveraging private capital, public funding, and innovative financing strategies.

America's Main Street Contest

The America's Main Street Contest is a nationwide competition designed to recognize and celebrate the vibrancy, character, and potential of small-town main streets across the United States. The contest encourages communities to showcase their local businesses, cultural heritage, and unique features in order to win a grant or prize that can be used to improve or promote their main street area.

NC Rural Center

The North Carolina Rural Center (NCRC) is a nonprofit organization dedicated to supporting the economic development and well-being of rural communities across North Carolina. Established in 1987, the NCRC works to strengthen rural areas by providing resources, expertise, and funding to help address the unique challenges faced by rural populations. Its mission is to build vibrant, sustainable rural communities through a variety of programs and initiatives that focus on economic development, workforce growth, infrastructure improvement, and social and environmental sustainability.

Funding Sources

The North Carolina Small Business Network (SBCN)

The objective of the SBCN is to increase the success rate and the number of viable small businesses in North Carolina by providing high quality, readily accessible assistance to prospective and existing small business owners which will lead to job creation and retention. The SBCN, comprised of 58 Small Business Centers located at community colleges, supports the development of new businesses and the growth of existing businesses by being a community-based provider of education and training, counseling, referral, and information.

North Carolina Small Business Technology and Development Center (SBTDC)

The SBTDC is a business advisory resource for growing and developing businesses. It provides management counseling and educational services to small and mid-sized businesses. Most services are free of charge, and all are confidential. Highly skilled professionals provide services statewide from offices hosted by campuses of The University of North Carolina System. The SBTDC operates in formal partnership with the U.S. Small Business Administration, the Defense Logistics Agency, and others.

Small Business and Innovative Research (SBIR) Program

The SBIR program, coordinated by the U.S. Small Business Administration, encourages qualified small businesses to engage in Federal Research/Research and Development that has the potential for private sector commercialization. Through a three-phase program, two of which include grant funding, SBIR enables small businesses to explore their technological potential and provides the incentive to profit from its commercialization. The Federal agencies that participate do their own solicitation and acceptance of proposals.

Truist Foundation

The Truist Foundation supports innovative nonprofits that align with its key areas of focus: building career pathways to economic mobility and strengthening small businesses. Grants are intended to support sustainable, one-time needs rather than recurring expenses.

Cannon Foundation

Healthcare, higher education, human services, and community are The Cannon Foundation's areas of focus. The Foundation does not provide start-up funding, scholarships, grants to individuals, or operating funds. It makes a small number of grants in its community focus area for capital or equipment projects for organizations serving veterans, promoting the arts, and providing historic or environmental preservation services in North Carolina. Projects with other funding sources or community collaboration are preferred. Qualifying organizations must be established with at least five years of successful operations.

Funding Sources

Mountain Bizworks

Mountain BizWorks is a nonprofit community development financial institution (CDFI) based in Asheville, North Carolina, that provides business lending, training, and support to entrepreneurs and small businesses in the Appalachian region of Western North Carolina. The organization's mission is to help build a vibrant and sustainable local economy by empowering underserved and rural businesses, particularly those that might have difficulty accessing traditional forms of financing.

Blue Ridge National Heritage Area

The Blue Ridge National Heritage Area offers various grants to support projects that contribute to the preservation, promotion, and enhancement of the region's heritage. These grants are designed to strengthen local communities, enhance cultural tourism, and promote the stewardship of natural and historic resources.

East Coast Greenway Alliance

The East Coast Greenway Alliance offers grants to support the development, enhancement, and promotion of the East Coast Greenway trail system. These grants help communities and organizations develop or improve trail sections, conduct planning, and engage the public in the Greenway's growth and use.

National Parks Service

The National Park Service (NPS) offers a variety of grant programs designed to support the preservation, education, and stewardship of cultural and natural resources across the United States. These grants are intended to assist with the conservation of historical, cultural, and natural places, improve access to public lands, and enhance public understanding of the nation's heritage.

National Trust for Historic Preservation

The National Trust for Historic Preservation offers grants and funding opportunities to support projects that aim to preserve and protect historic places across the United States. As a nonprofit organization dedicated to saving America's historic sites, the National Trust for Historic Preservation provides financial assistance for a wide variety of preservation efforts, from building restoration to education and advocacy programs.

Funding Sources

NC Civil Rights Trail

The North Carolina Civil Rights Trail Grants are part of a state effort to preserve and promote the historical sites and landmarks associated with the civil rights movement in North Carolina. The grants are designed to support projects that help commemorate, preserve, and interpret the state's civil rights history, highlighting the struggles and achievements that played a pivotal role in the fight for equality and justice. These grants also aim to promote public education and community engagement around civil rights topics and ensure that the legacy of the movement is recognized and shared with future generations.

NC Department of Natural and Cultural Resources

The North Carolina Department of Natural and Cultural Resources (NC DNCR) offers a variety of grant programs designed to support the preservation, protection, and promotion of North Carolina's natural, cultural, and historic resources. These grants aim to enhance the state's environmental, cultural, and historical heritage through funding that supports projects related to conservation, education, preservation, and community engagement.

NC Parks and Recreation Trust Fund

The North Carolina Parks and Recreation Trust Fund (PARTF) is a state-managed grant program designed to support the development, improvement, and preservation of parks, recreation areas, and other outdoor public spaces across North Carolina. The fund helps local governments and nonprofit organizations enhance recreational opportunities, protect natural resources, and improve access to public spaces for all residents and visitors.

NC Recreational Trails Program

The North Carolina Recreation Trails Program (NC RTP) is a state-administered grant program that provides funding to support the development, renovation, and maintenance of recreational trails and related facilities throughout North Carolina. This program is designed to enhance access to outdoor recreation, promote environmental conservation, and improve public health by providing safe, accessible trails for walking, hiking, biking, horseback riding, and other outdoor activities.

Funding Sources

Rails to Trails Conservancy

The Rails-to-Trails Conservancy (RTC) is a nonprofit organization dedicated to creating a nationwide network of trails from former rail lines, corridors, and other underused transportation assets. The organization supports the transformation of rail corridors into multi-use trails that can be used for walking, biking, and other recreational activities, promoting outdoor activity, community health, environmental sustainability, and local economic development.

Rails-to-Trails Conservancy provides several grant programs designed to support the development, maintenance, and expansion of these multi-use trails. These grants focus on creating new trails, improving existing ones, and engaging communities in trail-related initiatives.

US Fish & Wildlife

The U.S. Fish and Wildlife Service (USFWS) offers a variety of grants aimed at supporting conservation efforts, wildlife protection, habitat restoration, and environmental education. These grants are intended to assist state, tribal, and local governments, nonprofit organizations, research institutions, and other entities in advancing the conservation and management of fish, wildlife, and their habitats.

The grants provided by USFWS focus on a wide range of environmental concerns, from endangered species protection to habitat preservation and ecosystem restoration, as well as supporting the education of the public on wildlife conservation issues.

RHI Legacy

RHI Legacy is a nonprofit organization that works to improve the quality of life in Western North Carolina by supporting sustainable community development and addressing social, economic, and environmental challenges. The organization focuses on community revitalization, economic empowerment, and the preservation of cultural and natural resources. RHI Legacy is part of the legacy of the Regional Health Initiative (RHI), an earlier organization that was originally focused on improving public health and community well-being in the region. After RHI transitioned, RHI Legacy continued the mission of fostering healthy, vibrant communities with a broad focus that includes education, economic development, and sustainability.



APPENDIX

Buddy Morrison
BUDDY MORRISON PHOTOGRAPHY

Appendix

What do you like most about Lake Lure? Select up to three. (Required)

Restaurants	3
Pickleball	3
Rumbling Bald	2
Camp Lurecrest	2
The calmness. But tourism is destroying the peace	1
Small town feel. Like no other town. Not overly built up with condos, development, etc.	1
Small town feel	1
Small town	1
Quiet environment	1
Quaint, small town feel, with little crime.	1
Places to eat	1
Peace and quiet	1
No spec home neighborhoods!!! Small population!!!	1
No franchises or name brand corporations allowed. Never change this.	1
Movie history / Dirty Dancing	1
Low crime	1
Lake Lure Flowering Bridge prior to Helene.	1
Lake Lure Flowering Bridge	1
It's my home of 66 years, and although it is definitely NOT the Lake Lure I grew up in, I still love it here.	1
How they take money from taxpayers to rebuild but are closed to the public	1
Hiking	1
Friendly people	1
Disc golf!	1

Appendix

Select the top three attributes of Lake Lure by their importance to you. (Required)

Lake	4
Water activities	1
Using the Lake	1
Trails and community gathering	1
The lake itself	1
the lake	1
Small census	1
Safety	1
Safe environment	1
Rumbling Bald On Lake Lure	1
Rumbling Bald amenities and people	1
Rumbling Bald	1
Restaurants	1
Protection from over building	1
Pickleball with a view!	1
Pickleball courts	1
No spec home neighborhoods!!! Small population!!!	1
Natural lake resources/fishing	1
Natural beauty left alone	1
Movie history / Dirty Dancing	1

Appendix

Local Boat Repair for our Community, Lake Lure Marine	1
Liveability of Rumbling Bald community	1
Lake Lure Classical Academy	1
Lake activities, Golf	1
Hiking and biking	1
Golfing	1
Friendliness and lake access	1
Free access to the lake via the public trust doctrine	1
Flowering Bridge, RIP	1
Flowering Bridge	1
Disc golf course	1
Ability to kayak since I am a property owner. Hopefully NO FEES for property owners. We pay taxes. Thanks for ALL you do!	1

Appendix

Over the next 10 years, what issues should Lake Lure prioritize? Select the top three.

Pickleball	3
walkability	2
working together with other communities on common issues	1
Without the school, we don't have younger families to do the rest of this list	1
Whatever measures necessary so this never happens again	1
Walk ability	1
Upgrade the Water/Wastewater System to the highest engineering standards	1
Tourism	1
The over abundance of short term rentals and the effects on our community and residents who live here.	1
The lake needs to be very careful to make sure new projects, like the marina near Ingles, do not harm view sheds and /or detract from the lake's beauty.	1
The flowering bridge	1
Taking care of full time residents	1
Sewer System and Ambulance Service	1
Routine dredging, equality in commercial permit fees	1
Roads	1
Restaurants	1
residential amenities. no commercial development.	1

Appendix

Replace pedestrian bridge/ Lake Lure Flowering Bridge	1
reduced number of boats	1
Reduce number of boats on lake by restricting boat rentals and nonresident permits	1
PUT POWER LINES UNDER GROUND IN TOWN CENTER!	1
Public access via legal challenges via public trust doctrine	1
Preserving the charm of the area that existed prior to Hurricane Helene. Minimize exploiting the area by minimizing commercialization.	1
Please do not commercialize this beautiful place.	1
Pickleball with at least 8 courts	1
Perimeter sewer line replacement project	1
Paving Roads	1
Not. Allowing low rent/government housing	1
Not lowering the lake every year.	1
No spec home neighborhoods!!! Small population!!!	1
Never allow franchises or corporations. Keep LL entrepreneurial.	1
Need more medium to upscale shopping. Quaint and classy.	1

Appendix

Moving all powerline to below ground. They obstruct views. Power lines over the lake are dangerous - ie garner cove.	1
Mountain Biking	1
Make sure the dam is secure.	1
Make a cute village in between the Inn and Arcade	1
Maintain our excellent police department	1
Locally owned stores and restaurants	1
Less commercial	1
Keeping the small town feel-not allowing commercialism	1
Keeping the lake clean.	1
Keeping small town feel	1
Keep boat cost and living cost lower for year round folk	1
Internet & Cell Services & infrastructure	1
In town bike paths and sidewalks	1
Improve walkability, Add walkway to Chimney Rock Village, widen road from Town Center/marina area to accommodate a bike lane or sidewalk/ striped asphalt to one side of Memorial Rd. to Ingles.	1
Hiking trails/camping	1

Appendix

find a way to create more hiking paths.	1
Fewer private home rentals.	1
Damn replacement	1
Dam	1
Complete sewer system around the entire lakefront	1
Community services like park district center with arts, dance and sport programs	1
Clean water	1
By the three sections above I'm trying to say responsible development to help community recover from Helene	1
Bring back the Dirty Dancing Festival.	1
Better job of quality retail/restaurant	1
Beautifying the floating docks in the marina after they are back in place. This has been an eyesore since day 1, and ruins the natural beauty of the area.	1
Appearance of sides of the roads, restore older buildings, adding sidewalks and make it more walkable in some areas	1
Another grocery option especially for those who live out in the Rumbling Bald area.	1
Affordable rental spaces for small businesses	1
Affordable housing	1
Add a full 28 hole disc golf course where the temporary one is	1
Activity(s) access for ALL residents not just "members" of a resort	1
A revamp of all zoning ordinances. I mean ALL!	1
store choices other than Ingles ..build stores. Full time residents have no choices	1

Appendix

What types of parks and recreation assets would you like to prioritize? (Select all that apply)

Disc golf	9
Dog park	6
Golf course	4
Golf	2
Frisbee Golf	2
Dog parks	2
Disc golf!	2
YMCA	1
Walking/running trails and/or greenways	1
walk/bike trails connecting commercial and residential areas	1
The lake	1
Senior hiking trails disability paths for all	1
RV/camping	1
River and Lake ecology	1
Restore fish habitat in lake	1
Reopen town golf course	1
Reopen old Golf Course	1
Picnic areas, canoe/kayak launch for public use	1
Pickleball toirnaments	1
Permanent disc golf course	1
Path connecting Lake Lure to Chimney Rock	1
paddling access sites in the Lake and below the dam on the Broad River	1
On lake events	1
None	1
No fees for kayaks of property owners, please.	1

Appendix

NA	1
municipal golf course	1
Mountain biking, rock climbing, more connections of existing trails, parking	1
Mountain biking trails, pump track/bmx	1
Mountain Biking Trails	1
Mountain bike trails, disc golf, pump track, skateboard park	1
Mountain bike trails	1
Marina	1
Making roadways safe for cyclists (l.e. signs for bike passing laws/sharing road)	1
Maintaining town property not selling out	1
Live Entertainment	1
Literally any programming and in- house trail design/maintenance	1
Leave its natural beauty like Dr Morse intended.	1
Lake usage and safety	1
Lake Lure Flowering pedestrian bridge	1

Appendix

Lake access	1
Kayak launch	1
greenways or other family-friendly walk/bike infrastructure	1
Golf or disc golf	1
Golf course updates. Huge opportunity to be a golfing destination with the right updates and additions	1
Flowering bridge	1
Farmers market	1
Exercise equipment at the park, like a circuit	1
Dog park. Disc golf, bike ways	1
Dog park divided one side or big dogs the other for small dogs	1
Discgolf Course	1
disc golf, mountain biking	1
Disc Golf, Dog Park	1
Disc golf would be a perfect low cost fit that is completely compatible with the green space location. It provides a popular sport to all ages while maintaining groups and visitors	1
Disc golf on the old golf course! Tournaments would bring a lot of people to the area.	1

Appendix

Disc golf courses	1
Disc Golf Course on greenspace	1
Disc golf course	1
Connectivity to Chimney Rock	1
Community Swimming Pool, Replacement of the Flowering Bridge and add parking and purchase of the adjoining lots on Boys Camp Road.	1
Bring back the municipal golf course	1
Bring back lake lure golf course	1
Bring and amphitheater to Morse park (red rocks). Permanently hold DD/movie festival in same location.	1
Biking	1
Bike trails	1
Bike paths connecting to chimney rock & bay cave	1
Bike paths	1
Bike lanes	1
Art festivals and shows	1
Anything that would give us more to do close to home	1
Another Flowering Bridge	1
Additional areas around the lake where boaters can pull up to and tie off and relax and swim in the lake. Additional beach activities such as a larger water park, more picnic benches and barbecue grills, and volleyball courts.	1
Accessible Kayak launch	1
A park where there is an array of food (and drink) trucks on the weekends with a live outdoor band	1
TheLake	1
Dog park across from the fire department where the golf course use to be.	1

Appendix

What are your favorite parks and recreation assets in Lake Lure? (Select up to 3)

Flowering bridge	6
POOL CREEK PICNIC PARK	2
Lake Lure Flowering Bridge	2
Youngs Mountain Trail	1
Young's Mountain Trail	1
Young's Mountain Hike	1
Young's Mountain and Party Rock Trails	1
Would be nice to bring back LL beach with a little more elevated quality. So umbrella service with food and drink servers, rentable quality floats, and special events on the beach at sunset like farm to table dinners	1
We need the golf course returned	1
there aren't any good hiking trails in the area	1
The temp disc golf course	1
The old municipal golf course	1
State park	1
Rumbling Bald golf courses	1
Rumbling Bald climbing area	1
Rock climbing	1
Pickleball courts	1
pickelbaql courts rebuilt	1
Party Rock hiking trail	1
Old golf course being put to good use	1
Free public access	1
Disc golf course at greenspace	1

Appendix

Climbing access	1
Chimney rock State Park	1
Chimney Rock Park & Flowering Bridge	1
Chimney Rock	1
Broad River	1

Please select any parks and recreation facilities in Rutherford County (outside of Lake Lure) that you have visited in the past year?

NONE	3
Chimney Rock state Park	3
Ecusta Trail	2
Youngs mountain trail	1
young hiking trail	1
Wildcat Mountain Trail, Worlds Edge	1
Upper boulders trail, Youngs Mountain Ttail	1
The trail in Tatanka Neighborhood and Chimney Rock trails	1

Appendix

Swamp Rabbit Trail	1
Sorry, FL resident, haven't visited Rutherford since Helene	1
soccer fields	1
Richmond hill disc golf, enka disc golf, black mountain disc golf, Fairview disc golf	1
Public access	1
Participated in river cleanup, the ROC & Broad River keepers	1
not one thing	1
Norris Park disc golf course	1
None, other than Lake Lure, and often.	1
None of these	1
New bike trails in Polk county near school	1
N/A	1
Mountains-To-Sea Trail	1
Local restaurants	1
KIDSENSES Children's Museum	1

ICC Trails	1
I have visited none of these as they are not in Lake Lure	1
I have not visited any of these above	1
Haven't been in Lake Lure area for over a year except to survey storm damage exce	1
Have not been since flood	1
Green River and Rocky Broad River (pre Helene) trout fishing	1
flowering bridge	1
all the trails in HNG.	1
1st 2 because we lost our pickleball courts	1

Appendix

Which recreation activities are you interested in? (Select all that apply)

Disc golf	17	
Boating	11	
Golf	9	
Kayaking	5	

Yoga	4
Rock climbing	2
Frisbee Golf	2
youth sports including soccer, baseball, and basketball	1
wlaking places for Seniors	1
We need a dog park in the Green Space.	1
Watersports	1
Water Skiing	1
Water aerobics	1
Triathlon (lake lure is the perfect place to train and why we bought our property)	1
Skating	1
Sitting & relaxing in shade looking at the people and boats on the lake	1
Rowing	1
Public access via public trust doctrine as Governor Steins opinion allows	1
Parcours for exercise	1

Appendix

paddling canoes and kayaks	1
Paddle sports! Disc golf. Dance.	1
paddle boarding	1
Motorcycling & Boating	1
Lake	1
Kayaking/canoeing	1
Interesting that Golf isn't an option but walking is list3 times.	1
I enjoy my property but do not want trespassers	1
Gardening, Community gardens	1
Flowering Bridge	1
Fishing	1
Dog Park	1
Discgolf	1
Disc holf	1
Disc golf. Usually visit Jackson Park in Hendersonville.	1
Diac golf	1
Corn Hole	1
Climbing and kayaking	1
Canoeing on lake	1
Bring Golf Course back	1
Boating, kayaking, paddleboarding, swimming	1
A walking/bike path around the lake	1

Appendix

In the future, what type of non-residential development is needed in Lake Lure?

Car Wash	2
Breweries	2
work force housing	1
We live on a private road and we already have to maintain the towns water run off into pur private colvert and we pay for water and taxes already, along with recent gov funding that should pay for the dam and infrastructure	1
Walgreens, CVS, etc.	1
Veterinary, community services	1
veterinary clinic LAUNDRYMAT DENTISTS EYE DOCTORS gas stations go cart race track	1
VETERINARIAN	1
very specific cute village center in town near arcade and a trolley to go up and down to chimney rock	1
Underground power	1
The town should require tranquil and natural. the lake and environs are fragile and should be left to heal and self nurture with out human intervention. Further commercialization threatens the lake's health and beauty,	1
Temp festivals, farmers markets , etc utilizing a festival space in Morse Park	1
Sunflower fields, cider donuts stands, season festivals around Rumbling Bald or public end	1
sports tourism	1
Some sort of fast food restaurant that doesn't cost \$20 per person.	1
Smaller groceries/general stores up the valleys (for quick shop)	1
Simple pleasure without so many outsiders and tourists	1
Roads that are Bike and walking friendly	1
restore golf course	1
Resort/golf/destination type amenities	1
Recreation center, gym, theater	1

Appendix

Public access area	1
pedestrian bridge at the Lake Lure Flowering Bridge	1
NOT DOLLAR GENERAL! Not much else. Simple is better. Maybe an Urgent Care.	1
No spec home neighborhoods!!! Small population!!!	1
Music venue	1
More walking and biking lanes and paths	1
More safe river access areas to put in and put out .River activity, such as tubing, rafting kayaking, floating	1
Local art and craft galleries instead of offering crap from China	1
Live theater	1
Just clean up the area back to pre Hurricane, stay out of Economic Development, it is not the governments job.	1
Hotel and convention center	1
Gas station or convenience store	1
Gas station and small grocery near town csnter	1
Gas Station	1
Food trucks	1

Appendix

Fitness/Yoga studio or Community Center	1
Erosion control measures	1
Environmental protections	1
Dog park	1
Disc golf course	1
Consistency with Farm day market	1
Concerns about variances granted that may hurt the Tryon Bay Bridge Replacement	1
Community space, i.e. community vegetable garden where residents can gather and grow	1
Coffee Roasting	1
Buried power lines and telecom	1
Bike paths and sidewalks	1
Better internet access	1
ATMs	1
Art galleries, entertainment venue	1
An open beach available to all	1
Affordable housing	1
Access to boating for ALL residents of Rutherford County	1
A gym	1
1. A 4ft wide walkway that goes along the road from Lake House Restaurant to the marina. 2. Anything involving nature preserve.	1
VETERINARIAN ANIMAL HOSPITAL	1

Appendix

Are you concerned about blighted or dilapidated structures? (Required)

Somewhat	2
Yes, new commercial structure should be developed near higher ground where post office is located	1
Yes, if this question relates to Helene damages homes	1
Yes but the complexity and rigor of the Lake Lure zoning and building requirements are very difficult and time consuming to satisfy, leading to more dilapidated structures. The town should seek to simplify the requirements and ease restrictions	1
Usually older homes or trailers that have junk taking over their yard	1
The land in front of The Lake House Restaurant is the entrance of Lake Lure and should be developed to present better. Also, the sign to the medical offices is cracked and reflects what looks like a broken community.	1
Structures that were dilapidated pre-Helene, yes...Structures damaged due to Helene need time to address	1
Slippery slope depending on who is advising on the conditions.	1
Prefab structures	1
Only if they are not scheduled to be repaired or replaced within two years.	1
Only if they are a danger to the waterways	1
Not yet.. if there's a significant increase in abandon dilapidated structures then yes.	1
Not generally, though I agree more could be done in terms of knocking them down.	1
Not a top priority.	1
N/A	1
It depends on what it is	1
It all depends on the definition of blighted or dilapidated	1
if they are lake front property	1
Don't really care.	1
Doesn't seem to be a significant problem.	1
Concerned about the condition of the Lake Lure dam	1
Buildings and structures that have been abandoned and are no longer being used for their initial use need to be either cleaned up and utilized or torn down. It doesn't look good driving through town to see all of the dilapidated structures.	1

Appendix

Do you support minimum housing regulations?

Yes, within reason	1
Yes, depending on how these regulations are determined and enforced.	1
Yes, but this is a slippery slope to government over-reach that has occurred in many places.	1
This is taken care of by Rutherford County. We do not need a local building inspector.	1
This allows run down, barely livable properties to exist and are a blight on the natural beauty of the area.	1
The town should revisit the basic housing standards and consider affordability as they work through revised standards	1
Should be dependent on full time or part time dwelling	1
Short term rentals are not following standards	1
Only new housing. Older house are often not affordable to fix, but people own them and still live there	1
Not sure	1
No opinion	1
Nice idea but may be costly to enforce and maintain	1
Meh, everybody needs something	1
Let people build what they want	1

Appendix

Lake lure needs to preserve the character or the area and not go down the road of just throwing up housing. Have to be careful with the type of housing that is allowed because if not you will lose that feel of what makes Lake Lure special.	1
Indifferent	1
I'm unsure at this time	1
If it is on the main 64/74/9 road, YES	1
If affordable alternatives exist and are readily available, then minimum requirements are reasonable. Those options do not currently exist, so people should be left to decide for themselves what is livable.	1
I wish for all of those standards and conditions for my Lake Lure neighbors, but I would not want to force people from having a roof over their heads (shelter) because they don't have adequate space or indoor plumbing. How will they live elsewhere?	1
I think Lake Lure locals and workers should have mandatory rent limits, not forcing them to pay above a certain amount of their wages, for all the damage and trauma we went through, as well as to keep our workers from leaving or going homeless as we open.	1
I support minimums, but the county building inspectors are incompetent to judge and enjoy torturing home owners... and then the Revenue dept is downright vindictive.	1
I support housing safety. This can quickly become an ever increasing list of minimal requirements which will hurt be a burden on the community. Structures that are at risk of collapse do need standards, There are already several such rules in place.	1
I support high housing regulations to keep values and appearance up.	1
Depends who is deciding what the definition of "minimum". If its some multi-millionaire then no, I don't support it.	1
Depends on where located	1
Again, slippery slope. The highlands in one of our nations oldest mountain ranges will in no doubt that some long term residents that might be living 'in the rough'.	1

Appendix

Do you think development regulations are adequate for Lake Lure? (Required)

not sure	2
	6
Don't know	8
Unsure	6
Unknown	4
Don't know	4
Not familiar with current regulations	2
No opinion	2
I don't know	2
Do not know	2
yes expectations to be fine tuned with future growth	1
Without reviewing g carefully all the regulations that currently exist it is impossible to answer this question.	1
We need to allow for commercial growth before housing growth	1
We are over regulated now. We need a survey of local building contractors and permit applicants to get meaningful input on our current code enforcement.	1
Violations of regulations need more strict enforcement	1
Unsure w/o reading regs.	1
Unsure of development regulations	1
Unaware of current regulations	1
Town needs board to handle and not Town Council.	1
Too strict	1
Too challenging to interpret	1
They seem to be slowing things down too much, otherwise yes	1
They seem overly restrictive	1
They are too restrictive and complex to navigate for many people. They should be simplified and balance the standards against affordability for residence and accommodate the needs of construction contractors to execute the improvement projects..	1
There needs to be thoughtful regulations that protect the environment and beauty that we all love. At the same time I think the permitting and inspection process is not always rooted in common sense and the intention of the regulations	1

Appendix

The town of Lake Lure is questioning state engineers on our property and holding up a permit to fix our land but then has granted several variances for a dangerous build of two houses and two docks next to the bridge across from the lake house.	1
The sewer system is completed around the lake, setback. Should be relaxed to allow for the construction of additional dwellings and parking.	1
Sorry, I'm not sure	1
Some special cases should be considered	1
Self interest of realtors appears to drive policy	1
Restrictions and permitting need to have bureaucracy cut and made owner friendly. Economics will take care of the rest	1
prefer they stay strict	1
Permitting/ planning department of town is extremely difficult to deal with	1
Over reaching	1
Not sure what they are now or if they are adequate	1
Not sure what they are currently	1
Not sure what the regulations are that you are referring to	1
Not sure what the question means by development regulations	1
Not sure what development regulations of Lake Lure are currently.	1
Not sure of the regulations but, the preservation of the feel and history of the lake are very important.	1

Appendix

Not sure if the regulations are being followed or if there is enforcement of development regulations.	1
Not known	1
Not familiar with what the regulations currently are.	1
Not familiar with regulations enough to respond	1
Not familiar with existing regulations so cannot answer this.	1
Not familiar with development regulations	1
Not familiar with current regulations.	1
Not familiar enough with current regulations to answer.	1
Not exactly sure of current regulation specifics.	1
Not educated enough in the current regulations.....Do not let apartment complexes or trailer parks anywhere close to lake lure.	1
Not aware of what these are	1
Nor sure	1
No , private home rentals need to be addressed. There are to many	1
NEW building around the lake has been excessively large and not conducive to historical cottage atmosphere. Building regulations are too lax on unstable soil/erosion issues.	1
Need more info on requirements	1

Appendix

My answer is yes but for the dilapidated lake structures. The lake is what drives tourism. It should look pristine	1
More than adequate	1
Many years ago there were no regulations and now there are too many regulations, they aren't communicated effectively and the permitting process and review with the town is ridiculous.	1
Leading question. I've experienced the glacially slow and double standard of the town zoning	1
Laws regarding setbacks are ignored	1
Lake Lure tends to over regulate based on one-offs that would be better addressed by enforcement	1
Lake Lure is too restrictive in permit issuance.	1
I've got no idea, not familiar with them	1
It's over regulated compared to larger municipalities	1
It would be nice to see more infrastructure such as the arcade building, with retail on the bottom and housing on top. It would also be nice to see actual businesses inhabit the arcade building to increase and have safer foot traffic near the beach.	1
It depends on what type of developer	1
I'm unsure at this time	1
I'm not well-informed enough about existing regulations to answer this.	1
I'm not sure what those regulations are	1

Appendix

I'm not sure what regulations are currently in place. I would be in favor of "eyesore" legislation. If houses are falling down, owners should be required to fix them or tear them down, or turn them over to the city.	1
Im not informed enough to say	1
I'm new to the area and unfamiliar with the regulations.	1
I think people should have a roof over their heads	1
I prefer more regulations and stricter enforcement. Lake Lure is a gem	1
I only know my experience as an owner doing renovations. Standards seem to be stringent, but enforcement on existing structures seems to be unimportant.	1
I haven't read them	1
I have no familiarity with development regulations but heresay indicates the regulations are burdensome and inhibit needed growth	1
I don't know. I think that commercial properties that are allowed to egress onto private homw roads is a bad idea	1
I don't know, so have no opinion.	1
I don't know what they are and honestly don't see much development.	1
i don't know the current development regulations so i can't comment on them	1
I don't know enough about current regs to comment	1
I don't know enough	1

Appendix

I don't know	1
I don't know.	1
I don't know what they currently are	1
I don't know what they are	1
I don't know what the regulations are	1
I don't know these details	1
I don't know exactly what the current 'development regulations' are. With part time residence property since 1986, I witnessed some less than complimentary behavior in the local government (post Helene) and would pass on answering the above.	1
I don't have enough specific knowledge of current regulations, but looking at the state of some buildings - even before Helene - I would guess that current regulations are inadequate.	1
I do not know enough about this to answer	1
I can't answer as I don't know the current development regulations.	1
i am unfamiliar with the development regulations	1
I am not sure what they are, so I do not want to weigh in on missing info.	1
I am not knowledgeable enough to answer	1
I am not familiar with the current regulations.	1

Appendix

have not seen them yet	1
From experience some are ridiculous.....	1
For the most part yes, some are a bit overboard and other areas could use improvement.	1
Enforcement of what we have please	1
Don't know enough to say	1
Don't know what we have currently	1
Don't know what they are	1
Don't know what the regulations are to answer this question.	1
Don't know the regulations	1
Development regulations should consider long term effects and use a master land plan to protect the environment. The ecology of the area is fragile and important and too much development will upset the balance and ruin the natural beauty of the area.	1
Development regulations and zoning ordinances are out dated, inappropriate, and poorly enforced.	1
Design regulations and fewer lights	1
Concerned about the variances that have been granted to some that jeopardize the community and tourism. Where will traffic go when the Tryon Bay bridge is replaced?	1
As much as I'm aware	1
Always asked, where is the "TOWN" of Lake Lure?	1
A little too much overreach with certain requirements or approval.	1
A little much for foke to keep up with but it is all due to one or two people not following the rules.	1

Appendix

**What features do you think are crucial for a successful town? Select up to three.
(Required)**

Working critical infrastructure is key. Also, activities like safe walking paths for the people who live here and call this town HOME.	1
We would love to have a more centralized/developed "town" where people could come and hang out it for shopping and eating. It would build a better sense of community.	1
We must encourage a positive working relationship between the town commissioners and local businesses.	1
Water/Wastewater and roads and soil stabilization around roads and tree maintenance and erosion control	1
Walkability between Lake Lure and Chimney Rock/ replace the Flowering Bridge	1
Visitors Center	1
Town events (such as fireworks), effective and helpful local governement.	1
Town EMS as well as Fire/rescue & police	1
Tourists come to Lake Lure for natural beauty but restaurants and shops are also attractions that draw people in. Lake Lure is lacking in those areas.	1
There is adequate subsidized housing in surrounding communities. We do not need any in Lake Lure. A review of police logs in LL and surrounding communities will show the correlation between subsidized ("Affordable") housing and criminal activity.	1
The Flowering Bridge	1
The Flowering ridge was a huge attribute to our town	1
The dam infrastructure and stability for the next 100 years should be the #1 priority. Every single Lake Lure initiative is a distant second. Without the lake, our town does not exist.	1
The commercial building opposite Fae Nector should be retail / tourist and operational.	1
some type of flowering bridge reconstruction as it was a highlight spot for tourists and part of LL logo	1
Shopping	1
Sewer system most important!	1
Retail and restaurants (#1 by far)	1
Recovery work to fix up places hurt by the storm damage	1
Public access to the water	1
Pickleball and pickleball tournaments	1
Night life	1

Appendix

More economic opportunity in areas surrounding the lake, ie near rumbling bald. A standard grocery store around this area would be amazing for rumbling bald residents	1
Law and order	1
Kudzu control	1
Infrastructure. Namely, water lines. No septic.	1
infrastructure	1
I am very worried about the massive amount of kudzu that is present in the town and on the roadways. I really feel like we need to address it as it is very harmful to the natural mountain environment	1
Enough regulation to avoid becoming a tourist trap full of souvenir shops and motorcycle apparel places.	1
Enforce laws we now have	1
Control tacky signs and ugly colored lights	1
Competent leadership- mayor, town council, and town manager	1
community leadership that supports resident concerns	1
Bringing businesses to empty storefronts will help with economic development	1
A well-funded school	1
A distinct town center/commercial area/gathering place. Case in point, look at Chimney Rock Village.	1
* Underground Utilities in center of Town	1

Appendix

What types of improvements or changes do you envision in the town? (Select all that apply)

Restricting vacation rentals	2
We need a medical facility for urgent care and a bank. A decent grocery store on the other side of the lake from Ingles would be great.	1
Walk from Lake Lure to Chimney Rock and enough parking	1
Veterinarian facility, Underground power lines in town center	1
Vacant buildings reimagined or zoning change to allow for other uses if not to be occupied as a business.	1
Update the city inn and some of the buildings downtown need some TLC	1
The beauty of lake is unmatched. Now need a brand to support and draw people. I think an Amphitheatre with concerts could make Lake Lure the Red Rocks of the south.	1
Support Rumbling Bald On Lake Lure as we provide much of your tax base.	1
Strictly limit density development	1
Stay out of "economic development" just do the infrastructure - it has been grossly neglected	1
Sailing and rowing opportunities. This includes lessons, rentals, and a non-motorized-only boating schedule for lake access..	1
Review setback requirements to accommodate age of building and topography....current regulations are designed for building on a flat square lot....	1
Return of EMS to Lake Lure instead of county and Polk covering, Police & town hall moving back to general area pre-Helene	1
Restrict short term rentals (party houses) Air BNB, etc.	1
Responsiveness to resident suggestions. I have twice asked two different mayors about a Christmas market downtown and do not recall receiving a response. Unacceptable.	1
Replace the pedestrian bridge at the Lake Lure Flowering Bridge	1
Relaxing of excessive permitting for repairs to homes damaged by Helene. And for the town and county to work with NC legislature to allow temporary reduction of property tax. Having to pay full RP taxes is criminal.	1
Properly maintain trails and create some form of community engagement.	1
Prioritize pickleball courts. They will bring people to the area for tournament, who will then visit the shops and restaurants.	1
Post storm cleanup	1
Please make the temporary disc golf course on the old golf course permanent, and expanded to 18 holes. I understand the designer of Jacks on Park in Hendo is involved, which is great news.	1
Pickleball courts at min 8	1
Not allowing a restaurant like Japan to come in and plaster those dumb signs all over the windows. It was such an eye sore.	1
No spec home neighborhoods!!! Small population!!!	1

Appendix

No franchises or name brand corporations	1
No commercial shopping -small town businesses who care about keeping Lake Lures beautiful	1
new sewer system is critical.	1
More local businesses to visit/support	1
More commercial opportunity/development around morse park and downtown area	1
Monetize Morris Park. Tournament pickleball courts 12-14, amphitheater with monthly music, covered large area for farmers market. The marina should have local transportation options such as water taxis for guests staying at local lodges and rumbling bal	1
Make information for lake access and use easily understood and accessible to aid visitors in enjoying the lake.	1
limit boats on the lake	1
Less tour boats, and big boats on the lake	1
Leave lake lure alone it's peaceful and quiet. For the people who live here they want there peace and quiet it's perfect don't touch it	1
Lean into Dirty Dancing, it is the Female Star Wars. Bring back the DD festival with better mgmt.	1
Keeping the wildlife plentiful and the town's commercialization to the bare minimum.	1
Keep stoplights out of our intersections. I'm so proud that Lake Lure has not one stop light.	1
Keep it small and quaint not overdeveloped	1
Keep it simple	1

Appendix

Invasive species mitigation; fewer large single-family housing developments (favoring instead more efficient & affordable housing like apartments, townhomes, triplexes, tiny home communities, etc. in already developed/commercially abandoned areas)	1
Increased hiking, environmental protections	1
increase traditional recreation for growing youth population	1
Improved Parking	1
Improve restaurants and retail — more options, more like Seaside, FL town center	1
Improve and maintain drainage in all neighborhoods and control erosion.	1
I like Lake Lure as it is today, once the Hurricane damage is finished.	1
I am moving for the lack of pickleball.	1
Handicap accessible sidewalks	1
GREAT improvement has happened since the storm, but the thing that sticks out is work on the river and road looking natural from Chimney Rock Town to the old Bat Cave Apple House RIP.	1
Get rid of Coney Island lights on lake front property.	1
Free public access	1
Focus on your gem - the lake!	1
Environmental protection to follow in the footsteps of Chimney Rock State Park.	1

Appendix

What key historic and cultural sites need to be preserved to maintain Lake Lure's character? (Required)

Lake lure Inn	24
The Lake	18
Flowering Bridge	16
Chimney Rock	7
Lake Lure Flowering Bridge	6
N/A	5
Lake	3
Green space	3
The lake lure inn	2
The lake itself.	2
The inn	2
None	2
Lake Lure Inn and beach	2
Lake Lure	2
Lake and parks	2
Bottomless pools	2
Arcade Building Open field on Green Space	2
What are the specific housing needs today? Is there a need to create more, other than private	1
We need more affordable housing but also do not want to run the risk of having low income	1
We lost the Flowering Bridge. Let's keep the remaining architecture from LL's origin. Modern	1

Appendix

Washburn Marina, Morse Park and the Lake Lure Beach building need to be the	1
Washburn Marina Morse Park Beach	1
Visitor center, Chimney Rock Village (even though that's really not Lake Lure),	1
Visitor Center with historical information	1
Veivs	1
Unsure, have only been a tourist there	1
Unknown	1
Unfortunately the Lake Lure flowering bridge was destroyed during hurricane	1
Undeveloped lake shore	1
uncertain	1
Tryon Bay Bridge Washburn Marina Dam Marina	1
Trails, young men	1
Town of Buffalo Cemetery	1
Town Cove the the lake lure Inn and arcade Expansion of the welcome center	1
Town Center, Pine Gables, outdoor chapel, parks, lake, beach	1
Town center including Arcade Building and Lake Lure Inn. Entrance to Chimney	1
Town Center	1
Town Beach and town welcome center need facelift after post storm recovery	1

Appendix

Tourism along 64/74 to access the lake and commerce	1
Tops of mountains, so they are not entirely spoiled by building.	1
The views from the lake and surrounding areas.	1
The view of mountains and the lake needs to be preserved to people come to the	1
The towns of Chimney Rock, Lake Lure, and Bat Cave. Chimney Rock State Park and	1
The Town proper needs to be preserved. It is important to keep the Town Hall in Lake Lure	1
The town of chimney rock, chimney rock park, and the inn at lake lure.	1
The Swimming Beach and Lake Lure Inn	1
The state park, the lake and the open green spaces make Lake Lure special.	1
The state park	1
The Stagecoach House , Lake Lure Inn, Bubba Olearys, Riverwatch	1
The Stage Coach Inn.	1
The Riverwalk from Chimney Rock Village to the remnants of the Flowering Bridge BUT	1
The restaurants and shops surrounding the lake	1
The restaurant next to Lake Lure Inn. All green spaces, Lake, and marina.	1
The residential nature of the town is essential. This is a SMALL lake that cannot	1
The parks and trails.	1
The park and any old buildings and cemeteries	1
The overall styling and theme should be maintained – but all needs improvement	1

Appendix

The old dalton White House on buffalo creek and bills creek. Any and all old historic	1
The natural beauty and views surrounding lake. Flowering Bridge Walking, picnic areas, family	1
The marina, the beach,	1
The main beach and all the retail buildings visible from that point.	1
The lodge on lake lure, lake lure inn	1
The lodge at lake lure, flowering bridge.	1
The Lodge and similar looking buildings at the lakefront	1
The lake... build a new dam.	1
The Lake. Lake Lure Inn. Bottomless Pools.	1
The lake. The beach.	1
The lake. Lake lure inn.	1
The Lake. If you overdevelop you absolutely will destroy the water quality of the lake. The dam	1
The lake, the parks, the trails, all historical buildings, existing bridges, etc	1
The Lake, The Beach	1
The Lake, rivers, parks, and LL Inn	1
The lake, river, and state park	1
The lake, parks, green spaces, Lake Lure Inn, the river, creeks.	1
The lake, of course. Whatever form the flowering bridge can continue in.	1
The lake, Morse Park, Flowering Bridge	1
The lake, Morse Park	1
The Lake, Lake Lure Inn, Dirty Dancing sites	1

Appendix

The Lake! Everything to keep it beautiful and pristine. A new dam of course. The beach area	1
The Lake!	1
The Lake The Marina The Beach area including the Town of Lake Lure	1
The lake The Lake Lure Inn Flowering Bridge	1
The Lake Chimney Rock Flowering Bridge	1
The lake should be fully restored so it is safe, beach and repairs to Chimney Rock.	1
The Lake of course and Chimney Rock State Park.	1
The lake needs to remain as free of pollutants as possible. No jet skiing or other things that	1
The lake needs to have free public access.	1
The lake must be restored and the sewer system completed.	1
The Lake Lure Inn, the beach, downtown	1
The Lake Lure Inn Morse Park Chimney Rock	1
The Lake Lure Inn needs to be updated and preserved. The Inn should act as the anchor to	1
The Lake Lure Inn and surrounding buildings, access to Chimney Rock park, public access to	1
The Lake Lure Inn and Spa.	1
The Lake Lure Inn and Arcade building.	1
The Lake Lure Inn and adjoining buildings on property.	1
The Lake Lure Flowering Bridge, the 1927 Inn, The Beach	1
The Lake Lure Dam	1
The Lake Lure Beach, Lake Lure Inn, place to tell the story of the lake and historic things that	1

Appendix

The lake itself, what ever measures that finish cleaning the lake	1
The lake itself, the Lake Lure Inn, Morse Park, the Dam,	1
The lake itself, sea walls, the Inn, the natural beauty- no strip malls and cheap metal	1
The lake is the number 1 priority. After that, the Town Center, Morse Park and some iteration of	1
The lake front	1
The Lake from Chimney Rock to the dam.	1
The Lake for sure! The existing buildings but updated with more attractive paint. The	1
The lake beach and marina. It would be nice if there were more charming looking businesses	1
The lake and the wilderness areas around it.	1
The Lake and the shoreline. The big wake boats and tour boats are tearing up the shoreline	1
The lake and the dam	1
The Lake and private property / single family residential (not rental) versus transient or	1
The Lake and Marina The Lake Lure Inn and Spa The Arcade Building	1
The lake and lake access, Lake Lure Inn	1
The lake and it's surrounding mountains They are the calling card and should be cared for	1
The lake and its beaches and marinas. The Russel Fort, and Lodge on Lake Lure.	1
The Lake and Chimney Rock	1
The Lake and beach, Morse Park, Lake Lure Inn and Arcade area	1
The lake The parks	1
The lake The lake. The lake	1

Appendix

The Inn. The exterior looks rough and sad	1
The Inn. Parks in existence for at least 40 years.	1
The inn. The beach. The flower garden.	1
The Inn, the beach, Morse Park	1
The Inn, the Arcade building, the dam	1
The Inn The Lodge Camp Lurecrest Flowering bridge The Lake (tour boats too!)	1
The Inn down by the Lake and all of the surrounding buildings. (Arcade building, the	1
The Inn at Lake Lure	1
The Inn and the Arcade building.	1
The inn and surrounding buildings	1
The Inn and Flowery Bridge	1
The inn and connected buildings that look run down now, the beach, dirty dancing sites.	1
The Inn and Arcade is all that's left.	1
The inn and arcade building area. And marina, monitoring for over/use and over/development.	1
The hotel and beach and locally owned original small restaurants.	1
The golf course that is now green space Should be a golf course	1
The golf course should have been preserved The Flowering Bridge	1
The Garden Bridge/Rainbow Bridge	1
The forests surrounding Lake Lure are essential. Another terraforming event like weather	1
The Flowering Bridge, the Lodge on Lake Lure, and Lake Lure Inn.	1
the flowering Bridge Camp on the Lake Dam Marina (it was a cool place back in the day)	1
The Flowering Bridge (if rebuilt), the Lake Lure boat tours that tell the history of the lake and	1

Appendix

the flowering bridge (community gathering plus tourist attraction) the lake lure in and arcade	1
The flowering bridge	1
The Falls	1
The downtown area of be lake could be developed more into a town center that draws	1
The Don Ross golf course should be returned to it's original state as a golf course.	1
The damn!	1
The dam The lake	1
The Dam and Lake Lure Inn	1
The Dam	1
The charm and old town character	1
The broad River, NC state parks in the area, Lake.	1
The Bottomless Pools themselves and surrounding natural forest need to be	1
The beautiful building where that horrible Chinese restaurant was	1
The Beach. Morse Park. Lake Lure Inn.	1
The beach, Washburn marina and Morse Park need to be preserved.	1
The beach, the stone shoreline, the original town buildings	1
The beach area and hotel,river access for public	1
The beach and arcade.	1
The beach	1
The Arcade, the Inn, public beach, public river access	1

Appendix

The Arcade and Lake Lure Inn. However the Inn owners need to have help restoring charm. It is	1
The 1927 Inn & Spa, the gazebo, the flowering bridge, and, generally, all historic structures	1
Small town vibe.	1
Shoreline	1
Rumbling Bald and the beach	1
Rumbling Bald	1
river walk	1
Revive the Inn	1
Restoration of the lake! Perhaps converting the Green Space back to a 9 hole golf course. Our	1
replacement of the iconic Lake Lure Flowering Bridge	1
Reopen the golf course	1
Preserve the natural beauty and small village feel. These are the greatest assets and once	1
Preserve safety on the lake. Limit motorized boat traffic to keep the lake safe and avoid	1
Preserve natural environment and beauty of lake and chimney rock.	1
Please limit development to preserve the wonderful town that we all love. Keep mom &	1
Pine Gable, The Bottomless Pools, and The Lake Lure Inn.	1
Pickleball	1
People love that movies have been filmed here.	1
Over recent years most of it has already been destroyed.	1
Original buildings	1
Open space and trails	1

Appendix

Of the sites that weren't destroyed by Helene, I think only the lake and lakefront are major	1
Not sure we have any key historic or cultural sites to preserve if we do we are doing a poor	1
not sure of what sites you are refering to.	1
Not sure	1
Not necessarily preserved, but Rumbling Bald needs to be updated! The resort is very	1
No spec home neighborhoods!!! Small population!!!	1
No mobile homes. Morse park.	1
no comment	1
Nka	1
New flowering bridge	1
Native American history	1
municipal affordable golf course. swimming pool	1
Movie sites	1
Morse Park/beach area	1
Morse park. Flowering bridge	1
Morse park. Any areas bordering the lake or river	1
Morse Park, Town Center	1
Morse Park, the lake itself, the town center	1
Morse park, the lake and the beach	1
Morse Park, The Green Space, The beach. Please no overdevelopment The natural beauty of the	1
Morse park, pavilion, lake tours	1
Morse Park, Lake Lure Beach, Washburn Marina and Floating Boardwalk	1
Morse Park, Buffalo Creek Park	1

Appendix

Morse Park, beach and Lake Lure Inn	1
Morse Park The Marina The Garden Bridge in new form Lake Lure Inn The beach The former	1
Morse Park Rumbling Bald Lake House	1
Morse park Lake lure Flowering Bridge	1
Morse Park Lake Lure Beach Flowering Bridge Sidewalks	1
Morse Park	1
Morse Park should be rebuilt to include an amphitheater for live music and screening	1
Morse park pickleball courts	1
Morse park needs to be returned or brought to its beautiful state with pickleball courts and	1
Morse Park needs to be a recreation area so we can have festivals, charity pickleball	1
Morse Park dirty dancing steps need to be painted	1
Morse park area	1
Morse park and the marina.	1
Morse park and other walkable lake viewing. Better sense of town center at beach/inn/	1
Morse Park and gazebo. The lake.	1
Morse Park	1
Morse Park, Green Space, Flowering Bridge	1
Morris park, chimney rock,	1
Marina, morse park and town center	1
Marina, connectivity to Chimney Rock, walking bridge (flowering bridge)	1
Marina, beach, flowering bridge like garden area, more connective walking paths. All our current	1

Appendix

Marina area and Morse Park	1
Maintaining and expanding Lake Lure's green spaces as open recreational areas	1
Lodge on lake lure, lake lure inn	1
LL Inn & Spa	1
Land and parks around lake	1
Lake's pristineness - Limit boats and marina size. Too big a marina is an	1
LakeLure Inn, beach	1
Lake/dam	1
Lake, Morse Park	1
Lake, Marina, Morse Park	1
Lake, lake lure inn	1
Lake, chimney Rock, connected trails	1
Lake, Chimney Rock, & downtown business district	1
Lake, beach, Chimney Rock, Young's Mountain	1
Lake, beach and environs.	1
Lake Historic flowering bridge Arcade and inn	1
Lake should not become a "carnival" town-it is Lake Lures quaintness and	1

Appendix

Lake Lure's history is uniquely connected to the natural environment. The scenic views,	1
Lake Lure, Marina, Beach Trails	1
Lake Lure, Downtown Chimney Rock, Chimney Rock state park, and Downtown	1
Lake Lure Lake, beach, chimney rock, hiking paths	1
Lake lure itself	1
Lake Lure Inn, the beach	1
Lake Lure Inn, rebuild Flowering Bridge, Morse Park/Marina	1
Lake Lure Inn, Office Suites Building that now houses Mexican restaurant Lake Lure rental	1
Lake Lure Inn, Morse Park, Marina	1
Lake Lure Inn, Morse Park, Lake Lure	1
Lake lure inn, morse park	1
Lake Lure Inn, Lake Lure Marina, rebuild Flowering Bridge, Chimney Rock park	1
Lake Lure Inn, Lake Lure Beach, marina, library, Lake Lure marquis as you drive down	1
Lake Lure Inn, Esmaralda Inn, Arcade Building, Morse Park	1
Lake Lure Inn, Chimney Rock Park	1
Lake lure inn, broad river inn	1
Lake Lure Inn, Arcade, Lured's buildings, Old bridges, Bottomless Pools, Beach entrance,	1
Lake Lure Inn, anything to do with Dirty Dancing....the lake itself	1
Lake Lure Inn, all trail systems	1

Appendix

Lake Lure Inn, all hiking trails and Chimney Rock State Park	1
Lake Lure Inn, a tribute to Flowering Bridge, Gazebo, hiking trails, view of natural beauty at	1
Lake Lure Inn Old retails that are repairable Beach area 2....Marinas Flowering Bridge area	1
Lake Lure Inn Lake Lure Beach Morse Park Bottomless Pools	1
Lake Lure Inn Lake Lure Beach	1
Lake Lure Inn Historic buildings Dirty Dancing sites	1
Lake Lure Inn Greenway (old golf course) Lake Lure Beach	1
Lake Lure Inn Chimney Rock State Park Esmeralda Inn Lake Lure	1
Lake Lure Inn Chimney Rock Park Morse Park Welcome Center	1
Lake Lure Inn Broad River Morse Park	1
Lake lure Inn Bottomless pools Lodge on the lake All old houses on the lake Lake Lure Beach	1
Lake Lure Inn Beach Marina The Flowering Bridge Gardens The older bridges The Lake	1
Lake Lure Inn Arcade Other original historic buildings and homes	1
Lake lure Inn Arcade Building The first boathouse Chalet Club	1
Lake Lure Inn Apalachian restaurant	1
Lake Lure Inn	1
Lake Lure Inn is critical along with Washburn marina.	1
Lake lure Inn facade needs to be assisted by the town. Keep it painted and landscaped. Beach	1
Lake Lure Inn and the items discovered when the lake was lowered.	1
Lake Lure Inn and the building next to, the Dirty Dancing history	1
Lake Lure Inn and surrounding areas (Flowering Bridge)	1

Appendix

Lake Lure Inn and surrounding area	1
Lake Lure Inn and Spa Morse Park Gazebo	1
Lake Lure Inn and Beach, Downtown Chimney Rock and trails	1
Lake Lure Inn and Arcade Building	1
Lake lure inn (downtown in general). Although the Inn and downtown could use investment to	1
Lake Lure Inn & Beach The Dam Tree Canopy	1
Lake Lure Inn & Arcade Beach Green Space	1
Lake Lure Inn Lake Lure Beach Morse Park	1
Lake lure inn Bottomless pools	1
Lake Lure Green Space...loved when it was the golf course. Think it needs to be upgraded. The	1
Lake Lure Flowering Bridge, Chimney Rock State Park, 1927 Lake Lure Inn. Bottomless Pools	1
Lake Lure Flowering Bridge and bring back the public golf course	1
Lake Lure Bridge	1
Lake lure beach. Morse park and visitor center	1
Lake lure beach, the inn, arcade building, intersection of 9 and memorial. Preserving	1
Lake Lure beach, Lake Lure Inn, Chimney Rock State Park	1
Lake Lure beach, flowering bridge	1
Lake Lure Beach The Arcade Building Pool Creek Picnic Park Morse Park THE BOARD WALK	1
Lake Lure Beach	1
Lake and surrounding. Flowering bridge, Chimney Rock	1
Lake and better lake access	1

Appendix

L L Hotel and Spa and Arcade area should be a vibrant location for local business	1
Kept the lake around the beach with no boat cover half the area! Did not like the	1
Keep the lake and town a hidden gem that does not allow large companies, resorts	1
Keep lake traffic down	1
Keep chain commercial out	1
Just maintain the lake.	1
It needs to remain a resort town	1
Inn, older buildings around beach,	1
Inn, Bridges, Lodge, Golf Shack, anything part of the original Morse master plan	1
Inn Flowering Bridge	1
Infrastructure... so that the lake and community survives. Infrastructure is key	1
I'm not sure	1
Iconic Lake Lure Inn and Arcade, Flowering Bridge	1
I love the small mountain town vibe. I feel like it's what brings people to the area	1
I love that Lake Lure has no stop lights. Maybe preserve the routes thru LL	1
I don't know about sites. Just keep the environment protected and enhance the	1
I can't think of a single historical or cultural site in Lake Lure. I do think the	1
I believe numerous green belts and parks are needed to ensure the area retains it's	1

Appendix

I believe keeping the old golf course as natural and park-like is	1
I am only familiar with privately owned properties like the pine	1
I am not there enough.	1
I always tell people living in Lake Lure is like being in a Hallmark	1
Hotel. Flowering bridge.	1
Hotel Beach pavilion	1
History of the town of Buffalo (would be nice to visit a park and	1
Having the natural beauty of the region be both protected and	1
Greenspaces and the lake.	1
Green space, Morse Park, both beaches, and all hiking trail	1
Green Space, Ditmer-Watts, and Marina provide residents and	1
Golf course	1
getting the lake back open and add a few more restaurants around it	1
Free public access	1
Free Access to river and lake for safe floating. Bring back	1

Appendix

Flowering bridge; the Lake; the dam; Lake Lure Beach.	1
Flowering Bridge. I know it's been lost but it would be amazing if we could have	1
Flowering bridge. Existing bridges over tryon bay and over the creek from	1
Flowering Bridge, Walkable Downtown Area	1
Flowering Bridge, Town of Buffalo museum	1
Flowering bridge, the Lake itself	1
Flowering Bridge, Rainbow Bridge, Morse Park with expanded facilities	1
Flowering Bridge, Morse Park, the Beach, Lake Lure Inn, The Lodge on Lake Lure,	1
Flowering Bridge, Morse Park, Boardwalk around the Lake, Lake Lure Inn, Arcade	1
Flowering bridge, Morse park,	1
Flowering Bridge, Morse Park	1
Flowering bridge, ampatheatre, Morse Park.	1
Flowering Bridge The lake	1
Flowering Bridge Quaint nature of Chimney Rock The lake Lure Inn Keep	1
Flowering Bridge Nod to movies filmed in area Lake Lure Inn	1
Flowering bridge Lake lure inn Beach	1
Flowering Bridge Lake Lure Inn and Spa Lodge on Lake Lure Esmerelda Inn	1
Flowering bridge Lake and Mountain View's Marina Beach	1

Appendix

Flowering bridge Hidden pools	1
Flowering Bridge Chimney Rock Park The Lake	1
Flowering bridge Arcade building Lake lure inn Former golf course	1
Flowering bridge which, other than the loss of life was the laegest tragedy from Helene	1
Flowering bridge should be rebuilt in some form	1
Flowering bridge in some form. The lake.	1
Flowering Bridge and Green Space	1
Flowering Bridge & gardens Lake Lure Golf Course Bottomless Pools	1
Flowering Bridge Morse Park	1
Floweing bridge and marina for boat rides	1
First house on the lake, bottomless pools, hiking trails	1
Downtown Lake Lure- enhance and expand it based on its charm	1
Down town needs development please!	1
Don't know	1
Dittmer-Watts, Lake Lure Beach	1
Dirty dancing location, last of the mohicans location Ezmeralda downtown Chimney Rock	1
Dirty Dancing Festival;Arts festival;Polar Plunge Lake Lure Inn!	1
Dirty dancing festival!	1
Dirty Dancing area	1
Dam, Lake Lure Inn	1
Dam, Inn, Arcade, Beach	1
Dam, Hotel	1
Currently forested land and riverbanks in general I am concerned about inefficient	1

Appendix

Chimney Rock, The shopping town, the look of the Rocky Broad river, LESS on the	1
Chimney Rock, the Lake, boating	1
Chimney Rock, the 1927 Lake Lure Inn & Spa, the historic Beach & Bathhouse, Morse Park,	1
Chimney Rock, Lake Lure Inn	1
Chimney rock, lake lure beach	1
Chimney rock Lake Lure Inn and arcade area Downtown chimney rock The beach, the	1
Chimney Rock village and State Park, lake lure inn and spa, lake lure boat tours, dirty	1
Chimney Rock state park. Lake Lure Inn.	1
chimney rock state park. Green Space. Morse Park.	1
Chimney Rock State Park, Flowering Bridge, Rainbow Bridge, the Inn and Spa, structures	1
Chimney Rock State Park needs another road so that access and egress can be one way.	1
Chimney Rock state park Hiking trials Lake Lure Inn Rebuild chimney rock business	1
Chimney Rock State Park	1
Chimney Rock redevelopment	1
Chimney rock park, State park, Beach area, Flowering bridge	1
Chimney Rock Park, LL Beach, LL downtown area, Ditmar park	1
Chimney rock itself and trails	1
Chimney Rock , restaurants shopping lodging	1
Bridge. Marina. Lake front. Morse Park Gazebo. Small coves. River access.	1

Appendix

Bottomless pools, arcade building and restaurant across from beach need to be	1
Bottomless pools should be saved and reopened.	1
Beach. Marina. Trails. Lake	1
Beach, lake, parks	1
Beach, Lake Lure Inn, Arcade, Washburn Marina, that little green "first house on the lake."	1
Beach, Lake Lure Inn, arcade building	1
Beach, area across from beach...LL inn and spa. Morse park	1
Beach Chimney rock park	1
Beach Bottomless pools	1
Beach marina visitors center	1
Beach and lake lure inn	1
Beach	1
Bald Mountain	1
as much as possible. I don't want to lose the charm and character of our town	1
as much as possible	1
Area around Lake lure Inn	1
Arcade, flowering bridge, park, beach	1
Arcade Building Inn Old gas station where Lured is located. Lodge on Lake Lure Old golf course	1
Arcade Building Beach Chimney Rock Park Morse Park Bridge in downtown Lake Lure Pool	1
Arcade Building and Lake Lure Inn	1
Arcade building and inn Bottomless pools	1
Arcade building and Inn	1

Appendix

Arcade building and hotel area should be preserved/restored. It would be great to	1
Arcade and ll inn. Open beach. Lass developed marina	1
Arcade and Lake Lure Inn.	1
Any undeveloped shoreline around the lake, needs to remain. There is not much	1
Any old homes or businesses that have been here for ages.	1
All sites	1
All parks, Lake Lure Inn, the Flowering Bridge	1
All of them	1
All of Lake Lure	1
All history is important so included the full upcoming 100 years	1
All historical and cultural sites. They need to be identified.	1
All historic buildings. A tax break for historic homes would be good.	1
A deal should be brokered to link The Bottomless Pools to the State Park. Ensure	1
1- The View (concern of cell tower in the way of Chim Rock and HN Gorge. 2- Bring	1
??	1
Lake lure inn and pavillion	1
- The view of the lake driving down Hwy 9 from Ingles - Lake Lure Inn and Arcade	1
- historic trails and climbing access	1

Appendix

Are there any specific intersections or roadways that give you concern from a safety standpoint?

No	69
None	11
Boys camp road	5
No.	2
N/A	2
Intersection of 9 and 74	2
Charlotte Drive	2
boys camp road bridge	2
Yes-the intersection of Route 9 and Memorial Highway, in front of The	1
Yes. Coming out of the Lake House restaurant. Blind spot.	1
Yes, there *must* be a crosswalk with lights, maybe even a light, to Lured	1
Yes, intersection at The Lake House. Need a roundabout . I hate all the	1
Yes!!! A crosswalk at Lured Market from grill to market side! It is	1
Yes! Need a safety cross walk for pedestrians (with children and pets) at	1
Yes where 74/64 intersection with Hwy 9 toward ingles need a roundabout	1
Yes the junction of Hwy 9 & 64/74	1
With the absence of the flowering bridge, walking along Memorial Hwy is	1

Appendix

Where Memorial Highway goes around the curve towards Forest City.	1
Where highway 9 meets the lake, especially with the nee narina is being	1
Well, all roads need work right now. Biggest issue are through Chimney Rock,	1
We need to rebuild the floating sidewalk that connects the marina to the	1
We need a traffic circle where Hwy 9 joins Memorial Hwy	1
We need a cross walk from the Lake to Lured Market	1
US 64 and Highway 9. Boys Camp Road and US 64/74/9 intersection	1
Unsure, sorry!	1
Turning out of Charlotte Drive onto Memorial Hwy.	1
Turn by Lake House on 64/74 heading up to Ingalls.	1
Tryon bay bridge (presumably this is inspected regularly but I always wonder	1
Trees on Buffalo shoals road that have been planted for house privacy, but have	1
Too much traffic on the main road. It is not safe for residents. Emergency	1
There should be a crosswalk in front of Lured to get to the boat slips,lake, etc	1
There needs to be a crosswalk between lured market and the lured grill.	1
The turn toward Ingles, needs a roundabout	1
The traveled area around Lake Lure Adventure company. In high season,	1
The temporary roads? or are they permanent?	1

Appendix

the road coming into town from Ingles. Very Dangerous	1
The reopening of 64/74 from Lake Lure through Chimney Rock	1
The point between Lured Market and the store across the street,	1
The physical lake. Nothing else is important at this point. Without	1
The only concern I have noticed is that it is hard to see traffic	1
The one way road over the dam	1
The one way dam.	1
The one laned bridge over the dam	1
The new Marina will make that intersection more dangerous.	1
The new Marina is going to be a dangerous mess. Also coming out	1
The lake house intersection	1
The intersection where 9 comes into Lakeview restaurant is	1
The intersection of Rt. 9 and Highway 64/74 especially during	1
The intersection of Route 9 and memorial highway seems to	1

Appendix

The intersection of NC 9 and 74A. A roundabout would be great.	1
The intersection of Bill's Creek Rd and Buffalo needs a traffic light badly!! We have near	1
The intersection of 9 and Memorial Hwy	1
The intersection of 9 and 64 at the Lke House.	1
The intersection of 64/74/9 is already an issue during season, with the new marina being	1
The intersection by the lake house restaurant - especially once you add in the not needed	1
The intersection by the lake house coming down from Ingles.	1
The intersection at The Lake House.	1
The intersection at Chimney Rock State Park, and public parking lot/Burnt Shirt Winery	1
The damage done 64 /74 from Helene!!!	1
The curve/intersection at lake house restaurant	1
The curve and turning at the Lake House.	1
The circle where cars can go to Chimney Rock, or Ingles in front of the Lake House	1
The bridge over Tryon Bay	1
The bridge over Boys Camp Rd.	1
the bridge on Boys CampRoad	1
The bridge on Boys Camp at Firefly Cove	1
The bridge near the restaurant "The Lake House" This is very old and am concerned with	1
The bridge by the transformer The intersection near the Lakehouse	1
The bridge at Tryon Bay.	1
The boyscamp bridge is still out. Consider linking boyscamp to resort to double	1

Appendix

The area in front of Lake House where vehicles are coming from downtown around the curve	1
The Arcade and Lake Lure Inn needs major repaving and striping. Highway 9 at Memorial	1
That one pothole on the bridge on bills creek going towards 64/74 just past the old dalton	1
Temporary bridge on boys camp road	1
Street crossing at public beach and Lured grill is dangerous. Also walking and street crossing	1
Somewhat concerned about hey 9 and 74 at Lakehouse area.	1
Some of the road conditions on memorial hwy.	1
Snug Harbor Circle needs an official sign that says "Caution, Two Way Traffic". It is a single	1
Snug Harbor Circle and Memorial parkway since a commerical buidling was given egress	1
sidewalks	1
Side roads need repair And improvements. They weren't designed for the traffic of today	1
Should have a crosswalk at Lured - very dangerous especially with the businesses being	1
Safety regulations on the lake should take priority over public roadways. Powerful ballast	1
Rte. 9 and Memorial Hwy.	1
Rte 9 & Memorial Hwy	1
Rt. 9 and Rt. 64 intersection at The Lake House.	1
Rt 9 and 64 intersection.	1
Rt 9 and 64 intersectiin	1
Route 9, 64 & 74A near the Lake House Restaurant,	1
Route 9 meeting Hwy 64/74. Maybe a roundabout could help.	1

Appendix

Route 9 intersection by the lake house	1
Route 9 and 64 by the lake house	1
Roads going to Hendersonville and Asheville None of the roads are safe for pedestrians - a	1
Road in front of Lake House going to Ingles or the town Very dangerous intersection	1
Riverbend entrances, going across to gatehouse side is nerve-wracking as cars fly around the	1
Public docks to Lured restaurant is dangerous.	1
Please pave Pierpoint Drive! We pay tremendous taxes and deserve the town	1
Perhaps a round about would be better at the intersection of route 9 and 64/74	1
People still do not follow speed limit on Boy's Camp Rd! This is very dangerous especially in	1
only having one road in/out and not having a connection from Boys Camp Road to Rumbling	1
Once the new marina is finished the intersection there with 9	1
Not that I can think of	1
Not specifically.	1
Not right now, but that may change as our town grows With progress comes change It was	1
Not Really	1
Not from a safety standpoint.	1
Not at this time	1
None.	1
None that I can think of	1
None at this time.	1
No. Its all fine. Any money spent would be a waste other than iust maintaining	1
No specific but all roads around the lake. People travel too fast Maybe try to slow people down	1
No safe walking path along Boy's Camp Rd., Memorial hwy towards Ingles and towards	1

Appendix

No but I'm using this space to answer about transportation improvements. Would love a	1
New access (bypass) to Buffalo Shoals Road from Rte 64/74a to replace 100 year old	1
Need wider roads and safer right of ways on the roads	1
Need round a bout At intersection near lake house restaurant onto Hwy 9	1
Need blinking lights at main crossways	1
Need bike lanes	1
Need a way to safely cross Hwy 64 to access the green space from the parking	1
Need a safe bridge between Lake Lure and Chimney rock connecting the ends of the	1
NCDOT needs to install a roundabout at the intersection of HWY 9 and Hwy 64/74 near	1
Narrowness of boys camp & the newly created 2 foot deep divots across from	1
NA	1
Movement between Lake Lure and Chimney Rock.	1
Most of the roads in the town have some safety concerns as they are narrow and	1
Memorial Hwy. and 9 intersection at The Lake House Restaurant, especially with the	1
Memorial Hwy in general. Ideally it would be more walkable and bike friendly further	1
Memorial Hwy at Boys Camp Road NC 9 and US 64/74A	1
Memorial Hwy @ Hwy 9. Feels unsafe now & anticipate it will get worse with the	1
Memorial Highway needs repaving completely and trees along edges trimmed.	1

Appendix

Memorial Highway is way too narrow for bikes	1
Memorial Highway has crosswalks that are not observed would love for warning lights to	1
Memorial Highway by Lastrada's / Lured Market. People come barreling through there and there	1
Memorial Highway at The Lake House, Memorial Highway and Boys Camp Road (pedestrians).	1
Memorial Highway and Highway 9 intersection at the Lakehouse Restaurant	1
Memorial Highway	1
Maybe the intersection at Lake House, going up Highway 9 to Ingles.	1
Lower speed limits. People drive too fast on a lot of these roads.	1
LOWER speed along Memorial Hwy in our Town Center ENFORCED.	1
Left turn onto Basswood drive onto 64/74 Memorial.	1
leaving charlotte drive you cant see traffic on left corner by firehouse	1
Large trucks, etc on Buffalo Shoals Rd, trucks so large they can't stay in their lane on sharp	1
Lakehouse entrance	1
Lake Lured Market	1
Lake House intersection at route 9	1
Lake House entrance Buffalo Creek Road speeding	1
Lake house	1
Lack of walking path between the beach and the visitors' center.	1
Lack of bike/walking path on 64/74 between Hwy 9 and beach area. Traffic/parking	1
Just some of the race car drivers tailgating around the windy roads.	1
Just down from Manual Woodworkers Outlet, where there is only one lane.	1
Junction of 64/74 and 9	1

Appendix

It is a NCDOT issue, but roadway between Chimney Rock and Bat Cave. Having the area as	1
Island Creek Road - the cars go very fast and many times they cross the yellow line	1
Island Creek Road	1
Island Creek Rd intersection with #9.	1
Intersection with Lake House and hwy 9 near Ingles has limited sight and a lot of traffic.	1
Intersection of Rt9 and 64.	1
Intersection of rt 9 to 64/74	1
Intersection of Route 74 and Route 9. Very difficult to see oncoming traffic	1
Intersection of NC 9 and Memorial Highway	1
Intersection of Memorial Highway and Hwy 9 especially now that a marina is being added. (by	1
Intersection of hwys 9 and 74/64 at Lakehouse	1
intersection of hwy 9 and 74 hwy	1
Intersection of Hwy 9 and 74	1
Intersection of HWY 9 and 64/74 especially with the new Marina being constructed.	1
Intersection of 9 and 64. By lakeview restaurant. Should be a full roundabout for safety.	1
Intersection of 9 and 64 can be messy.	1
Intersection of #9 and 64	1
Intersection in front of Lake House. That is a sharp, blind turn and challenging for those	1
Intersection by The Lakehouse, especially with the installation of a new marina.	1
Intersection at the lake lure fire department doesn't have good SDT	1
Intersection at rumbling bald has delapidated gas station that seems unsafe and is partially	1
Intersection at Lured and Lured Market. Not well marked to pedestrian crossing.	1

Appendix

Interaction by lake hose needs stop light .	1
I'd like to see a road connecting rumbling bald from boys camp. It's a hazard (and	1
I would like to see a round about at the intersection of hwy 9 and memorial hwy. It	1
I am not there enough.	1
I am concerned about the proposed marina near the three way intersection on memorial	1
Hwy9 intersection hwy 64/74A Chimney rock to Bat Cave open Quality of road after repair	1
Hwy74/9	1
Hwy. 9 and Memorial Hwy. intersection needs a roundabout.	1
Hwy 9/Hwy 64/74 intersection located at Lake House restaurant. Add additional traffic to be	1
Hwy 9/ 64 3way intersection	1
Hwy 9 onto 74a/64. At the Lake House	1
Hwy 9 needs to be a round a bout	1
Hwy 9 intersection with 74/65 at the Lake House Restaurant	1
Hwy 9 intersection with 64/74 at the LakeHouse restaurant. Potential widening of Boys Camp	1
Hwy 9 at the lake house and memorial hwy. The intersection is bad enough before you add a	1
Hwy 9 at Lake House Restaurant. Island Creek Rd. at Hwy 9.	1
Hwy 9 and the new marina site next to Lake House. Added traffic and parking is going to	1
Hwy 9 and memorial. Would love a small round about if possible	1
Hwy 9 and Memorial, in front of Lake House Restaurant	1
Hwy 9 and memorial Hwy. tourist do not pay attention. The cut cars off. It needs a round	1

Appendix

Hwy 9 and Hwy 74/64; Need to extend connection on Sand Branch Road to provide	1
Hwy 9 and 64/74	1
Hwy 9 and 64 intersection near Ingles (? Rotary)	1
Hwy 9 and 64 at lake house.	1
Hwy 9 & Mwmorial Hwy (LakeHouse)	1
HWY 9 & Memorial Hwy @ Lakehouse - urgent need for traffic signal ; or round—a-bout circle.	1
Hwy 9 & Hwy 64 intersection	1
HWY 9 & 64/74	1
Hwy 74 to Asheville need tons of safety improvements on temporary road,	1
Hwy 74 and Bill's Creek..should be a turn lane.	1
Highway to Hendersonville	1
Highway 9 intersection with 74-A has seen increased traffic with closure of road into	1
Highway 9 Corridor, Lago Vista, Tryon Bay Bridge	1
Highway 9 at memorial hwy	1
Highway 9 at memorial highway (74/64) in front of the Lake House Restaurant	1
Highway 9 and Lake House intersection. New marina coming in across from the Lake House is	1
Highway 9 and 74	1
Highway 9 and 64 at Lake House	1
Hey 9/64 intersections by lakeshore restaurant buffalo creek/Bills creek intersection,	1
Having walkable and bikable infrastructure would go a long way toward making the town	1

Appendix

From Morse park to beach place, no sidewalk	1
Flowering Bridge crossing to chimney rock	1
ENFORCEMENT of lower speed limit along Memorial Hwy in Town Center. Rt.9 and 64	1
During beach season, traffic speed should be reduced past the ABC store all the way into	1
Curves on memorial highway	1
Curve at old ABC store—crossing to lake/restaurant is dangerous	1
Crosswalk needed at Lured Market Hwy 64/9/lake house rest split where new marina	1
Crossing the road in front of Lured, it desperately needs a crosswalk!	1
Crossing the road at lured is tricky It's impossible to get to ingles without a car. It	1
Crossing over the Dam on Buffalo Shoals Rd needs updating or better maintained. It looks	1
crossing at The Lured	1
Crossing Memorial Highway - in front of Lured Market. Why hasn't the town	1
Concerned about the area in front of the boat house rest. Where the new boat docks	1
coming in on NC-9 and turning on to Memorial Hwy, ESPECIALLY if a new marina is	1
Charlotte Drive, Storm Ridge Road, I have concerns about the intersection of Hwy 9	1
Charlotte Drive	1
Charlotte drive needs replaced.	1
Buffalo Shoals Road, no shoulders or turnarounds and the shoulders are receding.	1
Buffalo Shoals Rd is dangerous to navigate at night Buffalo Creek Rd should have a	1

Appendix

Bridge on Boys Camp Road could be developed as two separate passes across the creek	1
Boys Camp Road, permanent bridge replacement and speed concerns. The roadway	1
Boys Camp Road is rather treacherous. It is a beautiful road. It would be nice if there were	1
Boys Camp Road is not maintained and needs fire hydrants. The trees from private property	1
Boys camp road intersection	1
Boys camp road at Main Street. Highway 9/64 intersection with added boat landing.	1
Boys Camp Road and Memorial Hwy - It's difficult to see any oncoming traffic as you pull	1
Boys Camp Road - rebuild temp bridge	1
Boys Camp Road - fix the bridge already	1
boys camp Rd, vehicles (tourists/commercial) do not stay on their side of the road and it is	1
Boys Camp Rd / 74	1
Boys Camp Rd	1
Boys camp bridge not being rebuilt!	1
Boys Camp bridge needs to be rebuilt sooner rather than later.	1
Boy,s Camp Road could use a few more guard rails. Also, concerned about the bottom of Boys	1
blind corners without mirrors, parts of roads without reflectors, guardrails, need for more	1
Bills Creek Rd at Buffalo Creek Get rid of the dilapidated gas station !!!	1
Bill's Creek Rx and Buffalo Creek Rd.	1
Bill's Creek & Buffalo Creek intersection	1
between Lake Lure & Chimney Rock	1

Appendix

Beach to Chimney Rock. Need a sidewalk.	1
Bat cave	1
Basswood at memorial hwy.	1
Area near hotel and Lure'd	1
Apex near Ingles and Lakeview restaurant	1
Anybody staying at rumbling Bald has to drive around the	1
Any road that is next to dead trees, eroding soil without plant	1
An environmental issue affecting both natural beauty	1
All roads inside town limits are too narrow for pedestrians and	1
All of the one-lane, two way traffic around the mountains	1
Additional road for leaving Rumbling Bald and other areas	1
A few years ago I witnessed a speed boat go full throttle in	1
9 to 64 at lake house rest	1

Appendix

9 and memorial highway.	1
9 and 74 near Ingles needs a lane division for people going	1
9 and 74 A. Bad curve needs round a bout. Driveways along	1
9 and 64/74 intersection	1
9 & 64 at The Lake House Restaurant	1
74 and Hwy 9	1
74 and 9 intersection	1
64/74 as you enter lake area by Lured Mart and on to chimney	1
64/74 and NC 9 (by Lake House)	1
64/74 abd Rt 9 by Lake House. Exiting Charlotte Dr onto	1
64 and route 9. Going to be more difficult after Marina is	1
- hwy 9 & Memorial hwy	1