

IMPLEMENTATION MATRIX

The matrix is comprised of a series of “action” items that essentially summarize the policies in the plan (provided in sections 2.0 through 11.0). The implementation matrix was created to be used during the upcoming implementation phase (following the adoption of the comprehensive plan). During this phase, those participating in the monitoring of implementation activities and measuring progress will have this available as a type of worksheet, a starting point in an exercise of prioritizing activities.

The proposed first year activities are indicated by a check in the designated column, and were determined with input from the CPSC and the community members who attended the Third Community Meeting. Those responsible for creating a strategic implementation plan are encouraged to do a thorough evaluation of the priorities indicated based on budget constraints and other relevant circumstances.

Economic Development (From Section 2.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy ED-1-1.1:	Study the potential for recreation and natural resources to be a basis for an economic development strategy.		X	
Policy ED-1-2.1:	Attract a “special-use” school within Lake Lure.		X	
ED-1-2.1: (1)	Evaluate the possibility of attracting a special-use school that is connected to a broader economic development concept.		X	
ED-1-2.1: (2)	Locate potential areas for the special-use school based on criteria such as parcel size, land value, feasibility, accessibility, etc., and promote these sites in communications with potential schools.		X	
Policy ED-1-3.1:	Attract new businesses to town center and service commercial nodes.		X	
ED-1-3.1: (1)	Consult all economic strategists to explore opportunity in Lake Lure’s markets.		X	
ED-1-3.1: (2)	Engage in dialogue with developers and businessmen/women to attract small businesses that are desired within Lake Lure such as boutiques, apparels, restaurants, art centers, sporting goods, etc.		X	
ED-1-3.1: (3)	Promote the town center as a catalyst project.		X	
Policy ED-2-1.1:	Communicate the vision for Lake Lure with the assistance of the Economic Development Commission.		X	
ED-2-1.1: (1)	Start a cohesive marketing package that promotes the vision that is based on the combination of assets in the Lake Lure area.		X	
ED-2-1.1: (2)	Designate a liaison to improve communications with the EDC.		X	
Policy ED-2-1.2:	Improve the special events calendar to include activities year-round.		X	
ED-2-1.2: (1)	Evaluate the current special events programs by various entities and determine areas for improvement through town support to engage residents and visitors in more activities.		X	
Policy ED-2-2.1:	Create gateways from Lake Lure into Hickory Nut Gorge State Park.			X
ED-2-2.1: (1)	Assess tourism attractions and potential businesses that will succeed, such as restaurants, outdoor stores, hotels, horseback riding, trail guides, etc.		X	

ED-2-2.1: (2)	Create small area plans to carefully guide the development of area to preserve the town's character through scale, architecture, and landscaping to maximize business opportunity.			X
Policy ED-2-2.2:	Improve beach appearance and operations.		X	
ED-2-2.2: (1)	Improving the appearance of beach; improve facilities, amenities, and landscape to encourage investment in the town center.		X	
ED-2-2.2: (2)	Expand the operating schedule of the beach beyond peak season months to increase the annual volume of visitation.		X	
Policy ED-2-3.1:	In conducting study if impacts of vacation rentals, consider the effects on tourism and the economy.			

Transportation / Circulation (From Section 3.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1st Year	2-5 Years	5+ Years
Policy TC-1-1.1:	Develop a detailed town-wide bikeway and pedestrian master plan, and construct facilities in accordance with the plan recommendations.	X		
Policy TC – 1-1.2:	Evaluate the feasibility of providing temporary/hourly boat parking in the town center.		X	
Policy TC – 1-1.3:	If warranted, provide an adequate amount of temporary/hourly boat parking.		X	
Policy TC-1-2.1:	Provide limited transit service during peak season and special events.		X	
Policy TC-1-2.2:	Seek assistance from private transportation providers to provide alternative transportation solutions.		X	
Policy TC-1-2.3:	Support alternative transportation improvements by private development as long as each is consistent with the town’s adopted plans, regulations and guidelines.		X	
Policy TC-1-2.4:	Identify areas on or along roadways, such as NC-9, where pedestrian and bicycle traffic can be safely accommodated.			
Policy TC-2-1.1:	Identify specific areas where roadway improvements are needed, including roads determined to be substandard.		X	
TC-2-1.1: (1)	Enhance the Capital Improvement Program (CIP) by developing a section dedicated to roadway projects for local roads.		X	
TC-2-1.1: (2)	Work with the RPO to update the comprehensive transportation plan to reflect improvements to be made by NCDOT.	X		
Policy TC-2-1.2:	Continue effective communication with organizations, municipalities, and the NCDOT to ensure an efficient and balanced transportation system.		X	

TC-2-1.2: (1)	Continue to coordinate long-range transportation planning projects with adjacent localities, NCDOT, Isothermal RPO and other regional initiatives.		X	
Policy TC-2-1.3:	Require developers to submit a traffic impact analysis, prepared by a licensed professional (traffic engineer), to determine if traffic volumes generated surpass the capacity of the road system and/or a reduction in service level. Require this analysis to be submitted with development plans at the appropriate point in the development approval process.	X		
Policy TC-2-2.4:	Establish design guidelines for roadway improvements that minimize impacts to adjacent properties, such as disturbance or clearing or vegetation.			
Policy TC-2-1.5:	Develop a peak season parking management plan for special events and peak season periods, and execute it.		X	
Policy TC-3-1.1:	Continue to require private roads being constructed within new developments in the town to meet the standards set forth in the subdivision regulations.	X		
Policy TC-3-1.2:	Modify standards in the subdivision regulations to achieve a more sensitive approach to roadway construction.		X	
TC-3-1.2: (1)	Examine issues with and revise maximum grade, tangent length, and vertical and horizontal curve radii of roadways in order to reduce environmental impacts.		X	
TC-3-1.2: (2)	Encourage and explore one-way loops to limit environmental disturbance.			
Policy TC-4-1.1:	Provide for emergency vehicle access on all sides of Lake Lure.		X	
TC-4-1.1: (1)	In the short term, locate emergency vehicles in key locations to ensure response times are minimized.			
TC-4-1.1: (2)	Continue conversations/ negotiations with the Rumbling Bald Resort POA and its representatives regarding emergency vehicle access via a controlled gate on the west side of town in the area shown on the Comprehensive Plan.		X	
TC-4-1.1: (3)	Identify areas that need roadway improvements and identify sources.		X	

TC-4-1.1: (4)	Improve Boys Camp Road to improve safety.			
TC-4-1.1: (5)	Traffic and geometry improvements at US-64/74A and NC-9.			
TC-4-1.1: (6)	US-64 in front of beach to improve parking and roadway interface.			
TC-4-1.1: (7)	Maintain pedestrian-ways to the Town Center and Buffalo Creek Road.			
TC-4-1.1: (8)	Identify substandard roads and bring them up to town standards.			

Utility Infrastructure (From Section 4.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy UI -1-1.1:	Improve capacity and allocation of it to meet current and future demands for water/sewer service.		X	
UI -1-1.1: (1)	Conduct a water supply analysis and groundwater reconnaissance studies.	X		
UI -1-1.1: (2)	Identify specific areas that should be included in the water distribution system.	X		
UI -1-1.1: (3)	Continue and complete the study to evaluate the current condition of the infiltration/inflow problem as outlined in the 201 Facilities Plan.	X		
UI -1-1.1: (4)	Require that each allocation of sewer capacity or each approved sewage connection has an expiration date. This expiration policy should apply to all new commercial, institutional, industrial and multi-unit residential development.		X	
UI -1-1.1: (5)	Negotiate a long-term agreement with Carolina Water System, including a policy basis for wastewater treatment charges.			
Policy UI -2-1.1:	Develop a long-range infrastructure plan (LRIP) that supports the comprehensive plan.	X		
UI -2-1.1: (1)	Calculate anticipated growth and infrastructure demands.	X		
UI -2-1.1: (2)	Build upon previous body of engineering work, expanding and updating it.	X		
UI -2-1.1: (3)	Establish budgets and a prioritization of water/sewer projects that respond to the anticipated growth and priorities in the comprehensive plan.	X		
Policy UI-3-1.1:	Define the utility provision and extension terms for existing development.		X	
UI-3-1.1: (1)	Adopt a new policy for the existing septic systems to require connection to the town's sewer system as installed and create a program to assist property owners financially as necessary.	X		
UI-3-1.1: (2)	When evidence exists that a given septic system is failing or has a history of failures, require the owner of that septic system to connect to the town's system.			
UI-3-1.2: (1)	Require all new development to provide water and sewer facilities.		X	

UI-3-1.2: (2)	Adopt a policy that will standardize the process for utility system extensions.		X	
UI-3-1.2: (3)	Eliminate “negotiation” process for utilities extension.		X	
Policy UI-4-1.1:	Update the Capital Improvements Program (CIP) to address immediate utility service issues and anticipate/estimate future expenditures.		X	
UI-4-1.1: (1)	Set forth and establish budgets for immediate needs projects and 3-, 5-, and 10-year planning horizon projects.		X	
Policy UI-4-1.2:	Establish funding specifically for the CIP and its necessary actions/improvements.		X	
UI-4-1.2: (1)	Conduct a study to assess revenue projections from current utility customers commensurate with future CIP needs.		X	
UI-4-1.2: (2)	Seek alternative funding sources.		X	
Policy UI-5-1.1:	Create a position for and hire support staff (or consultant) to implement and monitor Lake Lure’s standards, policies, and procedures.	X		

Parks & Recreation (From Section 5.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy PR-1-1.1:	Complete a town-wide parks, recreation, trails and open space plan and execute strategic steps to accomplish its objectives.	X		
PR-1-1.1: (1)	Acquire parkland in accordance to the park and recreation plan in advance and in conjunction with local development.			X
PR-1-1.1: (2)	Evaluate the feasibility of fee in lieu and/or land dedication efforts for the acquisition and development of future public park land.		X	
PR-1-1.1: (3)	Develop a “purchase of development rights” program that can preserve future parks and open space.		X	
Policy PR-1-2.1:	Dedicate a portion of capital improvements program funds specifically for park and recreation projects.		X	
PR-1-2.1: (1)	Evaluate the proposed parks, recreation, trails and open space plan recommended capital projects and strategically determine which projects are achievable in the short, mid, and long-term based on town support and financial capabilities.		X	
Policy PR-1-2.2:	Evaluate all potential sources of funding for park development and recreation planning projects.		X	
PR-1-2.2: (1)	Explore opportunities to secure funding from state and federal park, recreation and trail grants.		X	
PR-1-2.2: (2)	Apply for PARTF Grant Funding		X	
Policy PR-1-3.1:	Acquire and develop park acreage shown as net park and recreation space, exclusive of riparian corridors, wetlands, steep topography, heavily wooded areas and other beneficial natural areas.		X	
PR-1-3.1: (1)	Aggressively pursue conservation easements either through fee simple purchase, purchase of development rights program or voluntary donations.		X	
PR-1-3.1: (2)	Explore and utilize all forms of parkland acquisition, such as fee simple purchase, leasing, property transfers, trades, easements, joint agreements, and private donations to help acquire future park land.		X	
Policy PR-2-1.1:	Create new recreation facilities and programs that are designed in accordance with the American with Disabilities Act (ADA).		X	

PR-2-1.1: (1)	Ensure the parks, recreation, trails and open space plan includes facilities and programming recommendation designed for all age groups.			X
Policy PR-2-2.1:	Adopt LOS standard for recreation parkland at a minimum of 10 acres of park land for every 1,000 full and part time residents.		X	
PR-2-2.1: (1)	Establish and maintain approximately 28 additional acres of park land to service a population of 5,000 (full -time residents, part-time residents and visitors).		X	
PR-2-2.1: (2)	Develop park and recreation facilities that are strategically located throughout the town based on LOS radii.		X	
PR-2-2.1: (3)	Provide recreation facilities and programs that appeal to full-time residents, part-time residents and visitors.		X	
PR-2-2.1: (4)	Develop recreation facilities that can be used year-round, as well as have the capacity to host recreation activities during peak seasonal demand.		X	
Policy PR-2-2.2:	Develop a level of service standard for individual recreation facilities based on ratios of facility type per number of full and part-time resident populations combined.		X	
PR-2-2.2: (1)	Formally classify all existing parks and develop a classification hierarchy for future park development.		X	
PR-2-2.2: (2)	Adopt a park facility level of service measure to ensure a wide variety of individual recreation facilities (tennis courts, baseball fields etc.) are developed within future parks to meet the needs of both full and part-time residents.		X	
Policy PR-2-2.3:	Recognize and plan for potential shifts in demographics and its impact on recreation needs.		X	
PR-2-2.3: (1)	Consider the potential for future demographic changes and how it will effect the utilization of park space and facilities as outlined in the parks, recreation, trails and open space plan.		X	
Policy PR-2-2.4:	Develop a recreation programming action plan as part of a parks, recreation, trail and open space plan.		X	

PR-2-2.4: (1)	Coordinate recreation programming expansion efforts with new park development.		X	
PR-2-2.4: (2)	Coordinate recreation programs with other jurisdictions to provide comprehensive, complimentary and efficient recreation programming opportunities.		X	
PR-2-2.4: (3)	Adopt a benefit-based recreation program philosophy for all programming activities and implement a recreation cost recovery pricing model for all program offerings.		X	
PR-2-2.4: (4)	Provide appropriate and all inclusive recreational programs for all genders, ages, and levels of skill and ability.		X	
PR-2-2.4: (5)	Develop a specific recreational programming strategy and conceptual development plan for each new park site.		X	
Policy PR-2-2.5:	Develop multi-use trails to provide access to parks and open space and to meet demands for walking, hiking, running and biking.		X	
PR-2-2.5: (1)	Prepare a trail system assessment to establish a hierarchy of trails, bicycle and pedestrian facilities in accordance with NC DOT standards as well as a prioritization schedule of all future trail projects such as future trail corridors leading from the proposed Hickory Nut Gorge State Park to the Town Center.		X	
Policy PR-3-1.1:	Develop a community-based recreation tourism strategy to complement regional tourism attractions in order to provide additional strength for the local economy.		X	
Policy PR-3-1.2:	Optimize existing and future community recreation facilities to complement the variety of unique recreation offerings in the region.		X	
Policy PR-3-1.3:	Collaborate with private recreation providers to expand recreational opportunities and program offerings.		X	
Policy PR-3-1.4:	Collaborate with area counties and the state to develop regional recreation offerings.		X	

Policy PR-3-2.1:	Develop an education program that highlights the quality of life benefits of becoming active in local parks and recreation offerings.		X	
Policy PR-3-2.2:	Develop an education program depicting how future parks and recreation improvements can complement and enhance the local tourism economy.		X	
Policy PR-3-3.1:	Continue to use the existing Parks Advisory Board to help coordinate future park and recreation expansion efforts.		X	
PR-3-3.1: (1)	Hire a director whose basic duties include planning, organizing, and executing community events, recreation programs, services, and will be held accountable for park planning and park development, and ongoing capital improvements to park and recreation facilities in concert with Public Works and Community Development.		X	
PR-3-3.1: (2)	Create a yearly funding source from the capital budget for the Parks, Recreation and Special Event Department operations.		X	

Lake Management (From Section 6A)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy LMDS-1-1.1:	Utilize a “run of the river” operation of the hydroelectric facility at the dam to maintain a constant lake level (within six (6) inches of the full pond level of 990 feet above MSL) unless droughts, floods, utility purposes, or required maintenance necessitate retention or release.			
LMDS-1-1.1: (1)	Install gauges on tributaries for the purposes of monitoring flows into the lake.			
Policy LMDS-1-1.2:	Manage operations in accordance with all applicable regulations and standards.			
LMDS-1-1.2: (1)	Adhere to DENR dam safety requirements.			
LMDS-1-1.2: (2)	Annually review FERC, EPA and other pertinent regulatory agency requirements.			
LMDS-1-1.2: (3)	Update the SOP Manual when any changes are made to the dam/sewer plant operation.			
LMDS-1-1.2: (4)	Lower the lake level approximately five (5) feet during the winter months for maintenance every third year.			
Policy LMDS-1-1.3:	Clearly establish the town’s right to retain water within the impoundment at the discretion of the dam’s management.			
Policy LMDS-2-1.1:	Utilize the latest technology to monitor, maintain and improve the efficiency of the sewer system and protect the water quality of the lake.			
Policy LMDS-2-2.1:	Establish standards for the “private” lines which connect to the manholes and define right-of-way easements to facilitate connections for lakefront properties.			
Policy LMDW-1-1.1:	The town will establish a maintenance dredging program.			
LMDW-1-1.1: (1)	Update all lake bed profiles and depth soundings on an annual basis.			
LMDW-1-1.1: (2)	Based on the readings, prioritize the schedule for maintenance dredging.			
LMDW-1-1.1: (3)	Utilize hydraulic and mechanical dredging equipment to keep these key areas at historic depths.			

LMDW-1-1.1: (4)	Create settling basins to trap the sediment in accordance with the rules set forth in the Clean Water Act with appropriate permits from DWQ and USACE.			
LMDW-1-1.1: (5)	The town will contribute a minimum of \$100,000 per year from lake receipts (including boat permits) to a capital reserve fund for maintenance dredging activities.			
Policy LMDW-1-2.1:	The town will contribute a minimum of \$100,000 per year from lake and hydro fund receipts to a capital reserve fund for emergency excavation after a major storm event or accumulation that was not captured by the maintenance dredging.			
Policy LMDW-2-1.1:	Mitigate the effects of land disturbance.			
LMDW-2-1.1: (1)	The town will support the work of local watershed stabilization organizations.			
LMDW-2-1.1: (2)	The town will enact and enforce local land disturbance regulations to prevent damage to all of the waterways within the planning and zoning jurisdiction of the town.			
LMDW-2-1.1: (3)	Reclamation to pre-construction depths will be the financial responsibility of any party found in violation of land disturbance regulations that result in sedimentation altering lake depths (shallower than pre-construction depths).			
Policy LMEP-1-1.1:	Reduce the impact of emergencies.			
LMEP-1-1.1: (1)	The town's emergency coordinator will annually update and regularly publicize the town's emergency action plans and warning protocol.			
LMEP-1-1.1: (2)	Equipment and shelters used for such emergencies will be maintained in good condition.			
LMEP-1-1.1: (3)	Monitoring of water quality will be done on a monthly basis unless <i>E. coli</i> colonies exceed 250 parts per million (PPM) – in which case the testing will be performed weekly until the source of the contamination is discovered and stopped.			
LMEP-1-1.1: (4)	The town's fireboat will be maintained and manned for rapid response to shoreline and boat fires.			

Policy LMFE-1-1.2:	Establish a communication program for notifying citizens of emergency situations and activities (Web site, phone calls, color flags on the lake, etc.).			
Policy LMFE-1-1.1:	Regulate land disturbance activities and protect delicate wetlands and marshes as a means to preserve the exceptional water quality and the habitat for aquatic life in Lake Lure and its tributaries.			
Policy LMFE-2-1.1:	The town will contract with independent biologist(s) on a periodic basis to analyze the lake's fishery resource to report on its health and make recommendations for stocking program.			
Policy LMFE-2-2.1:	The town will stock the lake annually based on the biologist's recommendations.			
Policy LMFE-2-3.1:	Fishing activities will be regulated through regulations established by the Lake Lure Marine Commission and the NC WRC. These regulations will be actively enforced by the town's lake patrol.			
Policy LMLS-1-1.1:	Improve the safety and appearance of the structures permitted within the boundaries of Lake Lure.			
LMLS-1-1.1: (1)	Develop minimum appearance and material standards for all lake structures developed in the future.			
LMLS-1-1.1: (2)	Identify all shoreline areas subject to substantial erosion and establish an erosion control plan to mitigate it.			
LMLS-1-1.1: (3)	Update and enforce construction standards for the various types of lake structures for safety and appearance.			
LMLS-1-1.1: (4)	Communicate and coordinate between the town council, marine commission, Lake Structures Appeals Board, Community Development Department, and all outside governmental agencies that oversee such lake structures to ensure compliance with current laws and regulations.			
LMLS-1-1.1: (5)	Conduct a review of all existing lake structures to ensure proper maintenance.			
Policy LMLS-2-1.1:	Develop a long-range plan for shoreline structures for environmental and boat user needs.			

LMLS-2-1.1: (1)	Determine the number of marinas and locations.			
LMLS-2-1.1: (2)	Determine the number and locations of cluster moorings.			
LMLS-2-1.1: (3)	Review the number of slips allotted to marinas, cluster moorings, and individual lot owners according to their shoreline measurements.			
Policy LMR-1-1.1:	Review all of the town's lake ordinances on an annual basis to ensure the health, safety and welfare of the users of the lake are considered and followed.			
LMR-1-1.1: (1)	Commercial boating operations shall be regulated separately by the marine commission after review by the Lake Advisory Committee (LAC) for the varied forms of business activities. Currently there are eight (8) categories with specific permit levels for each, different permit costs, and various operating restrictions.			
LMR-1-1.1: (2)	Non-commercial boating operations shall also be regulated by the marine commission after review by the LAC with different permit costs for non-residents and residents. Permit limits exist for both non-residents and residents. Also established are horsepower limits and specified hours of operation.			
LMR-1-1.1: (3)	Safe swimming practices are limited to specific beach areas or when accompanied by a boat unless within 50 feet of shore.			
LMR-1-1.1: (4)	Placement of slow-no-wake buoys 75 feet from the shoreline in selected locations are to protect boaters and swimmers.			
LMR-1-1.1: (5)	Special events such as those of the Lake Lure Ski Club, visiting rowing teams and other users need to be approved by the marine commission after review by the LAC.			
LMR-1-1.1: (6)	Evaluation of the operational cost of the lake should be completed annually to inform the LAC concerning the future cost of permits to use the lake.			

LMR-1-1.1: (7)	The Hickory Nut Gorge Chamber of Commerce, the town and other organizations should promote lake recreational activities during the non-peak season as this time is currently underutilized. The Olympiad has also recently had several lake activities during the peak season.			
LMR-1-1.1: (8)	The town shall perform water quality checks in selected locations monthly during the peak season and as needed in the non-peak season to ensure the safe use of the lake. Corrective actions are mandatory when unsafe conditions occur.			
Policy LMLE-1-1.1:	Utilize a schedule of minimum on-water patrol requirements.			
Policy LMLE-1-1.2:	Define the expectations for lake enforcement patrol activities.			
LMLE-1-1.2: (1)	Establish and maintain positive relationships with boaters.			
LMLE-1-1.2: (2)	Increase boater education.			
LMLE-1-1.2: (3)	Retain the option to issue warnings instead of citations.			
LMLE-1-1.2: (4)	Conduct regular shoreline inspections.			
LMLE-1-1.2: (5)	Perform periodic boat permit checks.			
LMLE-1-1.2: (6)	Perform fishing license checks.			
Policy LMLE-1-1.3:	Focus lake patrol on critical areas:			
LMLE-1-1.3: (1)	Wake speed in no-wake zones.			
LMLE-1-1.3: (2)	Wake speed before or after hours.			
LMLE-1-1.3: (3)	Towing more than two (2) individuals.			
LMLE-1-1.3: (4)	Rental boat operators.			
LMLE-1-1.3: (5)	Boats without permits.			
LMLE-1-1.3: (6)	Unsafe boating.			
Policy LMLE-2-1.1:	Establish procedures for handling all lake-related citizen calls.			
LMLE-2-1.1: (1)	Emergency calls should be made to 911.			
LMLE-2-1.1: (2)	Other calls for lake enforcement should be made to the police non-emergency line: 625-4685.			

LMLE-2-1.1: (3)	During regular hours, calls are answered by police department and dispatched at the police station. When the police department is not manned, calls are answered by Rutherford County Central Communications.			
LMLE-2-1.1: (4)	100% of all lake/boating calls to these numbers must be documented with the following information: date and time, caller name, caller phone number, activity or issue reported, area of lake.			
LMLE-2-1.1: (5)	In cases where a citizen call requests an investigation or enforcement action, a follow-up call should be made to provide the citizen with details of the response (e.g., was an officer dispatched, was there intervention?)			
Policy LMLE-3-1.1:	Provide additional information on patrols, observations and enforcement actions that will be used to guide future policies and regulations.			
LMLE-3-1.1: (1)	Patrol log.			
LMLE-3-1.1: (2)	Recorded activities.			
LMLE-3-1.1: (3)	All citations and warnings should be recorded with the following minimum information: operator information (name and address), owner information (if different from operator), observed activity or ordinance infraction.			
Policy LMLE-3-1.2:	Produce regular reports that are to be used by the police department, marine commission and Lake Advisory Committee.			
Policy LMLE-4-1.1:	Regulate boat ramp operations.			
LMLE-4-1.1: (1)	Launch Ramp Operation Permit.			
LMLE-4-1.1: (2)	Secure Launch Ramps.			
LMLE-4-1.1: (3)	Launch Ramp Signs.			
Policy LMLE-5-1.1:	Staff a permanent position of Lake Operations Director to coordinate and execute the myriad lake-related activities, recordkeeping and reporting. This position should be the primary on-water education and enforcement presence.			
Policy LMLE-5-1.2:	Prepare a standard operations manual for all lake-related activities. This manual will detail staff policies, procedures and expectations.			

Boat Management (From Section 6B)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy LMBA-1:	Use permitting system to control density as much as possible.			
LMBA-1: (1)	Limit number of permits for boats >10 hp. Based on experience and data for Lake Lure, 1000 peak season permits can be issued. It is unlikely that more than 1100 permits can be issued. 15 weekly permits count as 1 peak season permit. Permits issued in 2005 and 2006 were <1000, so no resident was denied a non-commercial permit for capacity reasons. Start with 1000 permits, perform boat surveys when limit is reached, determine if average boat density on nice weather, summer weekends and holidays has noticeably increased. If not, consider adding 25-50 permits. Repeat study until 10 ac/boat threshold is crossed at unacceptable level (measured in one 2-hr period over 3 days of observation in 2006; suggest threshold at one 2-hr period on all 3 days of observation going forward).			
LMBA-1: (2)	Boating operator training/licensing may limit the number of boats on the lake by virtue of need for trained operator at all times. Although there is no limit on how many operators become trained, this may limit access by transient potential boaters, allowing more permits to be offered with no increase in actual boat density, on average.			
LMBA-1: (3)	Utilize a transferable permit that could be issued to all holders of multiple permits for boats >10 hp, ensuring that only one boat could be used on the lake during peak season weekends and holidays.			
Policy LMBA-2:	Require education and training of all boat operators.			
LMBA-2: (1)	Education and training of boat operators. Require all operators to complete a boat operation and safety course, either a standard course like that offered by the Coast Guard or a specific course developed for Lake Lure. Provide information on local rules and courtesy policies, and require a signature on a form acknowledging that the operator understands these rules and policies. Provide trained operators with a Lake Lure Boating License.			
LMBA-2: (2)	Require a trained operator to be on any boat >10 hp whenever it is operated. Require anyone under the age of 16 (trained or not) to be accompanied by a trained operator 16 years of age or older.			

Policy LMBA-3:	Implement additional level of boating management controls.			
LMBA-3: (1)	Establish a rule that boats moving at more than “headway” speed (can be defined as no wake or a specified speed limit, typically 6 mph) must remain >75 ft from any other boat or person (swimmer, downed skier, etc.). Where boat density increases to a potentially unsafe level, this will restrict high speed activities, eliminating towing and faster cruising.			
LMBA-3: (2)	Avoid a ban on towing or establishment of a speed limit on summer weekends and holidays since this appears to be an unacceptable option, as it would restrict privileges unnecessarily much of the time.			
Policy LMBA-4:	Provide adequate enforcement and presence of town authorities on the lake.			
LMBA-4: (1)	Provide appropriate enforcement. Based on documented use pattern, a patrol boat should be on the lake at all times from 11 AM to 7 PM on nice weather, summer weekends or holidays. The patrol boat can be on the lake less continuously at other times and on other days. Enforcement should focus on education of boaters and record keeping for infractions, with fines or other actions directed against repeat offenders.			
LMBA-4: (2)	Provide a call in number for citizens to contact the enforcement agency or lake operations director to report observed violations. Respond to notification within 30 minutes. Keep records of calls to track both offense frequency and possible abuse of the system. Additionally, consider a “license plate” system (to replace stickers) that would provide more information to enforcement officers.			
Policy LMBA-5:	Adjust permit limits where possible to expand access during low use periods.			

LMBA-5: (1)	Offer weekday only permits during the peak season. There is unused capacity during the week (except on holidays); at least a 25% increase in traffic by boats >10 hp could be sustained with minimal increase in risk. An initial limit of 250 weekday only permits is suggested.			
LMBA-5: (2)	Make “Weekly Permits” a weekday only permit. Also, if pressure to get more boats >10 hp on the lake increases beyond what the permit system can accommodate, it would be advantageous to establish a “yacht club” with community owned boats that could be signed out by members. This would come out of the commercial allocation of acre-hours (with possible expansion of that allocation), and would provide opportunity for those who can’t get or don’t want boat permits but would like to use the lake for higher speed activities. The community ownership concept allows much greater predictability and control with regard to boat density and operator safety.			

Community Services & Facilities (From Section 7.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy SF-1-1.1:	Relocate specific buildings to effectively utilize land use by creating space for future development. Determine and evaluate alternative sites for relocation of the town's maintenance yard located within the town center.		X	
Policy SF-1-1.2:	Improve government-owned buildings and land to fulfill future staff requirements.		X	
SF-1-1.2: (1)	Consider expansion of the existing town marina building as future demand rises.		X	
SF-1-1.2: (2)	Evaluate future expansion options for the municipal golf course buildings.		X	
SF-1-1.2: (3)	Evaluate the potential to locate future town offices adjacent to the community center in order to fulfill future capacity needs.		X	
SF-1-1.2: (4)	Evaluate the need for expanding or relocating the police department facility (e.g. wing of municipal center).		X	
SF-1-1.2: (5)	Explore opportunities with the state to develop parking and building facilities to accommodate tourist and resident visitation to the proposed Hickory Nut Gorge State Park.			
Policy SF-2-1.1:	Provide special educational services within the town to inform public of Lake Lure's historical, natural, and cultural assets.		X	
SF-2-1.1: (1)	Encourage a special use school, such as a cultural, environmental or technical school.		X	
SF-2-1.1: (2)	Communicate regularly with Rutherford County Schools.		X	
SF-2-1.1: (3)	Encourage participation in school board meetings, and have representation on the school board.		X	
SF-2-1.1: (4)	Establish annual (or more frequent, if warranted) meetings with a representative of Rutherford County Schools to review and discuss information collected by both the town and Rutherford County Schools.		X	
Policy SF-2-1.2:	Attract an arts school and performing arts program.			

SF-2-1.2: (1)	Evaluate the need for an art school and performing art program.			
SF-2-1.2: (2)	Coordinate with regional artisan groups such as the Performing Arts Center and Rutherford County Arts Council.			
SF-2-1.2: (3)	Evaluate and determine potential locations for amphitheatres, stages and facilities based on criteria such as land value, feasibility, accessibility, etc.			
Policy SF-2-1.3:	Improve emergency services throughout the town.	X		
SF-2-1.3: (1)	Develop recruiting efforts and network to increase the number of fire and EMS volunteers to ensure response times are not increased with the growth of town.	X		
SF-2-1.3: (2)	Develop an EMS facilities plan to identify needs related to future growth.	X		
SF-2-1.3: (3)	Consider hiring paid firefighters to increase existing levels of fire services.	X		
SF-2-1.3: (4)	Explore options for increasing police staff to allow two full-time police officers to be on duty at all times.	X		
SF-2-1.3: (5)	Communicate with Lake Lure employers to request their support for employee participation as volunteers in emergency services programs.	X		
SF-2-1.3: (6)	Develop a police department facilities plan to identify needs related to future growth.	X		
SF-2-1.3: (7)	Maintain sites identified as area helicopter landing zones for use in emergencies.	X		
SF-2-1.3: (8)	Continue conversations with the Rumbling Bald Resort POA to determine ways to eliminate the barriers to circulation created by the resort's security gates, at least for emergency access.	X		
Policy SF-2-1.4:	Improve access to medical facilities and services.			
SF-2-1.4: (1)	Accommodate medical facilities in town by modifying zoning (regulations and map) so that such facilities can locate in areas identified as suitable in the plan.			

Policy SF-3-1.1:	Explore opportunities for bringing the community together for social interaction and networking through special event offerings.	X		
SF-3-1.1: (1)	Conduct a survey to determine the types of social activities residents would like to see developed.	X		
Policy SF-3-1.2:	Attract an arts school and performing arts program		X	
SF-3-1.2: (1)	Evaluate the need for an art school and performing art program.		X	
SF-3-1.2: (2)	Coordinate with regional artisan groups such as the Performing Arts Center and Rutherford County Arts Council.		X	
SF-3-1.2: (3)	Evaluate and determine potential locations for amphitheatres, stages, and facilities based on criteria such as land value, feasibility, accessibility, etc.		X	

Community Appearance & Design Standards (From Section 8.0)

Policy CA-1-1.1:	Develop design guidelines that supplement standards contained in the zoning regulations and convey the community's expectations.	X		
CA-1-1.1: (1)	Gather public input and create an inventory of a full range of features that contribute to the character of the town.	X		
CA-1-1.1: (2)	Create a set of community design guidelines (visual manual) to align future development with Lake Lure's sense of place.	X		
CA-1-1.1: (3)	Improve public buildings and civic space in accordance with the guidelines to demonstrate importance of adhering to them.			X
Policy CA-1-1.2:	Develop and adopt a scenic overlay zoning district that applies to the designated NC Scenic Byway corridor.	X		
Policy CA-1-1.3:	Develop streetscape design guidelines.	X		
CA-1-1.3: (1)	Enhance roadway corridors by developing uniform standards for streetscape elements. The design of each and the combination of them shall reinforce the town's character. Guidelines may address a wide range of elements including sidewalks, bicycle facilities, landscaping, signage and lighting and other streetscape amenities, street intersection crosswalks.	X		
CA-1-1.3: (2)	Coordinate with NCDOT to ensure such guidelines may be implemented within NCDOT rights-of-way.	X		
CA-1-1.3: (3)	Implement streetscape design guidelines in the town center.	X		
Policy CA-1-2.1:	Develop a study to identify structures that locally have historic value.			
Policy CA-1-3.1:	Develop gateways for the entrances to Lake Lure	X		
CA-1-2.1: (1)	Define gateways to Lake Lure and develop a coordinated set of design plans for all gateways to create a uniform sense of arrival at the entrances of the town.	X		

Policy CA-1-4.1:	Limit light and noise pollution		X	
CA-1-4.1: (1)	Develop a regulation to restrict light pollution, controlling foot-candles, specifying down-lighting, and a maximum height for cut-offs / directional parking and other light luminaries.		X	
CA-1-4.1: (2)	Identify the most common sources of noise pollution and develop regulations to minimize them (i.e., motorcycles).		X	
Policy CA-1-5.1:	Consider extending Lake Lure’s current and future regulations to areas beyond Lake Lure’s current jurisdiction if an extraterritorial jurisdiction (ETJ) is established.	X		
CA-1-5.1: (1)	Identify areas that are beyond Lake Lure’s boundaries that are visible and could directly impact the appearance and image of the town if developed. Determine how town’s regulations would offer protection from negative impacts, and strengthen regulations as appropriate.	X		
CA-1-5.1: (2)	Apply the town’s regulations to areas within the ETJ once established, as appropriate.	X		

Government & Administration (From Section 9.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy GA -1-1.1:	Improve current municipal staffing efficiency and effectiveness.	X		
GA -1-1.1: (1)	Hire a short-range planner/subdivision administrator to facilitate subdivision plan review and manage short-range projects.	X		
GA -1-1.1: (2)	Building on the recent personnel study, conduct a ‘staffing study’ to determine short and long-term additions to all staffing areas to handle the anticipated workload that will be driven by adopted comprehensive plan policies and future growth. More specifically, the study should (a) determine what skills current staff members possess, (b) identify gaps given the proposed first-year implementation activities recommended in the comprehensive plan, (c) define the type and number of positions to be added, and (d) create the appropriate job descriptions for the positions to be advertised and filled. Based on the results and recommendations of the staffing study, determine the budget requirements to hire and accommodate additional staff (salary, office space, equipment purchases, etc.). If budget limitations warrant, prioritize the filling of positions, and proceed with hiring for the positions identified as high priority.	X		
Policy GA -1-1.2:	Ensure policies and regulations are enforced thoroughly.		X	
GA -1-1.2: (1)	Clearly define the responsibilities of each department for enforcement of existing regulations.		X	
GA -1-1.2: (2)	Seek opportunities to bridge gaps and perform monitoring in an efficient manner.		X	
GA -1-1.2: (3)	Hire additional field staff for inspections and enforcement as new regulations are adopted, as needed.		X	
GA -1-1.2: (4)	Create and publish a document that clearly lists all fines and possible infractions.		X	
Policy GA -1-1.3:	Utilize technology (GIS) for better information management, evaluation of development proposals, and better enforcement.	X		
Policy GA -2-1.1:	Consider ways to improve operations.		X	
GA -2-1.1: (1)	Evaluate all such operations and conduct a cost/benefit analysis.		X	

GA -2-1.1: (2)	Commission a study to evaluate the benefits of outsourcing the management of operations and/or maintenance of any town-owned facility.		X	
GA -2-1.1: (3)	Explore options that may result in increased revenues with second party involvement, such as: (1) Evaluate the possibility of expanding the operations of the golf course to include a secondary set of services (e.g. restaurant) that would create a revenue stream year round. (2) Explore possibility of further investment (e.g. capital improvements and expansion of course to 18 holes) to improve future revenue streams. Analyze the possibility of increased lease revenues with or without further investment (e.g. restrooms, cart barn, and additional facilities).		X	
Policy GA -2-1.2:	Improve the municipality's annual revenue streams.	X		
GA -2-1.2: (1)	Evaluate and consider an appropriate increase in soil/erosion violation fees. Use the estimated revenue from this fee to offset the cost of services provided by the town related to water quality or enforcement.	X		
GA -2-1.2: (2)	Explore options for and establish other fees that can be charged as a flat monthly fee to cover specific costs.	X		
GA -2-1.2: (3)	Evaluate Lake Lure's budget over the past 10 years to determine annual increase in cost of services to justify any proposed fee increases. Review existing fees for annexation, boat permits, tap fees for sewer water, facility rental, fire inspection, golf course, marina rental, water/sewer rates, and zoning/land uses permit fees, and increase where needed.	X		
GA -2-1.2: (4)	Increase the commercial property tax base by increasing the amount of commercial and mixed-use development in appropriate locations (e.g. commercial service node, town center node, etc.)		X	
GA -2-1.2: (5)	Seek grants to supplement the current revenue streams, as discussed in sections 2-10.	X		
Policy GA -2-1.3:	Enhance the Capital Improvement Plan (CIP)	X		
GA -2-1.3: (1)	Broaden the Capital Improvement Plan to include additional specific categories as needed.	X		
GA -2-1.3: (2)	Develop a three, five, and 10-year schedule for all capital improvement plan categories.	X		
Policy GA-3-1.1:	Create an educational outreach program.		X	

GA-3-1.1: (1)	Develop an educational section on the Web site that conveys information on a wide variety of topics, including regulations, the environment, conservation easements, etc.		X	
GA-3-1.1: (2)	Consistently update the monthly newsletter and post to the Web site at a set designated time each month.		X	
GA-3-1.1: (3)	Conduct a survey to determine the best ways to communicate information to all property owners.			
GA-3-1.1: (4)	Create avenues for trained volunteers to submit photos and other evidence of issues, particularly violations of codes, to town staff.			
Policy GA-3-1.2:	Increase awareness of policies and regulations adopted by the town.	X		
GA-3-1.2: (1)	Create a system of delivering information to the public notifying them of policy and regulation changes. Timely notification for review and comment on new regulations and policies before they are adopted is also important.	X		
GA-3-1.2: (2)	Publish a list of code violations on town's Web site.	X		
GA-3-1.2: (3)	Create a page that allows the public to review, search, and understand codes in an interactive manner. Include a variety of written examples or illustrations of how the codes should be followed. Provide examples of infractions and clearly state the problem with the infractions for illustration purposes.	X		

Natural Environment & Open Space (From Section 10.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy NE-1-1.1:	Raise awareness of open space conservation initiatives and benefits.		X	
NE-1-1.1: (1)	Conduct public meetings and open forums to inform the public of current environmental initiatives.		X	
NE-1-1.1: (2)	Educate developers and real estate agencies about the value of the environment, open space and recreational opportunities available in homebuyers' decisions.			
Policy NE-2-1.1:	Identify open space worthy of protection, such as environmentally sensitive areas, and pursue protection through a range of methods.		X	
NE-2-1.1: (1)	Formally define "environmentally sensitive" areas and locate accordingly.	X		
NE-2-1.1: (2)	Pursue conservation easements for natural areas identified in the composite map.		X	
NE-2-1.1: (3)	Create a trust that allows donators to transfer their property to the town for preservation purposes.		X	
NE-2-1.1: (4)	Consider partnering with state-funded agencies, universities and private conservation groups to undertake the inventory.			
NE-2-1.1: (5)	Explore the potential to collect land transfer fees that could fund a specific activity, such as land acquisition for open space purposes to preserve environmentally sensitive areas.		X	
Policy NE-1-1.3:	Improve all developments by promoting environmental conservation in the development process.		X	
NE-1-1.3: (1)	Require a fixed percentage of land to be set aside as open space in all future residential developments.	X		
NE-1-1.3: (2)	Establish methods to limit or restrict 'clear cutting' techniques in all developments.	X		
NE-1-1.3: (3)	Incorporate tree protection regulations into the zoning regulations so they apply to all development types, not just subdivisions.	X		

NE-1-1.3: 4)	Establish a “Purchase Development Rights Program” that allows the town to purchase development rights from land owners for conservation purposes.		X	
NE-1-1.3: (5)	Allow conservation subdivision development as a by-right option in all residential districts.		X	
NE-1-1.3: (6)	Explore the possibility of creating a financial incentive program for conservation development.			X
Policy NE-1-1.4:	Consider environmental value of land owned by the town.			
NE-1-1.4: (1)	In conducting inventory, document clearly the characteristics of parcels owned by the town that meet environmental objectives.			
NE-1-1.4: (2)	Utilize data contained in the detailed inventory, if conducted, to identify parcels to be acquired by the town.			
Policy NE-2-1.1:	Ensure open space is linked via trails, greenways, and open space corridors throughout the town.	X		
NE-2-1.1: (1)	Create an open space plan.	X		
Policy NE-2-1.1:	Seek opportunities to link open space (existing and proposed) in Lake Lure to adjacent open space to create a regional system of open space.		X	
NE-2-1.1: (1)	Establish a regional effort that targets environmental conservation within and outside of Lake Lure’s jurisdictional limits.	X		
NE-2-1.1: (2)	Host regular meetings with neighboring jurisdictions to coordinate open space preservation efforts.		X	
Policy NE-3-1.1:	Minimize negative impacts from grading on steep slopes and post-construction stormwater run-off.	X		
NE-3-1.1: (1)	Define steep slopes relative to topography in Lake Lure specifically.	X		
NE-3-1.1: (2)	Modify subdivision regulations to minimize density and grading impacts on steep slopes.			
NE-3-1.1: (3)	Adopt regulations to minimize grading impacts on steep slopes within non-residential development or any type of development not subject to subdivision regulations.			
Policy NE-4-1.1:	Monitor water quality regularly.			

NE-4-1.1 (1)	Establish better, more regular means of communication with the State of North Carolina, specifically the DWQ, to strengthen efforts to test stream pollutant levels, water temperature, etc.			
Policy NE-4-1.2:	Establish effective buffers as a way of strengthening water quality protection measures.	X		
NE-4-1.1: (1)	Increase the width of the required lake edge buffer and require stream buffers.	X		
NE-4-1.1: (2)	Specify in regulations accepted methods for delineating buffer zones.		X	
NE-4-1.1: (3)	Establish minimum planting requirements to ensure adequate buffer vegetation.	X		
NE-4-1.1: (4)	Establish limitations for clearing within the required buffer to ensure the effectiveness of the buffer is maintained.	X		
NE-4-1.1: (5)	Avoid embankment fill for bridge approaches, using causeways over floodplain to preserve existing vegetation wherever possible.	X		
NE-4-1.1: (6)	Review staff resources and add personnel as needed to adequately monitor adherence to buffer regulations.	X		
Policy NE-4-1.3:	Manage upstream development activities that result in sedimentation and other impacts that threaten water quality.		X	
NE-3-1.2: (1)	Conduct a Watershed Study to specifically identify regional erosion and sedimentation issues and problem areas that directly impact Lake Lure.		X	
NE-3-1.2: (2)	Evaluate impervious cover impacts on surface water hydrology, quality, and ecology.		X	
NE-3-1.2: (3)	Classify “Watershed Study” into three broad impact classifications: low, medium, and high.		X	
NE-3-1.2: (4)	Adopt regulations to mitigate impacts in accordance with the findings of the Watershed Study.		X	
Policy NE-3-1.4:	Utilize the recently established Geographic Information System (GIS) to better inform development approval decisions.	X		
NE-3-1.4: (1)	Use Spatial Analyst to better understand steep slope conditions	X		

NE-3-1.4: (2)	Map soil types to locate highly-erodible soils and aid decisions for erosion control measures.	X		
NE-3-1.4: (3)	Utilize updated floodplain maps improve accuracy of floodplain area and to enforce floodplain regulations	X		
Policy NE-3-1.5:	Educate the public about importance of water quality.		X	
NE-3-1.5: (1)	Educate public about buffers and benefits of maintaining existing native vegetation.		X	
NE-3-1.5: (2)	Create an informational pamphlet and distribute to businesses, private landowners, and developers to inform them of environmental impacts associated with increases in impervious surface area.		X	
NE-3-1.5: (3)	Coordinate with neighboring jurisdictions to expand educational efforts beyond Lake Lure's jurisdiction.			

Land Use (From Section 11.0)

POLICY/ACTION REFERENCE	POLICY/ACTION STATEMENT	1 st Year	2-5 Years	5+ Years
Policy LU-1-1.1:	Create zoning districts or modify existing zoning districts to accommodate uses as indicated in Comprehensive Plan, specifically the Concept Plan and the Future Land Use Map.	X		
LU-1-1.1: (1)	Create a mixed-use zoning district and promote mixed-use developments within specified nodes in areas suggested in the <i>Final Concept Plan and Supporting Development Scenarios</i> .	X		
LU-1-1.1: (2)	Zone the specified mixed-use nodes, local nodes, and specialty commercial nodes to allow for a greater mixture of uses in these areas.	X		
LU-1-1.1: (3)	Allow flexibility in zoning / land use decisions that would support the long-term preservation of locally-defined historic structures / properties.			
Policy LU-1-1.2:	Modify the zoning map to be consistent with the land uses indicated on Figure 8, Future Land Use Map, and to reflect new districts developed to accommodate the range of uses specified in the plan for key areas.		X	
Policy LU-1-1.3:	Improve development regulations to preserve open space.	X		
LU-1-1.3: (1)	Evaluate current regulations and identify the appropriate districts within which minimum open space requirements should be incorporated.	X		
LU-1-1.3: (2)	(2) Develop specific open space standards, such as minimum amount and minimum percent to be improved for access/use, and modify the district standards accordingly.	X		
Policy LU-1-1.4:	Concentrate commercial development in designated nodes.		X	
LU-1-1.4:(1)	Rezone the Town Center area for development in more compact form. Development of the Town Center in a compact form results in an arrangement of buildings, streets and public spaces that maximizes utilization of the land. For example, buildings have multiple stories that are situated in close proximity to streets and each other. Open space and parking is limited to small spaces that do not interrupt the built environment.		X	

LU-1-1.4:(2)	Provide for commercial development through zoning near lake access points.		X	
LU-1-1.4:(3)	Rezone the commercial services node and neighborhood to the mixed-use districts.		X	
Policy LU-1-1.5:	Attract a special-use school		X	
LU-1-1.5:(1)	Evaluate potential locations for a special-use school.		X	
LU-1-1.5:(2)	Make known the availability of sites suitable for special-use school and support interested entities in the acquisition and rezoning, if any, of selected site.		X	
Policy LU-1-1.6:	Attract a performing arts program		X	
LU-1-1.6:(1)	Evaluate potential locations for a performing arts center.		X	
LU-1-1.6:(2)	Make known the availability of sites suitable for a performing arts center and support interested entities in the acquisition and rezoning, if any, of selected site.		X	
Policy LU-1-1.7:	Attract healthcare services.	X		
LU-1-1.7:(1)	Initiate and maintain communication with healthcare providers (e.g. Rutherford Hospital) to provide a health care facility, pharmacy, visiting nurse service, and medical offices. Relay to providers that the community is highly interested in their services and offer town assistance on efforts to locate such facilities in Lake Lure.	X		
LU-1-1.7:(2)	Identify potential sites, such as suggested in the service commercial node (see Final Concept Plan) for healthcare services.	X		
Policy LU-1-1.8:	Maximize utilization of land in commercial nodes for commercial uses by relocating public buildings to appropriate sites that are less suitable for commercial development.		X	
LU-1-1.8:(1)	Evaluate sites for potential relocations of public facilities.		X	
LU-1-1.8:(2)	Relocate public facilities, such as the town's maintenance facility, and other identified locations		X	
Policy LU-1-1.9:	Develop overlay zone for the scenic byway segment of US-64/74A and NC-9.		X	
LU-1-1.9: (1)	Define a scenic overlay area for the scenic byway segment of US-64/74A and NC-9 that continues to protect the character, and scenic quality of the current		X	

	scenic byway.			
LU-1-1.9: (2)	Develop and adopt Scenic Byway Overlay District with standards to preserve the scenic qualities of the Black Mountain Rag Scenic Byway (US-64/74A and NC-9).		X	
Policy LU-1-2.1:	Establish overlay zoning district to restrict development above 1,500-foot elevation.	X		
LU-1-2.1: (1)	Clearly define the standards for development in this area, and develop and adopt the overlay district.	X		
LU-1-2.1: (2)	Modify the Official Zoning Map to reflect the addition of this new overlay district.	X		
LU-1-2.1: (3)	Educate property owners of the benefits of a 1,500-foot protection line.	X		
Policy LU-1-2.2:	Limit future commercial development along the lake front.	X		
Policy LU-1-2.3:	Study the impacts (e.g. economic, quality of life, etc.) of vacation rentals, particularly those along the lakefront, to determine the need for controls (e.g. additional regulations) or other measures to ensure that the value and enjoyment of all lakefront properties are maintained, and adopt controls for vacation rentals as determined by the study recommendations. (Amended 11-10-09, 02-28-12)	X		
Policy LU-2-1.1:	Establish an extra-territorial jurisdiction (ETJ) to ensure that developments in areas adjacent to the town boundaries do not adversely impact the town's image and quality of views.	X		
LU-2-1.1:(1)	Map potential ETJ boundaries using a set of criteria that include ridgelines, drainage areas, etc.	X		
LU-2-1.1:(2)	Engage in conversations with Rutherford County and state to communicate ETJ boundary concept.	X		
LU-2-1.1:(3)	Apply adopted regulations, including signage and subdivision regulations, to the area within the established ETJ.	X		
Policy LU-2-1.2:	Consider extending ETJ into the unincorporated enclaves within Lake Lure's jurisdiction if the town determines that such extension would result in a more consistent development pattern town-wide.	X		