

# Town of Lake Lure, NC

## *2006 Comprehensive Plan Survey*

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

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

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### **Community Information**

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

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

- ☐ Yes
- ☐ No

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

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

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

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

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

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

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

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

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

- ☐ Yes
- ☐ No
- ☐ Undecided
- ☐ Not Applicable

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

### **Lake Lure Vision**

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

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

### **Land Use and Community Character**

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

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

## **Natural Resources**

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

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

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

☐ Yes ☐ No ☐ No Opinion

## **Housing**

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

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

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

☐ Yes ☐ No ☐ No Opinion

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

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

## Development and Growth

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

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

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

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

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

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

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

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



## Transportation

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

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

## Municipal Services

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

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

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



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

Strengths

Weakness

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

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

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

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

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

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

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

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

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

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**85. Gender**

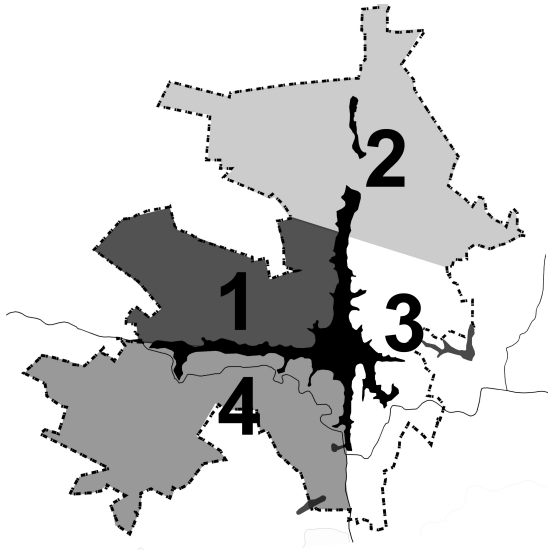
- ☐ Male  
☐ Female

**86. Age**

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

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

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



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

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

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

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

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

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

**THANK YOU FOR YOUR SUPPORT!**

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