



Department Operations Inventory

Community Development Department

August 1, 2014 (Revised August 6, 2014)

The Community Development Department has been entrusted with the Town of Lake Lure 2007-2027 Comprehensive Plan and uses it as a guide in an ongoing, continuous manner on behalf of the community. The major responsibility for the plan and many projects defined in the plan, such as the town center master plan, Lake Lure Regional Center, and efforts to recruit community services, rests with the department.

The Community Development Department also serves as staff to the Zoning and Planning Board, Board of Adjustment, and Lake Structure Appeals Board. These are citizen boards created to assist the town government with the overall community development process.

In addition to overseeing plan updates and staffing various citizen boards, the department also administers the various regulations found in the Town Code of Ordinances related to land use, including zoning, subdivision, and nuisance regulations, while responding to citizen complaints about compliance with the standards defined in the regulations.

The town relies on good planning and regulatory standards to determine when, where, and what types of service facilities will be needed to support a particular development project in a given area. Moreover, establishing clear standards and guidance for the development process reduces costs, thereby saving taxpayer's money. In addition to planning and code enforcement, the department is responsible for the town's economic development function, census administration, Geographic Information System (GIS) mapping services, and grants administration programs.

In short, the Community Development Department carries out the following functions for the Town of Lake Lure:

- Planning Projects Coordination
- Code Enforcement & Permit Services
- Boards Support Services (ZPB, BOA & LSAB)
- Grants Administration Services
- Geographical Information System (GIS) Services
- Special Projects Coordination
- Oversees Department Legal Services

Currently, the Community Development Department meets demand for these services with a staffing level of approximately 2.4 FTEs.

I. Planning Projects Coordination

Growing by design, rather than by chance, begins with the development of a plan for the community by the community. A good planning process solicits public input regarding “direction setting” and desired outcomes. A good plan enables community members, developers, town staff and other stakeholders to secure the community’s interests through open, transparent partnerships as the town “grows forward.” Planning concerns itself with the physical features of the town, including natural and manmade characteristics, infrastructure, land uses, and various other qualities that help facilitate growth in a meaningful, harmonious, and sustainable manner. It seeks to interpret existing conditions and trends, relative to the natural and manmade environments, while evaluating development projects in light of community goals and objectives expressed in the 2007-2027 Comprehensive Plan.

A quality planning program facilitates the effective use of tax dollars and town assets in the most efficient manner on behalf of the community. It intentionally builds community, provides the impetus for continual improvement, and seeks to proactively protect and enhance the community’s quality of life.

The following is a bulleted list of the primary planning projects carried out (or are currently in progress) by the department since October 2004 in addition to many smaller, special projects (See VI. Special Projects Coordination below). These planning projects have ranged in duration from three months to eighteen months and have had intense input from our community via surveys, public meetings, and stakeholder group meetings. The Community Development Department has coordinated all of this.

- 2007-2027 Comprehensive Plan
- Design Guidelines for New Commercial Construction
- NC 9 General Development Plan
- Town Center Master Plan, Phase I
- Comprehensive Transportation Plan
- Market Study – Brand Development Initiative
- Pedestrian Bridge & Bay Area Plan
- Rocky Broad Gateway Plan*
- Main Street Master Plan*
- NC 9 Corridor Plan**

*Currently underway

**Contract executed and soon to be underway

II. Code Enforcement & Permit Services

The Town of Lake Lure has a complex Code of Ordinances that requires a knowledgeable and dedicated team of Town staff to consistently and fairly enforce numerous regulations. The

Community Development Department is responsible for the enforcement of many of these regulations, including the zoning regulations, subdivision regulations, abandoned structures/unfit dwellings, abandoned vehicles, and nuisance regulations (grass, weeds, and refuse). Code enforcement requires numerous duties, responsibilities, and methods to ensure compliance.

Many code enforcement issues are complaint driven. Once a complaint is received, the code enforcement official is responsible for investigating that complaint to determine whether or not a violation exists. If so, the official is then responsible for taking the necessary measures to ensure that compliance is gained in the quickest way possible to ensure that public health and safety is secured. Another role of code enforcement is processing requests for permits or plan approvals. Relative to each request, the code enforcement official is responsible for ensuring that the application complies with all applicable Town regulations.

Over the years the Town of Lake Lure has adopted land use plans detailing the goals and objectives of its citizens to outline how they view the town in its present condition and where they envision the town growing in the future. Through the zoning regulations, the Community Development Department not only guides development along the path consistent with the land use plan, but also helps to ensure that an individual property owner does not use property in a way that harms or alienates neighboring property owners, or the community as a whole. Property owners themselves also rely on zoning regulations for assurances that development will be compatible with their "quality of life" and will protect their property values ensuring a return on investment if their properties are sold.

Zoning administration involves interpreting and enforcing the zoning regulations, processing permits, providing support to the Board of Adjustment, investigating complaints and possible violations, and maintaining accurate records. All of these functions play a vital role in ensuring that new development and existing land uses are, and continue to be, in compliance with the current regulations. Zoning administration works hand in hand with the planning function of the Community Development Department to amend regulations in response to the community's changing needs. This ensures that the public health, safety, and general welfare are not only protected but enhanced.

Through use of the subdivision regulations, the Community Development Department maintains and enforces procedures and standards for land clearing, land disturbance, land development and the subdivision of land within the town in an effort to, among other things, ensure proper legal description, identification, and recordation of real estate boundaries. Also of importance is the orderly layout and appropriate use of the land, prevention of the excessive removal of trees and native shrubs, and the minimal disturbance of land. Standards in the subdivision regulations also provide safe, convenient and economic circulation of vehicular traffic; provide suitable building sites which are readily accessible to emergency vehicles; assure the proper installation of streets and utilities; promote the eventual elimination of unsafe or unsanitary conditions arising from undue concentration of population; and help conserve and protect the physical and economic resources (tax payer's money) of the town.

In the past few years, the subdivision administration program has moved away from review and approval of new subdivisions to monitoring subdivisions that were recently approved or underway when the economic downturn hit. Town staff maintains the files of nine active

subdivisions. The subdivisions in progress were approved during the economic boom, but development halted after the economy faltered. Several of these subdivisions have changed hands from the original developers to new developers, banks, property owners associations and individual property owners. New parties are often trying to pick up the pieces and move forward with their investment without critical knowledge. It is extremely important to ensure all the necessary procedures are followed and improvements are satisfactory so that tax payers are not left to pay for faulty infrastructure and incomplete development.

The following is a bulleted list of sections of Town Code enforced by the department since October 2004:

- | | |
|--|------------|
| • Streets and Sidewalks | Section 40 |
| • Garbage | Section 41 |
| • Addressing | Section 42 |
| • Tree Protection* | Section 65 |
| • Nuisance | Section 83 |
| • Abandoned Structures – Unfit Dwellings | Section 90 |
| • Subdivision | Section 91 |
| • Zoning | Section 92 |
| • Lake Structures* | Section 94 |
| • Flood Damage Prevention* | Section 95 |
| • Soil Erosion & Sedimentation Control* | Section 96 |
| • Fabric Structures | Section 97 |

*Enforced by Community Development before Lake Operations assumed duties.

III. Board Support Services (ZPB, BOA, LSAB)

The department serves the important clerk role to the Planning Board, Board of Adjustment, and Lake Structure Appeals Board. Department staff performs these functions for these three boards:

- Agenda Processing
- Minutes Drafting
- Notifications Processing
- Packets Processing
- Orders/Approvals Drafting
- General Communication (memos, letters, reports)
- Resolutions Drafting
- Amendments Drafting
- Applications Processing

IV. Grants Administration Services

The department has developed an in-house program to coordinate grant funding for various projects. Staff researches grant opportunities, matches projects with potential grants, and

submits formal applications and letters of intent to grant agencies. The overall program objectives include:

- Matching approved projects with potential grants
- Coordinating the grant application process
- Administering grants (reporting requirements and close out)

The following is a bulleted list of grants secured since October 2004 by the department:

- NC SE & SCC – GIS Hardware and Software
- NC DENR / Solid Waste Division – Old Landfill Remediation
- Rural Center - Asset Management Plan
- RTP 2012 – Buffalo Creek Park Trails
- RTP 2013 – Buffalo Creek Park Trails
- Parks and Recreation Trust Fund – Buffalo Creek Park (BCP) Trails and Facility
- 2014 PARTF Grant – BCP Parking / Trailhead (future grant application)

V. Geographical Information System Services

GIS allows storage of information in a database format that directly relates to features on a map. This allows the Town to perform complicated queries and analysis, and then produce maps that visually display geographic results. Access to this data and technology by staff, citizens and other government agencies has been an invaluable addition to the services provided by the Town.

The department secured a grant to purchase a large format printer, desktop computer, and software through NC SESC in 2006. Since this time the department has developed and maintains many layers, imported data from other sources, expanded services in support of other departments with this highly specialized information system.

GIS layers include but are not limited to town limits, water system, sewer system, streetlights, trails, zoning districts, streets, and aerial photography. One of the major projects completed was the sewer system inventory and the resulting maps and notebooks. The following is a bulleted list of layers staff have developed and/or imported in support of town operations.

- Buffer Zones*
- Buoy Locations*
- Commercial Properties
- Dwelling Units
- Lake Boundary
- Lake Depths*
- Fiber/Broadband
- Fire Districts
- Fish Habitat*
- Flood Plain
- Protected Mountain Overlay Zones
- Rare and Endangered Species*

- Residential Vacation Rental Locations
- State Park Properties
- Sewer Layers
 - Lines
 - Manholes
 - Lateral
 - Trunk Line
 - Treatment Plant
- Slopes
- Soil Types
- Streets
- Street Lights
- Subdivisions
- Topography
- Town Center - structures, stormwater, parking areas
- Town Owned Parking lots
- Town Properties
- Town Signs
- Trails
- Water Layers
 - Lines
 - Valves
 - Wells
 - Reservoirs
 - Pumps
 - Interconnects
 - Meters (layer includes only Town Center meters)
 - Fire Hydrants
- Water Courses (Hydrology)
- Wetlands*
- Zoning Districts

*These layers were developed by the Lake Operations Department.

VI. Special Projects Coordination

Since October 2004 the following projects (not an all inclusive list) have been researched, processed, and/or coordinated in some manner by the department. For example, the streetlight inventory wasn't just a mapping project. This special project ended up saving the town thousands of dollars (each year) from discoveries resulting from this project. The department has been playing a very important support role to administration for many of the following projects coordinated or processed:

- Town Limits Map
- Cantrell Property Research
- Eagle Camp (Pitts) Property Research
- Tatanka (Hartzog) Property Research

- Residential Vacation Rental Program
- Information Pamphlets Regarding Operations (located in the foyer)
- Conservation Subdivision
- Abandoned Structure - Unfit Dwellings
- Lake Lure Classical Academy Plans Review/Processing
- MAHEC Plans Review/Processing
- Dam Boathouse
- Buffalo Creek Park
- Town Sign Inventory
- Luremont Trails Inventory
- Luremont Waterlines Replacement
- Tree Protection Program
- Professional Medical Services Recruitment
- Mountain & Hillside Development
- Flood Damage Prevention
- Protected Mountain Ridge Overlay Program
- E.S. Draper Plan Research
- Micro-Brewery Study
- Town Center Lighting Plan
- Polk County Water Agreement Assessment
- Lake Lure Tours Agreement Assessment
- Kilroy Drive Extension Use Agreement
- Business Needs Initiative
- Firing Range Assessment
- Conditional Zoning Districts
- Downtown Associations Report
- Geo-Tech Requirements Amendment
- Sunset Cove Road Damage Assessment
- Streetlight Inventory
- Streetlight Analysis Report
- Town Center Marina Concept Plan
- Carr Property/El Sureno Demolition
- Carr Property/El Sureno Repurposing Plan
- Morse Park Wetlands Enhancement Plan Development
- Morse Park Wetlands Enhancement Construction
- Resort Town Data Collection
- Island Tree Assessment (Town Center Business District)
- Monument Concept Development
- Staff Augmentation Services RFP
- Legal Services Recruitment
- Personnel Policy (Professional Development Certification Schedule)
- Town Standard Specifications and Detail for Construction
- Department/Monthly Report

VII. Activity Statistics

Each month the Community Development Department issues a monthly report with activity statistics. The department has been tracking activity since 2005. Below are a few indicators showing how demand for service has changed over the years. As you can see, 2013 was a busy year for issuing Certificates of Zoning Compliance (CZCs) and early indications are that 2014 will be busier than last year. The Board of Adjustment workload is about double what it was in 2005 because of the VROP applications. The economy is bouncing back and it is important to note that the department is currently operating at 2.4 FTEs versus 2.5 FTEs last year. Please also note that the department had 2.5 FTEs in 2005.

	'05	'06	'07	'08	'09	'10	'11	'12	'13
CZCs	100	117	109	77	62	72	71	73	94
Sign Permits	18	28	29	36	43	38	27	20	20
CUPs	2	2	1	2	0	2	1	2	2
Variances	6	22	8	6	3	6	12	9	9
Appeals	1	1	0	0	1	4	0	0	1
RVRs	0	0	0	0	0	159	17	20	16
Subdiv. Lots (P)	56	89	57	101	56	0	0	0	0
Subdiv. Lots (F)	30	105	7	8	1	0	0	0	0
Site Visits	N/A	24	42	55	153	309	169	279	204
FTE's	2.5	3	4	5	4	4	3	3	2.5

Be that as it may, it is incumbent upon the department to emphasize that the regulations have increased in complexity compared to what was on the books in 2005. For example, incorporating the Mountain & Hillside Development provisions into the Zoning Regulations requires a greater level of proficiency than simply checking for use, setbacks, and height like we did in 2005. The tree protection requirements are extremely complex because of having to determine significant species and tree canopy coverage percentages. The Subdivision Regulations became much more complex with the addition of conservation subdivision requirements as well as its own level of steep slope requirements. However, the number of lots being reviewed and approved has fallen drastically. Although true, 2014 figures showing slight increases in the category from 2013. The evolution of all the regulations has necessitated a greater degree of expertise and skill to interpret and enforce. The knowledge and expertise needed to issue approvals in 2014 is simply much greater than what was needed in 2005.

VIII. Department Staff: Position, Education and Experience

Shannon Baldwin

Shannon was employed by the town in 2004 as the Community Development Administrator. He was the planner, zoning administrator, flood plain administrator, lake structure administrator,

subdivision administrator, and enforced the nuisance regulations and at times the erosion control regulations. Later his job title was changed to Community Development Director. He has been the director/supervisor of Community Development since October 2004.

FTE: 1 (40 hrs/week)

Title: Community Development Director

Education: Masters, Public Administration, Clemson University
B.A., Political Science/Business Administration, Clemson University

Certificates: Municipal Administration, UNC School of Government
AICP (Planning)
CZO (Zoning)

Experience:	Lake Lure, NC	Community Development Director, 10 years
	Saluda, NC	City Administrator, 2 years
	Banner Elk, NC	Town Manager, 3.75 years
	Highlands, NC	Town Planner, 2.25 years
	City of Clemson, SC	Public Information Officer (intern)

Vendors Used:

- Clemson University, Highlands, NC
- Highland Mapping, Banner Elk, NC
- McGill Associates, Banner Elk, NC
- Mattern & Craig, Banner Elk, NC
- Vaughn & Melton, Banner Elk, NC
- The Maps Group, Banner Elk, NC
- Highland Mapping, Saluda, NC
- Martin-McGill, Saluda, NC
- Institute for Transportation Research & Education, Saluda, NC
- James & James Environmental, Saluda, NC
- Cavanaugh & Associates, Saluda, NC
- The Maps Group, Saluda, NC
- BenchMark, Saluda, NC
- Highland Mapping, Lake Lure, NC
- LandDesign, Lake Lure, NC
- Cooper Associates, Lake Lure, NC
- HomeSmith Architecture, Lake Lure, NC
- Clemson University, Lake Lure, NC
- Dept. of Comm., Division of Community Assistance, Lake Lure, NC
- Brown Engineering, Lake Lure, NC
- Creative Development Solutions, Lake Lure, NC
- N-Focus, Lake Lure, NC
- Equinox Environmental, Lake Lure, NC
- ECS Carolinas, Lake Lure, NC
- ArnettMuldrow, Lake Lure, NC
- Mitch Contracting, Lake Lure, NC
- Knight Strategies, Lake Lure, NC

At the end of October 2014, Shannon Baldwin will have well over eighteen years four working for resort towns. Exactly ten of those years will have been with the Lake Lure Community Development Department.

Sheila Spicer

Sheila transferred from the Golf Course into the Code Enforcement Clerk position in Community Development. She then transitioned into the Zoning Administration position as she completed Zoning Administration certification courses through the School of Government. She has also assumed other code enforcement duties relative to the Town Code.

FTE: 1 (40 hrs/ week)

Title: Zoning Administrator / Code Enforcement Officer / Clerk

Education: A.A., General Education, Isothermal Community College
Certificates: CZO (Zoning)

Experience: Lake Lure, NC Zoning Admin / Clerk 8.25 years
Lake Lure, NC Golf Course Pro-Shop Manager, 6.75 years

At the end of August 2014, Sheila Spicer will have a total of 8.25 years with the Community Development Department and a total of 15 years with Lake Lure.

Suzy Smoyer

Suzy worked for the town first as an employee of N-Focus, then full time with the Town, then 30 hours at town hall and 10 hours at home, and then finally part time at home. She only works approximately eight hours each week, however her institutional knowledge and technical skills remain very valuable to the town.

FTE: .20 (8 hrs/week, currently)

Title: Subdivision Administrator / GIS Coordinator / Grants Administrator

Education: B.S., Natural Resource Management, Western Carolina University

Certificates: AICP (Planning)
CZO (Zoning)

Experience: Lake Lure, NC Planner / Subdivision Administrator, 3.5 years
Summit County, CO Planner II, 4 years
Marion, NC City Planner, 4 years
Banner Elk, NC Zoning Administrator / GIS Coordinator, 1 year

As of August 2014 Suzy Smoyer will have approximately 12.5 years working in the planning field and 3.5 of those years will have been with the Community Development Department.

Michelle Jolley

Michelle transferred from the Police Department to fill the position in Customer Service. She serves as the recording secretary to the Planning Board, Board of Adjustment and Lake Structure Appeals Board. On average she works approximately eight hours per week performing these duties. She processes minutes and send out board member packets.

FTE: .20 (8 hrs/week)

Title: CS Collections Clerk / Community Development Recording Secretary

Education: High School Diploma, Chase High School
Isothermal Community College, 2 years

Certificates: TAC Operator

Experience: Lake Lure, NC CS Collections Clerk / Clerk Support, 3/2 years
Lake Lure, NC Police Office Assistant, 6 years

As of August 2014 Michelle Jolley will have 9 years working with Lake Lure and 2 of those years will have been with the department.

IX. Department Legal Services

The town had ongoing lawsuits in progress in 2003 and early 2004 relative to lake structures and land use decisions previously rendered. Shannon Baldwin was hired to fill the primary position in the Community Development Department for the Town of Lake Lure in October 2004. Department records and maps were in extremely poor condition. The volume of applications across the board was at an all time high. The department was operating with only 2.5 FTE's. Chuck Place, the Town Manager, expressed the need to develop a comprehensive plan. Therefore, the primary functions of the department were being expanded to not only include code enforcement but planning as well. A comprehensive plan process was initiated in 2005. During this time, Shannon Baldwin (full-time), Clint Calhoun (part-time), and a Zoning Clerk (full-time) were staffing the Department. By 2006 development was occurring at an extremely fast pace.

The comprehensive plan process, lack of provisions in the regulations (subdivision, zoning, lake structures, erosion control, and floodplain management) to protect the environment, inconsistencies within and between the regulations themselves, and the recent (2005-2006) dynamics of the Board of Adjustment revealed the need for an attorney with significant experience in land use law. In August 2006 the Town Council (Mayor Proctor and Commissioners Noble, Pitts, McCallum & Watkins) directed the Town Manager and Community Development Director to identify an attorney who specializes in land use law to assist the Community Development Department and associate Boards.

Under the direction of the Town Manager, the Community Development Department released a request for proposal (RFP) regarding the need for legal services for the Community Development Department and associate boards. An ad was published in the Asheville Citizen Times, August 28th and September 4th, 2006. It was also published in the Hendersonville Times News. The ad read as follows:

Attorney

The Town of Lake Lure seeks contract legal counsel for its Community Development Department. North Carolina law license, knowledge of NC local government planning and zoning law, and practical experience are required. Duties include consultation as needed with department staff regarding code enforcement and compliance issues, drafting ordinance amendments, review of long range plan documents, and board meeting attendance on an as needed basis. Special projects will be assigned as needed. This position does not serve as general legal counsel for Lake Lure Town Council. Please send proposal by 9/22/06 to: Attorney Search, Town of Lake Lure, P.O. Box 255, Lake Lure, NC 28746."

Town Manager Chuck Place and Community Development Director Shannon Baldwin conducted a search and chose to interview three candidates as a result of Council's directive: William Morgan, Brian Gulden, and Mike Egan.

Per the interview, Mr. Egan had worked on several Unified Development Ordinance (UDO) projects. The comprehensive plan process and the numerous amendments at the time (2006) revealed the need for a UDO. Mr. Egan's specialty was land use law, and he had considerable experience as a land use law attorney in Florida before relocating to NC in 1993. Mr. Egan had over 30 years experience in land use law at the time of his interview. Mr. Egan served as counsel to the City of Hendersonville's Planning Department advising its Planning Board and Board of Adjustment for a number of years. Mike Egan was chosen as the attorney for the Community Development Department and has served every since.

To date the town has used Mr. Egan as counsel for the Community Development Department in keeping with the original intent. The town has used and presently uses his services with respect to.....

- Enforcing regulations: interpretation and compliance issues as needed
- Drafting ordinance amendments to/for the following types of regulations: zoning, subdivision, lake structures, erosion control, flood damage prevention and general provisions of the town code (like nuisance provisions) as needed.
- Reviewing long range plan documents (like the 2007-2027 Comprehensive Plan) and drafting amendments to the same as needed
- Providing counsel to associate Boards (BOA, LSAB, ZPB) and guidance as needed, especially for the BOA
- Working on special projects as assigned

To date Mr. Egan has served as primary legal counsel for the Board of Adjustment and performed the following services:

- Attends meetings as needed, serving as counsel to the Board and assists the Board in the conduct of quasi-judicial hearings;
- Reviews and writes Board rulings as needed;
- Serves as secondary counsel for appeals of board decisions;
- Provides research for the board as needed;
- Provides training with respect to Board protocol and procedures; and
- Amends Board By-laws as needed.

To date Mr. Egan has attended Zoning/Planning Board meetings and provided the following service:

- Advises the Board and staff on land use law in NC
- Researches land use issues
- Drafts position papers and ordinances as requested
- Advises staff on decisions/actions as requested
- Attends ZPB meetings and work sessions as needed
- Amends Board By-laws as needed
- Attends Council meetings regarding land use issues as required.

Since entering into an agreement with Mr. Egan, the town has used Mr. Egan's expertise to draft numerous ordinances ranging from minor to major in scope. To date, Mr. Egan has assisted with developing ordinances related but not limited to the following topics:

- Civil Penalties (minor)
- Tree Protection (medium-major)
- Mountain & Hillside Development (major)
- Conservation Subdivision (medium-major)
- Residential Vacation Rentals (major)
- Live-work Units (minor)
- Construction Site Maintenance (minor)
- Design of Commercial Buildings (minor)
- Temporary Stay on Lake Structure Permits (minor-medium)
- Lake Structures (minor)
- Erosion Control (medium-major)
- Setbacks (minor)
- Common Amenities (minor)
- Commercial Signs (minor)
- Damage to Public Infrastructure (minor)
- Utility Easements (minor)
- Improvement Guarantees (minor-medium)
- Produce Stands (minor)
- Noise (medium-major)
- And others.....

X. Conclusion

Since 2005, major planning documents have been created that will be used to guide the Town of Lake Lure over many years to come. For example, the town launched a comprehensive plan initiative in 2005 that culminated in the adoption of the Town's first comprehensive plan. The town has been very busy implementing many of the goals and objectives identified in the plan since its adoption. Other major planning documents listed in the Planning Projects Coordination section have been created and implemented since 2005.

When the town secured a grant in 2006 for the town's first Geographical Information System, all the necessary hardware and software were purchased shortly thereafter. It is an extremely powerful planning tool developed specifically for the Town of Lake Lure for mapping and analyzing infrastructure and local geographical features. The use of GIS for important projects (Streetlight Inventory for example) has resulted in savings to the town to the tune of thousands and thousands of dollars over many years to come.

Since 2005 the Community Development Department staff level increased from 2.5 FTEs to 5 FTEs, then back down to the current level of 2.4 FTEs. As staff levels decreased since 2008, the department transferred the administration of various sections of the Town Code to the Lake Operations Department like Soil Erosion and Sedimentation Control, Lake Structures, Flood Plain, and Shoreline Stabilization regulations. Although true, the Community Development Department experienced an increase in the complexity of the regulations it administers by adding new provisions like the Residential Vacation Rental, Mountain and Hillside Development, Tree Protection, Protected Mountain Ridge, Conservation Design, and Abandon Structure and Unfit Dwelling provisions. Adding these provisions, like the Residential Vacation Rental provisions for example, have resulted in workload increases for staff and the Board of Adjustment.

The number of grants and the amount of real dollars secured through a new emphasis on grant administration has resulted in new recreation facilities like Buffalo Creek Park, a new 200+ acre mountain bike park created next to Rumbling Bald Resort.

Many of the projects listed in the Special Projects Coordination section have come to reality and have benefitted the Lake Lure Community as well. The department has played a role in the projects in various degrees whether being the project manager, participating on the project team, or playing some other type of support role for the project.

With the addition of legal expertise, lawsuits have decreased, the legal soundness of legislation has increased, but the yearly costs have increased as a result. In the future, the town may want to consider the costs and benefits of retaining the legal expertise just for the department.

Each year brings a new set of challenges for the Town of Lake Lure and therefore the Community Development Department. The department staff always adapts to meet those new challenges carrying out existing and new responsibilities in an effective and efficient manner.