



**D. CONTROLLED GROWTH SECTOR (G2)**

This sector permits cluster, traditional neighborhood (TND), and traditional subdivision development patterns. Development is permitted at slightly higher densities, and it is preferred that residential developments contain some mix of uses in the form of amenities or neighborhood commercial centers. Non-residential development shall be permitted throughout this sector, and where possible, should blend into adjacent residential communities.

Portions of the county located within the controlled growth sector will generally be located close to thoroughfares and key crossroad locations. As noted above, this sector is where moderate intensity new development is appropriate, and where a majority of the county's new growth should occur.

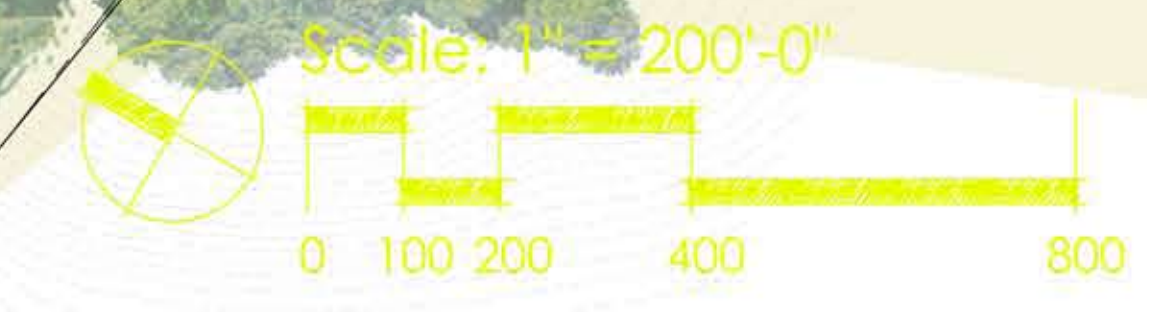
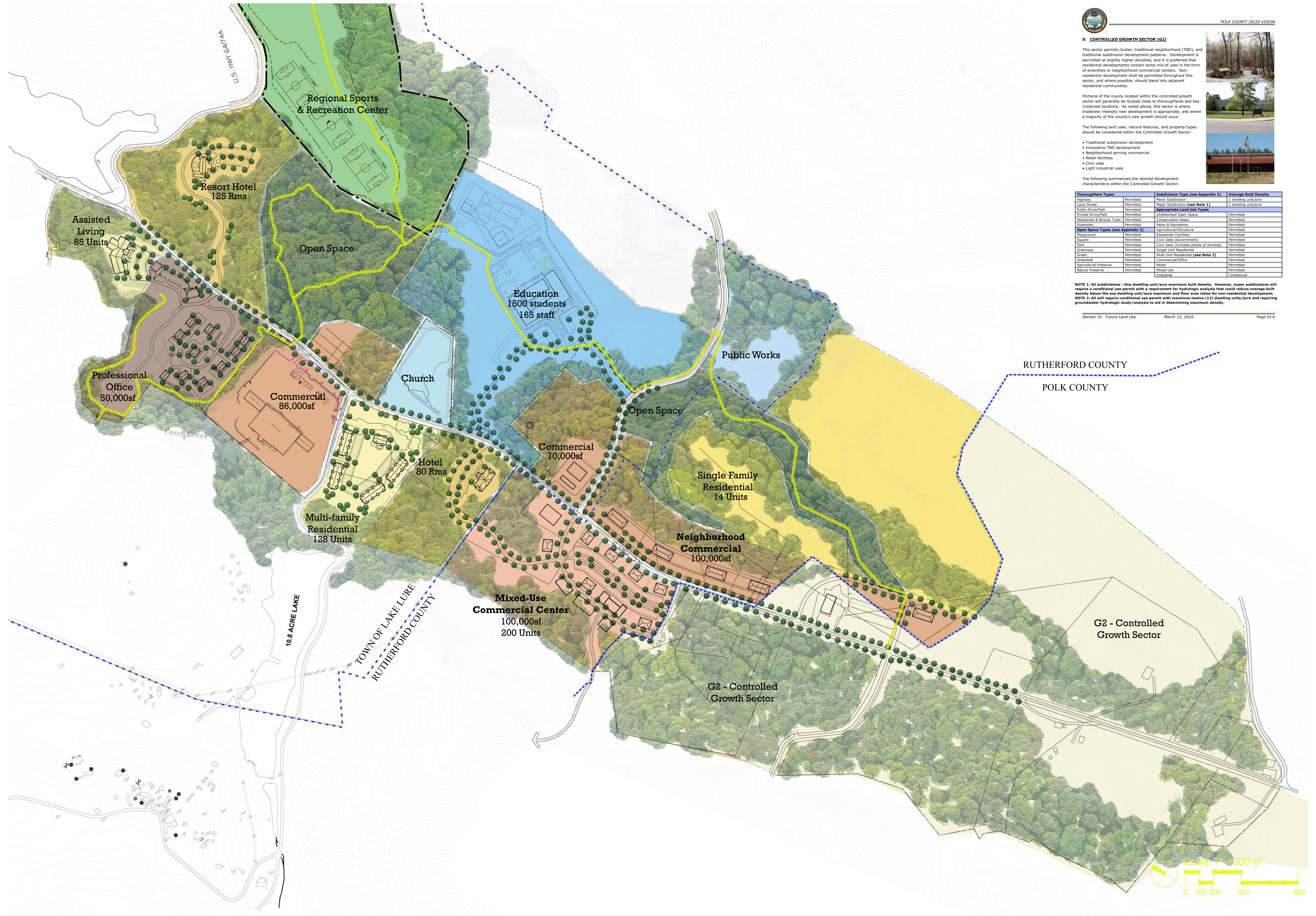
The following land uses, natural features, and property types should be considered within the Controlled Growth Sector:

- Traditional subdivision development
- Innovative TND development
- Neighborhood serving commercial
- Retail facilities
- Civic uses
- Light industrial uses

The following summarizes the desired development characteristics within the Controlled Growth Sector:

Thoroughfare Types	Subdivision Type (see Appendix 2)	Average Built Density
Highway	Permitted	Minor Subdivision
Local Street	Permitted	Major Subdivision (see Note 1)
Public Drive/Path	Permitted	Aggregate Land Use Types
Private Drive/Path	Permitted	Undisturbed Open Space
Pedestrian & Bicycle Trails	Permitted	Conservation Areas
Sidewalks	Permitted	Parks & Recreation
<b>Open Space Types (see Appendix 2)</b>		
Playground	Permitted	Agriculture/Agriculture
Square	Permitted	Equestrian Facilities
Park	Permitted	Civic Uses (Government)
Greenway	Permitted	Civic Uses (Includes places of worship)
Green	Permitted	Single-Unit Residential
Greenbelt	Permitted	Multi-Unit Residential (see Note 2)
Agricultural Preserve	Permitted	Commercial/Office
Nature Preserve	Permitted	Retail
	Permitted	Mixed Use
	Permitted	Industrial

NOTE 1: All subdivisions - one dwelling unit/acre maximum built density. However, major subdivisions will require a conditional use permit with a requirement for hydrologic analysis that could reduce average built density below the one dwelling unit/acre maximum and floor area ratios for non-residential development; NOTE 2: All will require conditional use permit with maximum twelve (12) dwelling units/acre and requiring groundwater hydrologic study/analysis to aid in determining maximum density.



This concept plan will be used for evaluating real property, public infrastructure, land use regulations and rights of way relative to development possibilities discussed by the stakeholder steering committee. When completed and adopted by the Lake Lure Town Council, this plan will be used as guidance in facilitating outcomes expressed herein.



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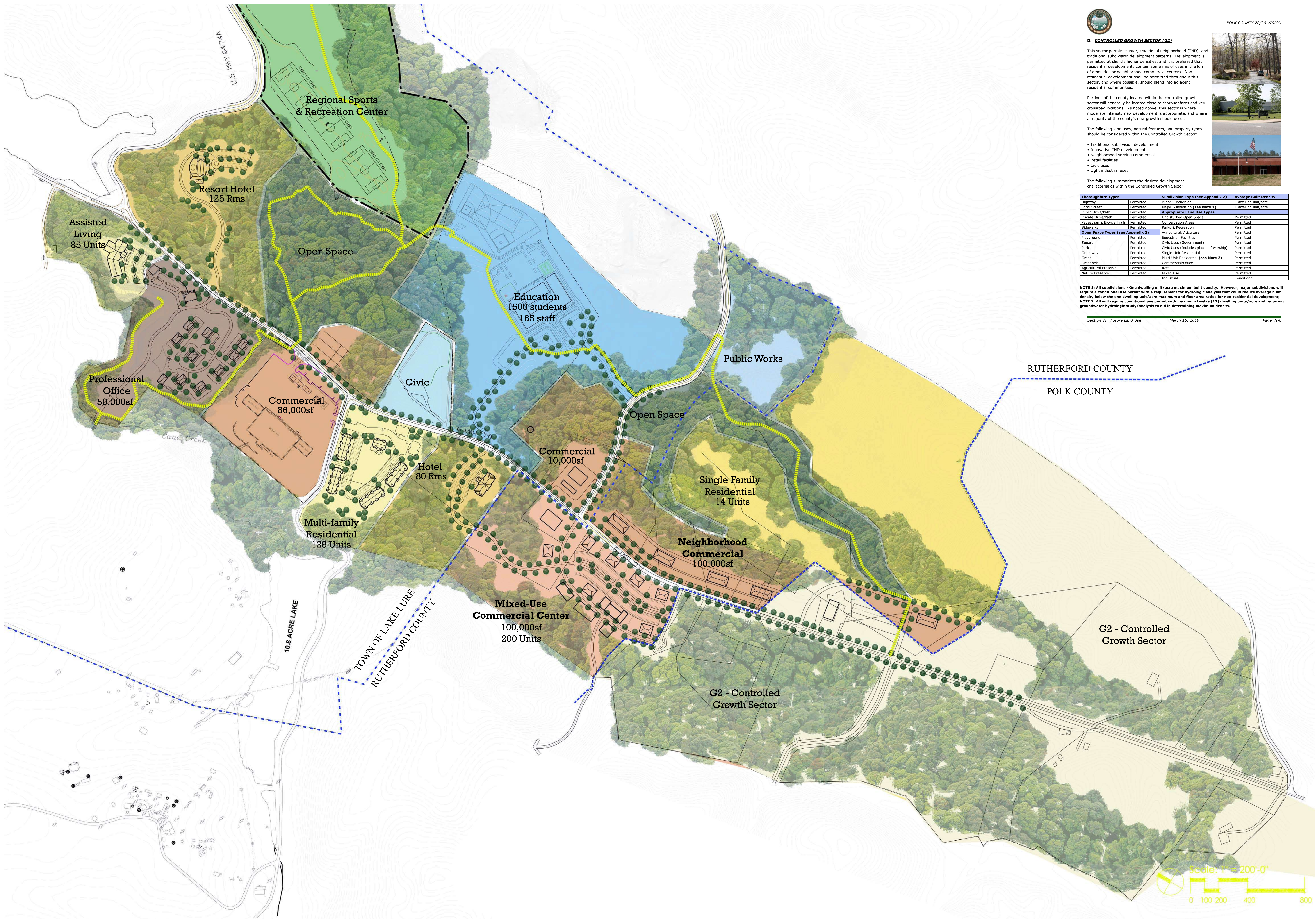
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