



TOWN OF LAKE LURE *Community Development Department*

MEMORANDUM

TO: Mayor & Town Council

FROM: Shannon Baldwin, Community Development Director

DATE: February 6, 2015

RE: Resolution 15-02-10A, A Resolution Adopting NC 9 Small Area Plan

As you may recall, Town Council commissioned the Zoning and Planning Board to develop a Small Area Plan for the NC 9 Corridor in partnership with a duly appointed stakeholder steering committee.

Working closely with town staff, the Planning Board developed a scope of work and chose to enter into an agreement with Knight Strategies to carry out this charge. In turn, Knight Strategies worked closely with the appointed steering committee, various partners, and the Planning Board to create the plan. The Planning Board is pleased to announce that the NC 9 Small Area Plan ("NC 9 SAP") is now complete and ready for review. It consists of the following four elements:

- Master Plan
- Land Use Plan
- Transportation Plan
- Utility Report

The Planning Board recommends the NC 9 SAP be adopted by the Lake Lure Town Council as presented and expressed the following about the NC 9 SAP:

- It makes case for affordable residential and Incorporates assisted living developments
- Focuses on near term and long term (ex., hotel rooms and Tryon Int. Eqstn Cntr impacts)
- Can be used to use to build the tax base
- Facilitates economic development
- Guides infrastructure investment
- Can be used to attract investors
- Incorporates strategic thinking
- Create a more livable town

In previous meetings, the Planning Board expressed the importance of affording investors the flexibility and freedom to share their own values and proposals compatible with those expressed by the plans created by the Town. Like the Town Center Small Area Plan adopted in 2014, we will use the NC 9 SAP as guidance only and not interpret it as a hard and fast set of blueprints.