



Town of

Lake Lure

est. 1927

North Carolina

Hwy 9 Corridor Study

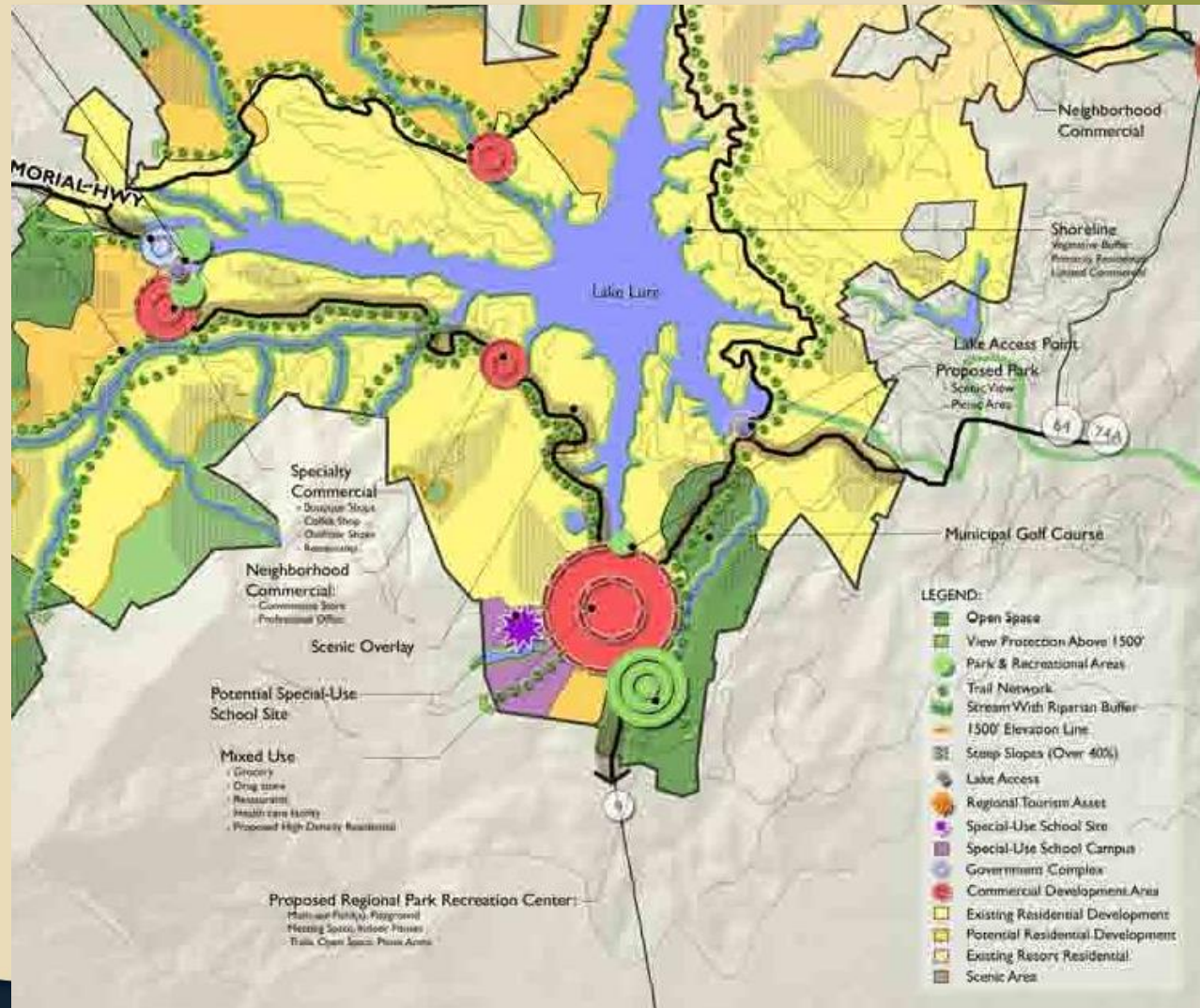
Zoning & Planning Board Meeting

January 13, 2015

Comprehensive Plan Final Concept Plan

Information:

- Healthcare Facility
- Grocery Store
- School
- Regional Recreational Park
- Proposed High Density Residential
- Trails and Open Space



NC 9 Small Area Plan

Why is it being done?

•2007-2027 Comprehensive Plan recommendation:

- ED-2-2.1(2) Small Area Plan
- ED-1-3.1 Attract New Business to Commercial Nodes (NC 9)
- TC-2-1.1 Accommodate Pedestrian & Bike Traffic on NC 9
- UI-2-1.1 Calculate Anticipated Growth & Infrastructure Demands on NC 9
- PR-3-1.2 Optimize Recreation Facilities to Compliment Offerings in the Region
- SF-1-1.1 Relocate Public Works to Create Space for Town Center Development
- CA-1-3.1 Develop Gateways for the Entrances to Lake Lure
- GA-2-1.2(4) Increase the Commercial Property Tax Base by Increasing NC 9 Development
- LU-1-1.1 Modify Zoning To Accommodate Final Concept Plan & Future Land Use Map
- LU-1-1.1(1) Create Mixed Use Zoning Districts & Apply to NC 9
- LU-1-1.1(2) Zone Commercial Nodes (NC 9) Mixed Use
- LU-1-1.8 Maximize Utilization of Land in Commercial Nodes by Relocation Public Buildings
- LU-1-1.9 Develop Overlay Zone for NC 9

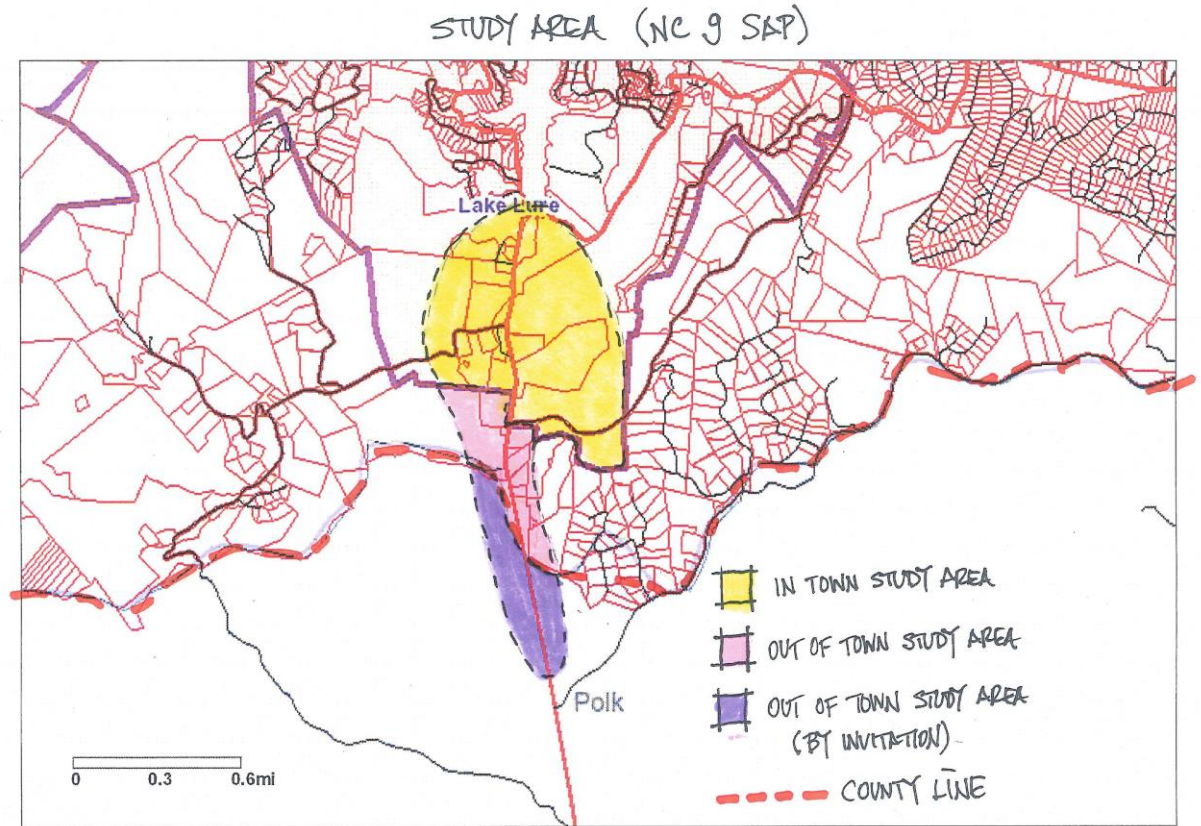
•Town Council Commissioned its creation

•Planning Board defined the scope of work and launched the initiative

Small Area Plan Boundary

Project Study Area:

- +/- 600 Acres
- Approximately 2 miles of Hwy 9 Corridor
- Property includes jurisdictions of Town of Lake Lure, Rutherford County and Polk County.



Rutherford County, NC

Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.

NC 9 Small Area Plan

Who are some of the partners and input providers?

- Stakeholder Steering Committee (appointed by Council)
- Lake Lure Planning Board
- Hickory Nut Chamber of Commerce
- Lake Lure Parks & Recreation Board
- Chimney Rock Village
- Lake Lure Classical Academy
- Mountain Health Education Center (MAHEC)
- Lake Lure Town Council
- Polk County (Staff & Economic Development)
- Rutherford County (TDA, Engineer, Elected Officials & TDA)
- Knight Strategies
- J.M. Teague Engineering

What are the deliverables per the agreed upon scope of work?

- Land Use Plan (depicting arrangement of existing and projected land uses along corridor)
- Master Plan (gateway elevations, various site plans, transportation facilities and networks)
- Transportation Report (traffic analysis, access points, cross-sections, intersections, bike & ped network)
- Utility Report (describing existing & projected demand)

Stakeholder Meeting Process

1. Envisioning the Future Questionnaire

Asked participants to complete questionnaire regarding their vision for how NC9 Corridor will look and feel in the year 2027.

2. Image Board Poll

Asked participants to vote by placing stickers on photographs of Residential, Commercial, Parks & Recreation that resonated with their vision of the NC9 Corridor.

3. Land Use Diagrams & Traffic Analysis (Existing)

Steering Committee participated in preparing Concept Land Use Plans for NC9 Corridor. Final presentation of (2) Land Use Diagrams were presented to Committee and extensive feedback was provided. Existing Traffic Analysis was presented to convey current level of use on NC9.

4. NC9 Corridor Master Plan DRAFT, Intersection & Roadway Design

Draft plans for the NC9 Corridor, Road Cross-Sections and Intersection Designs were presented to Steering Committee Members.

Envisioning the Future Questionnaire

Shopping

- Antique store
- Ingles
- Gas Station
- Farmers Market
- ABC Store
- Clothing Store
- Automotive
- Drug Store
- Neighborhood Shopping Center
- Boutiques
- Mini malls
- Lowes/Home Depot
- Furniture

Living

- Houses off 9
- Multi-faceted living opportunities
- Patio Homes
- Apartments/Condos
- Retirement Community w/ assisted Living Services.
- Townhouse

Work

- Entrepreneurs of Unique Shops, restaurants, lodging and attractions.
- High-tech business
- Equestrian related
- Retail/Service industry.
- Professional at home
- Public Service – police, teachers, town, etc.
- Banking, Medical, Legal Services.

Recreation

- YMCA / Fitness Facility
- Hiking
- Camping
- Golf
- Water Activities
- Theater
- Horseback Riding
- Biking

Envisioning the Future Questionnaire

Healing & Wellness

- Medical Offices
- MAHEC
- Nursing Home
- YMCA
- Wellness Center
- Rehab/physical therapy
- Spa

Dining

- Panera Bread
- Chic-Fil-A
- Medinas
- Good Bakery
- No fast food
- Some franchise offerings
- Local
- Chinese/Thai
- Microbrewery
- Upscale

Lodging

- Nice Hotel
- Rental Cabins
- Local B&B's
- Inn
- Hotel overlooking lake
- Nice Commercial Hotel
- Vacation Rentals
- Conference Center
- Small Boutique Hotel
- RV Park
- Camping

Agriculture

- Farmers Market
- Family Farms
- Apple Orchards
- Horse Farms

Envisioning the Future Questionnaire

Transportation

- Automobile
- Bicycles
- Water-to-land public transportation
- Boat
- Off-road bike path
- Nature Trails
- Shuttle Bus
- Sidewalks

Aesthetic

- Integrated Architecture
- Nicely landscaped
- Earth-toned
- Craftsman Style
- Mediterranean Style

Gathering

- Outdoor Spaces
- Pavilions
- Indoor Theater
- YMCA
- LLCA
- Parks
- Restaurants
- Shopping
- Ingles
- Playhouse

Activities

- Exercising
- Hiking
- Biking
- Running errands
- Shopping
- Dining
- Water activities
- Zip Lining
- Festivals
- Plays
- Fishing

Image Board Poll Results

Poll Summary:

- Landscaped buffers for pedestrian walks and parking areas.
- Traffic Circle as traffic control feature.
- Off road bicycle/hiking trails.
- Transit service (trolley).

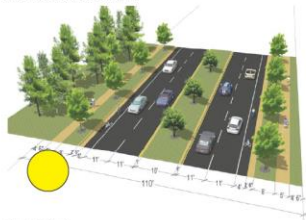
TRANSPORTATION



Landscaped Boulevard w/ striped bicycle lanes



Landscaped Pedestrian Sidewalks



Complete Street

Like / Dislike



Hiking Trails



Traffic Circle



Trolley / Public Transportation

Like / Dislike



Decorative Signalized Intersection



Multi-purpose Greenway



Multi-purpose Trails

Image Board Poll Results

Poll Summary:

- Walkable Communities.
- High Density neighborhoods (townhome, patio home, multi-family).
- Single family neighborhoods with sidewalks.
- Continuing Care Retirement Community.

HOUSING



Garden Style Apartment Community

Like / Dislike



Mixed-use Residential (Condos/Apartments)

Like / Dislike



Continuing Care Retirement Community / Age-restricted



Patio Home Community

Like / Dislike



Traditional Single Family Neighborhood

Like / Dislike



Resort Style Multi-family Community



Urban Style Apartment Community

Like / Dislike



Townhome Development

Like / Dislike



Single Family Community

Image Board Poll Results

Poll Summary:

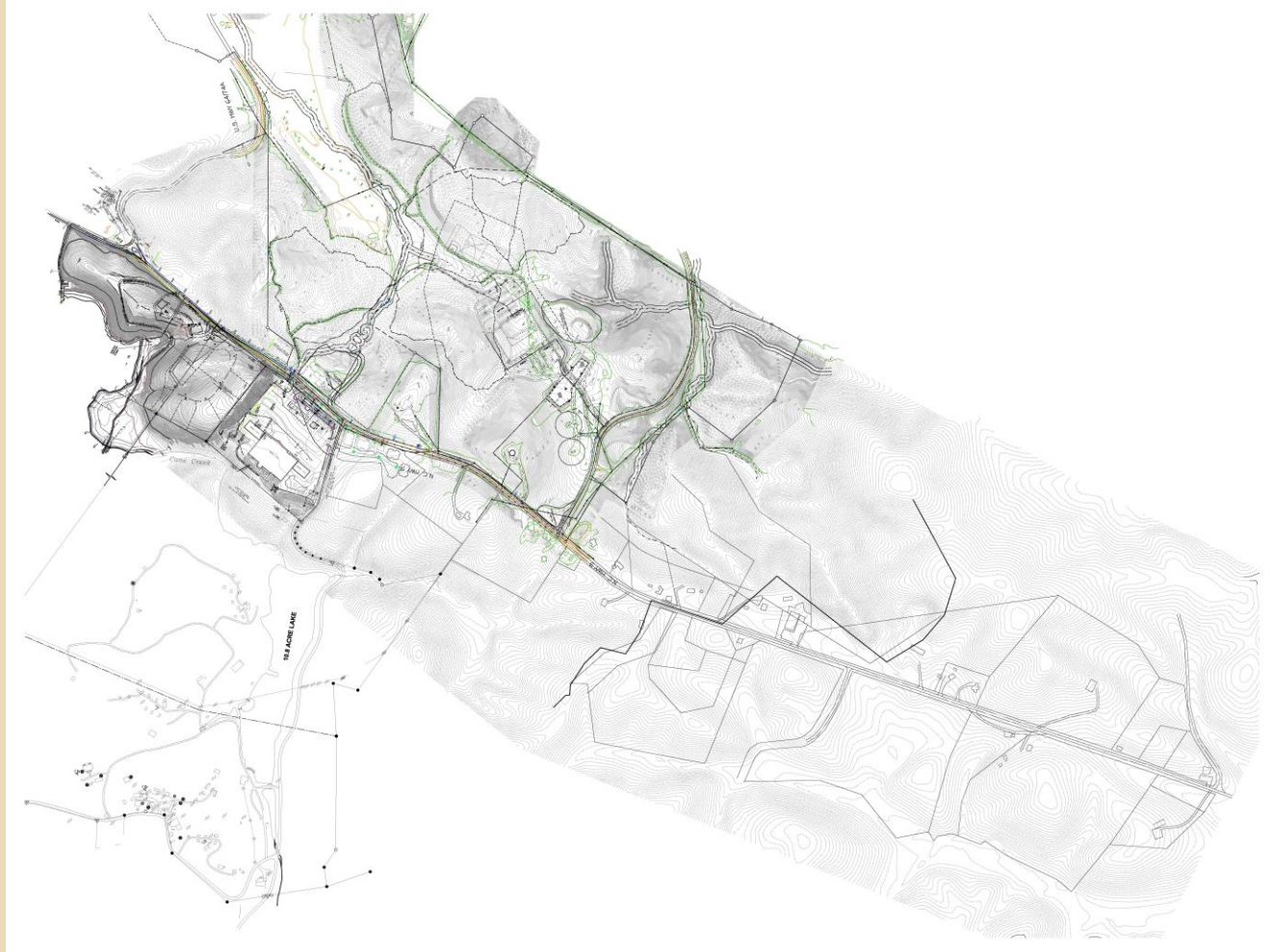
- Farmers Market / Public Market
- Pedestrian scale Neighborhood Retail Centers.
- Parks & Recreation Space.
- Recreation/Fitness Facility.
- Well-defined pedestrian walkways, seating areas, cross-walks.
- Well landscaped parking lots for commercial development.
- Hotel
- Franchise restaurant(s)



Survey & Base Map

Information:

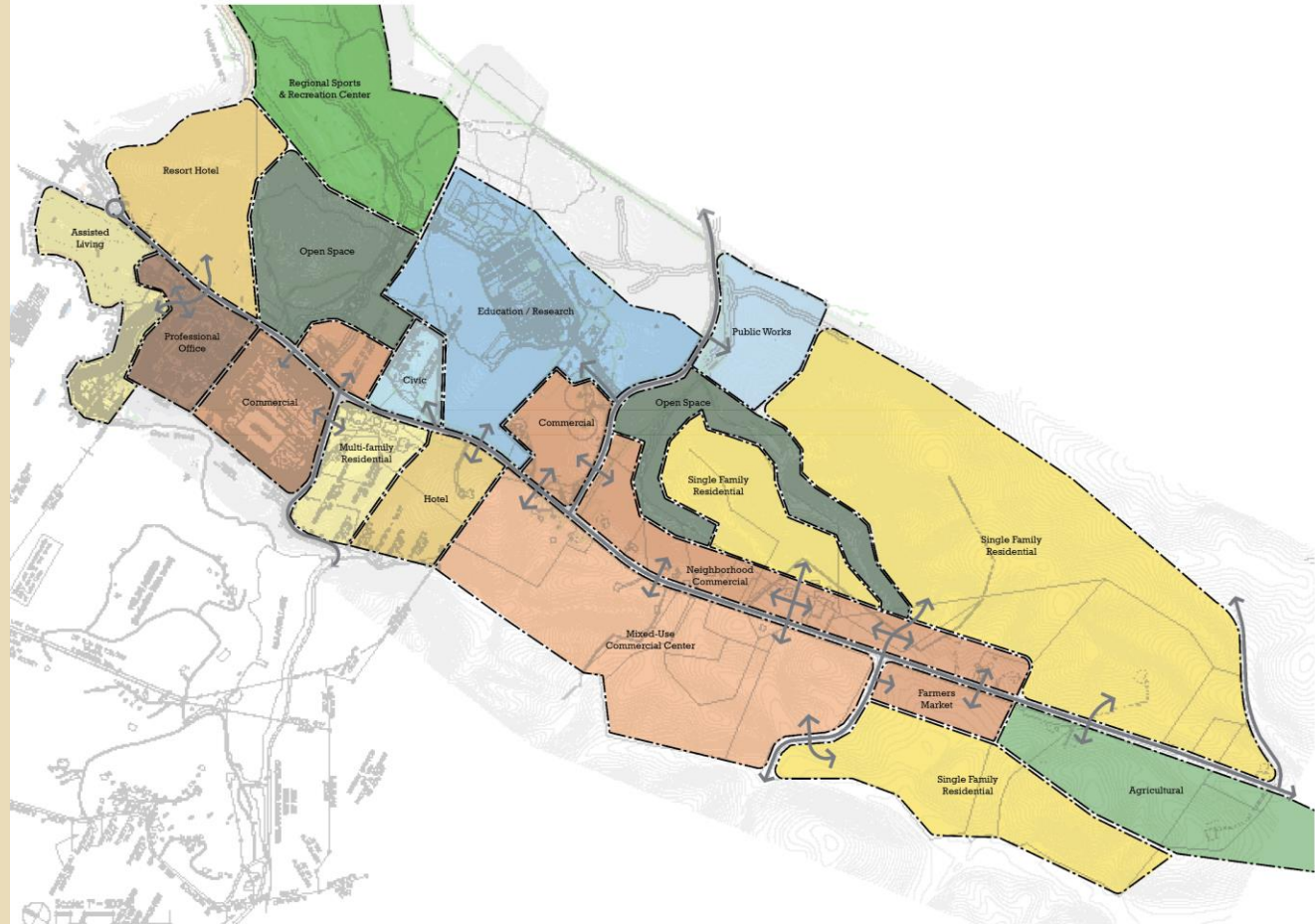
- Sewer & Water
- Roadways
- Trails
- Commercial Structures and parking
- Topography
- Hydrology
- Utilities
- Proposed LLCA Layout
- Property Boundaries



Land Use Diagram #1

Plan Highlights:

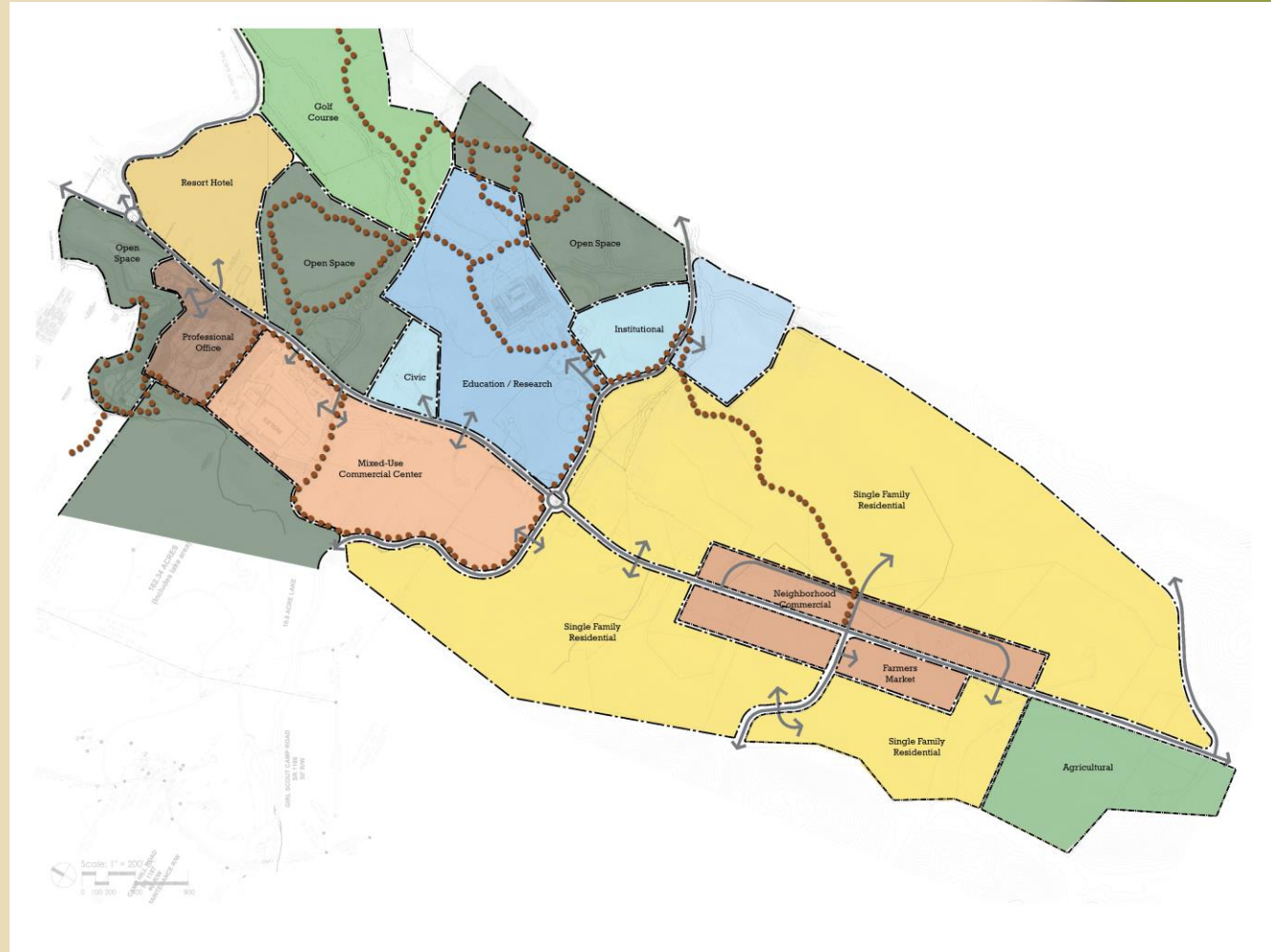
- Higher density of commercial
- Commercial extends greater extent of Hwy 9
- All major roadways remain in current location
- Proposed traffic circle at Hwy9/Hwy64-74A
- LLCA to encompass “Library” parcel
- Public Golf Course to be utilized for Regional Sports Destination (Soccer/Fitness Center)



Land Use Diagram #2

Plan Highlights:

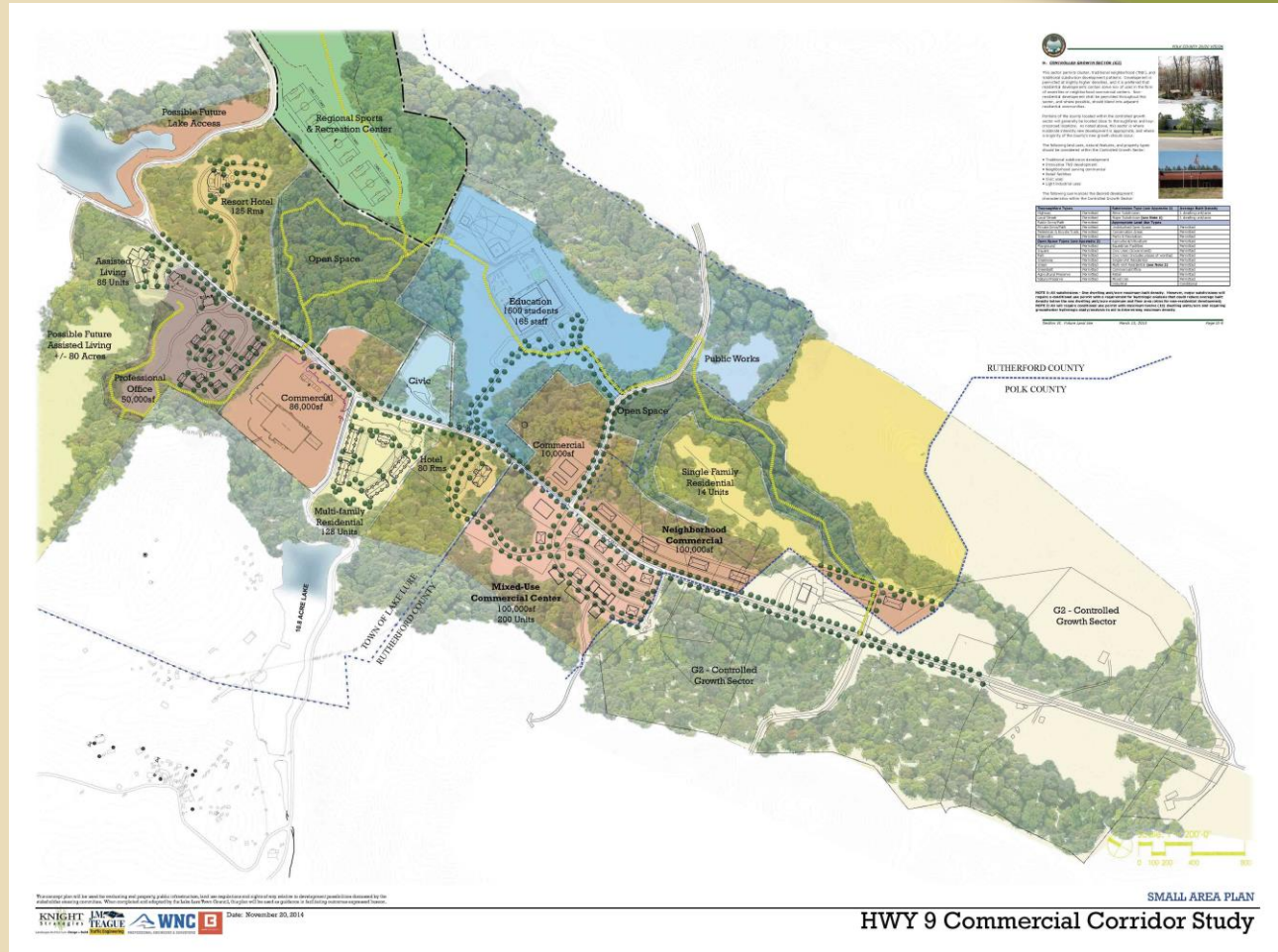
- Lower density of commercial
- Commercial concentrated between Ingles and Island Creek except for lower density cluster near Owl Hollow Road
- Proposed Reroute of Girls Scout Camp Road
- Proposed traffic circle at Hwy9/Hwy64-74A and Island Creek/Girls Scout Intersections
- LLCA to take corner of Hwy9 and Island Creek
- Public Golf Course to be used as amenity for proposed Destination Resort Hotel.



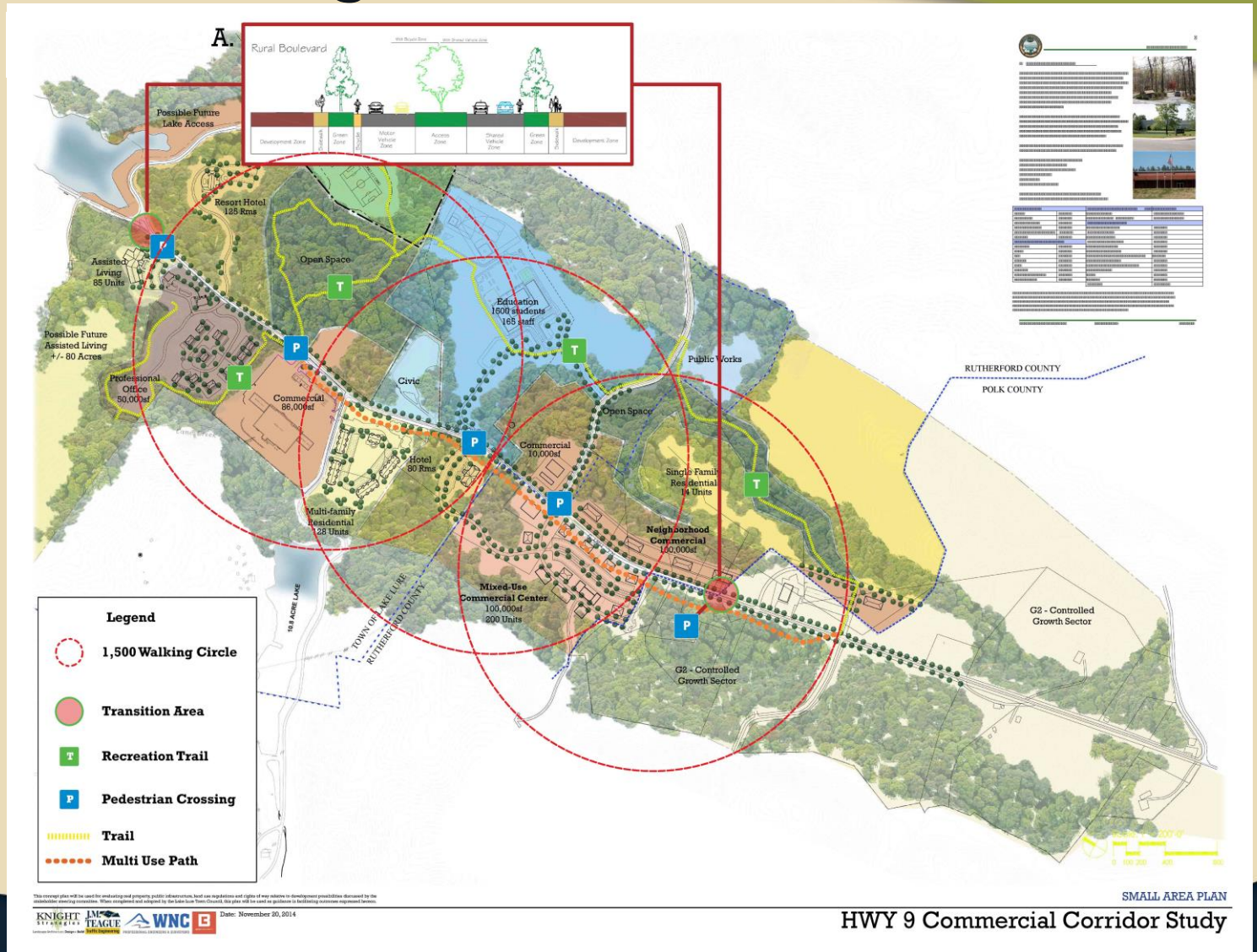
Corridor Master Plan

Plan Highlights:

- (2) Proposed Hotel Sites
- (1) Continuing Care Facility
- Additional Multi-family Housing
- Mixed-use Commercial, Office, Residential
- Neighborhood Commercial, Office
- Greenway Connecting Polk-Rutherford Counties to Lake Lure
- Regional Recreation Center

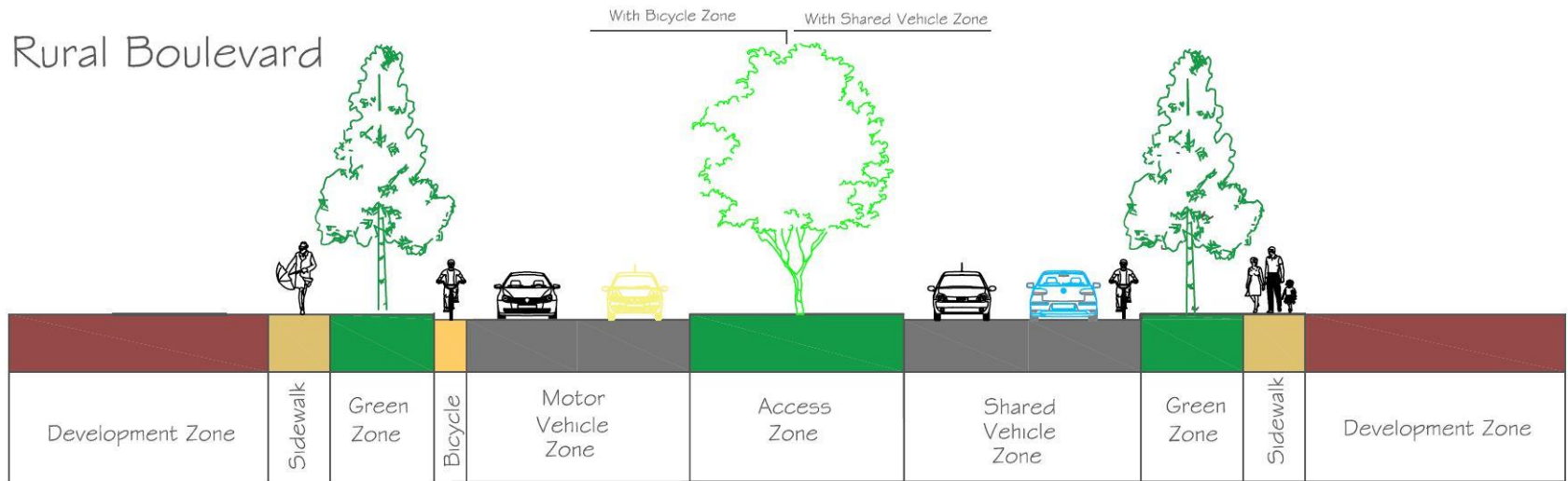


Cross Section Diagram



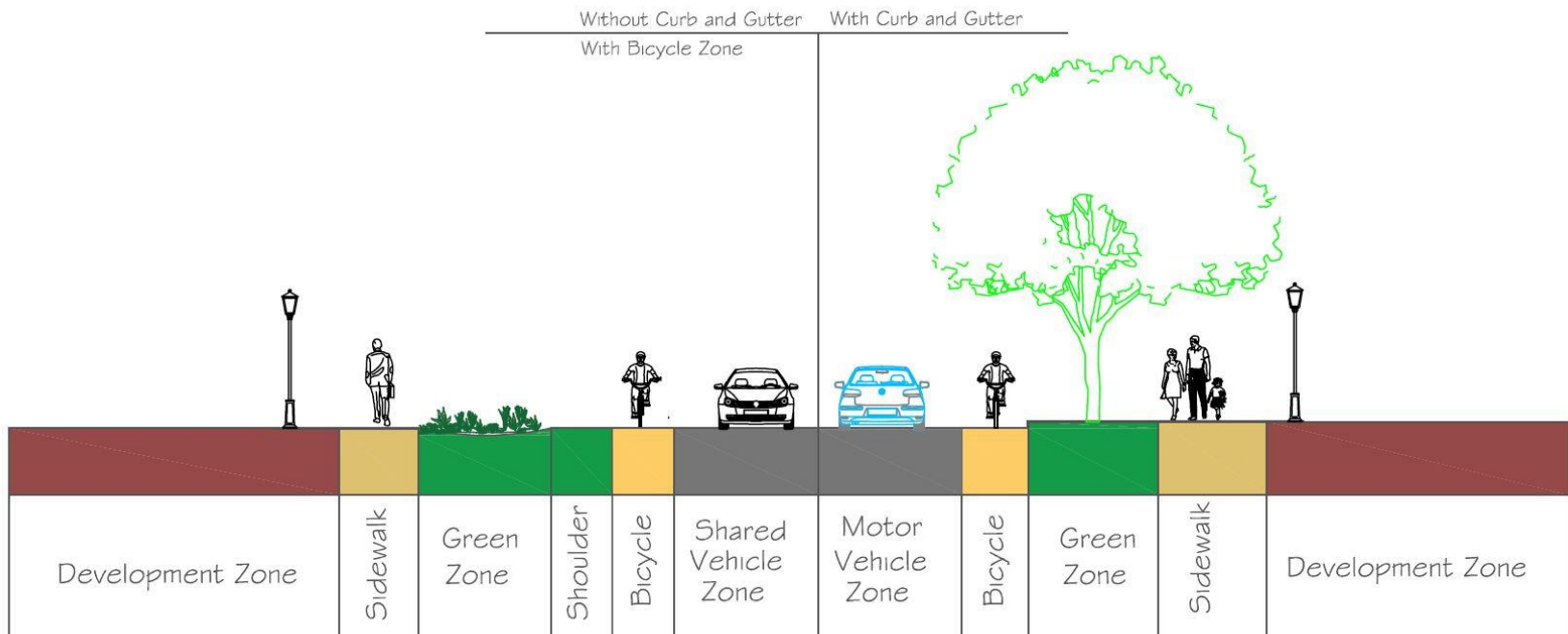
A. Rural Boulevard

Rural Boulevard



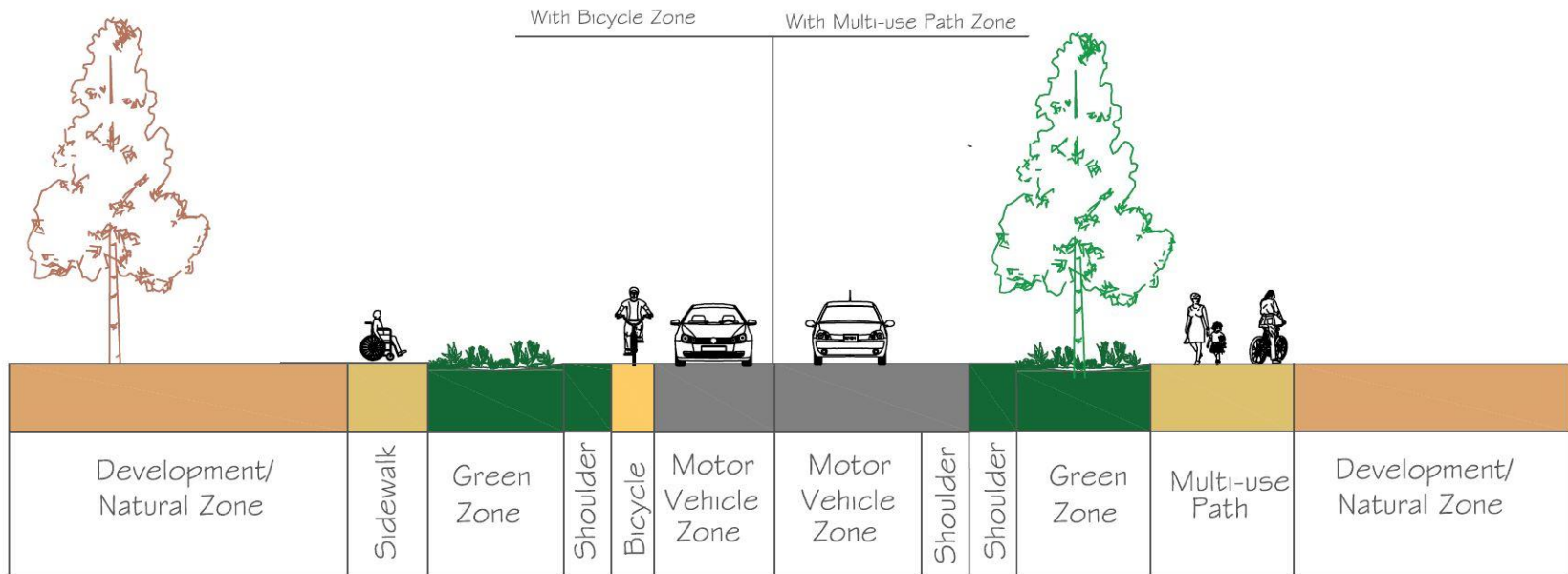
B. Rural Avenue

Rural Avenue



C. Rural Road

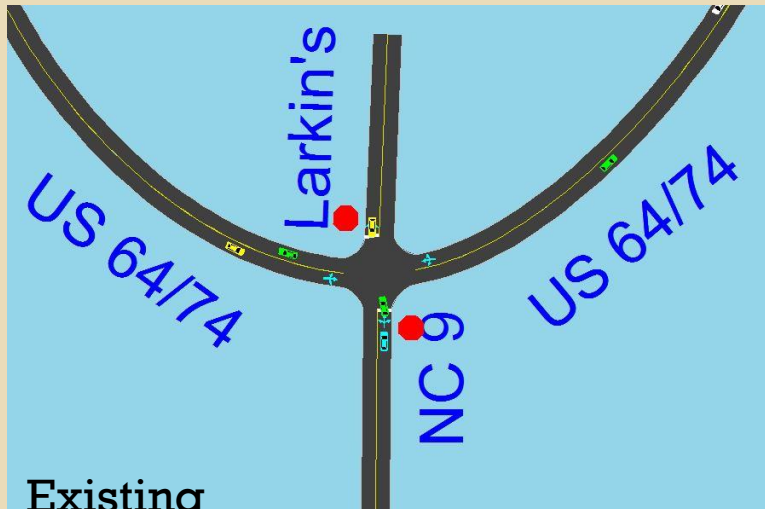
Rural Road



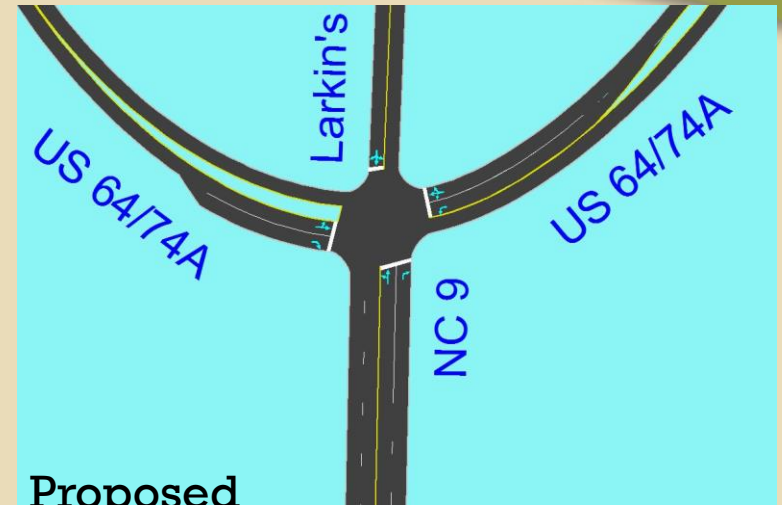
Big Picture Traffic Considerations

- What is proposed is a solution, not *the* solution.
- The traffic generated by this build out will likely require a regional transportation plan. This level of development will have an affect beyond NC 9.
- This is a solution, however, that will be phased over time as development activity increases.

64 / 74A and NC 9 Intersection



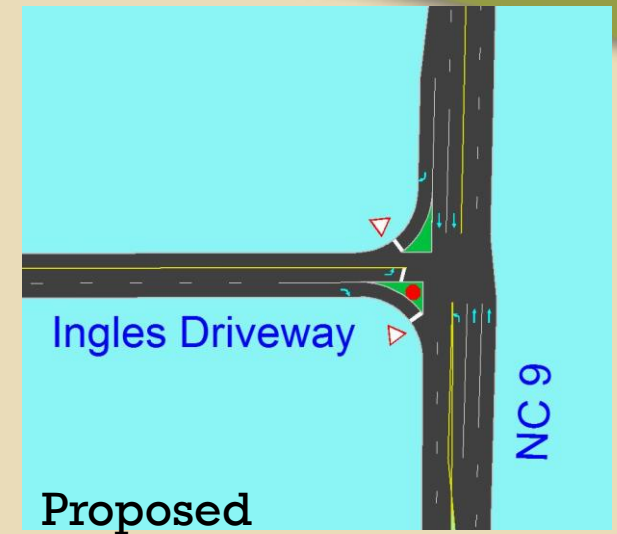
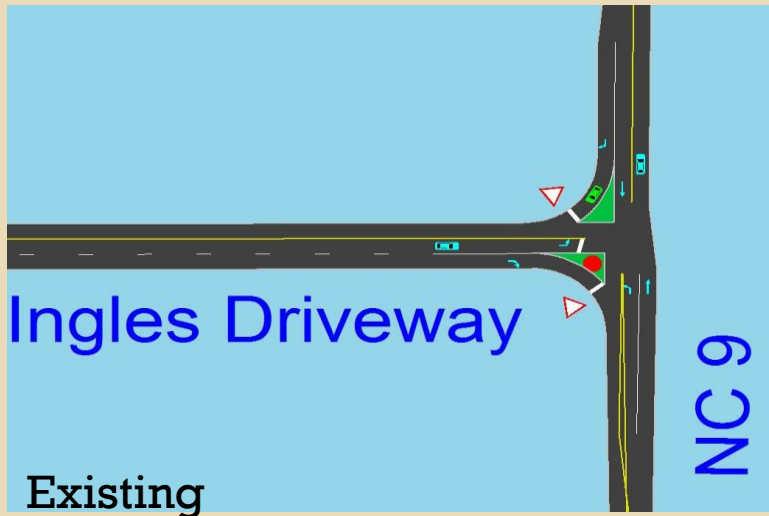
Existing



Proposed

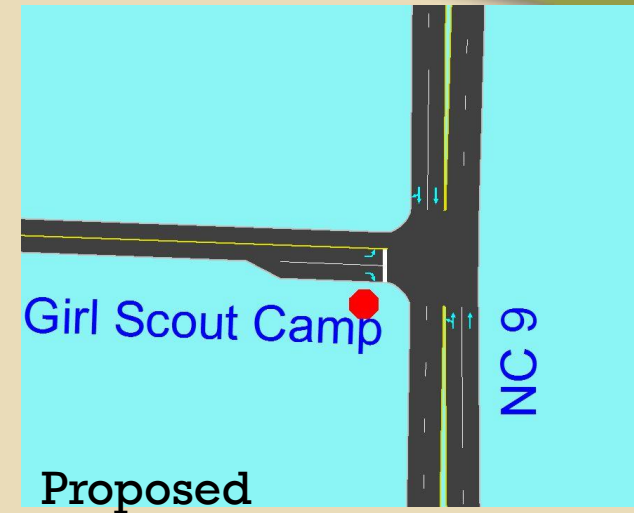
APPROACH	AM PEAK HOUR			PM PEAK HOUR		
	LOS and Delay (sec)	Build out w/o Improve.	Build Out w/ Improve.	LOS and Delay (sec)	Build Out w/o Improve	Build Out w/ Improve
Eastbound	A 0.1	A 0.0	C 28.7	A 0.0	A 0.0	C 23.7
Westbound	A 2.0	B 12.2	B 15.7	A 2.5	A 6.8	B 11.5
Northbound	B 10.1	F >1,000	C 33.8	B 10.9	F 392.6	B 17.7
Southbound	A 9.6	F 72.3	C 25.2	B 10.4	D 25.3	B 14.7

Ingles Driveway Intersection



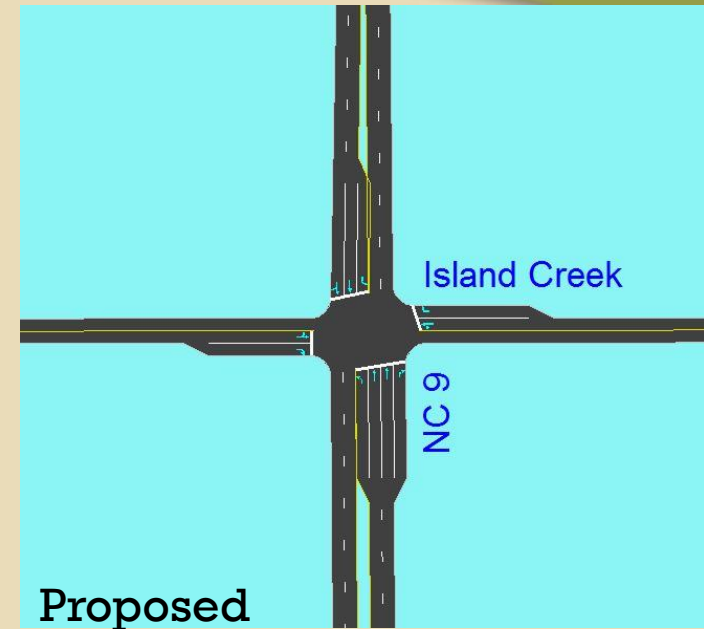
APPROACH	AM PEAK HOUR			PM PEAK HOUR		
	LOS and Delay (sec)	Build out w/o Improve.	Build Out w/ Improve.	LOS and Delay (sec)	Build Out w/o Improve	Build Out w/ Improve
Eastbound Left	A 9.3	F 93.4	E 44.6	A 9.8	D 25.4	C 19.7
Eastbound Right	A 8.5	C 16.2	B 11.7	A 8.8	B 12.0	B 10.1
Northbound	A 0.8	A 10.0	A 10.0	A 7.4	A 0.4	A 8.6
Southbound	A 0.0	A 0.0	A 0.0	A 0.0	A 0.0	A 0.0

Girl Scout Camp Road Intersection



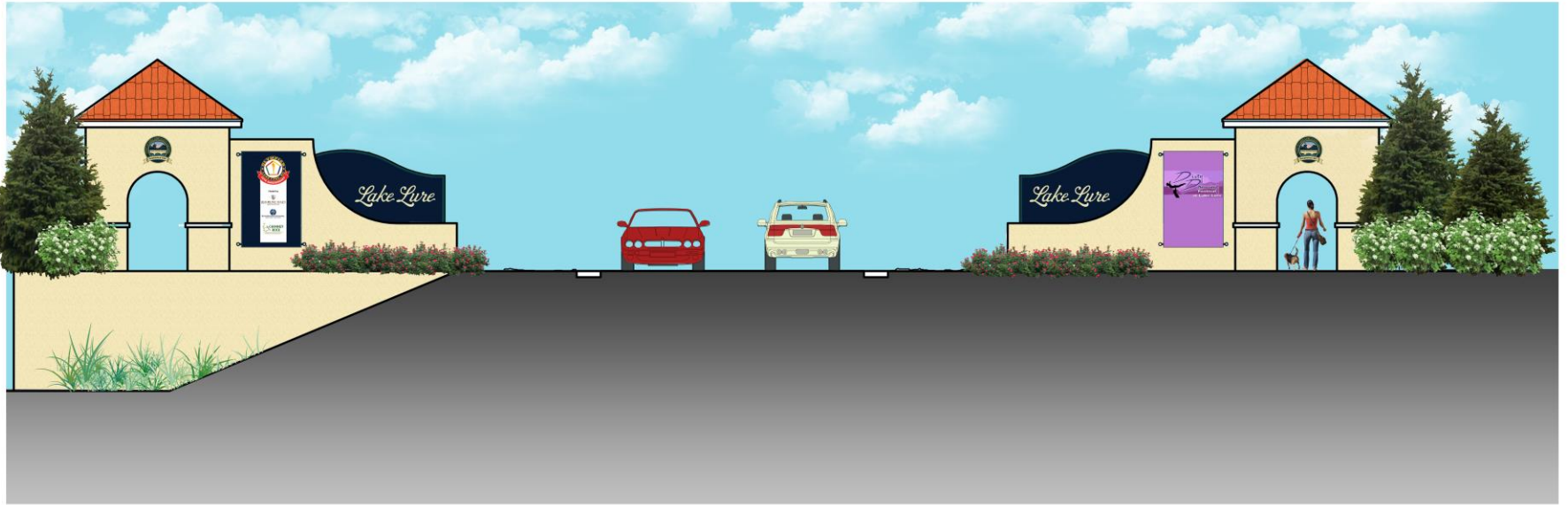
APPROACH	AM PEAK HOUR			PM PEAK HOUR		
	LOS and Delay (sec)	Build out w/o Improve.	Build Out w/ Improve.	LOS and Delay (sec)	Build Out w/o Improve	Build Out w/ Improve
Eastbound	A 8.9	F 88.6	D 30	A 9.3	C 19.5	B 13.7
Northbound	A 2.7	A 1.8	A 0.8	A 3.7	A 2.7	A 2.0
Southbound	A 0.0	A 0.0	A 0.0	A 0.0	A 0.0	A 0.0

Island Creek Road Intersection



APPROACH	AM PEAK HOUR			PM PEAK HOUR		
	LOS and Delay (sec)	Build out w/o Improve.	Build Out w/ Improve.	LOS and Delay (sec)	Build Out w/o Improve	Build Out w/ Improve
Westbound	A 9.3	F > 1,000	D 36.6	A 9.9	E 36.0	C 25.7
Northbound	A 0.0	F > 1,000	D 44.2	A 0.0	C 21.9	B 16.1
Southbound	A 1.1	C 20.5	D 50.3	A 1.1	A 0.8	B 17.4
Eastbound			E 58.3			C 27.2

Gateway Monument



NC 9 Small Area Plan

Using the plan as a guide, it will assist the town in the effort to make better decisions relative to.....

- Utility Expansion (water & sewer)
- Transportation Improvements (road, walkway, bikeway facilities)
- Land Use Standards (regulation/map amendments and rezoning)
- Economic Development (secure investment and repurpose/disposition of public land)
- Improving Public Services (Public Works, ABC Store, etc)

INPUT & RECOMMENDATIONS

- What did you (personally) like or dislike most about the plan?
- What are the three most valuable elements in the plan (that you see) for the community?
- Do you (the planning board) recommend approval of the plan to Council as is, or with revisions?

NEXT STEPS

- Solicit additional input from Polk County?
- Create an implementation schedule
- Present to Town Council February 10, 2015 for final review and adoption
- Begin implementation after adoption