



TOWN OF LAKE LURE *Zoning and Planning Board*

MEMORANDUM

TO: Mayor & Town Council

FROM: Thomas McKay, Chair

DATE: September 2, 2014

RE: Resolution Adopting Town Center Small Area Plan

As you may recall, Town Council commissioned the Zoning and Planning Board to develop a Town Center Small Area Plan working closely with various stakeholder groups. The Town Center Small Area Plan is made up three smaller plans:

- Pedestrian Bridge & Bay Area Plan
- Rocky Broad Gateway Plan
- Main Street Master Plan

Working closely with town staff, the Planning Board developed a scope of work and chose to enter into an agreement with Knight Strategies. In turn Knight Strategies worked closely with three respective stakeholder groups regarding each of the plans above. The Planning Board is pleased to announce that the Town Center Small Area Plan is now complete and ready for review and adoption.

The Planning Board recommends the town use these plans for guidance only and not interpret them as blueprints. 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 these plans.

Pedestrian Bridge & Bay Area Plan

The site plan was reviewed but the bridge itself was not studied in detail. The Planning Board did not have any significant issues. However, the main issue expressed in the past regarding this particular plan has been the large potential cost of the bridge depicted in the plan. When the town solicits design + build proposals, companies should be allowed to propose a cost effective solution.)

Rocky Broad Gateway Plan

The Planning Board did not have any significant issues with this plan.

Main Street Master Plan

The Planning Board expressed the following regarding this plan:

- Ensure the Veterans Memorial will be relocated and enhanced
- Respect views of the lake from existing commercial buildings by not obstructing with additional commercial buildings along the new main street
- Maintain a view corridor from the proposed conference center building to the beach
- Revisit relocation of 64/74A and ensure a traffic plan is implemented to alleviate gridlock around the beach helping with public safety
- Make NCDOT's traffic model (developed during the Comprehensive Transportation Plan) available for the public to view on the Town's website
- Emphasize the Lake Lure Parkway is a relocation of 64/74A and not a bypass
- Make it known that the plan is for mixed use emphasizing residential uses and not just commercial retail uses
- Emphasize the town's desire to bury utility lines in the future as new development takes place