

TOWN OF LAKE SANTEETLAH
COMPREHENSIVE PLAN SURVEY
SEPTEMBER 30, 2019

The Town of Lake Santeetlah (TOLS) is moving forward in completing a Zoning Ordinance. To that end the Town Council has formed the Planning Board of Adjustment. Board members include Bill Campbell, Anne Hager, Craig Keith, Bill Piel and OH Yarberry.

A Town Comprehensive Plan must be developed prior to finalizing an Ordinance. This is in keeping with NCGS 160A-383 (d) which states, "Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout such city."

In general, a Comprehensive Plan is a written document that identifies the goals, objectives, principles, policies and standards for the protection, enhancement, growth and development of a town. It requires public participation in order to accurately reflect property owners' opinions on a variety of planning and growth issues. The Town's current Comprehensive Plan is its current Zoning Ordinance.

For this reason, the Board is seeking your input on issues that will make up the amended Comprehensive Plan. **We are asking that you complete the following survey, front and back, and one for each property owner. Please return the survey to Town Hall in the postage paid envelope by October 30, 2019.**

If you have any questions about this survey, please call Kim Matheson, Planning Board Administrator, at 828-479-8190. Thank you so much for your participation!

COMMUNITY INFORMATION

The following section will help us gather general background information of our survey respondents. Please check each answer.

1. Are you a full-time resident of TOLS? Yes No

2. How many years have you owned property in TOLS?

Less than one year

11-20 years

1-5 years

More than 20 years

6-10 years

3. How much time do you spend at your TOLS property each year? Please check one.

Less than 2 Months

1-2 Months

10-12 Months

3-5 Months

Year Round

6-9 Months

4. If you do not consider your property in TOLS as your primary residence, do you plan on making it your primary residence within 5 years? Please check one.

Yes

No

Undecided

Not Applicable

5. Please check which of the following applies to you:

Registered Voter in TOLS

Primary residence in TOLS

Primary residence outside TOLS

Owner of residential land in TOLS

Owner of vacant land in TOLS

What are TOLS's three greatest strengths?

What are TOLS' three greatest weaknesses?

The following statements are indicators of community feelings about current and future issues within the TOLS. Please follow directions provided for each set of questions.

TOLS VISION

Please indicate your level of agreement with each of the following statements. Please check your response:

Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
TOLS should remain as unchanged as possible over the next 20 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should minimize disturbance of the land as much as possible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should maintain the landscape and a "mountain view" character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should address public nuisances in accordance with state statutes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should promote the health, safety and public welfare of property owners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New development should conserve property values	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please briefly describe your vision of what TOLS should be 20 years from now.

LAND USE AND COMMUNITY CHARACTER

Please indicate your level of agreement with each of the following statements. Please check your response:

Statement	Strongly Disagree	Disagree	Agree	Strongly Agree
TOLS should maintain and improve the current infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should develop address light and noise pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future renovation of current homes should not limit the lakeside views of other properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourism Development should be encouraged in Town limits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should better regulate signage within Town limits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should protect its natural resources (trees, foliage, wildlife, lakeside)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should develop regulations for vacation rental homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOLS should encourage only single family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MUNICIPAL SERVICES

The following questions relate to your desire for (1) reduced services, (2) no change in services, or (3) new and improved services. Please place a checkmark in the column that applies. *If you favor new or improved services*, please indicate whether you would be willing to support higher taxes for that service by providing a check mark in the column on the far right.

Statement	Reduce Services	No Change	New or Improved Services	Support Higher Taxes
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control				
Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EMS Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What do you feel is the single biggest issue facing TOLS over the next several years?
