



## **Comprehensive Land Use Plan**

**April 2023**

# *Acknowledgements*

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Jackie Rensink

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Prepared with assistance from:

**High Country Council of Governments**

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## Table of Contents

<b>Introduction</b>	<b>4</b>
<b>Background Information</b>	<b>5</b>
Population	5
Economic Characteristics	7
Housing	9
<b>Transportation</b>	<b>11</b>
Roads	11
Public Transit	12
Pedestrian Facilities	12
Parking	12
Pine Line Map	14
Powell Bill Map	15
Average Annual Daily Traffic Counts	16
<b>Parks and Green Space</b>	<b>17</b>
<b>Utilities</b>	<b>18</b>
<b>Environmental Constraints</b>	<b>18</b>
Water System Map	20
Wastewater System Map	21
Steep Slope and Flood Hazard Areas	22
Streams and Wetlands	23
<b>Development Regulations</b>	<b>24</b>
Zoning Map	25
<b>Existing Land Use</b>	<b>26</b>
Existing Land Use Map	27
<b>Public Input</b>	<b>28</b>
<b>Recommendations</b>	<b>33</b>
<b>Appendix I – Spruce Pine Main Street District boundaries</b>	
<b>Appendix II – Spruce Pine Town Code Table of Contents</b>	
<b>Appendix III – Public Survey Results</b>	

## **Introduction**

This plan is designed to guide decisions related to land use in the Town of Spruce Pine over the next 10-15 years. It serves to fulfill the requirement set by North Carolina General Statute Chapter 160D that local governments adopt a comprehensive plan as a prerequisite to exercising certain development regulations. To that end, the contents of this plan meet the standards for a comprehensive plan as set forth in N.C.G.S. 160D-501 (a-c).

This plan will take into account and build off of previous plans, including the Spruce Pine Downtown Master Plan, the Spruce Pine Downtown Implementation Plan, and the 2019 Mitchell County Comprehensive Transportation Plan. The bulk of the plan consists of background information related to land use issues in Spruce Pine. The reader can find information related to demographics, housing, transportation, environmental constraints, existing land use, parking, land use policies, parks and green space, and utilities.

The plan's development process included public input in the form of an online survey that was open to the public in October and November of 2022. A steering committee for the plan was assembled at the beginning of the process. This committee consisted of two Town staff members, two members of the Spruce Pine Main Street organization, one Mitchell County staff member, and the Town's Planning and Zoning board. Six meetings of this committee were held at Town hall to discuss goals and recommendations for the plan. These meetings were open to the public. The plan's recommendations are informed by the discussions in these meetings, the results of the public survey, and planning best practices.

### **A Note About Data Accuracy**

A large portion of the background data in this plan is from US Census Bureau American Community Survey estimates. For communities with smaller populations such as Spruce Pine, this data often relies on higher margins of error. While it may not be 100% accurate, American Community Survey data is the most current and accessible for local statistics critical to planning topics and is useful in identifying trends.

## Background Information

### Population

Spruce Pine is an incorporated Town in Mitchell County, North Carolina. The Town has a population of 2,332 according to 2021 American Community Survey estimates. Spruce Pine and its surrounding areas are the most densely populated in Mitchell County.

#### Spruce Pine Population by Age, 2021

<i>Age Group</i>	<i>Total Population</i>	<i>Percentage of Population</i>
<i>Under 5 years</i>	136	5.83%
<i>5-14</i>	257	11.02%
<i>15-24</i>	201	8.62%
<i>25-34</i>	343	14.71%
<i>35-44</i>	216	9.26%
<i>45-54</i>	401	17.20%
<i>55-64</i>	300	12.86%
<i>65-74</i>	233	10%
<i>75-84</i>	125	5.36%
<i>85+</i>	120	5.15%

*Source: American Community Survey 2021 estimates*

The median age of Spruce Pine residents is 45.3 years. This is lower than the median age of the County but higher than that of the State, with median ages of 47.2 and 39.4, respectively. A breakdown of the Town's population by age shows that a majority of residents are between the ages of 25 and 64, with the largest age group being 45 to 54.

## Population Change of Neighboring Towns, 2010-2020

<i>Town</i>	<i>Population Change</i>
<i>Spruce Pine</i>	-1.38%
<i>Bakersville</i>	+88.27%
<i>Banner Elk</i>	+58.22%
<i>Beech Mountain</i>	+31.39%
<i>Crossnore</i>	-21.51%
<i>Elk Park</i>	-25.90%
<i>Newland</i>	-23.74%
<i>Seven Devils</i>	+133.33%
<i>Burnsville</i>	-5.61%

Source: American Community Survey 2010 and 2020 Estimates

The populations of Towns in neighboring counties have varied greatly over the last decade. Spruce Pine’s population has stayed relatively stagnant over this time period, with a decrease of only 1.38% since 2010. Population projections from the NC State Demographer’s office for Mitchell County suggest that the overall county population will slowly decrease in coming decades as well. Mitchell County is seeing a negative natural increase in population, which is partially offset by in-migration to the County.

## Mitchell County Population Projections, 2020-2050

	<i>Natural Increase</i>	<i>In Migration</i>	<i>Total Population</i>	<i>Percent Change</i>
<b>2020-2030</b>	-967	+544	14,479	-2.8%
<b>2030-2040</b>	-973	+614	14,120	-2.5%
<b>2040-2050</b>	-894	+558	13,784	-2.4%

## Economic Characteristics

Spruce Pine has a median household income (MHI) of \$44,375 as of 2021 American Community Survey estimates. This is lower than both the County and the State, with MHIs of \$48,320 and \$61,972, respectively. Spruce Pine’s MHI has fluctuated greatly in recent years but has increased by almost 25% since 2011, from \$35,714 to its current median income. Towns in surrounding counties also have MHIs which differ greatly, but as of 2021, Spruce Pine’s median income is similar to many of its neighboring towns.

### Median Household Incomes of Neighboring Towns

<i>Town</i>	<i>Median Household Income</i>
<i>Spruce Pine</i>	<b>\$44,375</b>
<i>Bakersville</i>	\$49,792
<i>Banner Elk</i>	\$58,333
<i>Beech Mountain</i>	\$77,031
<i>Crossnore</i>	\$98,750
<i>Elk Park</i>	\$40,357
<i>Newland</i>	\$36,154
<i>Seven Devils</i>	\$81,875
<i>Burnsville</i>	\$33,961

Source: American Community Survey 2021 estimates

### Mitchell County Employment by Industry, 2011-2021

<i>Industry</i>	<i>2011 Employed Population</i>	<i>Percentage of Workforce</i>	<i>2021 Employed Population</i>	<i>Percentage of Workforce</i>	<i>Percent Change</i>
<i>Agriculture, Forestry, Fishing, Hunting, and Mining</i>	429	9.76%	366	8.11%	<b>-14.69%</b>

<b><i>Construction</i></b>	374	8.51%	321	7.11%	-14.17%
<b><i>Manufacturing</i></b>	906	20.60%	748	16.57%	-17.44%
<b><i>Wholesale Trade</i></b>	115	2.62%	77	1.70%	-33.04
<b><i>Retail Trade</i></b>	369	8.39%	386	8.55%	+4.61%
<b><i>Transportation, Warehousing, and Utilities</i></b>	227	5.16%	148	3.28%	-34.80%
<b><i>Information</i></b>	54	1.23%	148	2.10%	+174.07%
<b><i>Finance, Insurance, Real Estate, Rental, and Leasing</i></b>	142	3.23%	154	3.28%	+8.45%
<b><i>Professional, Scientific, Management, Administrative, and Waste Management Services</i></b>	128	2.91%	201	4.45%	+57.03%
<b><i>Educational Services, Health Care, and Social Assistance</i></b>	925	21.04%	1,129	25.02%	+22.05
<b><i>Arts, Entertainment, Recreation, Accommodation, and Food Services</i></b>	160	3.64%	137	3.04%	-14.38%
<b><i>Public Administration</i></b>	412	9.37%	317	7.02%	-23.06%
<b><i>Other Services</i></b>	156	3.54%	381	8.44%	+144.23%



Mitchell County has a full-time employed population of 4,513 according to 2021 American Community Survey estimates. Mitchell's overall workforce has stayed relatively stagnant since 2011, only marginally increasing since then. Industry employment numbers are consistent with these findings. Of the 13 census industry categories identified above, the County saw growth in six, while seeing a decline in the other seven. Most industries in the County saw only modest growth or decline in employment numbers. Notable growth occurred in information, professional, scientific, management, administrative, waste management, and other miscellaneous services. Transportation, warehousing, and utilities saw the most decline in employment.

## Housing

Compared with Mitchell County, Spruce Pine has a higher rate of renter-occupied housing. 33.5% of housing in Spruce Pine is rented compared to only 21.5% in the County. Renters tend to be more cost-burdened than homeowners, making a high percentage of renters have a potential housing affordability issue. It is generally accepted that those spending more than 30% of their monthly income on housing are cost burdened. In Spruce Pine, 39.8% of renters in Town pay 30% or more of their monthly income towards rent compared to only 17.2% of homeowners. Of those cost-burdened renters, a majority are spending more than 35% of their monthly income on rent. Despite these numbers, gross rent has stayed relatively affordable in Spruce Pine since 2011. Median gross rent in Spruce Pine is \$621, a lower figure than the County and the State. According to rent inflation statistics, the average rent increase in North Carolina since 2000 has been 3.58% per year. Spruce Pine's median gross rent in 2011 was \$510, meaning that the expected gross rent in 2021 would be \$725, well above the \$621 figure.

### Mitchell County Housing Statistics, 2011-2021

	2011	2021	Percent Change
<b>Occupied</b>	6,553	6,483	-1.07%
<b>Vacant</b>	2,120	2,225	+4.95%
<b>Owner-Occupied</b>	4,891	5,052	+3.29%
<b>Renter-Occupied</b>	1,662	1,386	-16.61%
<b>Total Housing Units</b>	8,673	8,663	-0.12%

Source: American Community Survey 2021 estimates

### Spruce Pine Housing Statistics, 2011-2021

	2011	2021	Percent Change
<b>Occupied</b>	1,068	1,035	-3.09%
<b>Vacant</b>	231	139	-39.83%
<b>Owner-Occupied</b>	667	688	+3.15%
<b>Renter-Occupied</b>	401	347	-13.47%
<b>Total Housing Units</b>	1,299	1,174	-9.62%

Source: American Community Survey 2021 estimates

### Age of Housing Units in Spruce Pine

Year Built	Percentage of Housing Units
2020 or later	0%
2010-2019	4.0%
2000-2009	4.8%
1990-1999	11.4%
1980-1989	9.9%
1970-1979	10.2%
1960-1969	15.5%
1950-1959	23.9%
1940-1949	7.2%
1939 or earlier	13.1%

Source: American Community Survey 2021 estimates

## Transportation

### Roads

Land use, development patterns, and transportation systems are interconnected. For example, communities with a high concentration of industrial uses often require multilane highways and access to rail. Communities with a compact or pre-WWII development pattern tend to feature a greater emphasis on multi-modal forms of travel such as walking or biking. Communities and neighborhoods with large lot sizes, suburban-style development patterns, and infrequent transit service force, by their design, residents to rely on access to an automobile to fulfill everyday needs.

Driving is the primary mode of transportation in Spruce Pine. US Highway 19E and NC Highway 226 converge near the center of Town and are the two most traveled roadways in Town. Though US 19E is the most traveled roadway in Town limits, it contains relatively few businesses. Most of the land bordering US 19E in Spruce Pine is zoned residential.

Maintenance of roadways in North Carolina is the responsibility of the North Carolina Department of Transportation (NCDOT), municipalities, or private property owners, depending on location and ownership. Each year, towns and cities submit a map to the State delineating maintenance responsibility for the streets within their jurisdiction in order to secure Powell Bill funds. These funds are derived from fuel tax collections and are distributed by the State of North Carolina to local governments based on the length of public roadways they maintain. Spruce Pine is responsible for maintaining 24.19 miles of roads in Town limits and is receiving \$88,452.43 in Powell Bill funds for FY 2022/2023.

Mitchell County updated their Comprehensive Transportation Plan in 2019. Recommended improvements from the plan included a majority of Spruce Pine's main roads. Notably, U.S. 19E was identified as being in need of widening improvements from east Spruce Pine to Avery County. The plan also recommends converting the current multi-lane section through Spruce Pine by adding bicycle and pedestrian accommodations. Other roadways in Town were identified as needing minor widening improvements. These include NC 226, Altapass Highway, Roan Road, Beaver Creek Road, and Sullins Branch Road. It is recommended that these roads be widened for modernization improvements to 10-12 foot lanes with a minimum 4-6 foot shoulder.

## **Public Transit**

The Mitchell County Transportation Authority operates a free public transit service called The Pine Line. The Pine Line is an ADA accessible shuttle that makes ten stops in and around the Town of Spruce Pine. The shuttle operates every weekday between the hours of 6 am and 6 pm. Most respondents to the public survey had never used the Pine Line personally, however over 70% were in favor of its continued operation.

## **Pedestrian Facilities**

The 2019 Mitchell County Comprehensive Transportation Plan (CTP) took an inventory of all sidewalks in Town limits. The plan recommended sidewalk additions or improvements along almost all of Spruce Pine's main roads. Additionally, a multi-use path is recommended along NC 226 from the Blue Ridge Parkway to Summit Avenue, and from Riverside Park, following the North Toe River and Creed Pittman Road. A map from the CTP showing existing facilities as well as recommended improvements is shown on the following page.

## **Parking**

Spruce Pine has two public parking lots downtown, both located off of Locust Street. Together, these lots have space for 63 cars. Additionally, public parking spots exist along Locust Street and Oak Avenue. All public parking is free of charge. Respondents to the public survey were not in favor of introducing parking fees to public lots.

Maps detailing all of these transportation features are included on the following pages.

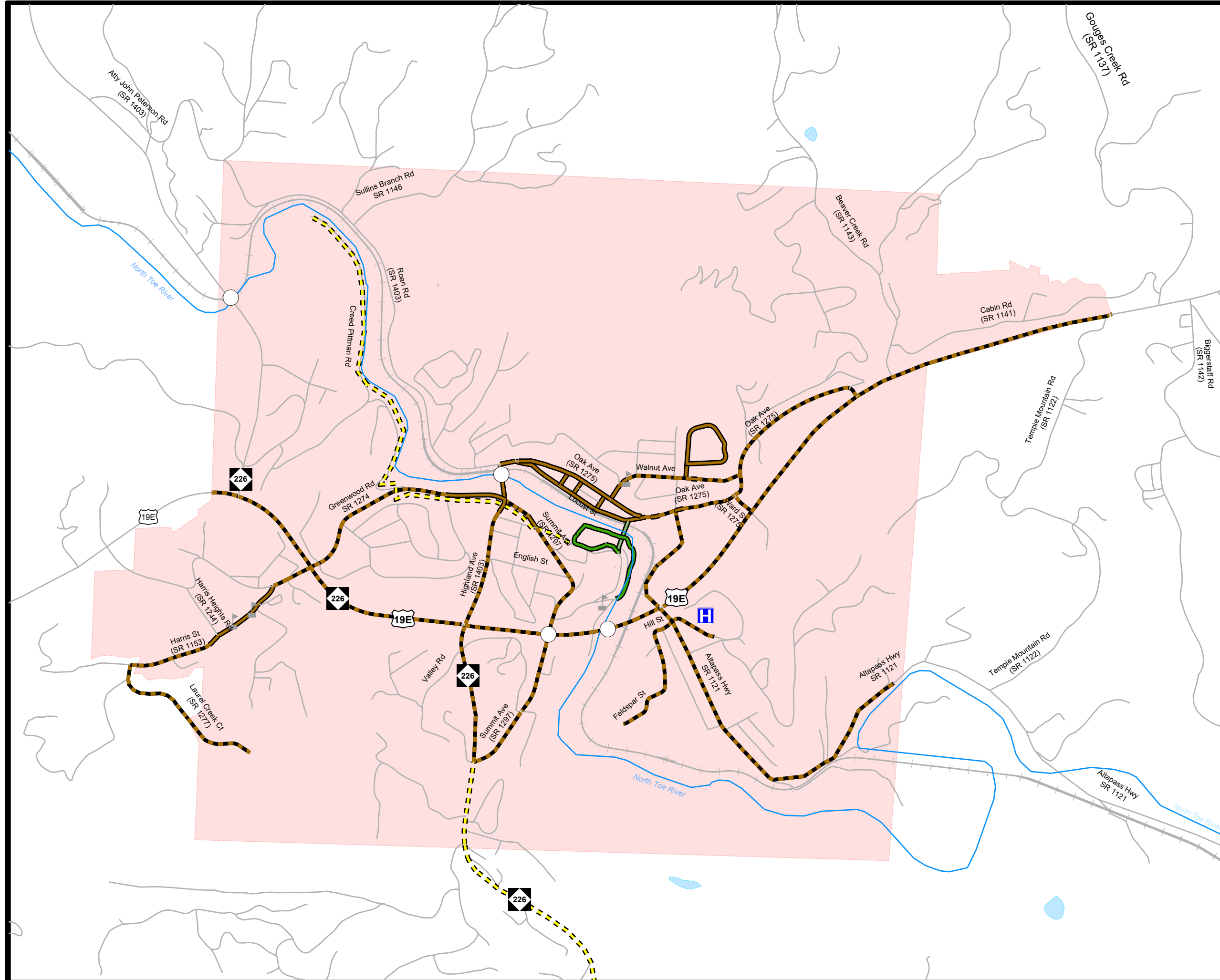
# Pedestrian Map

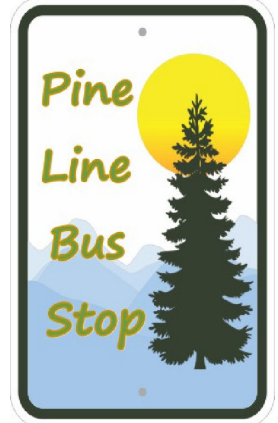
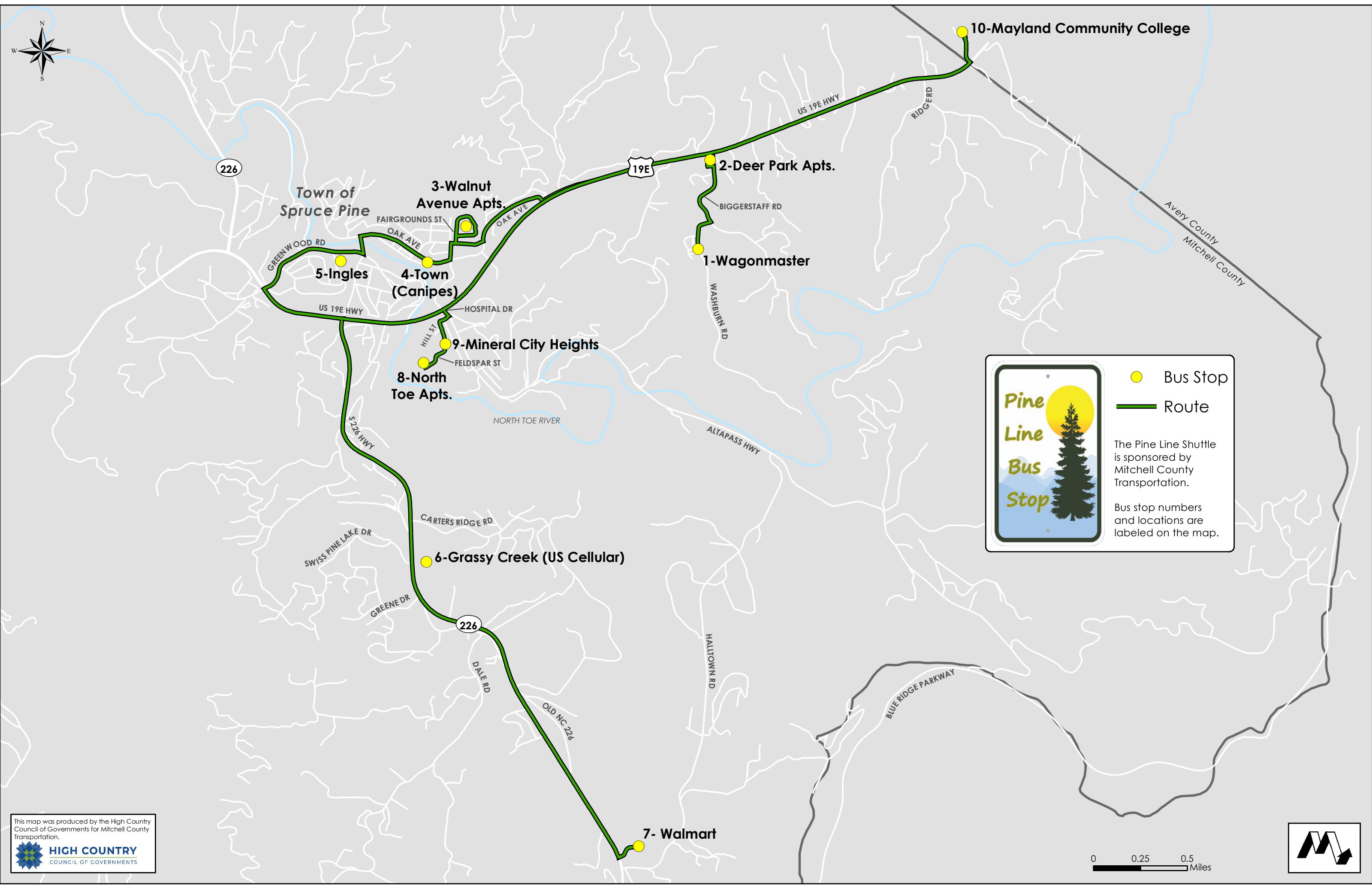


## Mitchell County Comprehensive Transportation Plan

Inset C: Town of Spruce Pine  
Plan date: June 12, 2019

- Sidewalks**
  - Existing: Solid brown line
  - Needs Improvement: Dashed brown line
  - Recommended: Dotted brown line
- Off-road**
  - Existing: Solid green line
  - Needs Improvement: Dashed green line
  - Recommended: Dotted green line
- Multi-Use Paths**
  - Existing: Solid yellow line
  - Needs Improvement: Dashed yellow line
  - Recommended: Dotted yellow line
- Existing Grade Separation: White circle
- Proposed Grade Separation: Grey circle





**Bus Stop**

**Route**

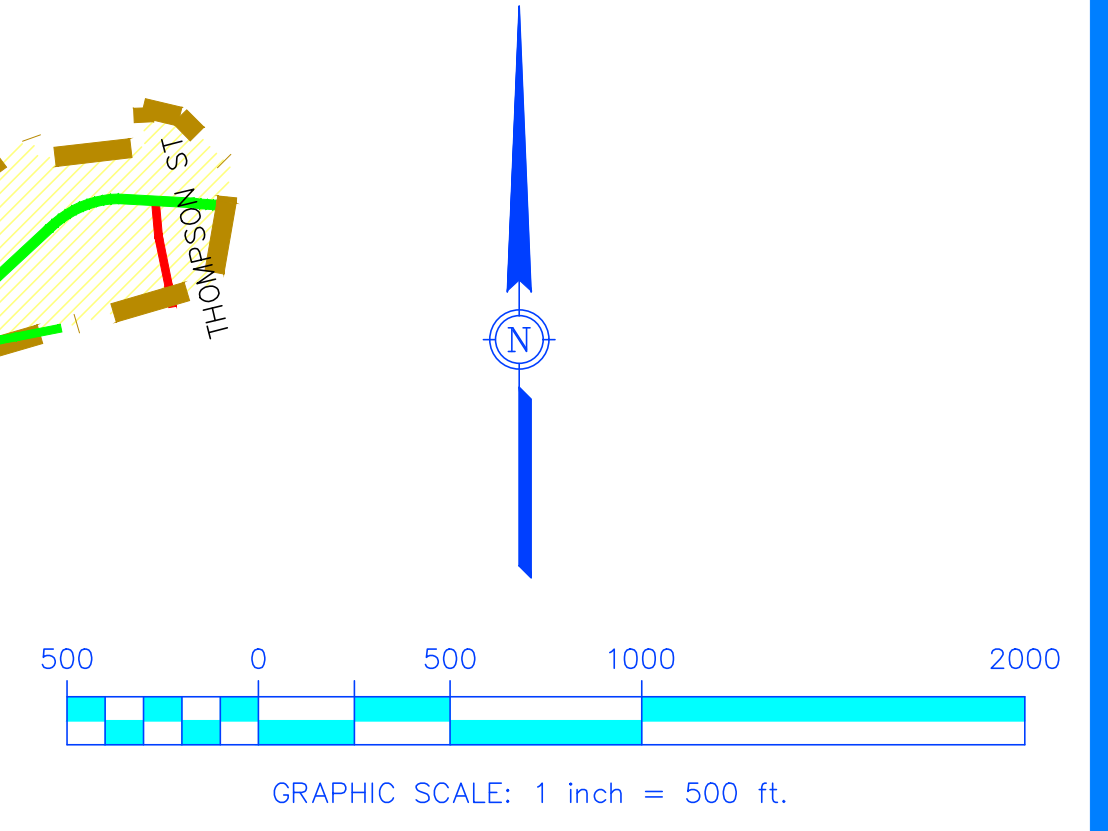
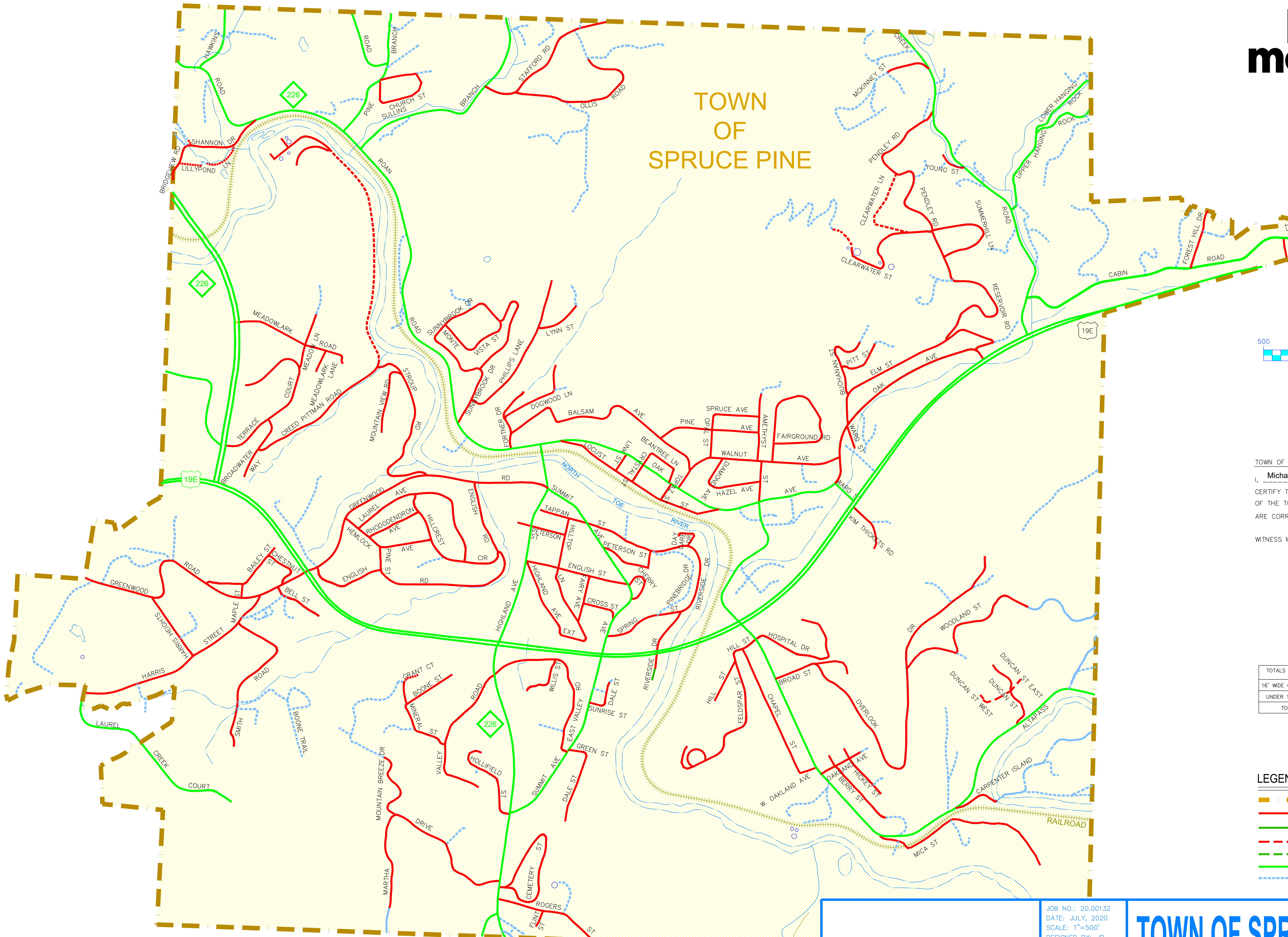
The Pine Line Shuttle is sponsored by Mitchell County Transportation.

Bus stop numbers and locations are labeled on the map.

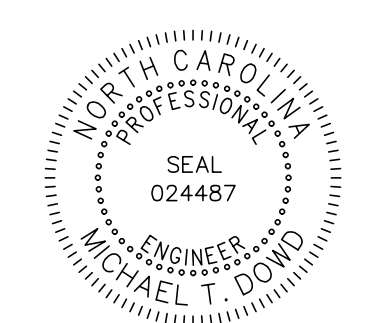




# TOWN OF SPRUCE PINE



TOWN OF SPRUCE PINE POWELL BILL MAP  
 I, **Michael T. Dowd**, DO HEREBY  
 CERTIFY THAT I HAVE MADE ACTUAL MEASUREMENTS  
 OF THE TOWN STREETS AND THAT THE DISTANCES SHOWN  
 ARE CORRECT WITHIN A POSSIBLE ERROR OF 0.01 MILE.  
 WITNESS MY HAND AND SEAL THIS THE 16th DAY OF July, 2020.



SUMMARY OF TOWN STREETS

TOTALS FOR 2015	UNSURFACED	SOIL / STONE	HARD SURFACED	TOTAL
16' WIDE OR GREATER	-	1.06	23.13	24.19
UNDER 16' WIDE	-	-	0.09	0.09
TOTAL	-	1.06	23.22	24.28

- LEGEND FOR STREETS WITHIN TOWN LIMITS**
- TOWN LIMIT
  - HARD SURFACE - OVER 16' WIDE (AVERAGE)
  - HARD SURFACE - UNDER 16' WIDE
  - SOIL AND STONE - OVER 16' WIDE (AVERAGE)
  - SOIL AND STONE - UNDER 16' WIDE (AVERAGE)
  - STATE MAINTAINED ROADS
  - PRIVATE ROADS

<p>2020 POWELL BILL MAP</p>	<p>JOB NO.: 20.00132          DATE: JULY, 2020          SCALE: 1"=500'          DESIGNED BY: JB          CADD BY: ALH</p>	<h2 style="margin: 0;">TOWN OF SPRUCE PINE</h2> <p style="margin: 0;">MITCHELL COUNTY, NORTH CAROLINA</p>	<p>SHEET <b>1</b></p>
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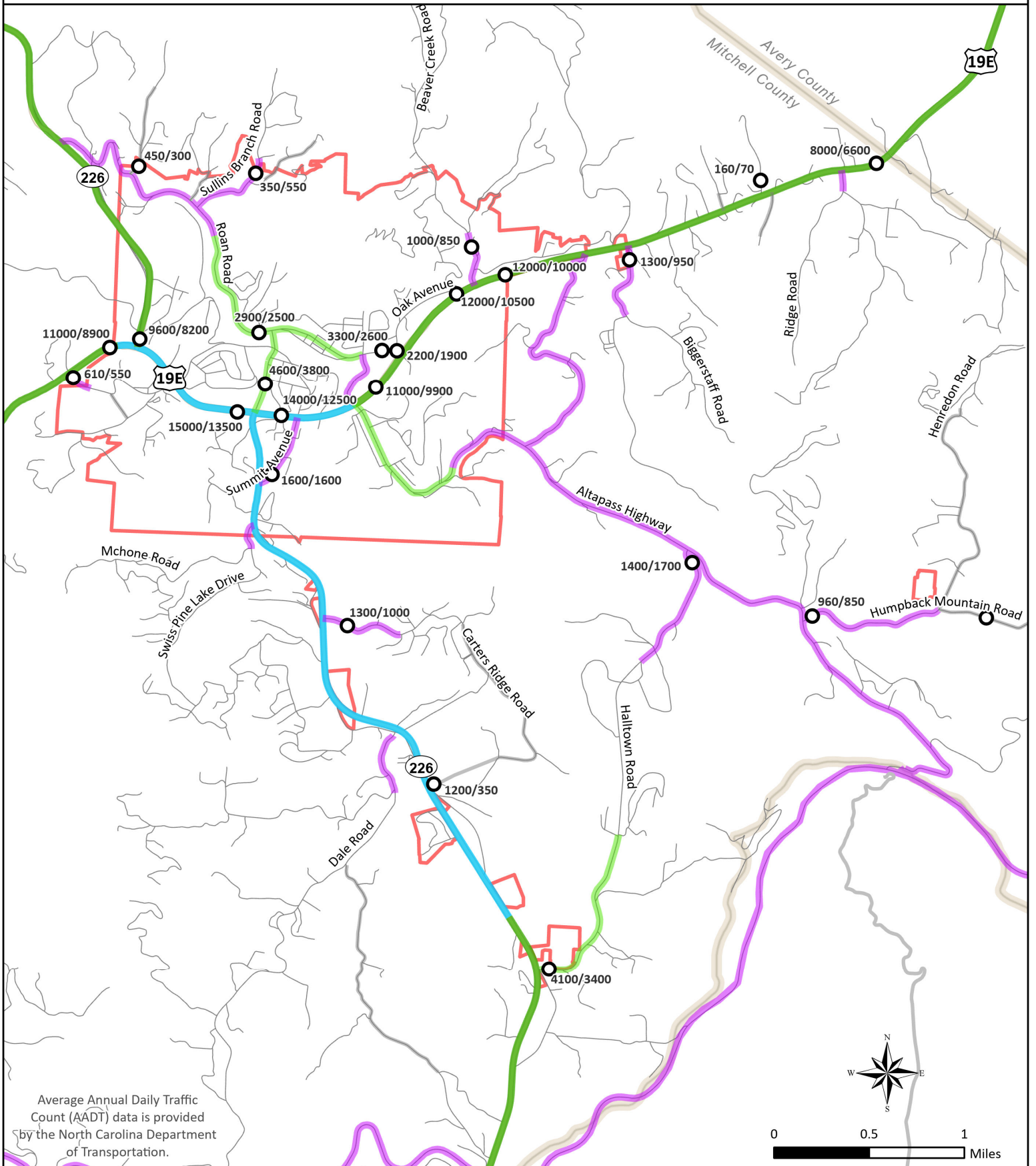
P:\2020\01193 Spruce Pine Powell Bill Map\Layout\Design\Map\2015 Spruce Pine Powell Bill Map-2020.dwg, 7/16/2020, 4:47 PM, ALH, HEBURN



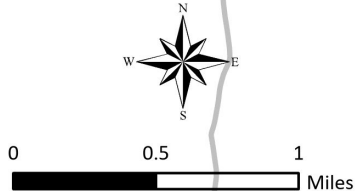
# Average Annual Daily Traffic Counts

- AADT Stations**  
 Labeled with 2009 / 2019  
 Traffic Counts
- AADT 2020 Streets**  
 10 - 499  
 500 - 1,999  
 2,000 - 4,999

- AADT 2020 Primary Streets**  
 5,000 - 9,999  
 10,000 - 19,999
- Major Highways  
 Secondary Streets
- Municipal Boundary



Average Annual Daily Traffic Count (AADT) data is provided by the North Carolina Department of Transportation.



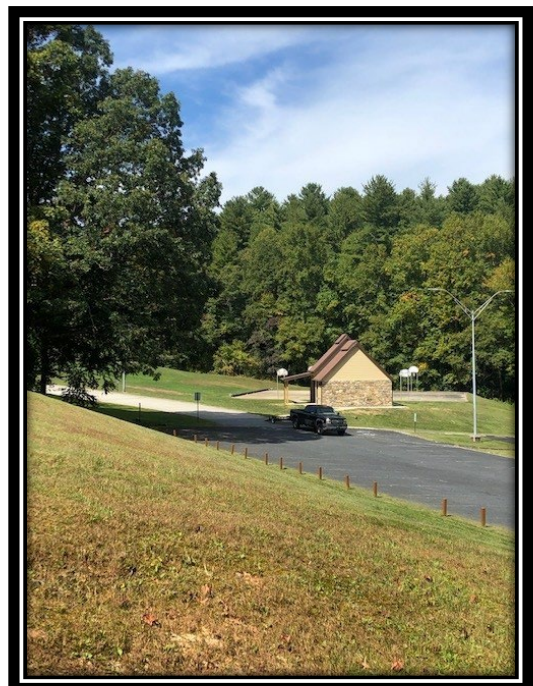


## Parks and Green Space

The Town of Spruce Pine has two public parks, Riverside Park and Brad Ragan Park. Plans for a third park, Stroup Road Park, are underway.

Riverside Park is located near downtown and is adjacent to the North Toe River. A large footbridge crosses the North Toe River and connects the park with downtown. Facilities at Riverside Park include a baseball field, a playground, picnic shelters, community gardens, restrooms, a splash pad, and an amphitheater, and a 0.47-mile paved walking trail.

Brad Ragan Park is located in a residential area in the southwest corner of Town. Facilities at Brad Ragan Park include a swimming pool, a sand volleyball court, a T-ball field, tennis courts, basketball courts, pickleball courts, adult fitness equipment, a pump track, two playgrounds, four picnic shelters, and restroom facilities.



The Town currently owns an undeveloped property along the North Toe River with plans for the property to become Stroup Road Park in the near future. The Town would like for the park to be a river-focused recreation area, with a possible facilities including a fishing pier, river boat/raft access, picnic tables, and parking.

## Utilities

Water and wastewater service are provided by the Town of Spruce Pine to its residents. The Town's water system consists of an estimated 59 miles of distribution lines, serving 2,171 metered connections as of 2021. No industrial or institutional connections were identified on the Town's latest water supply plan due to the Town applying the same rate to all non-residential users. However, several large industrial and institutional users are present in Spruce Pine. Two correctional institutions as well as two industrial mining operations are supplied water by the Town. These uses account for large shares of overall system use.

The Town's 2021 NCDEQ Local Water Supply Plan identifies the water system's storage capacity at 1,743,000 gallons. The plan also showed average daily uses ranging from 1,163,200 gallons in July to 1,246,000 gallons in October. This shows that the Town's water system is operating at a maximum of 71.5% capacity, indicating some room for growth.

The Town has one wastewater treatment plant, with a permitted capacity of 2 million gallons/day. The average annual daily discharge of the plant is 618,500 gallons.

Electrical service in Spruce Pine is provided largely by Duke Energy. Natural gas is provided by Piedmont Natural Gas. Fiber and telecommunications are provided by Zito Media.

## Environmental Constraints

Environmental features such as steep slope, flood zones, streams, and wetlands can have a significant effect on development patterns. Steep slopes and flood zones can prevent construction or make it impractical. Regulations surrounding wetlands can dictate the extent and type of development in their vicinity.

These features are present throughout the Town of Spruce Pine, but fluctuate in their location and intensity. Steep slopes are typically defined as any slope 25% or greater. In Spruce Pine, slopes fitting this description are prominent in the Town's northern and eastern areas, but are less so in the southern portions of Town and the downtown area. The areas with steep slopes present are largely undeveloped. Flood zones in Spruce Pine coincide with the North Toe River, which runs through the Town from southeast to

northwest, as well as Beaver Creek and Grassy Creek, which branch out from the North Toe River. Flood zones along these waters are prominent but have not entirely prevented development.

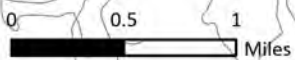
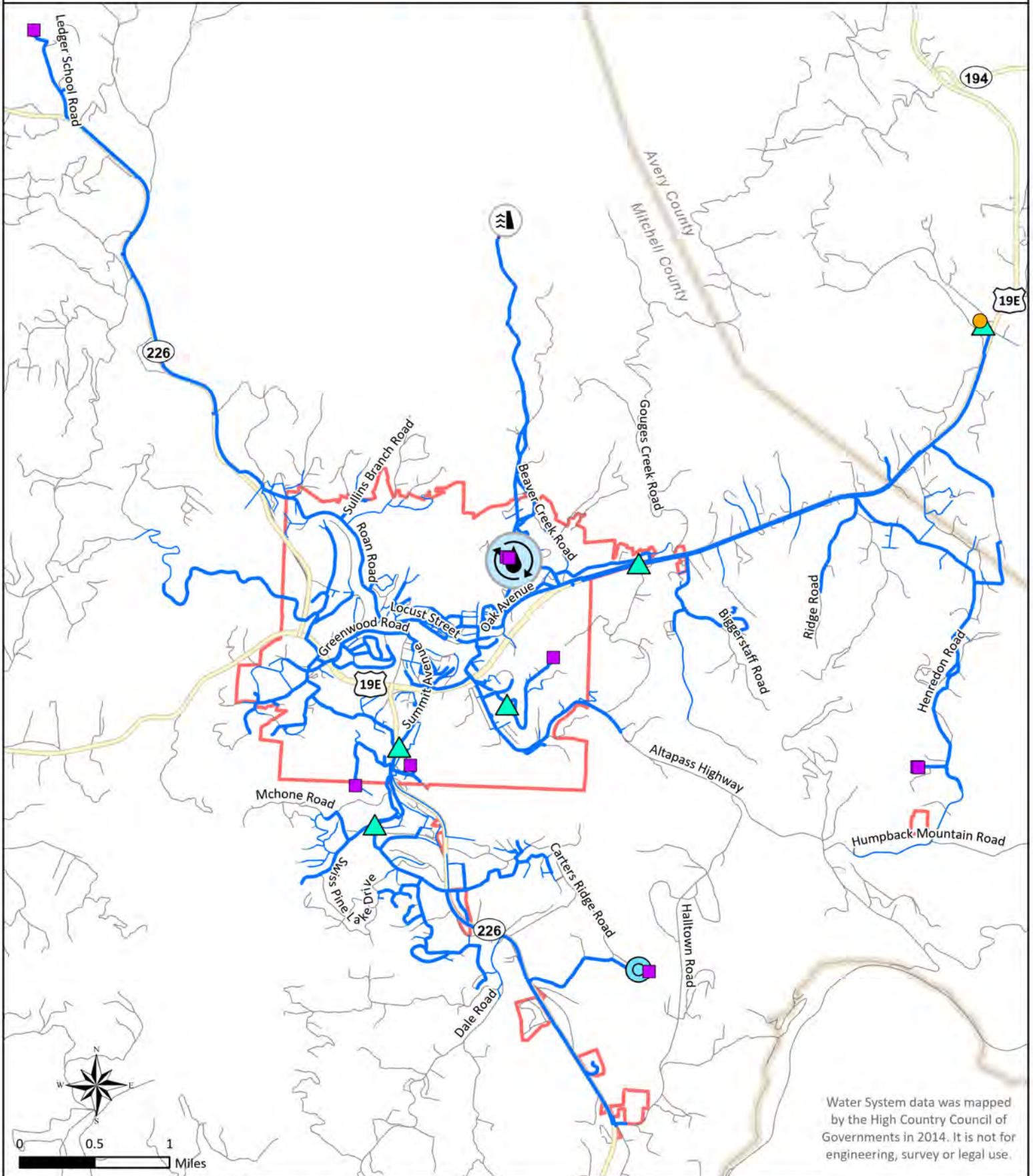
The North Carolina Department of Environmental Quality classifies streams and sets restrictions on activities in the watershed. Both the North Toe River, Beaver Creek, and Grassy Creek are classified as C; Tr streams. Class C streams are “Waters protected for uses such as aquatic life propagation, survival and maintenance of biological integrity, wildlife, secondary contact recreation, and agriculture. Secondary contact recreation means wading, boating, other uses not involving human body contact with water, and activities involving human body contact with water where such activities take place on an infrequent, unorganized, or incidental basis.” The Tr added on to this is a supplemental classification, “intended to protect freshwaters that have conditions that sustain and allow for natural trout propagation and survival and for year-round maintenance of stocked trout.”

Wetlands are also present in Spruce Pine, and largely coincide with the previously mentioned rivers and streams. Maps of all of these environmental features can be found on the following pages.



# Municipal Water Distribution System

- Water Intake
- ⦿ Dam
- ▲ Pump Station
- Water Tank
- ⦿ Water Treatment Plant
- ⦿ Well
- Water Mains
- Municipal Boundary
- County Boundary
- Major Highways
- Secondary Streets

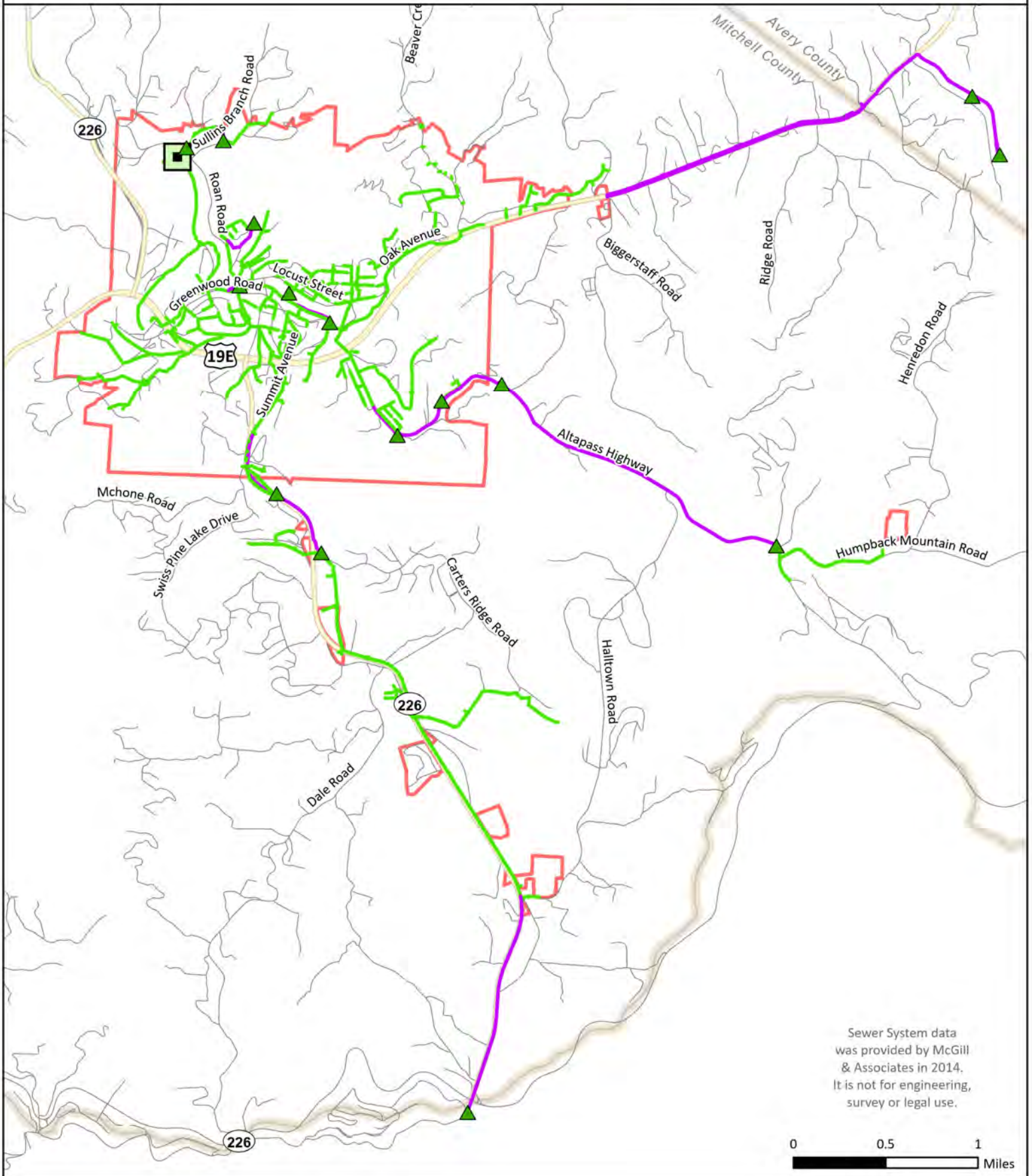


Water System data was mapped by the High Country Council of Governments in 2014. It is not for engineering, survey or legal use.

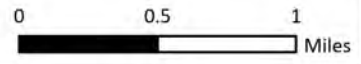
# Municipal Sewer Collection System



- ▲ Pump Stations
- Wastewater Treatment Plant
- Force Main
- Gravity Main
- Major Highways
- Secondary Streets
- Municipal Boundary
- County Boundary



Sewer System data was provided by McGill & Associates in 2014. It is not for engineering, survey or legal use.





# Steep Slope & Flood Hazard Areas

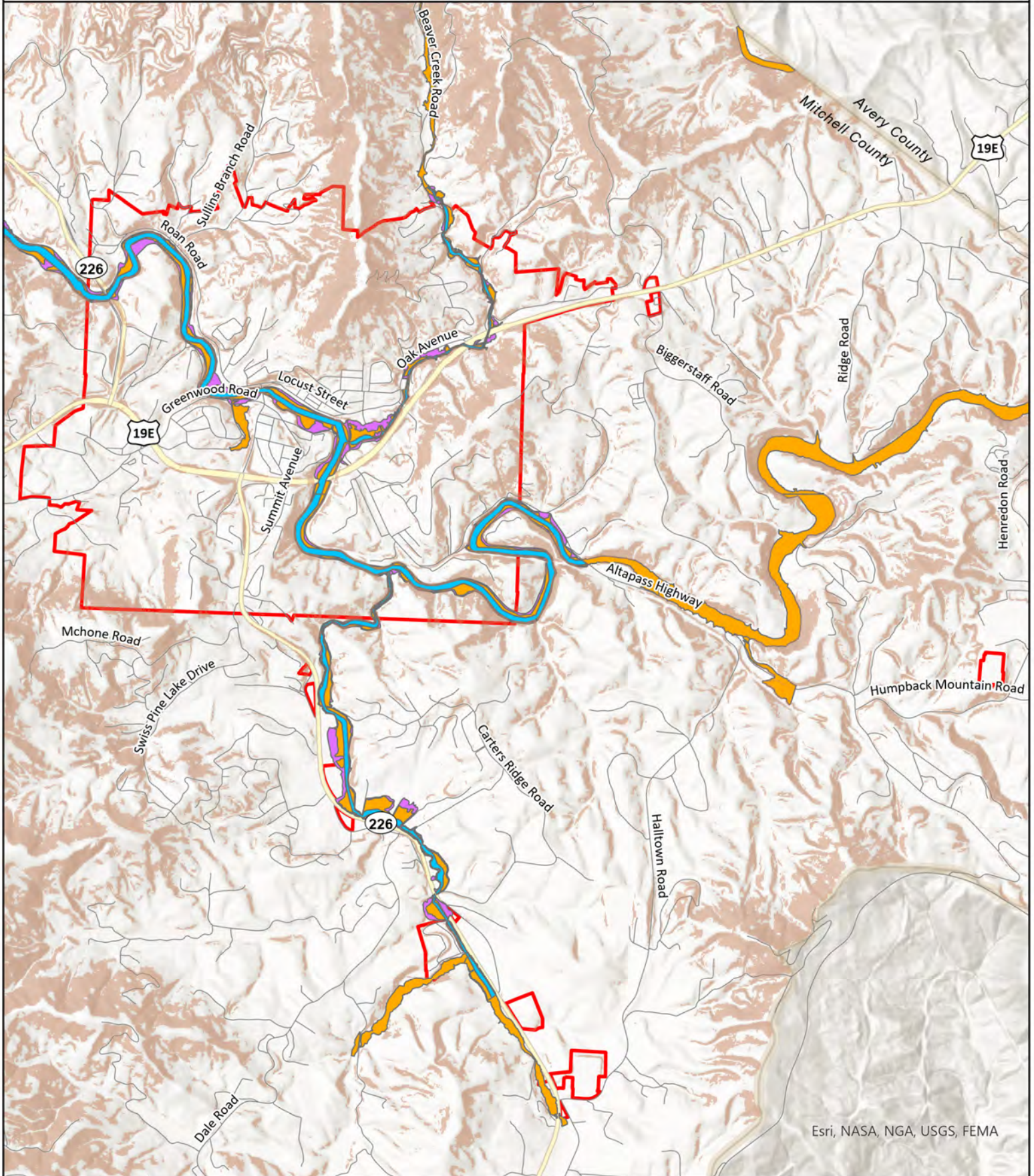


## Flood Hazard Zones

- AE, Floodway
- AE
- 0.2% Annual Chance
- Steep Slopes 25% or Greater

- Major Highways
- Secondary Streets
- Municipal Boundary
- County Boundary

0 0.23 0.45  
Miles





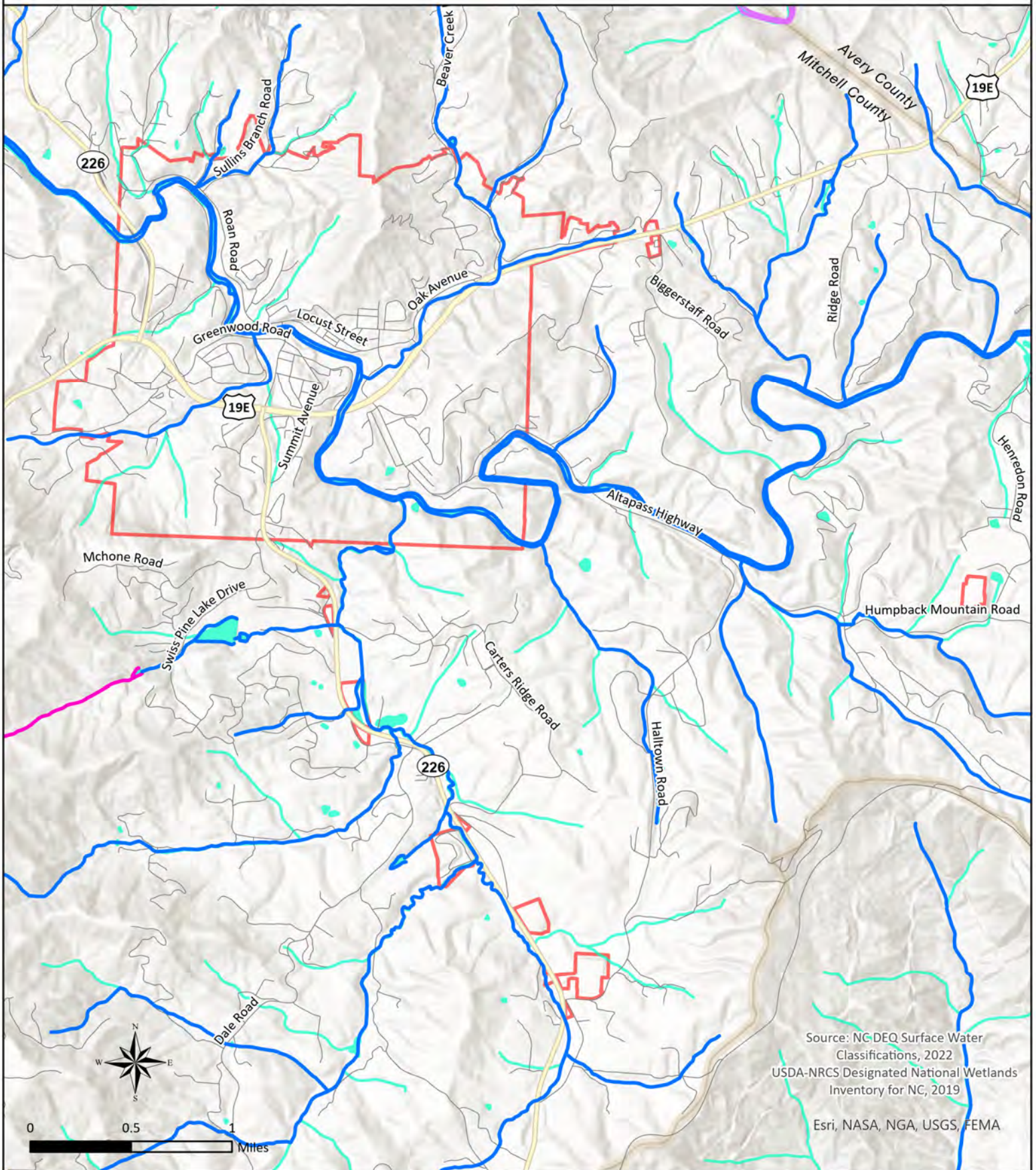
# Surface Hydrology & Wetlands

## Surface Water Classifications

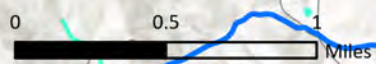
- C; Tr
- WS-I; HQW
- WS-IV; Tr
- WS-IV; Tr, CA

## Wetlands

- Major Highways
- Municipal Boundary
- County Boundary
- Secondary Streets



Source: NC-DEQ Surface Water Classifications, 2022  
 USDA-NRCS Designated National Wetlands Inventory for NC, 2019  
 Esri, NASA, NGA, USGS, FEMA



## Development Regulations

Spruce Pine has a zoning ordinance as well as a zoning map intended to regulate land use and development within Town limits. Land use in town is divided into twelve districts, each with a stated purpose, permitted uses, and special uses. These districts include R-1 Low-Density Residential, R-2 Medium-Density Residential, R-3 High-Density Residential, T-1 Trailer and Trailer Park, C-1 Primary Business, C-2 Neighborhood Business, C-3 Highway-Business, C-1A Central Business Fringe, PS-1 Public Service, I-1 Industrial (light), I-2 Industrial (heavy), and M-1 Medical Arts. The ordinance also contains a number of general provisions, including nonconforming uses, off-street parking requirements, off-street loading and unloading space, required street access, lot dimensions, and setback requirements.

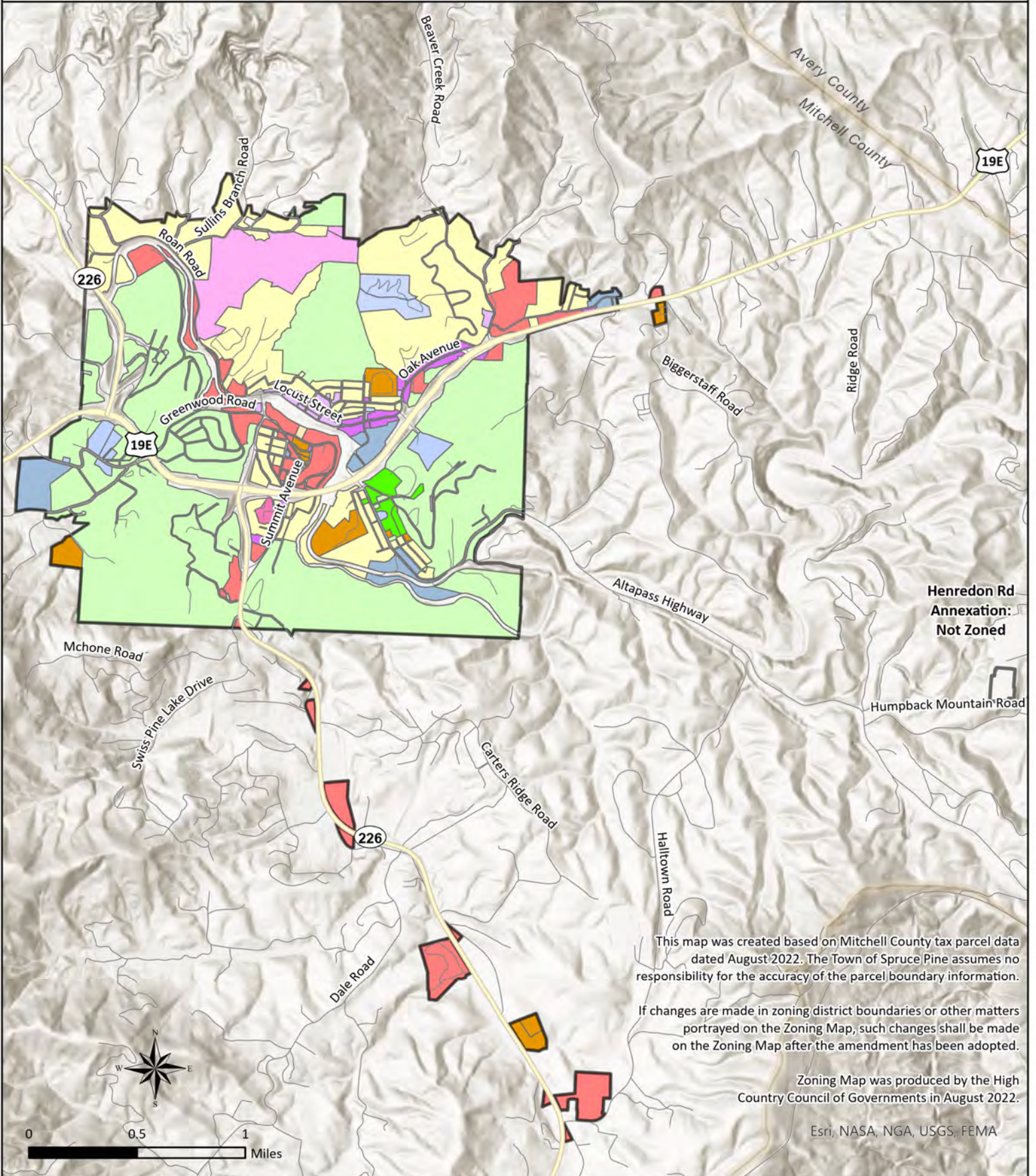
In addition to the zoning ordinance, the Town has a variety of ordinances compiled into a document titled “Spruce Pine Town Code”. This document includes many different provisions and regulations on an array of topics including but not limited to administration, elections, emergencies, garbage and refuse, motor vehicles and traffic, housing, nuisances, and offenses. A table of contents for this code can be found in Appendix II.

The Town is currently in the process of updating these ordinances and putting them into a more user-friendly digital format. This will include the zoning ordinance. All of the Town’s ordinances exist only as photocopies, making them difficult to navigate and amend. That ordinance update process, though already underway, is included as a recommendation of this plan.



# Zoning Map

<b>Zoning</b>	I	R-1	Major Highways
C-1	I-1	R-2	Secondary Streets
C-1A	I-2	R-3	Municipal Boundary
C-2	M-1	T-1	County Boundary
C-3	PS-1		



## Existing Land Use

The planning process included a survey existing land use, performed by driving all Town roads and designating each parcel with a land use classification. There were 15 possible classifications.

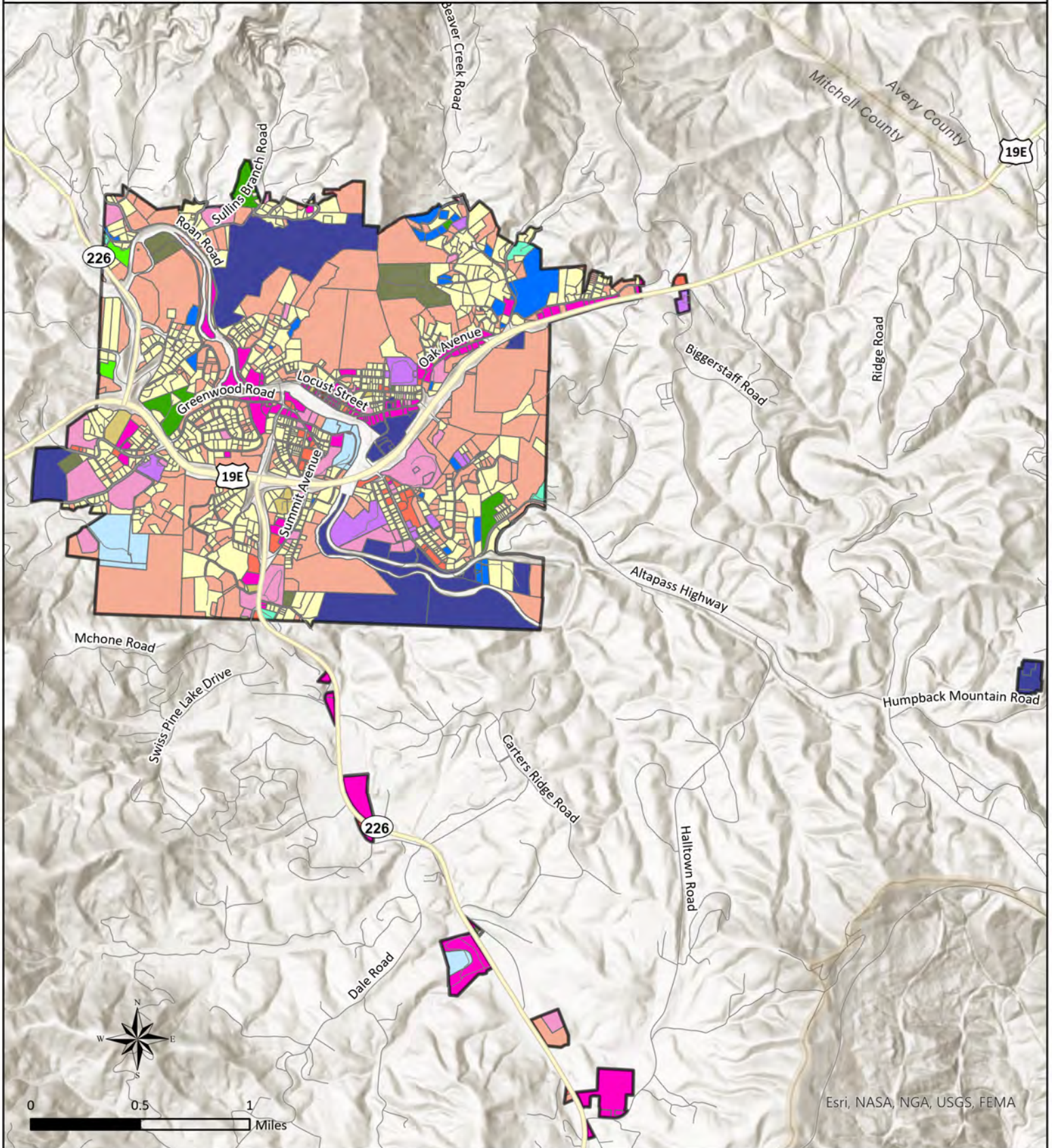
<i>Land Use</i>	<i>Number of Parcels</i>	<i>Acreage</i>	<i>Percentage of Total Acreage</i>
<i>Agriculture</i>	4	35.19	1.31%
<i>Agriculture/Residential</i>	2	7.13	0.26%
<i>Commercial</i>	144	138.39	4.45%
<i>Executive/Office</i>	48	32.09	1.19%
<i>Government</i>	10	15.29	0.57%
<i>Industrial</i>	26	388.26	14.41%
<i>Institutional</i>	46	129.71	4.82%
<i>Mixed Use</i>	5	0.93	0.03%
<i>Mobile Home</i>	35	62.06	2.30%
<i>Mobile Home Park</i>	4	17.24	0.64%
<i>Multi-Family Residential</i>	14	45.88	1.70%
<i>Recreation</i>	8	51.96	1.93%
<i>Single-Family Residential</i>	751	607.77	22.56%
<i>Utilities</i>	12	48.87	1.81%
<i>Vacant</i>	327	1,113.02	41.32%

Of the 15 possible classifications, Single-Family residential, industrial, and vacant properties accounted for the highest percentages of property by acreage. Commercial uses also made up a relatively large share of property. Vacant lots in Town account for the most overall land area. These lots are spread throughout Town but are particularly prominent in the Town’s outer areas and areas with steeper slopes. A majority of the vacant property in Town consists of larger lots. A map showing the results of the land use study can be found on the following page.



# Existing Land Use Inventory

- |                         |                                    |                           |
|-------------------------|------------------------------------|---------------------------|
| <b>Primary Land Use</b> | Institutional                      | Single-Family Residential |
| Agriculture             | Mixed Use (Commercial/Residential) | Utilities                 |
| Agriculture/Residential | Mobile Home                        | Vacant/Undeveloped        |
| Commercial              | Mobile Home Park                   | Major Highways            |
| Executive/Office        | Multi-Family Residential           | Municipal Boundary        |
| Government              | Recreation                         | County Boundary           |
| Industrial              |                                    | Secondary Streets         |



## Public Input

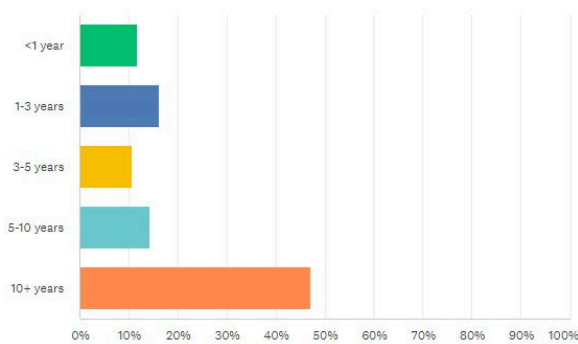
Public input for this plan was gathered in the form of an online public survey. The survey was posted to the Town’s website and facebook page, and was advertised via the local newspaper. Hard copies of the survey were made available at Town Hall. The survey received 369 responses in October and November of 2022. A summary of the results is shown below.

### Limited Choice Questions

- Over half of respondents to the survey did not live in Spruce Pine, but almost 50% those who did had been residents for 10+ years.
- The largest age group of respondents was 60-69, accounting for almost a quarter of all responses. The 50-59 and 40-49 age groups also accounted for large percentages of responses, with 22.55% and 19.29% respectively.

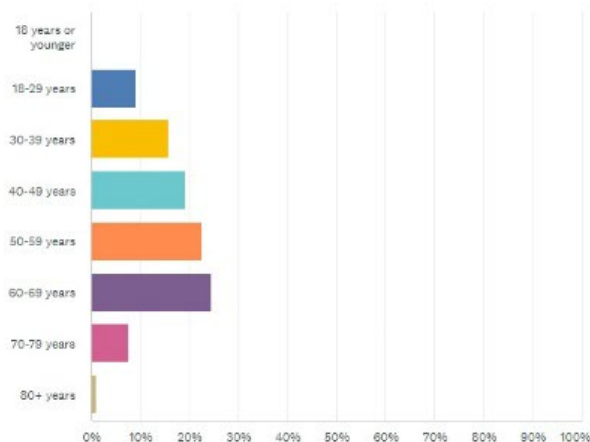
If yes, how long have you lived in Town?

Answered: 197 Skipped: 172



What is your age group?

Answered: 368 Skipped: 1

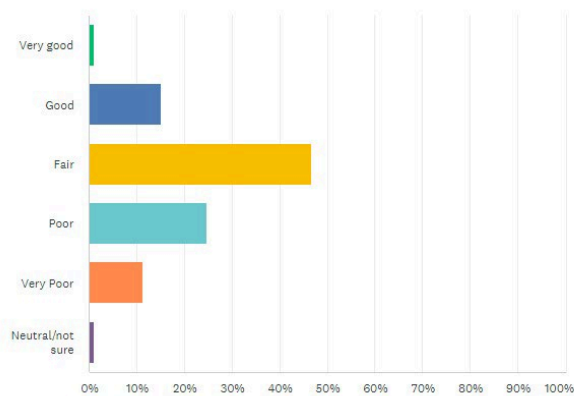




- Over half of respondents rated the exterior appearance of commercial buildings as fair or poor. Only 16.26% rated them as good or very good.
- Almost 70% of respondents indicated Spruce Pine does not have enough recreational opportunities.
- Over 90% of respondents had never used the Pine Line, but over 70% would like to see it continue to operate.

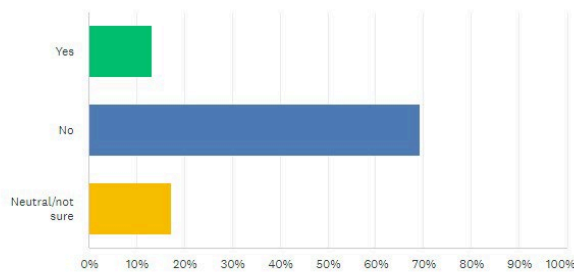
In general, how would you rate the exterior appearance of commercial buildings in Spruce Pine?

Answered: 369 Skipped: 0



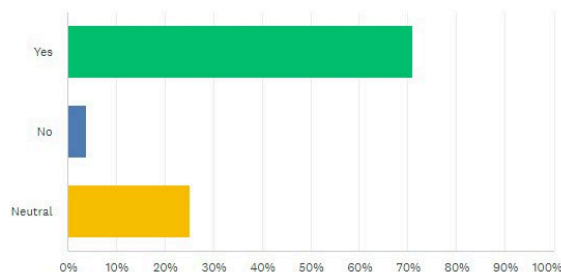
Do you think Spruce Pine has enough recreational opportunities?

Answered: 369 Skipped: 0

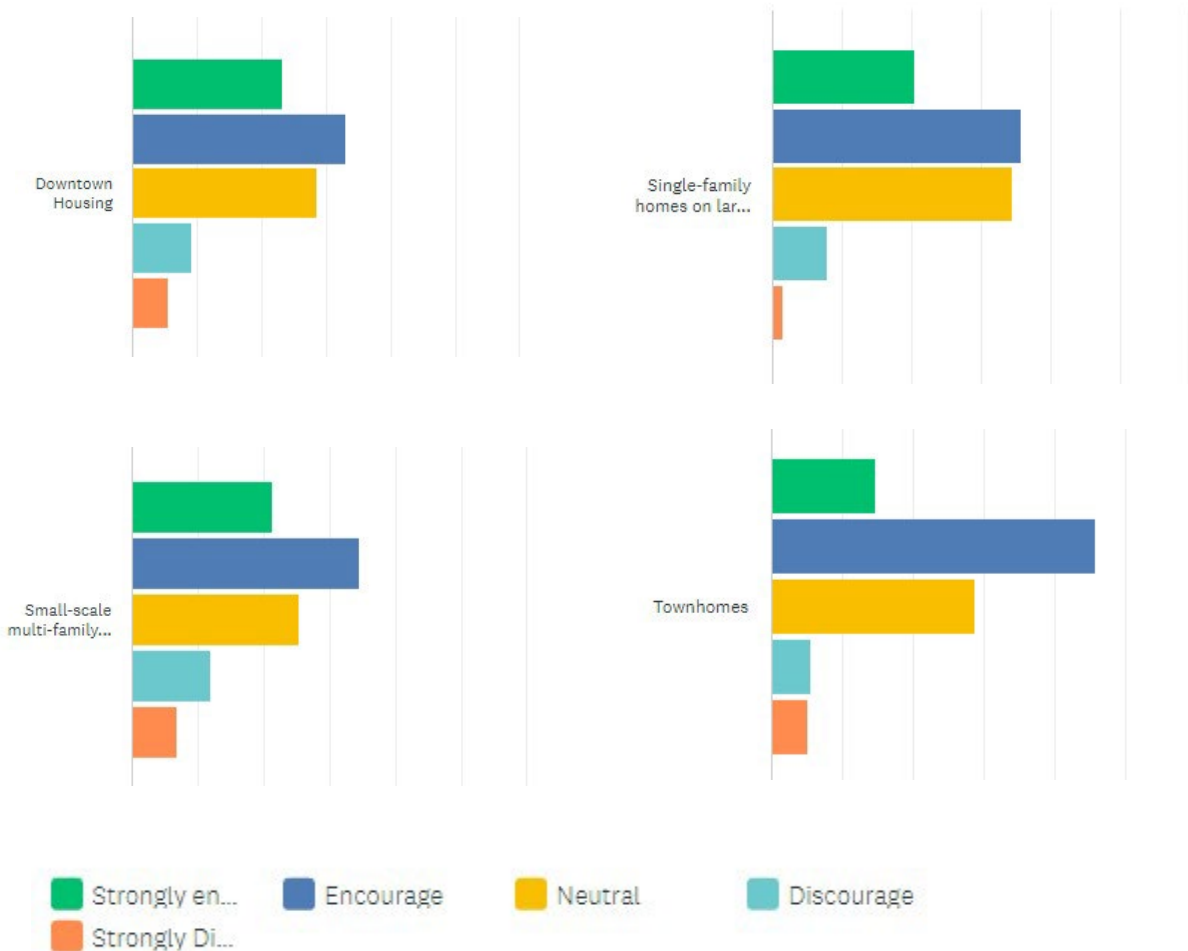


Would you like to see the Pine Line continue to operate?

Answered: 363 Skipped: 6



- Respondents indicated that they were heavily opposed to metered parking or parking fees for public lots.
- Over 70% of respondents were in favor of raising property maintenance standards for commercial uses in Town.
- One question gave respondents a list of residential uses and asked them to what degree they would like to encourage or discourage each use. Those uses that received favorable responses include:
  - o Single-Family Homes
  - o Townhomes
  - o Duplexes
  - o Small-scale multi-family housing
  - o Downtown housing



Green = Strongly Encourage

Orange = Strongly Discourage

- A similar question gave respondents a list of common issues relating to land use and asked them to indicate to what degree the town should prioritize them. Issues that received particularly high emphasis include:
  - o Building and property upkeep
  - o Stormwater and flooding of streets/yards
  - o Walkability
  - o Improving recreational opportunities
  - o Improving/maintaining the downtown streetscape
  - o Preserving small town environment/image

### Open Response Questions

The survey also contained 11 open response questions, which allowed respondents to voice specific concerns about certain topics. A summary of these responses is shown below.

A majority of respondents voiced a need for additional recreation opportunities in Town. Popular responses included:

- Bowling
- More for Teens/Children
- Trails
- Indoor Recreation
- Recreation utilizing the river
- Skating
- Dog Parks

176 respondents identified roadway safety concerns and 140 identified pedestrian safety concerns. Commonly cited areas where roadway safety could be improved included:

- The connection of Oak Avenue and Locust Street downtown.
- The intersection of Summit Avenue and Highway 226
- The intersection of Altapass Highway and Highway 19E
- Parts of Greenwood Road
- Parts of Beaver Creek Road

Commonly cited pedestrian safety concerns included:

- Along Greenwood Road from Ingles to Highway 19E
- Along Oak Avenue, from downtown to the 50s Diner
- Along all of Highway 226 and Highway 19E
- Along Summit Avenue

Two questions asked respondents to identify land use changes that have had a positive impact on Spruce Pine, and those that have had a negative impact. For negative impacts, the overwhelming response was in regard to vacant and dilapidated buildings and properties throughout Town. This is consistent with discussions among the plan steering committee, who also identified this as a critical issue. Common responses for positive impacts included:

- Riverside Park
- Changes to Locust Street downtown
- New businesses downtown and elsewhere in Town



## Recommendations

Based on monthly meetings with the plan's steering committee as well as the results of the public survey, the following list of recommendations has been compiled.

1. Designate "Spruce Pine Main Street" as an overlay district on the Town's zoning map.
  - a. Spruce Pine Main Street is an organization dedicated to "fostering and promoting economic and cultural viability" in Spruce Pine's downtown area. The organization has designated boundaries that they serve within Spruce Pine. This district was determined to be suitable for the following recommendation regarding vacant buildings, but does not currently exist on the Town's zoning map. Spruce Pine Main Street should be designated as an overlay district with the following recommendation in mind.
2. Develop a vacant building ordinance to apply to all property in the Spruce Pine Main Street District.
  - a. Discussions with the plan's steering committee as well as results of the public survey indicated that many Town residents are concerned with the state of some vacant and blighted commercial properties, particularly in or near the downtown area. The Town currently has no means to address such properties in their ordinance.
  - b. Taking this into account, it is recommended that the Town develop an ordinance to address vacant and/or dilapidated properties, to include the following:
    - i. A statement of purpose and intent
    - ii. Definitions for vacant buildings and blighted/afflicted properties
    - iii. Provisions against creating or maintaining such properties
    - iv. Enforcement and penalties
3. Develop a permitting process and standards for demolition.
  - a. In an effort to control the prevalence of the previously mentioned blighted properties in Town, it is recommended that the Town develop procedures for demolition. A permitting process for demolition will allow the Town to set standards for how these projects are carried out. Such a process should include:
    - i. Debris removal requirements

- ii. Utility disconnection
    - iii. Timeframes and inspection requirements
    - iv. Certification of asbestos abatement
    - v. Intended use of property after demolition
    - vi. Bonds and/or penalties for violation
  - b. For enforcement purposes, it is recommended the Town develop these procedures in conjunction with Mitchell County, if possible.
- 4. Permit mixed use developments in all Town business districts.
  - a. Through meetings of the plan's steering committee, it was determined that more mixed-use development in Town would be beneficial for future growth. "Mixed uses" are buildings which include both residential and commercial space, usually with commercial on the first floor at street level, and residential above. This type of development is not currently addressed in the Town's zoning ordinance. It is recommended that the Town define mixed use developments in their zoning ordinance and permit them in business districts.
  - b. This recommendation is consistent with a recommendation from the Downtown Spruce Pine Master Plan, which stated that mixed use developments should be allowed in the Town's Central Business and Central Business Fringe districts.
- 5. Develop a sign ordinance with a permitting process.
  - a. The Town of Spruce Pine currently has minimal regulations addressing signage. This is a standard feature of most municipal zoning ordinances. The Town should develop a sign ordinance which addresses the following:
    - i. Definitions
    - ii. Permitted signs
    - iii. Prohibited signs
    - iv. Sign dimensions
    - v. Obsolete and abandoned signs
    - vi. Maintenance standards
    - vii. Exempt Signs
    - viii. A permitting process

6. Explore additional funding sources to maintain operation of the Pine Line.
  - a. The Pine Line is a bus route operated by Mitchell County in and around the Town of Spruce Pine. While the Town currently does not have a hand in the operation of the Pine Line, both survey respondents and the plan's steering committee expressed a desire to see this service continue. The Town should pursue means to contribute to funding of the Pine Line.
  
7. Develop minimum appearance standards for business districts.
  - a. The Town's zoning ordinance currently contains no standards for appearance in commercial districts. Responses to the public survey as well as discussion amongst the plan's steering committee revealed that many Town residents are concerned about the overall appearance of the Town's commercial areas. Taking this into account, it is recommended that the Town develop minimum standards for appearance to apply to all properties in commercial districts. The Town should create sections in the zoning ordinance to address the following:
    - i. Outdoor storage screening requirements
      1. Many municipalities require uses in commercial districts to screen any items which must be stored outdoors. This commonly includes equipment, machinery, building supplies, or any other items relating to regular business operation. Standards for outdoor storage screening should address methods of screening (fence, wall, evergreen vegetation, etc.) as well as proper height.
    - ii. Street and parking lot yard requirements for new development or renovation
      1. Requiring new development to provide a certain amount of green space ensures that these spaces are preserved in commercial districts. A common method of accomplishing this is through the requirement of street and parking lot yards. Parking lot yards require that a minimum area of parking lots be landscaped planting areas. Specific requirements vary, but typically include a percentage of area to be landscaped, minimum square footage of landscaped areas, and amount, height, and type of trees and shrubs required.

2. Street yards are strips of land containing landscaped materials along public streets. Similar to parking lot yards, requirements for street yards typically include amount, height, and types of trees and shrubbery to be used.
- iii. Sidewalk construction requirements for new development or renovation.
  1. A need for more sidewalks and better connectivity was expressed by respondents to the public survey. In order to strengthen the Town's pedestrian network, it is recommended that sidewalk construction be required along road frontage for all new commercial and multi-family development. Such sidewalks located along a public street or right-of-way should require dedication to the Town upon completion.
- iv. Vegetative buffer requirements where commercial property abuts residential property.
  1. In order to preserve the integrity of surrounding residential districts while still encouraging growth in commercial districts, it is recommended that the Town require vegetative buffers where non-residential development abuts a residential district. These buffers will serve as a visual separation between residential and non-residential uses and ensure the latter do not encroach on the former. These requirements should address height and width, as well as types of trees and shrubbery to be used.
- v. Landscaping plans for new development or renovation.
  1. If a development is subject to any of the landscaping requirements identified above, it should be required to submit a landscaping plan to the Town. Such a plan should consist of locations, species, and height of new trees and shrubbery, location and dimensions of planting areas, dimensions of parking and paved areas, and the location and height of walls and fences.

8. Add regulations to the zoning ordinance to address Tiny Homes.
  - a. The plan's steering committee as well as Town staff believe that it would be prudent to address Tiny Homes in the Town's zoning ordinance. These residential uses are becoming increasingly popular in the region, and the Town currently has no means to address them. This can either be accomplished by adopting the state's regulations on Tiny Homes in appendix Q of the NC Residential Building Code or by creating a separate set of regulations specifically tailored to the needs and wishes of the Town.
  - b. If created by the Town, regulations for Tiny Homes should include:
    - i. Standards and definitions, distinguishing between different types of tiny homes (manufactured, movable, site-built, etc.)
    - ii. Dimensional requirements
    - iii. Permitted districts for Tiny Home development
  - c. Town specific regulations for Tiny Homes can be more restrictive than Appendix Q of the residential code, but not less.
  
9. Review the C-3 Highway Business district to determine its effectiveness.
  - a. In the course of the planning process, it was determined that the C-3 Highway Business district may be outdated and not serving the Town's current needs and goals. Certain areas of this district, or the district as a whole, may benefit from being rezoned. To determine the extent and necessity of changes to this district, the Town should conduct a thorough review of its current state.
  
10. Develop a plan and pursue funding for a greenway along the North Toe River beginning at Riverside Park.
  - a. The idea of a greenway along the North Toe River has been discussed in Spruce Pine and Mitchell County for many years, but no formal plans have ever brought the idea to fruition. Due to the identified need in the public survey for more recreation, specifically more trails and recreation utilizing the river, it is recommended that the Town begin a formal planning effort to make this project a reality.

11. Expand the definitions section of the zoning ordinance and include definitions for manufactured homes.
  - a. The definitions section of the Town’s zoning ordinance is currently sparse and does not contain enough definitions to adequately address the entire contents of the ordinance. Manufactured homes were specifically identified as needing additional clarity, but the Town should conduct a full review of its zoning ordinance to ensure that all terms are properly defined.
  
12. Update the layout of all Town ordinances and publish them online.
  - a. The Spruce Pine Town Code, previously mentioned in the Development Regulations section of this document, is the Town’s code of ordinances. It contains the zoning ordinance and a variety of other regulations. These ordinances exist as dated photocopies, making them difficult to decipher, navigate, and edit if needed. The Town has begun the process of updating the layout of these ordinances and should continue until the entire code exists in an easily accessible and user-friendly format.
  
13. Add down lighting requirements for new development and encourage a transition to down lighting for lights that already exist.
  - a. An observatory exists in Mitchell County in close proximity to the Town of Spruce Pine. This observatory is a unique and important asset for the County. In order to minimize the effects of light pollution and preserve the dark sky for this observatory into the future, it is recommended that the Town require down lighting for all new development and renovation in commercial and industrial districts.
  - b. Additionally, the Town should encourage existing lighting that does not minimize light pollution to transition to down lighting and ensure that all holiday and decorative lighting is kept to a minimum and promptly removed once the season is over.
  
14. Offer free WiFi downtown.
  - a. In order to foster growth and enhance the downtown experience for residents and visitors, the Town should pursue means to offer free public WiFi in the downtown area.

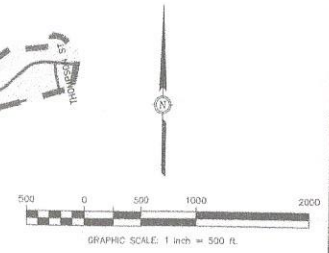
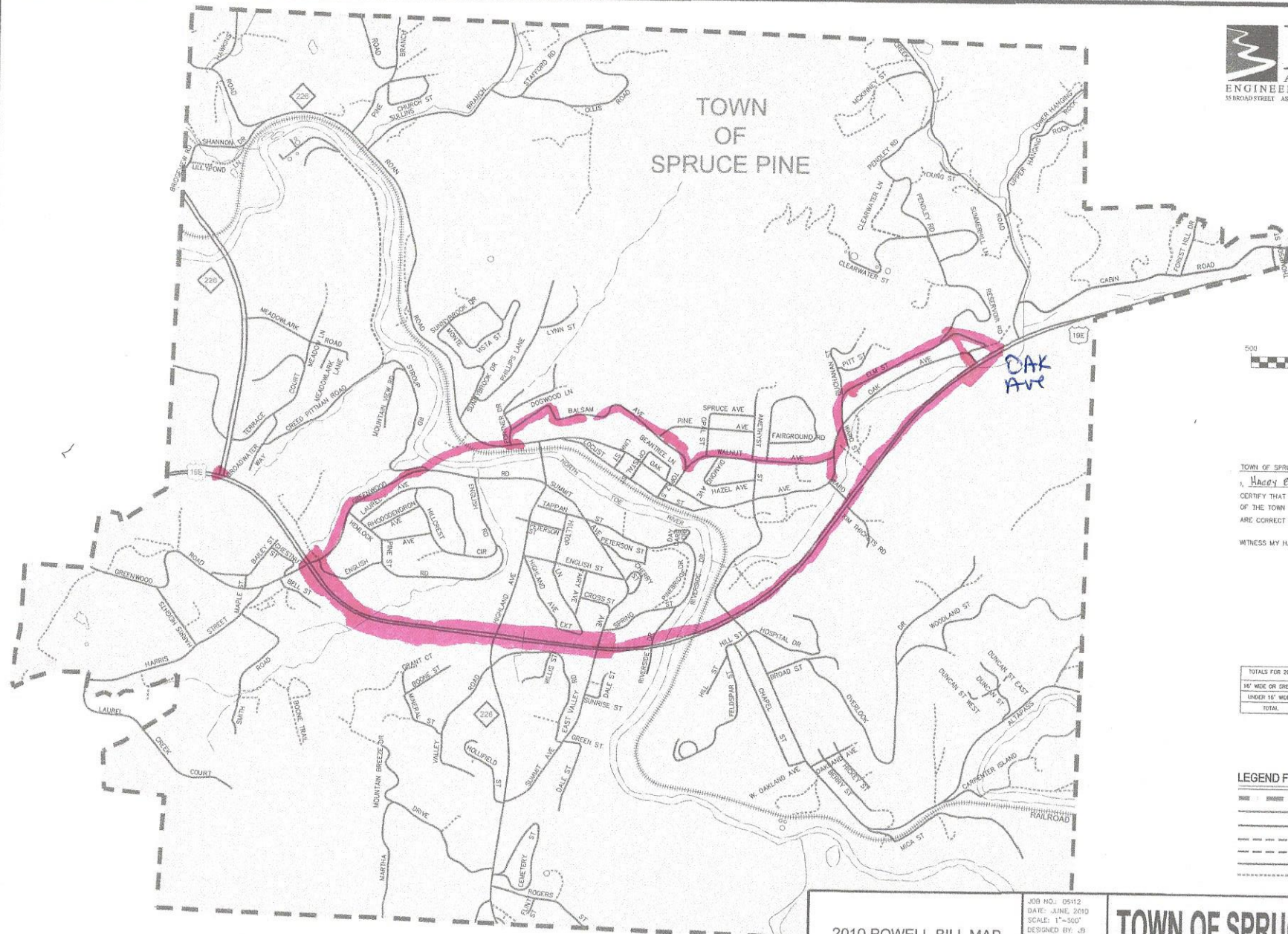
15. Pursue funding for an inventory and assessment of the Town's water and wastewater systems.
  - a. To ensure that all necessary improvements for water and wastewater systems are identified, the Town should pursue funds for an inventory and assessment of both systems.
  - b. The assessment should also include development of a capital improvement plan for the Town's water and wastewater systems.
  
16. Continue to pursue funding opportunities for updates to water and wastewater infrastructure.
  - a. The Town has pursued various avenues of funding for water and wastewater infrastructure improvements in recent years. This should be a continual process, to ensure all necessary improvements are made.
  
17. Continue to work with the County and the State to implement improvements from Mitchell County's Comprehensive Transportation Plan.
  - a. Mitchell County's Comprehensive Transportation was updated in 2019. Recommended improvements from that plan in Spruce Pine are outlined in the transportation section of this plan. The Town was a part of the CTP plan development process, and should continue to work with leaders at the County and State level to ensure that needed transportation improvements are implemented.
  
18. Continue to ensure that all Town ordinances are in compliance with North Carolina law.
  - a. While a goal of this plan is to satisfy updated requirements from NC General Statute 160D, the Town should continue to ensure that all of its ordinances and policies are in compliance with North Carolina law. In order to accomplish this, all Town policies should be reviewed on a regular basis and updated as needed.

## Appendix I

Spruce Pine Main Street District



TOWN  
 OF  
 SPRUCE PINE



TOWN OF SPRUCE PINE POWELL BILL MAP  
 I, Harvey E. Brewer, P.E. DO HEREBY  
 CERTIFY THAT I HAVE MADE ACTUAL MEASUREMENTS  
 OF THE TOWN STREETS AND THAT THE DISTANCES SHOWN  
 ARE CORRECT WITHIN A POSSIBLE ERROR OF 0.01 MILE.  
 WITNESS MY HAND AND SEAL THIS THE 7<sup>th</sup> DAY OF July, 2010.



SUMMARY OF TOWN STREETS

TOTALS FOR 2006	UNGRAVELLED	SOIL / STONE	HARD SURFACE	TOTAL
16' WIDE OR GREATER	-	1.06	23.12	24.19
UNDER 16' WIDE	-	-	0.09	0.09
TOTAL	-	1.06	23.21	24.28

- LEGEND FOR STREETS WITHIN TOWN LIMITS
- TOWN LIMIT
  - HARD SURFACE - OVER 16' WIDE (AVERAGE)
  - HARD SURFACE - UNDER 16' WIDE
  - SOIL AND STONE - OVER 16' WIDE (AVERAGE)
  - SOIL AND STONE - UNDER 16' WIDE (AVERAGE)
  - STATE MAINTAINED ROADS
  - ..... PRIVATE ROADS

2010 POWELL BILL MAP	JOB NO.: 05112 DATE: JUNE, 2010 SCALE: 1"=500' DESIGNED BY: JH CADD BY: JH	TOWN OF SPRUCE PINE	SHEET 2010
		MITCHELL COUNTY, NORTH CAROLINA	

## Appendix II

### Town Code Table of Contents

TABLE OF CONTENTS

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Chapter	Page
1. General Provisions .....	1
2. Administration .....	7
3. Animals and Fowl .....	11
4. Buildings .....	13
5. Cemeteries .....	19
6. Elections .....	21
7. Electricity .....	23
8. Emergencies .....	25
9. Garbage and Refuse .....	27
10. Housing .....	31
11. Licenses Generally .....	47
12. Motor Vehicles and Traffic .....	51
13. Noises .....	73
14. Nuisances .....	77
15. Offenses--Miscellaneous .....	81
16. Parades .....	85
17. Peddlers and Solicitors .....	91
18. Personnel .....	95
19. Police .....	97
20. Poolrooms .....	99
21. Streets and Sidewalks .....	101
22. Taxicabs and Other Vehicles for Hire .....	105
23. Water and Sewers .....	109
<hr/>	
Appendix A. Zoning .....	115
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Index .....	145

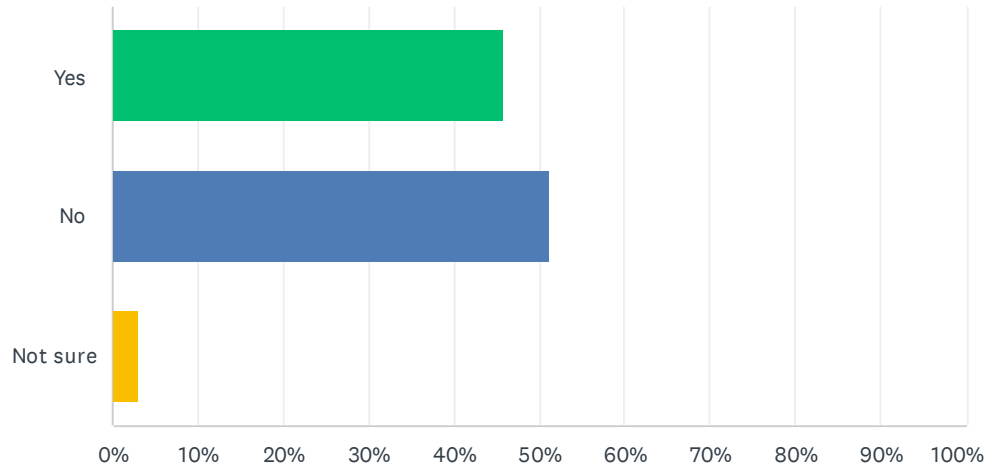
## Appendix III

### Public Survey Results



## Q1 Do you live in Spruce Pine Town limits?

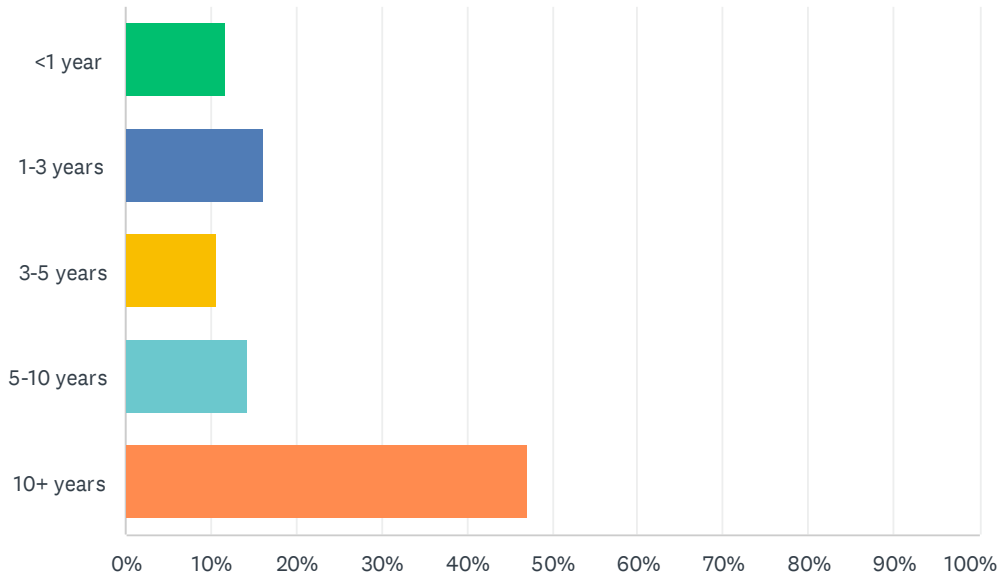
Answered: 369 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	45.80%	169
No	51.22%	189
Not sure	2.98%	11
<b>TOTAL</b>		<b>369</b>

## Q2 If yes, how long have you lived in Town?

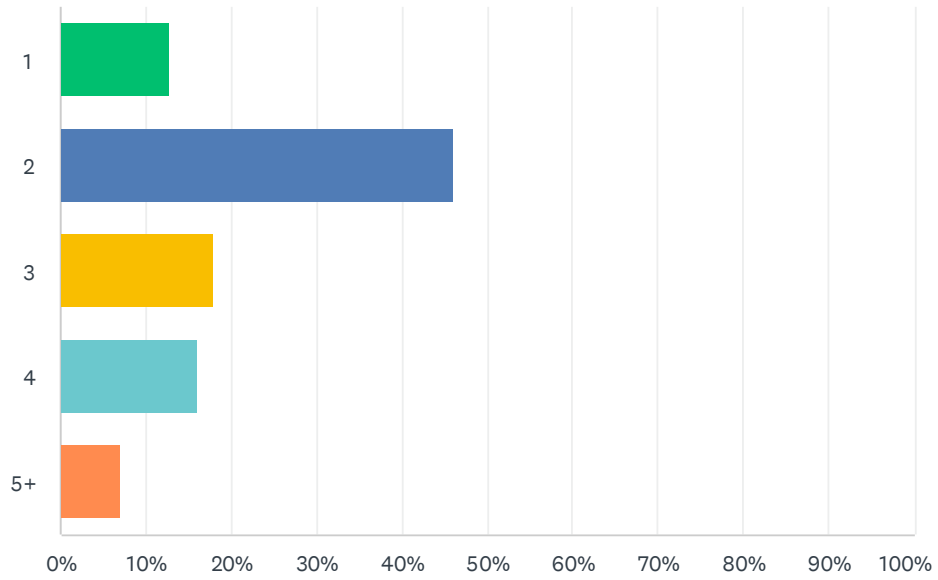
Answered: 197 Skipped: 172



ANSWER CHOICES	RESPONSES	
<1 year	11.68%	23
1-3 years	16.24%	32
3-5 years	10.66%	21
5-10 years	14.21%	28
10+ years	47.21%	93
<b>TOTAL</b>		<b>197</b>

### Q3 How many people live in your home?

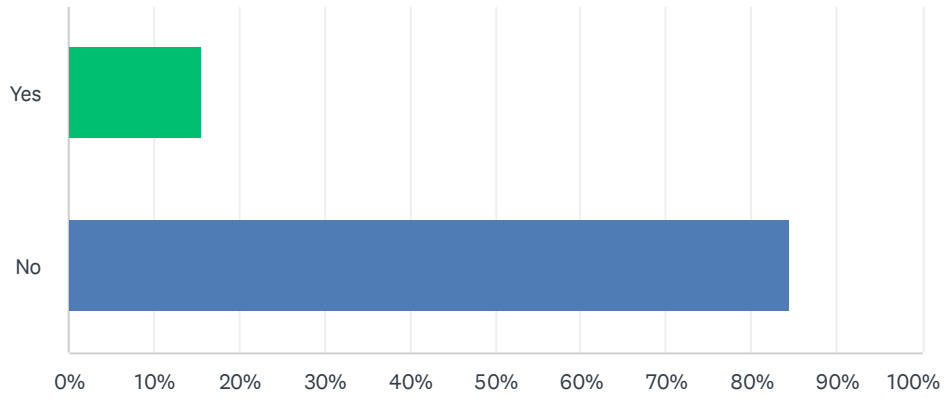
Answered: 351 Skipped: 18



ANSWER CHOICES	RESPONSES	
1	12.82%	45
2	46.15%	162
3	17.95%	63
4	15.95%	56
5+	7.12%	25
TOTAL		351

## Q4 Do you own a business in Spruce Pine?

Answered: 367 Skipped: 2

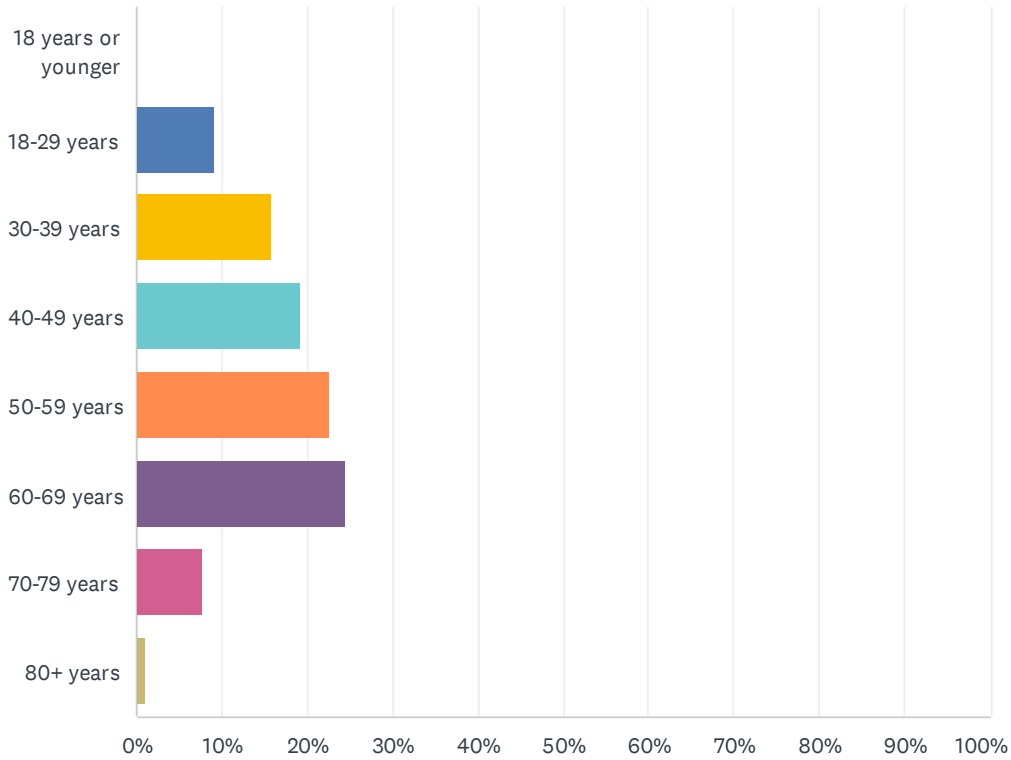


ANSWER CHOICES	RESPONSES	
Yes	15.53%	57
No	84.47%	310
TOTAL		367



## Q5 What is your age group?

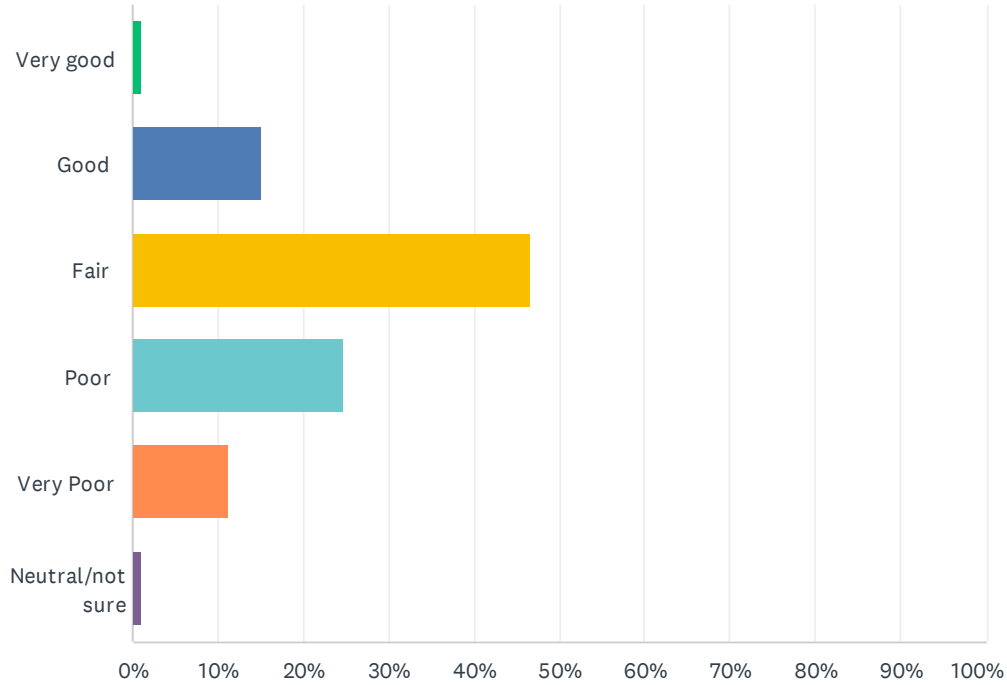
Answered: 368 Skipped: 1



ANSWER CHOICES	RESPONSES	
18 years or younger	0.00%	0
18-29 years	9.24%	34
30-39 years	15.76%	58
40-49 years	19.29%	71
50-59 years	22.55%	83
60-69 years	24.46%	90
70-79 years	7.61%	28
80+ years	1.09%	4
<b>TOTAL</b>		<b>368</b>

## Q6 In general, how would you rate the exterior appearance of commercial buildings in Spruce Pine?

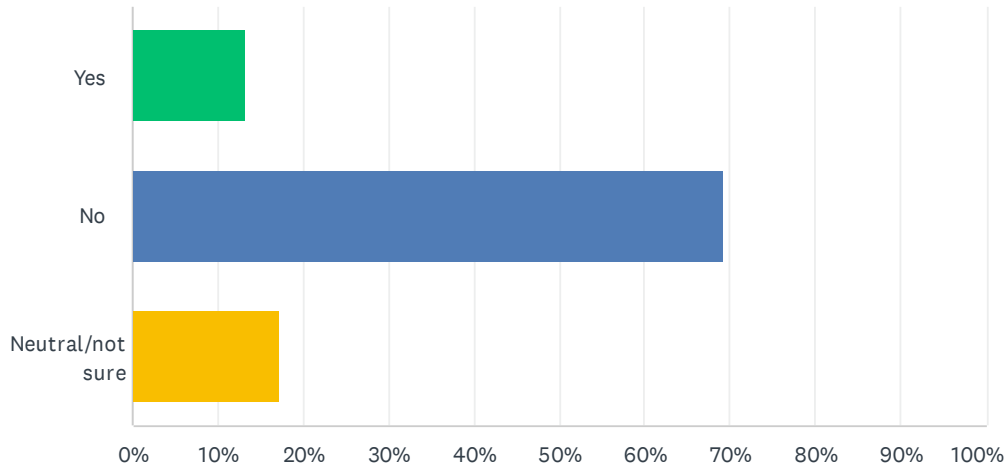
Answered: 369 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very good	1.08%	4
Good	15.18%	56
Fair	46.61%	172
Poor	24.66%	91
Very Poor	11.38%	42
Neutral/not sure	1.08%	4
<b>TOTAL</b>		<b>369</b>

## Q7 Do you think Spruce Pine has enough recreational opportunities?

Answered: 369 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	13.28%	49
No	69.38%	256
Neutral/not sure	17.34%	64
<b>TOTAL</b>		<b>369</b>

## Q8 If no, what types of recreation would you like to see added?

Answered: 226 Skipped: 143

#	RESPONSES	DATE
1	More public spaces. Music, sports, riding	11/4/2022 12:39 PM
2	the town lacks something for the pre teen/ highschool generation to do, a place for them to go to keep them outve trouble, skate park, something	11/1/2022 3:07 PM
3	Anything for the youth	11/1/2022 12:40 PM
4	Bike LANES!!!!, Bike trails, Hiking trails. Specifically a bike lane from intersection of 19 + 226N to Downtown + Bike lane on 226S toward Grassy Creek	11/1/2022 12:17 PM
5	Skateboard/Parkour parks (both now Olympic events)	10/31/2022 5:33 PM
6	Theaters, skating, exercise facility, arcade, basketball court, indoor pool, walking trails, volunteer opportunities...	10/31/2022 2:52 PM
7	Municipal golf course	10/31/2022 12:48 PM
8	Dog park and more things family friendly to do.	10/31/2022 8:57 AM
9	Updated or new pool for all ages. Updated sidewalks or greenway for all ages. Bike lanes for bikers. Updated basketball courts.	10/31/2022 7:59 AM
10	Walking, boating, bicycling, fishing	10/31/2022 7:13 AM
11	More creek walk type things	10/31/2022 7:06 AM
12	Basketball courts in town close to park	10/30/2022 10:14 PM
13	Indoor pool, ice skating	10/30/2022 3:19 PM
14	Softball league for older adults	10/30/2022 9:30 AM
15	ANYTHING for teenagers!!!!!!!!	10/28/2022 7:24 PM
16	Bowling	10/28/2022 7:19 PM
17	Concert area, safe place for children to play, Ballfield, park	10/28/2022 3:34 PM
18	Movie Theatres, possible partnership with conservancy for ATV trails, possible partnership with CSX for train tours similar to GSMR.	10/28/2022 1:48 PM
19	Bikes, hiking, walking	10/28/2022 10:29 AM
20	Dog park, outdoor stage	10/28/2022 7:54 AM
21	Bowling, movie theater. A public part on grassy creeek	10/28/2022 7:14 AM
22	Side walks so that grocery, church ,police , fire, town hall, parks, nursing home and hospital could be walked to. this is a town responsibility also handicapped accessible.Minimum, Dog run park. Derelick bldgs torn down. Need bridge over Toe River connect park to hospital, Need bridge over 226 to access town hall, need all 226 to Walmart with side walk.	10/28/2022 7:11 AM
23	Id like to see that fellow with the 130 chatham properties run a trail through all his land from town up to the Appalachian Ridge, and maybe ask him to put a nice trail system through all his property which is accessible from the edge of town. And maybe have CSX run a solid surface path out to the Blue Ridge Parkway so downtown can get some of that bike traffic.	10/27/2022 9:42 PM
24	Dog park	10/27/2022 9:30 PM
25	Pool hall, bowling, ping pong	10/27/2022 9:24 PM
26	Things for kids to do.	10/27/2022 8:56 PM



## Spruce Pine Land Use Plan

27	movies bowling an game room pool hall we had all this when i was growing up here	10/27/2022 6:37 PM
28	Water activities on the Toe River	10/27/2022 2:56 PM
29	Youth oriented programs. Skating, bowling, movie theater. Things that interest families.	10/27/2022 2:18 PM
30	Bike paths, outdoor courts repaired, organized activities at the parks	10/27/2022 5:56 AM
31	A rec center or theater would be nice.	10/26/2022 10:24 PM
32	An indoor recreation area for children-teens would be great, like an arcade or a bowling alley. It could become the new hang out spot for families in spruce pine. Beer arcades have been becoming popular, something for parents and kids alike.	10/26/2022 10:17 PM
33	Anything for the young. Bowling ally, movie theater, YMCA, etc.	10/26/2022 9:27 PM
34	Skate park, roller rink, arcade, more music venue spots, indoor pool, movie theater	10/26/2022 6:22 PM
35	A bowling alley, a theater, a skating rink, something along those lines, or maybe even a place like fun depot in Asheville,so that our children has something to do other than drugs, drinking and getting into trouble! There's definitely not enough to do around here.	10/26/2022 5:28 PM
36	Dog Park, hiking trails	10/26/2022 5:24 PM
37	Movie theater, bowling Alley, mtn bike trails...Fact is drive to Black Mtn, Blowing Rock,Burnsville, Marion, Old Fort, heck drive Damascus Virginia for that matter. Each of these are small towns that are booming.	10/26/2022 4:50 PM
38	Anything beside bars or churches. The bar on upper street, Moondust Lounge plays music all night very loud. It would be nice to have a movie theater.	10/26/2022 4:21 PM
39	Hiking trail,biking, bowling	10/26/2022 2:48 PM
40	Biking and walking trail	10/26/2022 11:03 AM
41	More walking trails	10/26/2022 10:26 AM
42	I would like to see more municipal support, both monetarily and administratively for the skate park in downtown.	10/26/2022 9:50 AM
43	Dog park	10/26/2022 9:31 AM
44	Pool. Walking trails.	10/26/2022 8:18 AM
45	Theater, bowling	10/26/2022 7:51 AM
46	Ymca, yoga studio. Dog park	10/26/2022 7:48 AM
47	More parks, hiking trails, access to the river from the commercial side	10/26/2022 7:35 AM
48	More sidewalks in general. It would be nice to be able to walk to Ingles from Harris Heights Rd area. A pool or YMCA. Also a shooting range would be good.	10/26/2022 6:22 AM
49	Movie theater, bowling alley, arcade, paintball.	10/26/2022 12:12 AM
50	Sports. More regulated fishing.	10/26/2022 12:08 AM
51	Concerts, fairs, sports, cultural education.	10/25/2022 10:56 PM
52	Movie theater, or bowling alley	10/25/2022 10:25 PM
53	bike and jogging lanes maintain riverside park better indoor rec center that would serve all ages	10/25/2022 9:36 PM
54	Movie theater bowling shopping other than dollar stores	10/25/2022 8:28 PM
55	Bowling, movie theatre, dancing	10/25/2022 6:39 PM
56	Bowling, Movie theatre, Skating rink, and hopefully the YMCA will be here soon	10/25/2022 6:20 PM
57	Movie theater, bowling alley	10/25/2022 6:18 PM
58	Walking Trails/safer sidewalks, outdoor fitness equipment	10/25/2022 5:42 PM
59	Bowling, ymca.	10/25/2022 5:35 PM

## Spruce Pine Land Use Plan

60	Biking and walking trails. Greenways for walking, running, and biking.	10/25/2022 3:41 PM
61	Something fun for older children... pre teen and teen in a safe environment.	10/25/2022 3:18 PM
62	Tubing, rock climbing walls, dedicated bike trails, kayaking and canoeing, roller skating, bowling, and movie theater	10/25/2022 2:54 PM
63	Parks that are up holding to the people!	10/25/2022 2:51 PM
64	We have children. I heard there was a splash pad & YWCA.	10/25/2022 1:35 PM
65	Bowling alley something family's could get together and do inside.The ole Roses build could work great.	10/25/2022 1:09 PM
66	Hiking, walking and biking trails.	10/25/2022 12:53 PM
67	Bowling alley Movie theater	10/25/2022 12:19 PM
68	Gym, indoor pool, after school program, bowling	10/25/2022 12:02 PM
69	Dog park	10/25/2022 11:54 AM
70	Bike path	10/25/2022 11:26 AM
71	Upgrade area for boat launch in riverside park. YMCA Skate/bike park more trails walking access	10/25/2022 11:25 AM
72	Movie theater, bowling alley (without serving alcohol)	10/25/2022 11:21 AM
73	Music	10/25/2022 11:19 AM
74	Atvanuthing for adults /utv adventure riding anything for adults	10/25/2022 11:07 AM
75	More parks, bowling alley	10/25/2022 11:02 AM
76	Our local history is our most important. It would be wonderful to have the ability to access the old train depo. (The music & fests have helped & been great). Our teens may need skate park or strip. (Our parks are beginning to look good :). Our schools encourage computers. I believe we can do more encouraging with younger youth with fishing. Thou, it has become so EXPENSIVE. Do we have an RV park close for summer visitors? Thanks for my opportunity to share.	10/25/2022 10:52 AM
77	Walking paths on town side of river. Bike paths. Indoor walking places for seniors	10/25/2022 10:45 AM
78	Climbing wall.	10/25/2022 10:27 AM
79	Indoor stuff , bowling ,movies, arcades Outdoors , I travel to go 4 wheeling sometimes 3-4 hours away and the places we go seem to be thriving on this recreation. I know it takes a lot of land owners / forestry people coming together to make that happen but I think it's something that we could tap into to bring a lot of tourism to the area.	10/25/2022 10:21 AM
80	Not sure. Skate park is a bad idea moving forward.	10/25/2022 9:05 AM
81	Movie theater, parks, bowling,	10/25/2022 8:56 AM
82	Bowling alley and tennis court	10/25/2022 8:11 AM
83	The town of spruce pine, as well as Mitchell county in general, is in desperate need of some sort of recreational activities that will apply to a wide group of people. What I feel would be the most beneficial to the community would be a bowling ally. Unfortunately that is not something the town is necessarily able to add, but rather a business owner would have to. Something I would like to see out of the town of spruce pine, would be to add an easily accessible raft/kayak put in and take out on the North Toe River.	10/25/2022 6:58 AM
84	Biking trail, walking trails, train depot,	10/25/2022 5:43 AM
85	Something more for teenagers.	10/25/2022 2:55 AM
86	Things for young people to do. Theater, bowling alley, family oriented game room.	10/25/2022 2:01 AM
87	Bowling, roller skating, movies	10/24/2022 11:23 PM
88	Movies bowling skating	10/24/2022 11:09 PM

## Spruce Pine Land Use Plan

89	Updating Brad Ragen Park, Pool, Skatepark, bowling alley, museum of Spruce Pine Mining and importance to the World, take a photo wall mural.	10/24/2022 11:06 PM
90	Adult leagues- softball, kickball, etc	10/24/2022 10:51 PM
91	Drive in movie, bowling, bookstore	10/24/2022 10:36 PM
92	Bowling skating	10/24/2022 10:31 PM
93	Walking, hiking groups	10/24/2022 10:08 PM
94	Make better use of our natural resources with better walking areas around Riveride Park; indoor activities for winter (bowling alley, arcade, movie theater, hands-on museum for children)	10/24/2022 10:00 PM
95	Movie theatres, ice skating rinks, stuff for teens and adults	10/24/2022 9:47 PM
96	Baseball complex Indoor batting cages Indoor swimming pool/ water therapy year round Bowling alley Movie theater	10/24/2022 9:44 PM
97	Community Gardening! Teaching and learning gardens!	10/24/2022 9:38 PM
98	Dog park, ymca	10/24/2022 9:37 PM
99	Bowling alley	10/24/2022 9:26 PM
100	Active soccer field. Basketball court(updated)	10/24/2022 9:21 PM
101	Anything for kids and teens!! Bowling alley movie theater arcade skating rink	10/24/2022 9:10 PM
102	Disc golf movie theater	10/24/2022 8:45 PM
103	Pickle ball, racquetball	10/24/2022 8:41 PM
104	Movie theater game room	10/24/2022 8:37 PM
105	Things for my kids to do... 10 and up and go to the park to play!	10/24/2022 8:35 PM
106	Parks, walking trails/greenway	10/24/2022 8:26 PM
107	passenger railroad through town and surrounding areas. Christmas and pine tree themed events.	10/24/2022 8:20 PM
108	Soccer program, skate park	10/24/2022 7:57 PM
109	Add canoeing, kayaking, hiking outfitters. Get some true recreational activities going with small mom and pop businesses. Sell the outdoors.	10/24/2022 7:38 PM
110	None	10/24/2022 6:17 PM
111	Put put, go cart track, shooting range.	10/24/2022 9:30 AM
112	Extended walking paths/trails from the riverfront park area.	10/19/2022 5:45 PM
113	Farmer's market, more breweries/bars, movie theater, bowling alley, food trucks, more restaurant options for vegetarians/vegans, vintage or thrift clothing stores, record store. Less churches, there are so many taking up what should be commercial space. Less gun stores.	10/19/2022 3:25 PM
114	Theaters (movies and stage, indoor and outdoor), bowling alley or game room type places, more grassy areas for dogs and lounging, more outdoor eating and drinking areas, ways to get to the river on the downtown side.	10/19/2022 12:44 PM
115	Bowling Alley, movie Theater	10/16/2022 9:26 AM
116	More places to attract teens.	10/16/2022 9:22 AM
117	Hands on science center, Theater, bowling, skating , ice and/or roller, arcade.	10/16/2022 4:36 AM
118	Something for kids and young people, movie theater, bowling alley,swimming pool(indoor) ,	10/15/2022 10:41 PM
119	Arcade, bars targeting a younger attendees(21-35) Literally anything worth doing...	10/15/2022 6:17 PM
120	I feel the town does a good job of putting together various activities, my only input would be to convey to advertise them more	10/13/2022 9:13 AM

## Spruce Pine Land Use Plan

121	YMCA	10/12/2022 11:17 PM
122	Movie theater, pickle ball court, video arcade.	10/12/2022 10:27 PM
123	Updating the current facilities and updating pending plans would change my idea.	10/12/2022 9:26 PM
124	Basketball court.	10/12/2022 7:20 PM
125	None	10/12/2022 1:13 PM
126	Bocce or Petanque court in Riverside Park. Outdoor concerts. Activities for youth - with youth voice included in planning.	10/12/2022 10:08 AM
127	Outdoor Recreation Bicycle paths	10/12/2022 4:48 AM
128	I'm glad we're getting a skate park and splash pad.	10/11/2022 9:45 PM
129	The skateboard park is great. Hopefully it's for real. But Consider the type of people that live in the area. Not tourists. There's skaters punks rednecks hill Billies Motorcycle riders. Artist (NOT JUST POTTERS OR PENLAND STUDENTS) there black white Hispanic. And the list goes on. Hunters fisher men and woman. Old and young. Now. How many things does this town offer that everyone of those people enjoy. There's some thing for some but not all. But I can tell you this. How can we local artist get a mural on these walls down town? We don't live forever and these buildings will out live us all. We need more Open minded humans that don't live by there political party. Red blue who gives a crap. I myself agree and disagree with both parties depending on what it is there for or not. The world's burning and the town won't matter if we all don't get a clue. Love yuns. No hard feelings I hope	10/11/2022 4:41 PM
130	Skating. Bowling. Arcade.	10/10/2022 5:39 PM
131	Mountain biking, racquet ball or squash	10/10/2022 9:43 AM
132	Finish the YMCA facility	10/10/2022 7:48 AM
133	More recreation for kids. More walking track opportunities for adults.	10/9/2022 7:55 PM
134	I'd like to see a ymca type business with an indoor diving (deep) pool and basketball courts inside as well as a walking area to encourage the elderly to walk in the winter and colder months. A novel movie theater (something like the brew and view in Asheville,) or music venue both would be nice additions to the downtown area and could attract local and tourist dollars with the right types of shows and promotion. Festivals are a great way to bring in money and the fall is a great time of year to take advantage of tourist traffic if it's promoted well to people that travel to see the leaves turn..... Maybe have a fall photography tour encompassing some of the best places to photograph fall scenes locally. Host a Halloween tour of decorated houses and have a competition for best haunted/Halloween house. Hay rides through town or other novel fall activities is another thing...	10/9/2022 7:32 PM
135	Mountain biking	10/9/2022 6:29 PM
136	Bowling,skating, movie theater, billiards room, live performance center, and dance centers.	10/9/2022 3:24 PM
137	I believe we could play tourism on the train tracks with self riding carts. Our river could have tubes for rent and a pickup point we could have a prosperous town . We have advantage compared to other small towns we have a river front. And train tracks and beautiful land.	10/9/2022 7:25 AM
138	We need a YMCA	10/8/2022 11:21 PM
139	Movie theatre	10/8/2022 2:14 PM
140	Movie theater. Bowling alley.	10/8/2022 11:35 AM
141	River tubing like Bryson City has. Put in at Bent Road and raft to downtown Riverside Park.	10/8/2022 11:12 AM
142	Bowling, arcade, axe throwing etc There is plenty of outdoor stuff but not much to do in cold weather.	10/8/2022 10:52 AM
143	Pickleball, more shopping	10/8/2022 9:27 AM
144	More hiking or walking paths. Maybe a dog park. Activities for kids such as basketball courts.	10/8/2022 9:14 AM
145	Indoor playground, a workout complex that has indoor pool, sauna, hot tubs for kids and family. Petting zoo. Paintball course.	10/8/2022 9:04 AM



## Spruce Pine Land Use Plan

146	Events to bring people into town. Connection between park and downtown, bicycle dedicated road, walking path around downtown and park, river activities.	10/8/2022 8:16 AM
147	Bowling and movies	10/8/2022 1:27 AM
148	I wish the path along the River could be extended and /or expanded to include bikes. Maybe offer some small concerts there and make it a focal point of the town.	10/7/2022 10:42 PM
149	Something for kids to be able to do. Bowling,video games recreation center with all things in it	10/7/2022 10:24 PM
150	Spruce Pine is a gateway town to a lot of outdoor activities. The North Tow river runs through the heart of town and is one of the few free flowing rivers left. Which such a beautiful waterway and amazing rapids the town could certainly build infrastructure, commercialize and expand on this. The town also can utilize its geographical relevance to areas such as the Roan Mountains and Linville Gorge. These areas offer hikers with beautiful hiking and camping opportunities. Bringing in restaurants and hip cafes that appeal to the outdoor culture such as coffee, food trucks, and breweries.	10/7/2022 10:18 PM
151	Something more appealing to a younger demographic. Most the things we have are for an older demographic or are simply food. A huge complaint has become lack of things to do. The skate park could be a good start for this.	10/7/2022 9:07 PM
152	I would like to see what we do have offered better advertised. I often find out something is happening after the fact. I think there needs to be more kid friendly stuff so parents can be social too! I wish something happened in that little grassy space on lower street every weekend even in winter	10/7/2022 8:09 PM
153	Parks, Dog Parks, Adult walking trails, History events, Festivals	10/7/2022 7:37 PM
154	Ymca	10/7/2022 7:07 PM
155	Miniature Golf	10/7/2022 6:29 PM
156	Movie theater would be nice (and very much needed).	10/7/2022 3:00 PM
157	More river access, more camping, more parks, more diversity in private retail (not Walmart or Dollar General) more entertainment venues (bowling, theater - movie and stage)	10/7/2022 2:47 PM
158	Movies, bowling alley, skate ring	10/7/2022 1:20 PM
159	YMCA with an indoor pool would be so helpful for families. Gymnastic classes, dance classes, adult softball league.	10/6/2022 5:23 PM
160	more green space, walking/biking friendly avenues, dog park!	10/6/2022 9:36 AM
161	YMCA, skatepark, trampoline park	10/5/2022 11:56 PM
162	Dog park, skate park, more things for kids to do.	10/5/2022 9:18 PM
163	YMCA, outdoor venue for music, beer/wine and food and kids and dogs (see Tallulah Adventure in Tallulah Falls, Ga.), more outdoor dining, activities on the river.	10/5/2022 6:52 PM
164	Improved sidewalks would help walking through down town areas.	10/5/2022 6:34 PM
165	Something for area youth to do Something for families	10/5/2022 5:08 PM
166	Fly fishing, tubing/rafting/kayak base near the river. Movie theatre. A farmers market that attracts more than 6 vendors. Live music/food trucks at Riverside Park.	10/5/2022 4:14 PM
167	Movie theater, hiking trails,bowling	10/5/2022 3:30 PM
168	River/water businesses, walking trails, biking trails	10/5/2022 3:07 PM
169	Farmers market	10/5/2022 2:55 PM
170	businesses open after 5pm on weekdays, on Sunday/Monday, more hours for the library	10/5/2022 2:54 PM
171	Pool tables, arcade games, bowling, skating, anything for kids and adults to enjoy	10/5/2022 1:40 PM
172	More free use public spaces, maybe an outdoor exercise space. Also fun activities aside from mini golf	10/5/2022 1:33 PM

## Spruce Pine Land Use Plan

173	Very excited for the reopening of the Pinebridge YMCA.	10/5/2022 1:26 PM
174	Dog park	10/5/2022 1:11 PM
175	YMCA, Bowling Alley, Movie Theater/Music Venue, more river access than the park, more trails.	10/5/2022 12:44 PM
176	improvement to pickle ball court.	10/5/2022 12:36 PM
177	Skate Park. Dog Park.	10/5/2022 12:25 PM
178	river rafting companies, tubing, skate park (roller skating not skate board), more running trails.	10/5/2022 12:24 PM
179	indoor public or reasonably priced swimming pool	10/5/2022 12:07 PM
180	Greenway, bike trails.	10/5/2022 11:57 AM
181	More opportunities for kids: arcade, bowling alley, roller rink	10/5/2022 11:57 AM
182	Hiking/walking/biking trails that are well marked with amenities , more basketball courts including indoor, covered ice skating/roller blading rink for instruction, hockey and open skating, soccer field and child and adult soccer leagues	10/5/2022 11:49 AM
183	There is very little for kids, teens, and families to do. I loved it when there was an ice skating rink years ago. I wish there was a YMCA or sport complex with year round swimming, basketball, tennis, racquetball, track, etc. I wish there were "plaza dancing" nights for all ages with a band and places to sit and watch...like the ones that happen all over the southwest and in Mexico. Or a skateboard park or bicycle track....more playgrounds in better condition....walking trails along the river for all ages to enjoy!	10/5/2022 11:44 AM
184	Movie theater, bowling and dinner train excursions for the adults. Rock climbing wall for young adults.	10/5/2022 10:47 AM
185	Indoor recreational facilities/gym	10/5/2022 10:21 AM
186	Access to mountain bike trails.	10/5/2022 8:59 AM
187	Bike trails, indoor swimming, indoor walking track, indoor basketball courts.	10/5/2022 8:41 AM
188	Street side dining.	10/5/2022 7:37 AM
189	Pool hall, axe throwing, top golf, movie theater, more restaurants, skate park, paintball, shooting range	10/5/2022 7:20 AM
190	Movie theater bowling alley.	10/5/2022 1:45 AM
191	Bowling alert, theater, skating ring, game zone of some sort. Anything for teenagers to keep them off thw streets.	10/5/2022 12:34 AM
192	Improved parks, walking trails, Amphitheater	10/4/2022 10:31 PM
193	Recreational indoor gym for public.... Upgrades to the pool... skatepark.	10/4/2022 10:28 PM
194	Movies, skate park, kid/teen activities. Concert venue.	10/4/2022 10:24 PM
195	Would like to see softball fields for senior citizens. Walking trails of various lengths and of easy and medium difficulty.	10/4/2022 10:11 PM
196	Other than the park across from downtown, I am not aware of any other real "Recreation" sites? I would like to see some more adult activity type places eventually- something like another brewery, axe throwing, arcade?, etc. Fun stuff for adults to do and a place to hang out/meet people and take people to when they come visit.	10/4/2022 10:05 PM
197	Movie theater, bicycle path	10/4/2022 9:48 PM
198	Sports complex. Or just the baseball fields that we already have, actually kept up with and maintained every once in awhile	10/4/2022 9:47 PM
199	roller/ice rink bowling alley arcade dancing indoor swimming etc	10/4/2022 9:34 PM
200	I think we have a good start. I also think it is improving and will only get better in the next few years!	10/4/2022 9:33 PM

## Spruce Pine Land Use Plan

201	Playground pools rec facilities	10/4/2022 9:17 PM
202	Pickleball Rafting-kayaking	10/4/2022 9:16 PM
203	Bowling alley, kids play zones	10/4/2022 9:15 PM
204	Arcade, bowling alley, single screen movie theater, comic-cons (I am excited for the Alien fest)...family friendly activities.	10/4/2022 9:09 PM
205	World class opportunities for recreation, horrible signage and infrastructure	10/4/2022 8:26 PM
206	Movie theatre. Bowling Alley.	10/4/2022 8:10 PM
207	More youth recreation besides rec league, after school programs, indoor pool, basketball/gym available for use anytime	10/4/2022 7:59 PM
208	Movies, bowling	10/4/2022 7:48 PM
209	We need a place for kids to go. A YMCA or something similar. After school activities for children and teens. Maybe an art place to encourage art in children. With Penland being here and our town being known for it's art we should encourage children and teach them	10/4/2022 7:39 PM
210	More nature trails, dog park	10/4/2022 7:06 PM
211	Shopping, kid activities,better food options	10/4/2022 5:02 PM
212	More bike lanes and river access points	10/4/2022 4:59 PM
213	More things for kids to do bowling,roller skating larger swimming pool a place for kids to ride bikes.	10/4/2022 4:23 PM
214	indoor recreation such as pool, bowling, children's play areas (tubed, trampolines, etc.) movies or live theater	10/4/2022 4:08 PM
215	Performing Arts Center	10/4/2022 3:43 PM
216	Movies, Bowling, Billsrds	10/4/2022 3:32 PM
217	Skate board park...splash park	10/4/2022 3:06 PM
218	Spruce Pine could really cater to the outdoors scene. We have a beautiful river flowing through and minutes from hiking. We need to have more opportunities for locals (including teens) and tourists. This area could be booming like black Mtn or Bryson city. But it just seems to be dying	10/4/2022 3:04 PM
219	Bowling, ax throwing, pottery painting, arcade/pool tables, laser tag, indoor/outdoor go carts, batting cages	10/4/2022 2:54 PM
220	Kayak play park in the North Toe River downtown. Please look up Salida, Colorado and see what they have done. Also mountain biking trails.	10/4/2022 2:43 PM
221	Dog park	10/4/2022 2:34 PM
222	1- a well maintained dog park 2-Fitness center with track for walking.	10/4/2022 2:23 PM
223	Outdoor recreation. More emphasis on the incredible arts community. Highlighting the river.	10/4/2022 2:20 PM
224	Bowling alley, trampoline park, additional park	10/4/2022 2:15 PM
225	Some thing for kids and adults to do that are indoors	10/4/2022 2:14 PM
226	Hiking, biking, walking trails. Canoe launch points.	10/4/2022 2:10 PM

## Q9 Are you aware of any roadways, intersections, or blind spots in Town limits that pose a safety concern? Please identify the location and nature of the problem as specific as possible.

Answered: 176 Skipped: 193

#	RESPONSES	DATE
1	coming from lower street-west- to the bridge-poor visibility--clearer STOP SIGN---	11/4/2022 8:50 AM
2	No	11/3/2022 10:12 AM
3	Cabin road bridge, pot holes (craters). Also pulling out from that bridge on to Beaver Creek road, there is a blind spot because the weeds are so high.	11/2/2022 7:53 AM
4	The parking lot where mcdonalds is is bad, the road leading to the park Spring St. needs an update many people use it for running or walking, sidewalks would help in the city throughout!	11/1/2022 3:07 PM
5	The sharp angle entering from lower street close to the bridge	11/1/2022 12:40 PM
6	Dump trucks on 19 drive way too fast, often barreling thru lights. Dump trucks driving thru downtown go too fast and are bothersome for foot traffic (sound and diesel)	11/1/2022 12:17 PM
7	Both connections for Upper and Lower Streets. Very confusing for visitors. We must be kind to visitors	10/31/2022 5:33 PM
8	No	10/31/2022 12:48 PM
9	The road that comes out of the housing authority in Spruce Pine on Altapass. The curve at the eye office is dangerous and pulling into Altapass is awful you can't see and people just pulls right out in front of the other cars. At that red light. The dump trucks and big trucks go so fast I have seen them run red lights there. There is a lot of people that cross the road there walking. Surprised me that they hasn't been a bad death there.	10/31/2022 8:57 AM
10	Blind Spot at the intersection of Maple Street and Greenwood Road.	10/31/2022 7:59 AM
11	All of them. Too many heavy trucks, no sidewalks for most, where there are sidewalks, they are too narrow, no bike lanes, no river access in town.	10/31/2022 7:13 AM
12	lower street to upper street	10/31/2022 7:06 AM
13	Summit Ave., heavy traffic used as a cut through. Intersection at Summit and 226 is very dangerous with cars coming from the credit union and people turning. Terrible intersection.	10/30/2022 10:14 PM
14	ALL OF THEM!!!!!!!	10/28/2022 7:24 PM
15	Lower street to upper street	10/28/2022 7:19 PM
16	Intersection at Burleson plumbing n Greenwood,	10/28/2022 3:34 PM
17	Coming from lower street to upper street towards the bridge. Signage blocks view.	10/28/2022 1:48 PM
18	Both ends of Lower Street entrances	10/28/2022 10:29 AM
19	Not sure	10/28/2022 9:39 AM
20	Many, from Catholic church turn to East Valley Rd, need yellow blink if car there, same with Methodist Church next right, Duncan Rd has six homes can not turn left up Altapass safely. There are plenty more.	10/28/2022 7:11 AM
21	I can't think of any	10/27/2022 9:30 PM
22	Front of ingles. People can pull out anywhere. They need and exit and an entrance. Also intersections of lower and upper are horrible maybe a traffic circle?	10/27/2022 9:24 PM
23	Greenwood Road in front of Ingles. There needs to be 1 or 2 ways in and out not the whole	10/27/2022 8:56 PM



## Spruce Pine Land Use Plan

	parking lot.	
24	Pulling out of Feldspar Street. You can't see up Altapass.	10/27/2022 2:56 PM
25	Side roads near the housing authority near the public library	10/27/2022 2:18 PM
26	Leaving lower street to get to the red light that if you turn left you cross the bridge to go to ingles at that stop sign.	10/27/2022 8:05 AM
27	Leaving lower street towards red light near ingles. Nearly impossible to see towards your right(passenger side) to look for oncoming traffic.	10/26/2022 9:27 PM
28	Highland avenue and greenwood road, all parts of second entrance to Riverside Park	10/26/2022 6:22 PM
29	Yes, the road coming out of united bank turning onto Burleson Hill. There's no caution light or anything there and sometimes with traffic being heavy, one has to sit for what seems like forever to be able to turn. Then again at Cruz thru. It's always been dangerous trying to get back out onto the highway.	10/26/2022 5:28 PM
30	No	10/26/2022 5:24 PM
31	yes at the one way street beside Tropical Grill. Cars can not see other cars coming down the street. The restaurant also has there sign in the way blocking the view. i have almost been hit there at least 10 times. People are constant going the wrong way on the one way streets, doing u turns at the clock going to lower streen when it clearly say not to, has always been that way since the 1970s. People think the road is a drag strip i see trucks going 50+ almost every day around 4 to 5 pm. but do you ever see any police? no. Also the skateboarders ride there skates in the middle of the street at dark. when one gets hit there going to sue the town. I have seen police go by while there ridding but the police did not tell them anything the police kept on going wile the riders hid in the bank parking lot beside mitchell credit.	10/26/2022 4:21 PM
32	Majority of road need paved, potholes within Town limits	10/26/2022 2:48 PM
33	Coming up from lower street to upper street hard to see right traffic coming	10/26/2022 11:03 AM
34	Highland Avenue to 19E. Many families live in the neighborhood behind burleson plumbing and the cross street building. Families are consistently using highland avenue to walk downtown but there is no sidewalk. I've been told it's a DOT issue, how ever, it's within town limits. Without walkability there will continue to be limited access.	10/26/2022 9:50 AM
35	Trucks speeding through town.	10/26/2022 8:18 AM
36	1st one -I. Pulling out on the top of Harris Heights Rd, at the corner there on Greenwood there needs to be a road mirror . Also going up Greenwood past Harris, the bushes, weeds need trimmed back. They are right on the road causing me to drive more left than is safe.	10/26/2022 6:22 AM
37	Burleson Hill, near the town hall, it is hard to see oncoming traffic. Also, in the curve near Valero gas, there is a blind spot.	10/26/2022 12:12 AM
38	They need cutting back and lined up.	10/25/2022 10:56 PM
39	Hwy 19 when you have to turn left onto Gouges Creek Rd that hill is very dangerous because you can't see if any cars are going to pop over hill.	10/25/2022 10:53 PM
40	19e 226	10/25/2022 9:36 PM
41	Congestion on lower street, merging onto upper st by bridge from lower st. Perhaps make upper and lower one way.	10/25/2022 6:39 PM
42	Blind spot turning left from lower street(Locust) to upper street(Oak)	10/25/2022 5:42 PM
43	Can't think of anything right now.	10/25/2022 5:35 PM
44	Big Trucks running red lights.	10/25/2022 4:17 PM
45	Greenwood Rd in the area from ingles grocery store to 19 E is not friendly for pedestrians or bicycles because the roadway is to narrow. No shoulder to the road.	10/25/2022 3:41 PM
46	The one way roads between upper and lower street never feel safe	10/25/2022 2:54 PM
47	The top of Burelson's hill.	10/25/2022 2:18 PM

## Spruce Pine Land Use Plan

48	stroup rd and greenwood, hemlock and greenwood, east valley rd and summit, are all blind spots, hard to pull out.	10/25/2022 2:10 PM
49	Where 226 cuts downtown (eventually oak st.) -not the turn off the highway but the intersection just after where the mine trucks cut across and up the hill is so dangerous. The trucks just sprint across 226 and they don't stop to go up the hill. There's a light on 226 but not on the road.	10/25/2022 1:35 PM
50	Speed limits in Grassy Creek should be reviewed.	10/25/2022 12:53 PM
51	No	10/25/2022 11:25 AM
52	Library trying to turn out onto rd hard to see either direction unless I pull out in2 rd	10/25/2022 11:07 AM
53	226 coming out of Valero gas-difficult to see around curve. Need additional parking for lower street/upper street.	10/25/2022 11:02 AM
54	Amethyst to Walnut, a large hedge/hedges block view at stop sign. (Across from Housing Authority build). For many years.	10/25/2022 10:52 AM
55	As you turn off of 19E towards downtown, there's a right turn up a steep hill to the Cross St. Bldg. Half way up the hill there's a stop sign. Why not make the parallel street have the stop sign? It's unsafe for the climbing traffic to stop.	10/25/2022 10:45 AM
56	Greenwood and Harris. No driver coming up from Harris Middle School merging on to Greenwood Rd observes the stop sign. It is basically a yield intersection as drivers merge into Greenwood	10/25/2022 10:27 AM
57	If you come off of sullins branch on to roan rd, when you stop at the sullins branch stop sign and look left there is a boulder covered in grass and you cannot see what's coming from the left on roan rd. Major blind spot. Bad place for a blind spot considering dump trucks are constantly coming from that direction. It's a miracle nobody has been killed yet.	10/25/2022 9:48 AM
58	No I'm in the county, not aware of any	10/25/2022 8:56 AM
59	The intersection in front of grassy creek	10/25/2022 8:11 AM
60	No	10/25/2022 6:58 AM
61	Coming from lower street to upper street toward Ingles	10/25/2022 5:43 AM
62	Pullout from Valero on Grassy Creek.	10/25/2022 2:01 AM
63	Pulling out of Mchone road across from Cruise Thru	10/24/2022 11:23 PM
64	No	10/24/2022 11:09 PM
65	The turn to lower street from upper street steep drop off. Dangerous to see too. The other end from Lower back to upper blind spot to see to pull out to light.	10/24/2022 11:06 PM
66	Bottom of Feldspar st at intersection. It is not possible to look right to see if any vehicles are coming.	10/24/2022 9:59 PM
67	The intersection of summit ave and 226. Seen too many people try to make it and almost get hit. Needs a traffic light there.	10/24/2022 9:59 PM
68	None	10/24/2022 9:44 PM
69	Swiss pine lake dr	10/24/2022 9:26 PM
70	The intersection at Sagebrush Dr and Altapass Highway, it's blind if you try and pull out from there.	10/24/2022 9:26 PM
71	Feldspar street. Very narrow and doesn't have sidewalks	10/24/2022 9:17 PM
72	No	10/24/2022 9:10 PM
73	The stop sign at Tropical Grill is very hard to see to pull out. The end of town where the clock tree is. That stop sign there for lower street to meet upper street used to be a light. It is hard to see the traffic when trying to pull out to head towards the bridge.	10/24/2022 8:45 PM
74	There are some potholes and things on English Rd that need to be repaired.	10/24/2022 8:41 PM

## Spruce Pine Land Use Plan

75	Pulling out of Fortners drive onto Old Roan Road is kinda iffy	10/24/2022 8:37 PM
76	Coming off of lower street near the red light	10/24/2022 8:35 PM
77	no	10/24/2022 8:20 PM
78	Hemlock Ave & Greenwood, bad blind spot with curves and trees	10/24/2022 7:57 PM
79	226 and 19e is heavily congested	10/24/2022 6:18 PM
80	None	10/24/2022 6:17 PM
81	226 & 19E is over crowded along the 226 corridor leading to 19E	10/24/2022 4:00 PM
82	currently not at this time but could become a possibility if zoning isn't handled properly. For the current population of the town, it is becoming crowded along the 226 corridor and 19E	10/24/2022 3:50 PM
83	Make the dump trucks for the mines us the bypass. There loud an eye sore on the town. Nice roads were built for to use.	10/24/2022 9:30 AM
84	Roan and Sunny Brook drive	10/20/2022 8:51 AM
85	Turning from Crystal St. onto Lower Street is a blind turn. Mining trucks driving on Oak St are speeding and pose a danger to drivers and pedestrians.	10/19/2022 3:25 PM
86	intersection of lower streets to upper streets	10/19/2022 12:44 PM
87	No	10/16/2022 9:26 AM
88	At Summit and 226 should be marked right turn, straight, and left turn as well as coming from road across street.	10/16/2022 4:36 AM
89	Yes coming up lower street onto the road going up to the upper street at the bridge. Coming out of the library onto the street leaving the library.	10/15/2022 9:31 PM
90	N/a	10/13/2022 9:13 AM
91	Fortner dr off of Roan rd. When entering you can't see a car coming towards you. The road is crowded by the abandoned cars parked right up on the curve.	10/12/2022 10:27 PM
92	The sign leaving burleson hill by Cruz thru has a sign blocking traffic coming up 226 that makes it hard to pull out safely. A light by United Community would make it easier for many to continue southbound on 226.	10/12/2022 9:26 PM
93	No	10/12/2022 1:13 PM
94	The bridge on Beaver Creek. Where water ponds up when it rains I feel is unsafe.	10/12/2022 9:08 AM
95	Trucks on Humpback Mtn can't always make the turns. Very hard to turn left out of lower street near the bridge, can't see cars coming over right shoulder.	10/12/2022 7:18 AM
96	Lower Street to Upper Street on west end difficulty in pulling onto Upper Street	10/12/2022 4:48 AM
97	People frequently run red lights on 19E especially at the intersection at Altapass.	10/11/2022 9:45 PM
98	Yeah I'm aware of horrible roads. But theres blind spots everywhere. Do you want us the community to list every unsafe thing or should we just assume we should set money aside for all of it.	10/11/2022 4:41 PM
99	On 19E , just passed stameys, the top of the hill is too many accidents I live directly across the street and have witnessed more than 20 accidents one including my ex boss. People come up here way too fast and a lot of people need to get into their driveways and can't safely. I've been ran off the road because that hill is blind spot and people drive way faster than 55mph.	10/10/2022 7:55 PM
100	Biggerstaff road is terrible to turn left out of. Going into town by burleson plumbing if you're turning left towards ingles the trees block the ciew	10/10/2022 5:39 PM
101	I live on Bailey St. I sometimes have to leave my house around 6:45. The school traffic makes it almost impossible to turn left without a long wait. I'm not sure if anything can be done.	10/10/2022 10:07 AM
102	Going up to upper street from lowercstreet near the bridge, hard to see cars coming from the right	10/10/2022 7:48 AM

## Spruce Pine Land Use Plan

103	The semi trucks and dump trucks can be very dangerous and using their Jake (engine)breaks where there is only a tiny hill is extremely noisy and disruptive.	10/9/2022 7:32 PM
104	No	10/9/2022 3:24 PM
105	Yes Ingles, pulling out. Someone is going to get killed there. They need lines or arrows painted.	10/9/2022 7:25 AM
106	Exiting Lower Street to the East side where Canipe's is- perhaps a loop traffic circle would solve the problem... could do the same on the other side- it would help tie Upper and Lower Streets together.	10/8/2022 11:12 AM
107	Coming out of Amythyst next to the apartment office	10/8/2022 9:14 AM
108	No	10/8/2022 9:04 AM
109	Lower street to upper street on north end.	10/8/2022 4:56 AM
110	The interest of Oak and Locust seems tricky, though I don't know what could be done about it. Also where 226 meets 226A near the BRP entrance. We've been coming up to the area for over 40 years, so we're used to it. But if you want to turn left from 226 onto 226A, it's hard to see if a car is coming from under the BRP, which of course has the right of way.	10/7/2022 11:04 PM
111	It's not bad but a little by the fox and fig.	10/7/2022 10:42 PM
112	No	10/7/2022 10:18 PM
113	Not that I am aware of.	10/7/2022 9:07 PM
114	those weird lights super close to each other in front of fortner insurance just create confusion and the turn from upper to lower near the paper is too sharp you cant really turn easily	10/7/2022 8:09 PM
115	The Valero on 226 has issues.	10/7/2022 7:49 PM
116	The intersection of 19E and Altapass. People on 19E run the light there, and the Altapass green light is extremely short.	10/7/2022 6:46 PM
117	Going from lower street to upper street, before turning left. Blind spot when looking to the right to see if traffic coming.	10/7/2022 6:29 PM
118	No.	10/7/2022 3:00 PM
119	Walnut street - exiting the library is dangerous. Cruz thru is hazardous, Valero on 226	10/7/2022 2:47 PM
120	Not sure.	10/7/2022 2:28 AM
121	None	10/6/2022 8:34 AM
122	No	10/5/2022 11:56 PM
123	Walnut and Amethyst. Blind spot	10/5/2022 6:52 PM
124	Yes. Blind spot coming out of lower street onto upper street by bridge.	10/5/2022 6:34 PM
125	Trucks coming up/down Humpback Mtn Rd/Henredon Rd (although that's not in city limits).	10/5/2022 4:14 PM
126	Na	10/5/2022 3:30 PM
127	U-turns being made where Upper & Lower Street converge - both ends. Link Street onto Oak - poor visibility.	10/5/2022 3:07 PM
128	No	10/5/2022 2:55 PM
129	No	10/5/2022 1:40 PM
130	On Elm St the first curve is blind and with the narrow nature of the road can be dangerous due to excessive speeding on the road. Either lowering the speed limit or expanding that corner could solve that.	10/5/2022 1:33 PM
131	No	10/5/2022 1:13 PM
132	old bridge to riverside park feels unsafe.	10/5/2022 12:44 PM
133	no	10/5/2022 12:25 PM

## Spruce Pine Land Use Plan

134	Entering upper street from lower street beside the Tropical Grill, entering from lower street near the bridge	10/5/2022 12:24 PM
135	Add turn lane onto Penland road off 226	10/5/2022 12:07 PM
136	Valero on grassy creek	10/5/2022 11:57 AM
137	Making a left onto 226 from Summit Ave,	10/5/2022 11:49 AM
138	I find it very difficult to find each road that now intersects with 19E. The highway is greatly improved, but there are no landmarks or easy to read signage to help identify each potential turn. It feels dangerously to turn off 19E and dangerous to enter the traffic flow of 19E.	10/5/2022 11:44 AM
139	Need guard rails on Reservoir Road at curves. One very dangerous and blind curve here.	10/5/2022 10:47 AM
140	The curve right at the nursery/drive-in creates a very large blind spot.	10/5/2022 8:59 AM
141	Coming out from the library it is hard to see on walnut Ave because of bushes blocking view.	10/5/2022 8:41 AM
142	McHone RD/226 McHone RD/Swiss Pine Lake Drive	10/5/2022 7:37 AM
143	The sidewalks are terrible.....	10/5/2022 7:20 AM
144	No	10/5/2022 1:45 AM
145	The roan rd between 226 and oak. Locust and oak intersection	10/5/2022 12:34 AM
146	The walking bridge is absolutely a hazard. It sways when walking on it.	10/4/2022 11:03 PM
147	No	10/4/2022 10:31 PM
148	Not at this time.	10/4/2022 10:28 PM
149	No	10/4/2022 10:24 PM
150	The angle of decline on English street. During the fall and winter months, it can be dangerous to try and stop while coming down it. Also, there are some blind curves there that are very tight in front of the Whitson Building.	10/4/2022 10:05 PM
151	No	10/4/2022 9:47 PM
152	pulling out of lower street going towards bridge	10/4/2022 9:34 PM
153	Pulling out from lower street onto Oak Ave at the end of town near Live Oak Gastropub is very challenging.	10/4/2022 9:33 PM
154	Pulling out of Mchone rd onto HWY 226. People speed through there and that blind hill makes it worse.	10/4/2022 9:26 PM
155	Coming up from lower street	10/4/2022 9:17 PM
156	Intersection of Altapass highway and Highway 19. Cars coming straight through in Altapass from the saw mill almost get hit by cars turning left who fail to yield. There also needs to be a left turn arrow coming from Avery county direction turning up Altapass. Also it's almost impossible to make a left anywhere in Grassy Creek after 5 PM on Fridays.	10/4/2022 9:15 PM
157	Where Lower Street meets Upper Street near the clock is dangerous. You can't see down Upper Street.	10/4/2022 9:09 PM
158	Most of Beaver Creek Road is in the city limits. Large trucks use it. They are breaking off the sides of the roads. It is very scary to meet them on such a narrow road.	10/4/2022 8:56 PM
159	Top of the mtn coming into Spruce pine where you turn right to come into town. There will eventually need to be a light.	10/4/2022 8:10 PM
160	Very large pot hole/sink hole on shoulder of the road at intersection of altapass and 19E	10/4/2022 7:59 PM
161	Blind curve at Carpenter Island. Bridge at Carpenter Island.	10/4/2022 7:48 PM
162	Locust onto oak is difficult to see. Link street could be better marked as one way.	10/4/2022 7:48 PM
163	The large curve on Altapass near Carpenter island rd. While pulling out of carpenter island or the roads across from there it is very dangerous. You can never see if someone is coming.	10/4/2022 7:39 PM



## Spruce Pine Land Use Plan

164	The intersection of 19-E and Altapass Hwy. There are regular accidents here because the red lights lack left turn arrows so people get impatient and try to turn left on a solid green when there are coming thru the intersection	10/4/2022 5:40 PM
165	Many intersection all over town need to be trimmed/cut back Just pick one!	10/4/2022 5:16 PM
166	Lower street access upper street.	10/4/2022 4:59 PM
167	Pretty much every intersection that crosses Hwy 19 - people just blast through them regardless of the traffic lights. Both of the Valero's have poor visibility/hard to exit.	10/4/2022 4:08 PM
168	Intersections on both end of Upper and Lower Street, need traffic circles on both ends. The roads only send people away from town... and prevent circulation, traffic circles would help give people options to continue to drive thru the downtown district.	10/4/2022 3:43 PM
169	The roads and walkways through town are horrible. It looks like someone starting trying and just gave up. Potholes & loose gravel are especially bad for motorcycles	10/4/2022 3:04 PM
170	Pendley rd & beaver creek rd	10/4/2022 2:54 PM
171	Traffic light needed on Burleson Hill at intersection with Summit Avenue near United Community Bank.	10/4/2022 2:43 PM
172	Pulling out of Broad St to Altapass looking left, can't see if dump trucks are coming until you're out in the road.	10/4/2022 2:23 PM
173	no	10/4/2022 2:20 PM
174	Coming out of lower street, going toward ingles.	10/4/2022 2:15 PM
175	Trees need to be either trimmed or cut that are on the left side of the road on Highlands Ave, right before crossing the bridge. If you are coming down Highlands and need to make left turn at the light, towards Ingles, you cannot see cars coming off the bridge for those trees...They have grown so much that it has created a blind spot. Of course this is in the spring and summer when their in full foliage. Maybe some trimming could be done during these months.. Not much of a problem in the Winter...	10/4/2022 2:08 PM
176	Blind spot located turning from valley rd to up the hill on the right (mineral st). This is a narrow road and hard to get by other cars. Hard to turn onto the road when you can't tell if there is another car coming down. Mirrors may help.	10/4/2022 12:56 PM

## Q10 Please describe any areas within Spruce Pine Town limits where it is difficult to walk safely. Be as specific as possible in identifying the area and nature of the problem.

Answered: 140 Skipped: 229

#	RESPONSES	DATE
1	Directly across the street from the old Bank of America building there is an obstruction, some sort of transformer box, which makes it impossible to traverse the sidewalk, especially difficult and hazardous with a stroller, elderly persons or children in company.	11/30/2022 6:41 PM
2	None	11/3/2022 10:12 AM
3	the blind spot curve next to the cross street building, and down around Spring St., we lack room for two cars near the bridge in the Riverside park, could us some sidewalks	11/1/2022 3:07 PM
4	scary to bike and walk from ingles to downtown.	11/1/2022 12:17 PM
5	No	10/31/2022 12:48 PM
6	Anywhere in town it's dangerous we don't have enough cross walks.	10/31/2022 8:57 AM
7	I have noticed and met several people walking down greenwood road on the right hand side going towards ingles. This poses a safety concern for those walking and those driving, as the driver cannot see the person walking until they are right on them.	10/31/2022 7:59 AM
8	Everywhere except the downtown core and that area is unappealing and too small.	10/31/2022 7:13 AM
9	Lack of sidewalks in general in all of Mitchell county	10/31/2022 7:06 AM
10	Summit Ave is frequently used by walkers and runners. Most of it has no path or side walk in a high traffic area. The area needs to be considered a "No through truck" area and speed enforced.	10/30/2022 10:14 PM
11	The problem with sidewalk safety has pretty much been addressed.	10/28/2022 7:24 PM
12	Crossing road on Lower Street anyplace.	10/28/2022 3:34 PM
13	Both ends of Lower Street entrances, Altapass Road, 19E, Bakersville Highway, Hospital Drive, Beaver Creek, Highland Drive, Burleson Hill, etc	10/28/2022 10:29 AM
14	The whole area	10/28/2022 7:54 AM
15	Nearly all areas outside of the upper and lower streets are simply dangerous to walk.	10/28/2022 7:11 AM
16	From the library to downtown, there's a small stretch	10/27/2022 9:42 PM
17	Greenwood road between 19E and Ingles	10/27/2022 9:30 PM
18	Bud Phillips lumber area very bad.	10/27/2022 9:24 PM
19	Walking to the town hall. Can't do it without risking your life.	10/27/2022 2:56 PM
20	Riverside park to Brad Regan park	10/26/2022 10:23 PM
21	There are often people walking/jogging through business parking lots on High Street, east of the intersection with Lower Street. Given the small size of the town, it would make sense to have sidewalks all the way down to the City Drive In	10/26/2022 9:05 PM
22	There isn't any problem areas that I'm aware of	10/26/2022 5:28 PM
23	Apparently we have 500 grand to restore the old Pinebridge. Last time I ventured accross the traction boards on the sloped incline were sketchy.	10/26/2022 4:50 PM
24	dont know of any	10/26/2022 4:21 PM

## Spruce Pine Land Use Plan

25	From City drive in to post office, no sidewalk	10/26/2022 2:48 PM
26	Post office to downtown no thru side walks	10/26/2022 11:03 AM
27	The Rocks N Things corner along Oak Avenue where it meets Locust. The side walk ends on one side and you have to cross the street at a very busy point to get to the other side. I've seen many people waiting to cross the street here. The curve across from City Drive In. Again, no sidewalk.	10/26/2022 9:50 AM
28	Altapass road in town is a terrible eyesore!	10/26/2022 8:18 AM
29	North and south along 226, including Roan Road, the bridge, Burleson Hill and the Grassy Creek area, Walnut Avenue, east and west along 19, Harris Street and connectors including Laurel Creek, Altapass. Between distance lack of connecting sidewalks, nature and speed of traffic, blind curves and elevations all these areas pose problems. The Pine Line has eased the problem when it runs, but it doesn't run enough.	10/26/2022 8:00 AM
30	On Greenwood Road by Harris Heights down to Harris Road area. Sidewalk would be great. I see people walking here on the shoulder constantly including myself.	10/26/2022 6:22 AM
31	from the city drive in to the 50s diner from ingles to harris middleschool	10/25/2022 9:36 PM
32	Parking handicapped also	10/25/2022 8:28 PM
33	Sidewalks should extend to both ends of upper street from the bridge to the 50's diner on both sides of the road.	10/25/2022 6:39 PM
34	Sidewalks in downtown. I know first hand how easy it is to trip on broken concrete sidewalks.	10/25/2022 5:42 PM
35	Feel safe walking anywhere in Spruce Pine	10/25/2022 5:35 PM
36	Ingles toward the middle school. Tri county to city cemetery. Central Baptist church to post office.	10/25/2022 1:55 PM
37	I don't find the bridge to Ingles very walkable. The intersections on both sides people run the lights.	10/25/2022 1:35 PM
38	Need sidewalks on Greenwood near Ingles.	10/25/2022 12:53 PM
39	Along 19 and 226	10/25/2022 12:23 PM
40	Intersection of Locust and Oak on the bridge end doesn't flow.	10/25/2022 11:55 AM
41	Greenwood road from ingles up to Brad Reagan Park Really there is no safe walk bike to reach either park	10/25/2022 11:25 AM
42	Lower/upper street in downtown. Parking spaces are too close and need more of them. Feel unsafe trying to walk in the area	10/25/2022 11:02 AM
43	Greenwood - past Ingles, to hwy 19.	10/25/2022 10:52 AM
44	There should be a sidewalk from the library down to Upper Street - or from Walnut Apts. to Library to Upper Street. Unsafe to walk on Walnut Ave.	10/25/2022 10:45 AM
45	The street with the pharmacy by the hospital has no sidewalks	10/25/2022 8:11 AM
46	None that I'm aware of	10/25/2022 6:58 AM
47	Upper street due to dump trucks. Need speed bumps to help with not only dump trucks but speeding cars	10/25/2022 5:43 AM
48	Anywhere there is no sidewalk	10/25/2022 2:55 AM
49	N/a	10/24/2022 11:09 PM
50	Anywhere on 226 and 19	10/24/2022 10:36 PM
51	Extended "downtown" with no sidewalks	10/24/2022 10:08 PM
52	From downtown towards city drive in	10/24/2022 9:59 PM
53	Red lights at the hospital (19E and altapass) and the 19E and 226 intersection	10/24/2022 9:44 PM

## Spruce Pine Land Use Plan

54	Feldspar street needs sidewalks	10/24/2022 9:17 PM
55	To ingles	10/24/2022 9:10 PM
56	From City Drive In to the Post office. No sidewalks.	10/24/2022 8:52 PM
57	There is no safe place to walk along 19E.	10/24/2022 8:45 PM
58	I am in a wheelchair and I find it difficult to go to some of the festivals because of the the curbs and the uneven sidewalks.	10/24/2022 8:41 PM
59	Uneven or no sidewalks in town	10/24/2022 8:26 PM
60	n/a	10/24/2022 8:20 PM
61	None	10/24/2022 6:17 PM
62	Parts of the sidewalk are unusable as there are utility poles/boxes in the middle of them. People with mobility issues have trouble navigating these areas. At the corner of Walnut and Oak, and basically every utility pole on Upper Street. The bridge to Riverside Park is also hard for people with mobility issues to navigate. I saw people struggle during a festival to get from parking to Lower St., and back.	10/19/2022 3:25 PM
63	Walking between downtown and ingles area and further needs sidewalks	10/19/2022 12:44 PM
64	Anywhere after upper and lower street	10/16/2022 10:31 PM
65	Don't walk in town much.	10/16/2022 9:22 AM
66	Anywhere that there isn't a sidewalk	10/15/2022 9:31 PM
67	N/a	10/13/2022 9:13 AM
68	N/A	10/12/2022 9:26 PM
69	None in this SMALL mountain town	10/12/2022 1:13 PM
70	Easy to navigate sidewalks connecting the main downtown area to other parts (like City Drive In) would help create cohesion.	10/12/2022 10:08 AM
71	All sidewalks need attention	10/12/2022 9:52 AM
72	Sidewalks could use some work between Central Baptist and City Drive In	10/12/2022 6:37 AM
73	Lower Street with the kids on skateboards	10/12/2022 4:48 AM
74	The nicest and safest spots are those with fresh pavement .	10/11/2022 4:41 PM
75	Lots of sidewalk damage and uneven walkways not marked.	10/10/2022 5:39 PM
76	From the bridge in town toward Sullins Branch	10/10/2022 3:27 PM
77	I have seen people walking along Greenwood St from Ingles. It is very dangerous.	10/10/2022 10:07 AM
78	The light at Greenwood and 19 does not give enough time for a pedestrian to safely walk across 19. Depending on the time of day it is less than 10 seconds. Greenwood Road needs sidewalks from Ingles to Harris St. so kids can walk to school or the pool and people can walk downtown.	10/10/2022 9:43 AM
79	Crossing the street on upper street can be hazardous without proper crosswalks in areas where it's needed due to the parking etc...	10/9/2022 7:32 PM
80	N/A	10/9/2022 3:24 PM
81	From the bridge walking East to Rocks N Things. Something, I don't know what, needs to be done. Also the steps coming down from the walking bridge to access the park- they need to be standardized of have a ramp built out across the road.	10/8/2022 11:12 AM
82	Walnut Ave has no sidewalks. People walk it but it is not safe.	10/8/2022 10:52 AM
83	Would be helpful to have sidewalks so you don't have to walk in the road. Especially places like walking from Fairground apartments to library and downtown.	10/8/2022 9:14 AM
84	Between Ingles and the intersection of 19 E.	10/8/2022 9:04 AM

## Spruce Pine Land Use Plan

85	Around Tri-county and the other building supply store. Other than the limited trail doing the River i don't find it very inviting for walking.	10/7/2022 10:42 PM
86	N/a	10/7/2022 10:18 PM
87	N/A	10/7/2022 9:07 PM
88	from the road up to the brian center, the schools and brad reagan, it would be nice if there were a sidewalk down to ingles	10/7/2022 8:09 PM
89	Walking up lower street to upper street from the Gastropub area has been our biggest challenge.	10/7/2022 7:49 PM
90	The overpass from Riverside Park to Locust Street is unacceptable, and has been for sometime. I've been told an upgrade is coming soon for two years.	10/7/2022 6:46 PM
91	Spruce Pine generally is pretty walkable. There (probably) are areas I have not walked, so there may be areas that need to be identified by other walkers/persons.	10/7/2022 6:29 PM
92	Walkway/stairway lighting from the new Gastro Pub going upstairs, between it and Hef's, to Moondust on upper street. This may be a business decision and not for SP, however if it's not, this would provide safer passage between businesses and possibly encourage more people to visit between the two.	10/7/2022 2:28 AM
93	I think we need sidewalks along Greenwood Road from Ingles out to the bypass and Roan Road out to Minpro.	10/7/2022 12:14 AM
94	There's a lot of areas that don't have sideways.	10/6/2022 5:23 PM
95	None	10/6/2022 8:34 AM
96	None	10/5/2022 11:56 PM
97	Walking from town to the hospital is not safe. No sidewalks.	10/5/2022 6:52 PM
98	Sidewalks in spruce line are a hazard. I recently fell in front of the live oak gastro Pub . Hurt like hell and was extremely embarrassed in front of outdoor patrons	10/5/2022 6:34 PM
99	Sidewalks near Hef's and Gastropub	10/5/2022 6:16 PM
100	I see people walking along HWY 226 to and from shopping center- very dangerous	10/5/2022 5:08 PM
101	Na	10/5/2022 3:30 PM
102	Broken sidewalk near Fortnre's, Sparks Realty & High Country Arms. No sidewalk from bridge intersection to Roan Rd.	10/5/2022 3:07 PM
103	There are no sidewalks going down Roan road and that's in town limits	10/5/2022 1:40 PM
104	On upper street, there is a large electric panel that blocks the sidewalk. Also I feel that a sidewalk to Ingles and the discount grocery store would be helpful, I feel it would benefit many people in walking to the downtown area, leaving more parking available for out of town visitors.	10/5/2022 1:33 PM
105	It would be fantastic if we could extend the sidewalk down to the neighborhood on Elm St and the post office. Right now it makes it difficult (especially for kids) to walk safely into town even though it's a totally walkable distance.	10/5/2022 1:18 PM
106	Don't know.	10/5/2022 12:25 PM
107	NA	10/5/2022 12:24 PM
108	N/a	10/5/2022 11:57 AM
109	Summit Ave has no sidewalks and a 35 mph speed lime, large heavy commercial trucks going down the hill and speeding cars pose an extreme hazard to people old and young and pets. Walking down Summit is not a good idea	10/5/2022 11:49 AM
110	The intersection just below Spruce Pine Montessori School that crosses Upper St. That's not a safe corner for kids!	10/5/2022 11:44 AM
111	Blind curve on Reservoir Rd	10/5/2022 10:47 AM



## Spruce Pine Land Use Plan

112	See above. I run there sometimes, and that curve concerns me.	10/5/2022 8:59 AM
113	Most areas that I walk in seem safe to me.	10/5/2022 8:41 AM
114	Walking on Oak Ave between the post office and Lakeview Gardens. The curve is dangerous with no sidewalk.	10/5/2022 7:37 AM
115	Crossing 226 from Town Hall	10/5/2022 7:37 AM
116	Greenwood Road	10/5/2022 1:45 AM
117	The bridge between lower street and Riverside park.	10/4/2022 11:03 PM
118	The sidewalk ends at the intersection of oak and altapass and future walking on oak is extremely difficult.	10/4/2022 10:32 PM
119	Not at this time.	10/4/2022 10:28 PM
120	any crossing of 19E, walking along Greenwood Rd from 19E to Ingles, walking anywhere around the library	10/4/2022 10:11 PM
121	The road on lower street heading towards the pedestrian bridge. Also, the bridge itself has several boards that are splintering up.	10/4/2022 10:05 PM
122	Greenwood from Harris to Ingles. It would be nice to walk from Brad Ragan park to downtown.	10/4/2022 9:48 PM
123	curve right past lakeview nursery going towards post office	10/4/2022 9:34 PM
124	None	10/4/2022 9:26 PM
125	Between Lakeview Nursery and Walnut Avenue. This in in a blind curve From the end of the sidewalk past Rocks and Things to the intersection of upper and lower street. No sidewalk to walk on. At the intersection of upper and lower street at Canipe's. The steps are in terrible condition.	10/4/2022 9:16 PM
126	N/a	10/4/2022 9:09 PM
127	going from lower street to the bridge	10/4/2022 8:26 PM
128	Need a crosswalk at end of town near Moondiat Lounge to safely cross the road. Maybe with a light for the late night folks crossing the road in the dark	10/4/2022 7:59 PM
129	None	10/4/2022 7:48 PM
130	Greenwood between ingles and 19.	10/4/2022 7:48 PM
131	N/A	10/4/2022 7:39 PM
132	The same intersection as above (19-E and Altapass) I have seen numerous people crossing the highway here going between town and the feldspar st apartments	10/4/2022 5:40 PM
133	Riverside Park - unleashed dogs cause problems. Access to the Walking Bridge the steps are a hazard Anyplace the Skateboarders are allowed to roam freely	10/4/2022 5:16 PM
134	US 19e and HWY 226	10/4/2022 4:59 PM
135	Oak Avenue from Lakeview to 50's Classic Diner, most of the way a person has to walk in the street, and the corner just NE of Lakeview is blind.	10/4/2022 4:08 PM
136	Front of Ingles.. NO sidewalks, NO driveways. .Highly dangerous. Need to be streetscapped with specific entrance and exit, with side walks to encourage pedestrian traffic.	10/4/2022 3:43 PM
137	Summit Avenue needs sidewalks.	10/4/2022 2:43 PM
138	Riverside park would be used much more if the homeless would be gone	10/4/2022 2:23 PM
139	Right passed the rock church going toward post office. All the way thru the end of town. No good walkways	10/4/2022 2:15 PM
140	Section of Altpass highway near old Mitchel lumber co.	10/4/2022 1:15 PM

## Q11 Have you ever interacted with Spruce Pine Town Hall to obtain a zoning permit or rezoning? If so, how could we improve your experience?

Answered: 153 Skipped: 216

#	RESPONSES	DATE
1	no	11/4/2022 8:50 AM
2	No	11/3/2022 10:12 AM
3	no	11/1/2022 3:07 PM
4	no	11/1/2022 12:17 PM
5	No	10/31/2022 6:46 PM
6	No	10/31/2022 2:52 PM
7	No	10/31/2022 12:48 PM
8	No	10/31/2022 8:57 AM
9	No	10/31/2022 7:59 AM
10	No	10/31/2022 7:13 AM
11	no	10/31/2022 7:06 AM
12	No	10/30/2022 10:14 PM
13	No.	10/28/2022 7:24 PM
14	No	10/28/2022 1:48 PM
15	No	10/28/2022 7:54 AM
16	No thank God.	10/28/2022 7:11 AM
17	No	10/27/2022 9:30 PM
18	No	10/27/2022 9:24 PM
19	No	10/27/2022 8:56 PM
20	NA	10/27/2022 2:56 PM
21	Greenly from 19e to Ingles. Highway 19E from Harris to the hospital.	10/27/2022 2:18 PM
22	No	10/27/2022 8:05 AM
23	No	10/26/2022 10:23 PM
24	No	10/26/2022 9:27 PM
25	No	10/26/2022 5:28 PM
26	No	10/26/2022 5:24 PM
27	no	10/26/2022 4:21 PM
28	No	10/26/2022 11:03 AM
29	No. My one experience with zoning was to report a violation which was handled beautifully.	10/26/2022 8:00 AM
30	No	10/26/2022 7:35 AM
31	I haven't, my husband yes.	10/26/2022 6:22 AM

## Spruce Pine Land Use Plan

32	No	10/26/2022 12:12 AM
33	No	10/25/2022 10:25 PM
34	no	10/25/2022 9:36 PM
35	No	10/25/2022 6:39 PM
36	Ni	10/25/2022 5:42 PM
37	No	10/25/2022 5:35 PM
38	No	10/25/2022 4:17 PM
39	No	10/25/2022 3:41 PM
40	No	10/25/2022 1:55 PM
41	No.	10/25/2022 1:35 PM
42	No	10/25/2022 1:20 PM
43	No	10/25/2022 12:53 PM
44	No	10/25/2022 12:23 PM
45	N/A	10/25/2022 11:25 AM
46	N/A	10/25/2022 11:02 AM
47	No	10/25/2022 10:52 AM
48	no	10/25/2022 10:45 AM
49	No	10/25/2022 10:27 AM
50	No	10/25/2022 9:48 AM
51	No	10/25/2022 8:56 AM
52	No	10/25/2022 6:58 AM
53	Yes	10/25/2022 5:43 AM
54	No	10/25/2022 2:55 AM
55	No	10/25/2022 2:01 AM
56	No	10/24/2022 11:23 PM
57	No	10/24/2022 11:09 PM
58	No	10/24/2022 10:36 PM
59	No	10/24/2022 10:08 PM
60	N/A	10/24/2022 9:59 PM
61	Carpenter island is a major safety issue due to emergency vehicles, hospice workers and home health workers not being able to get to their patients. Assistance to re-do the bridge and/or re-zone has been asked numerous times with promises of help that lead to dead ends and broken promises. Our town should do better than this for its people.	10/24/2022 9:44 PM
62	No	10/24/2022 9:37 PM
63	No	10/24/2022 9:26 PM
64	No	10/24/2022 9:17 PM
65	No	10/24/2022 9:10 PM
66	No	10/24/2022 8:45 PM
67	No	10/24/2022 8:41 PM
68	No	10/24/2022 8:37 PM

## Spruce Pine Land Use Plan

69	No	10/24/2022 8:35 PM
70	no	10/24/2022 8:20 PM
71	Just keep up the good work and follow current zoning laws	10/24/2022 6:18 PM
72	No	10/24/2022 6:17 PM
73	I have not, but, for everything else, dealing with Town Hall and the other departments have made me realize just how fortunate you are to truly be in a small home town,	10/24/2022 3:50 PM
74	No	10/19/2022 3:25 PM
75	No	10/16/2022 9:56 PM
76	Yes, not easy. Don't ask the mayor a zoning question , she will not get back to you.	10/15/2022 10:16 PM
77	No	10/15/2022 9:31 PM
78	N/a	10/13/2022 9:13 AM
79	N/A	10/12/2022 9:26 PM
80	No	10/12/2022 7:20 PM
81	Yes. Our experience was professional and efficient.	10/12/2022 1:13 PM
82	No	10/12/2022 9:52 AM
83	No	10/12/2022 6:37 AM
84	No	10/12/2022 4:48 AM
85	I haven't	10/11/2022 9:45 PM
86	Probably but not in the way your asking	10/11/2022 4:41 PM
87	No	10/10/2022 5:39 PM
88	No	10/9/2022 7:32 PM
89	N/A	10/9/2022 3:24 PM
90	Yes. Insure communication as to when and where the zoning committee will meet, insure that the person requesting it is on the agenda to speak and address their needs, and if a zoning request is denied have a specific itemized statement as to why it was denied and a clear appeals process.	10/8/2022 11:12 AM
91	No	10/8/2022 10:52 AM
92	No	10/8/2022 9:14 AM
93	No	10/8/2022 9:04 AM
94	No	10/8/2022 1:27 AM
95	No	10/7/2022 10:42 PM
96	No	10/7/2022 9:07 PM
97	no	10/7/2022 8:09 PM
98	No	10/7/2022 7:49 PM
99	No	10/7/2022 6:46 PM
100	n/a	10/7/2022 6:29 PM
101	Yes, it was fine.	10/6/2022 5:23 PM
102	No	10/6/2022 8:34 AM
103	No	10/5/2022 11:56 PM
104	No	10/5/2022 9:18 PM

## Spruce Pine Land Use Plan

105	N/A	10/5/2022 6:52 PM
106	No	10/5/2022 6:34 PM
107	N/A	10/5/2022 5:08 PM
108	Na	10/5/2022 3:30 PM
109	No	10/5/2022 3:07 PM
110	No	10/5/2022 2:55 PM
111	No	10/5/2022 1:40 PM
112	I have not.	10/5/2022 1:33 PM
113	No interaction to date.	10/5/2022 1:26 PM
114	No	10/5/2022 1:13 PM
115	No	10/5/2022 12:36 PM
116	No.	10/5/2022 12:25 PM
117	NA	10/5/2022 12:24 PM
118	No	10/5/2022 11:57 AM
119	Be more proactive.	10/5/2022 11:49 AM
120	No	10/5/2022 11:44 AM
121	No	10/5/2022 8:59 AM
122	I have not had to obtain a zoning permit.	10/5/2022 8:41 AM
123	No	10/5/2022 7:37 AM
124	No	10/5/2022 7:20 AM
125	No	10/5/2022 1:45 AM
126	No	10/5/2022 12:34 AM
127	Yes. It was a good experience.	10/4/2022 11:11 PM
128	NA	10/4/2022 11:03 PM
129	No	10/4/2022 10:32 PM
130	No	10/4/2022 10:31 PM
131	NA	10/4/2022 10:28 PM
132	No	10/4/2022 10:24 PM
133	N/A	10/4/2022 10:05 PM
134	No	10/4/2022 9:48 PM
135	N/A	10/4/2022 9:26 PM
136	N/a	10/4/2022 9:09 PM
137	No.	10/4/2022 8:56 PM
138	Yes Get the liars off the board	10/4/2022 8:40 PM
139	No	10/4/2022 8:24 PM
140	N/a	10/4/2022 7:59 PM
141	N/a	10/4/2022 7:48 PM
142	N/A	10/4/2022 7:39 PM



## Spruce Pine Land Use Plan

143	No	10/4/2022 5:40 PM
144	No	10/4/2022 5:16 PM
145	I have talked to the people in the city building and they were not very friendly or helpful.	10/4/2022 4:41 PM
146	no	10/4/2022 4:08 PM
147	Invite ALL parties to zoning committee meetings so both sides can be explained, not just the side that is favored.	10/4/2022 3:43 PM
148	No	10/4/2022 2:54 PM
149	No.	10/4/2022 2:43 PM
150	I haven't personally. But it is my impression that outside development has not been encouraged. I would love to see SP embrace a growth/development plan that embraces the art/craft traditions and studios, natural beauty, native history and even the mining culture.	10/4/2022 2:20 PM
151	No	10/4/2022 2:15 PM
152	No	10/4/2022 2:14 PM
153	No	10/4/2022 1:21 PM

## Q12 Do you have a hard time finding parking in Town? If so, please specify the location, time of day, and day/days of the week.

Answered: 187 Skipped: 182

#	RESPONSES	DATE
1	I understand there was talk once about a surplus being available to develop a multi-story parking garage adjacent to the old Tokyo restaurant building, across the street from Fortner insurance. Surely pursuing this possibility could at least partially remedy parking issues?	11/30/2022 6:41 PM
2	no	11/4/2022 8:50 AM
3	No	11/3/2022 10:12 AM
4	no	11/1/2022 3:07 PM
5	Lower street and side streets when all businesses are open	11/1/2022 12:40 PM
6	no	11/1/2022 12:17 PM
7	Lower Street, lunch time, week days.	10/31/2022 5:33 PM
8	I don't typically shop there.	10/31/2022 2:52 PM
9	Yes. Christmas parade. All of town	10/31/2022 12:48 PM
10	There isn't enough parking for supper street.	10/31/2022 8:57 AM
11	No	10/31/2022 7:59 AM
12	Yes, everywhere.	10/31/2022 7:13 AM
13	no	10/31/2022 7:06 AM
14	No, usually you just have to walk a little farther.	10/30/2022 10:14 PM
15	Lower Street around lunch time during the week.	10/28/2022 7:24 PM
16	Always hard time parking	10/28/2022 7:19 PM
17	Anyplace on lower street at meal time...Monday thru Friday.	10/28/2022 3:34 PM
18	No	10/28/2022 1:48 PM
19	Yes, anytime during any event.	10/28/2022 10:29 AM
20	Always since so many places to dine on lower street, lower street is confusing to drive also, esp if not grow up here.	10/28/2022 7:11 AM
21	Only Saturday afternoons on lower street in the summer.	10/27/2022 9:30 PM
22	No	10/27/2022 9:24 PM
23	Lower street during lunch.	10/27/2022 2:56 PM
24	It's mostly busy at lunch time.	10/27/2022 2:18 PM
25	Upper Street during the weekdays business hours. During community events like parades and trick or treating.	10/27/2022 8:05 AM
26	Yes, weekdays during lunch hours	10/26/2022 10:23 PM
27	Yes various times and days, both upper and lower streets.	10/26/2022 9:27 PM
28	Ive never had any trouble parking in town	10/26/2022 5:28 PM
29	No	10/26/2022 5:24 PM

## Spruce Pine Land Use Plan

30	Is this a real question? For the love of God Darla. What are residents supposed to do for parking? What are they supposed to do use the parking garage and use Uber around town?	10/26/2022 4:50 PM
31	i own a business where there only 2 space in front. but 90% of the time it is taken up by the people going to the bar or tropical grill. why do people have to block other stores when there plenty of room where there going. they should park at the business there going to instead of taking up other but they do not care. lots of time i have to load and unload boxes and it makes it hard when my space is taken by someone who is down the street.	10/26/2022 4:21 PM
32	No	10/26/2022 2:48 PM
33	No	10/26/2022 11:03 AM
34	No, there is plenty of parking.	10/26/2022 9:50 AM
35	No, never. I sometimes have to walk a longer distance in the Walmart and Ingles parking lots and those walks aren't nearly as pleasant.	10/26/2022 8:00 AM
36	Riverside park needs more parking for events.	10/26/2022 6:22 AM
37	Yes. Downtown	10/26/2022 12:08 AM
38	Friday/Saturday. Lower street.	10/25/2022 10:25 PM
39	Yes! Everyday of the week, all hours of the day!	10/25/2022 10:15 PM
40	10am to 8pm	10/25/2022 9:36 PM
41	Lower street handicapped parking	10/25/2022 8:28 PM
42	Lower Street, almost any time during the day	10/25/2022 7:45 PM
43	Yes. Lower Street	10/25/2022 7:29 PM
44	No	10/25/2022 6:39 PM
45	At times it is hard to find parking near popular restaurants	10/25/2022 5:42 PM
46	Once in a while on Lower Street	10/25/2022 5:35 PM
47	No	10/25/2022 4:17 PM
48	Sometimes in the evenings.	10/25/2022 3:41 PM
49	Yes all the time to tight not enough parking at any time of week	10/25/2022 3:18 PM
50	Ingles in the afternoon.	10/25/2022 2:18 PM
51	No	10/25/2022 1:55 PM
52	DT's for lunch somedays is a pain but I'm able to walk.	10/25/2022 1:35 PM
53	Sunday afternoons. Oak St. Happy to see it busy tho	10/25/2022 1:20 PM
54	No	10/25/2022 12:53 PM
55	No	10/25/2022 12:23 PM
56	I have not had issue but try to avoid on known busy times	10/25/2022 11:25 AM
57	Upper street any time	10/25/2022 11:07 AM
58	Lower street/upper street during the week/mid day.	10/25/2022 11:02 AM
59	No	10/25/2022 10:52 AM
60	In front of DT's during lunch hour.	10/25/2022 10:45 AM
61	Yes. Lower Street business hours.	10/25/2022 10:27 AM
62	No	10/25/2022 9:48 AM
63	More parking is needed most days downtown	10/25/2022 8:56 AM
64	No	10/25/2022 6:58 AM

## Spruce Pine Land Use Plan

65	No	10/25/2022 5:43 AM
66	Only during 4th of July fireworks	10/25/2022 2:55 AM
67	No	10/25/2022 2:01 AM
68	No	10/24/2022 11:23 PM
69	No	10/24/2022 11:09 PM
70	No	10/24/2022 10:36 PM
71	Lower street 12-5	10/24/2022 10:31 PM
72	Lower street around noon	10/24/2022 10:08 PM
73	Yes, most evenings for dinner.	10/24/2022 9:59 PM
74	Only if someone cant parallel park lol	10/24/2022 9:47 PM
75	No	10/24/2022 9:44 PM
76	No	10/24/2022 9:37 PM
77	Yes. Monday-Friday lunch time	10/24/2022 9:26 PM
78	All the time. Specifically there are no handicap accessible spots for vans/wheelchairs. We often have to take two spots to get my paralyzed step-father into his wheel chair from their vehicle.	10/24/2022 9:26 PM
79	6:00 week days	10/24/2022 9:20 PM
80	No	10/24/2022 9:17 PM
81	No	10/24/2022 9:10 PM
82	No	10/24/2022 8:45 PM
83	No	10/24/2022 8:41 PM
84	Only during events	10/24/2022 8:37 PM
85	No	10/24/2022 8:20 PM
86	No	10/24/2022 6:17 PM
87	No	10/24/2022 4:00 PM
88	no, we have never had an issue finding parking	10/24/2022 3:50 PM
89	No, but I don't have mobility issues so I don't mind walking further when there isn't parking near my destination	10/19/2022 3:25 PM
90	Yes...there is never any parking, workers and owners take up all of your real estate.	10/16/2022 10:31 PM
91	No	10/16/2022 9:56 PM
92	No, I live within walking distance.	10/16/2022 4:36 AM
93	Always find a parking spot.	10/15/2022 10:16 PM
94	Sometimes, usually during the day through the week and sometimes at night if eating out	10/15/2022 9:31 PM
95	Not a hard time clearly marking designated areas is always helpful	10/13/2022 9:13 AM
96	No	10/13/2022 1:20 AM
97	N/A	10/12/2022 9:26 PM
98	No problems.	10/12/2022 7:20 PM
99	The ONLY time there are parking challenges is when there is a Festival or some other type of event being held.	10/12/2022 1:13 PM
100	Near market on oak	10/12/2022 9:52 AM

## Spruce Pine Land Use Plan

101	If you are willing/able to walk, parking isn't an issue. There are a limited number of handicap spots and none that are really van accessible	10/12/2022 6:37 AM
102	Yes. Lower Street	10/12/2022 4:48 AM
103	both upper and lower most any day	10/12/2022 1:25 AM
104	no	10/11/2022 9:45 PM
105	I find it hard to find a house apartment or double wide for rent for what it's worth.	10/11/2022 4:41 PM
106	No	10/10/2022 5:39 PM
107	Sometimes in the evening.	10/10/2022 9:43 AM
108	Lower street mid day during the week	10/10/2022 7:48 AM
109	No	10/9/2022 7:32 PM
110	No	10/9/2022 3:24 PM
111	Yes, all the time	10/9/2022 7:25 AM
112	No	10/8/2022 11:21 PM
113	No	10/8/2022 11:12 AM
114	No problem plenty of empty lots on upper street.	10/8/2022 10:52 AM
115	Yes! Downtown Monday-Friday, 9-5	10/8/2022 9:27 AM
116	No	10/8/2022 9:14 AM
117	No	10/8/2022 9:04 AM
118	No	10/8/2022 1:27 AM
119	No. I'm always able to find free, convenient parking. I prefer that to parking garages or meters. Yuck.	10/7/2022 10:42 PM
120	YES lower street usually anytime of the day but definitely 11-2	10/7/2022 10:38 PM
121	N/a	10/7/2022 10:18 PM
122	Yes, lower street in the afternoon and evening.	10/7/2022 9:52 PM
123	As long as there are no events going on it is not difficult. However if there is any event such as the barbecue festival it blacksmith festival it is extremely difficult	10/7/2022 9:07 PM
124	no	10/7/2022 8:09 PM
125	Yes	10/7/2022 7:07 PM
126	No	10/7/2022 6:46 PM
127	Around lunch time during the week on lower street have to look harder for parking spaces.	10/7/2022 6:29 PM
128	No.	10/7/2022 3:00 PM
129	No	10/6/2022 8:34 AM
130	No	10/5/2022 11:56 PM
131	Yes sometimes downtown can get extremely crowded and it can be hard to find parking... Usually lunch times around 12:00 throughout the weekdays and Saturdays.	10/5/2022 9:18 PM
132	No	10/5/2022 6:52 PM
133	Yes. Lower street and upper street	10/5/2022 6:34 PM
134	No	10/5/2022 5:08 PM
135	Never	10/5/2022 4:14 PM
136	Sometime during the dinner hour on the weekends parking is limited.	10/5/2022 3:30 PM



## Spruce Pine Land Use Plan

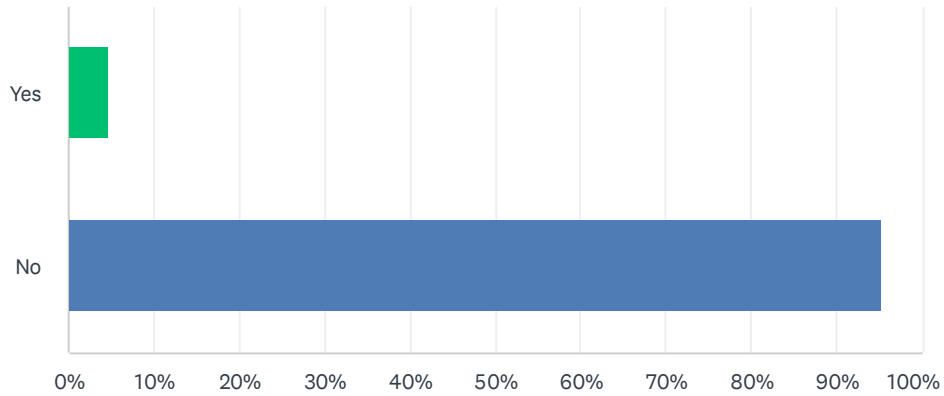
137	Haven't had any issue w/ parking	10/5/2022 3:07 PM
138	No	10/5/2022 2:55 PM
139	Sometimes, lower street near DTS	10/5/2022 1:40 PM
140	Occasionally finding parking in the downtown area is very challenging. Maybe we need a parking garage?	10/5/2022 1:33 PM
141	No. Since almost all downtown businesses are only open 9-5 (the hours I work), there are rarely days in which I find myself visiting/parking downtown during this window.	10/5/2022 1:26 PM
142	No	10/5/2022 1:13 PM
143	No	10/5/2022 12:36 PM
144	No.	10/5/2022 12:25 PM
145	week day evenings on lower street in the area of Hef's and Beirdock - most noticeable on Wednesdays	10/5/2022 12:24 PM
146	No	10/5/2022 11:57 AM
147	No, there's usually lots of empty spots on Upper st.	10/5/2022 11:49 AM
148	No	10/5/2022 8:59 AM
149	Not usually.	10/5/2022 8:41 AM
150	No	10/5/2022 7:37 AM
151	Festival parking in town parades firework parking	10/5/2022 1:45 AM
152	Only when there's something going on in town i.e. 4th of july, Halloween I, etc.	10/5/2022 12:34 AM
153	No	10/4/2022 11:11 PM
154	No	10/4/2022 10:32 PM
155	No	10/4/2022 10:31 PM
156	Yes lunch time or Friday/Saturday evenings. Lower street.	10/4/2022 10:28 PM
157	No	10/4/2022 10:24 PM
158	Sometimes, but it is normally during the evening on lower street when trying to get dinner or go to the brewery.	10/4/2022 10:05 PM
159	No	10/4/2022 9:48 PM
160	lower street at lunch some days of the week	10/4/2022 9:34 PM
161	Anytime around the usual breakfast and especially lunch times, from Herman's to Treasures in the Pines and then near Live Oak.	10/4/2022 9:33 PM
162	No	10/4/2022 9:26 PM
163	Lower street during lunch/dinner	10/4/2022 9:17 PM
164	Lower Street parking can be difficult at times but there is usually parking available on Upper Street	10/4/2022 9:16 PM
165	Wednesday's we have music lessons. Often, especially during the summer, there is little to no parking.	10/4/2022 9:09 PM
166	Lower street at lunch or dinner time.	10/4/2022 8:56 PM
167	No	10/4/2022 8:24 PM
168	No	10/4/2022 7:48 PM
169	Lower street around noon any week day	10/4/2022 7:48 PM
170	N/A	10/4/2022 7:39 PM

## Spruce Pine Land Use Plan

171	Sometimes at lunchtime parking can be hard to find. Usually the only place to park is in the lot beside hefs, which can be inconvenient if you need to get lunch at DT's or El Ranchero	10/4/2022 5:40 PM
172	Certain days of the week and certain time of the day. Example: Tuesday - Friday 11:00 am - 2:00 pm on Lower Street	10/4/2022 5:16 PM
173	lower street	10/4/2022 4:59 PM
174	yes. Upper and Lower street just about anytime of day.	10/4/2022 4:41 PM
175	Lower street during any events for handicap	10/4/2022 4:23 PM
176	no	10/4/2022 4:08 PM
177	No	10/4/2022 3:43 PM
178	Yes lunch time	10/4/2022 3:06 PM
179	When it's busy downtown there is zero parking! All the employees take up the parking so there isn't anywhere for consumers to park. We need more parking drastically. Free public parking where people Can walk and enjoy eateries and shops.	10/4/2022 3:04 PM
180	Upper and Lower street is bad on weekends	10/4/2022 2:54 PM
181	No	10/4/2022 2:54 PM
182	Weekends when going to eat very crowded	10/4/2022 2:23 PM
183	no	10/4/2022 2:20 PM
184	Yes. Lower street during lunch.	10/4/2022 2:15 PM
185	No	10/4/2022 2:14 PM
186	Only during festivals	10/4/2022 1:21 PM
187	Peer St around lunch time.	10/4/2022 1:15 PM

### Q13 Have you ever used the "Pine Line" public transportation system?

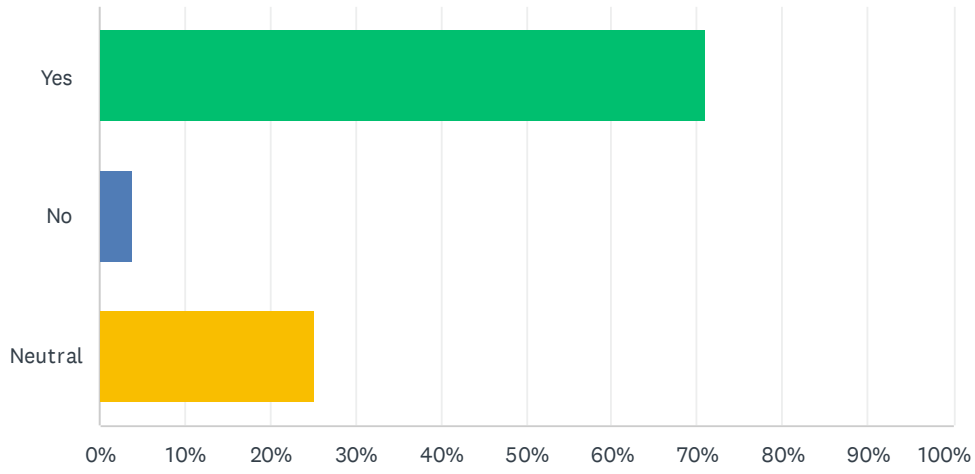
Answered: 364 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	4.67%	17
No	95.33%	347
TOTAL		364

## Q14 Would you like to see the Pine Line continue to operate?

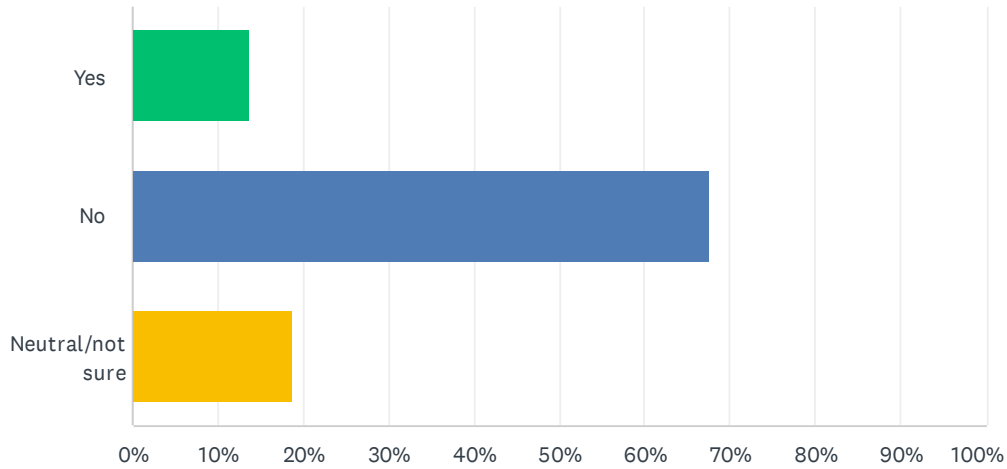
Answered: 363 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	71.07%	258
No	3.86%	14
Neutral	25.07%	91
<b>TOTAL</b>		<b>363</b>

## Q15 Would you support the addition of metered parking and parking fees for public lots in Town?

Answered: 368 Skipped: 1

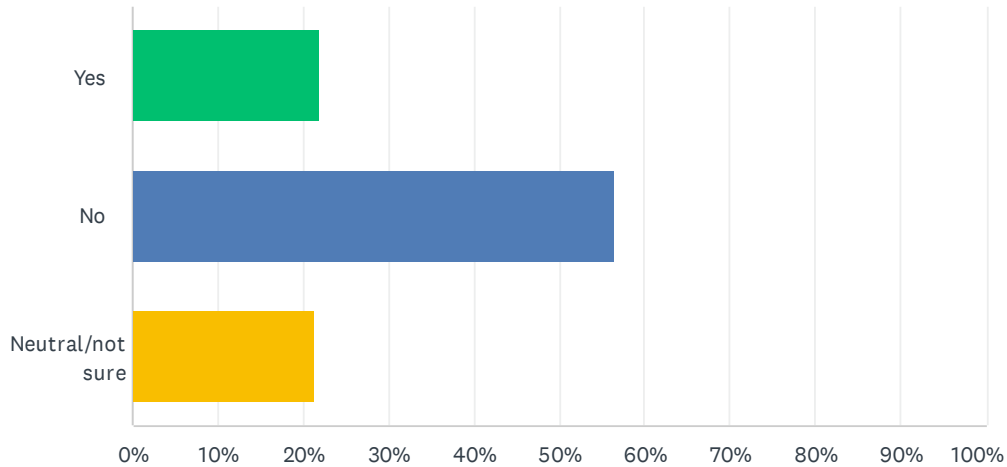


ANSWER CHOICES	RESPONSES	
Yes	13.59%	50
No	67.66%	249
Neutral/not sure	18.75%	69
<b>TOTAL</b>		<b>368</b>



## Q16 Would you support the use of parking fees to better maintain and make improvements to existing lots?

Answered: 364 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	21.98%	80
No	56.59%	206
Neutral/not sure	21.43%	78
<b>TOTAL</b>		<b>364</b>

## Q17 What, if any, land use or development changes have had a positive impact on Spruce Pine?

Answered: 142 Skipped: 227

#	RESPONSES	DATE
1	Revamping the park was a novel idea. Expanding the beautification of 'downtown' is imperative and could be potentially provided by local artists.	11/30/2022 6:41 PM
2	river park	11/4/2022 8:50 AM
3	The updating of the Brad Reagan Park, the updating of the downtown area, to include many new and unique businesses throughout. the addition of the Central park area downtown and the constant trying to add more festivals.	11/1/2022 3:07 PM
4	The gated playground at the River.	10/31/2022 5:33 PM
5	The new bridge.	10/31/2022 2:52 PM
6	?	10/31/2022 12:48 PM
7	The events held on upper/lower street as well as at riverside park. Continuation of these will provide positive impact for years to come.	10/31/2022 7:59 AM
8	Unknown	10/30/2022 10:14 PM
9	Clean up the garbage on properties. It looks like a slum area. Very poor looking.	10/28/2022 3:34 PM
10	The acquisition of the old Pinebridge hotel and coliseum by Mayland CC has had a very positive impact and will continue to do so as the project develops.	10/28/2022 1:48 PM
11	Highway 19E, Bakersville Bypass	10/28/2022 10:29 AM
12	The riverside park	10/28/2022 7:54 AM
13	do not know	10/28/2022 7:11 AM
14	Riverside park, Brad Reagan	10/27/2022 9:30 PM
15	Not aware of any changes, THAT'S the problem.	10/27/2022 9:24 PM
16	The Riverside park has been great for the town.	10/27/2022 8:05 AM
17	I like the ironwork across the bridge	10/27/2022 5:56 AM
18	None	10/26/2022 10:23 PM
19	I was excited to hear about a park being built off Stroup road or Creed Pittman but maybe that was never correct? The blue ridge boutique hotel sounds like it has a lot to offer in the future but needs to be softened up/less like air bnb dorm rooms.	10/26/2022 6:22 PM
20	The park in downtown at the welcome center I love and the putt-putt course on Grassy Creek	10/26/2022 5:28 PM
21	Hmm, Two banks have closed, multiple downtown businesses burned, dry county pizza burned, Brad Ragan Burned, Landmark Lumber Flooded, Toe River Service had a land slide then I assume was condemned and last I heard county commissioner Harding husband to Mayor Harding purchased the property, probably a good center of operations with the grounds keeping contracts he gets from the city. I'm sure the bidding process for the contract is 100% legit and awarded to the lowest bidder.	10/26/2022 4:50 PM
22	nothing. people just come to spruce pine when there going to another city like marion or ashville. spruce pine is just a detour.	10/26/2022 4:21 PM
23	None that I see	10/26/2022 2:48 PM
24	New trail at grassy creek	10/26/2022 11:03 AM

## Spruce Pine Land Use Plan

25	The Pine Line. The public (albeit limited) support of the skate park for our youths.	10/26/2022 9:50 AM
26	More taxes on mineral/quartz businesses.	10/26/2022 8:18 AM
27	I'm not aware of what changes there have been.	10/26/2022 8:00 AM
28	Riverside park is beautiful. Thank you for redoing the play ground. A pool that is open year round is much needed in the community.	10/26/2022 6:22 AM
29	A parking deck	10/25/2022 10:15 PM
30	the extension of sidewalksthe	10/25/2022 9:36 PM
31	Lower street is better	10/25/2022 8:28 PM
32	Overmountain Victory Trail when completed	10/25/2022 7:29 PM
33	Green space on lower street, continuing to get new restaurants	10/25/2022 6:39 PM
34	None	10/25/2022 5:35 PM
35	Rotary kids play	10/25/2022 4:17 PM
36	Bike trails	10/25/2022 4:08 PM
37	The pump track and the changes at Brad Ragan Park.	10/25/2022 3:41 PM
38	Riverside park	10/25/2022 1:55 PM
39	Filling in lower street has been a positive impact.	10/25/2022 1:35 PM
40	Allowing restaurants freedom to add outside seating, covered patios, sidewalk tables, liquor licenses, live music. Etc. Town has done great w that! Anything to draw people and make for a quaint or enjoyable experience. Please keep free parking, don't make anything disagreeable about coming downtown. Make it easy. Find the money for parking somewhere else please	10/25/2022 1:20 PM
41	Looking forward to new parking lot and stores in CvS shopping center.	10/25/2022 12:53 PM
42	Skate park being put into motion	10/25/2022 11:54 AM
43	Not sure	10/25/2022 11:25 AM
44	Hwy 19 construction turned out nice	10/25/2022 10:52 AM
45	Riverside Park is an exceptional facility. Like everything you've done there!	10/25/2022 10:45 AM
46	None. There is nothing to draw people to the downtown area. SP needs a draw. What draws people to drive the three additional miles from the Parkway into town. Purchase the Carolina Theater with grant money and have weekly Bluegrass Bands. Picking on Lower Street.	10/25/2022 10:27 AM
47	At the intersection between downtown, to Avery county, to grassy creek, and towards Burnsville, cleaning up that area beside the road and adding flowers/rocks was a positive land change.	10/25/2022 6:58 AM
48	N/A	10/25/2022 2:55 AM
49	The area where the service station was.	10/25/2022 2:01 AM
50	Unsure	10/24/2022 9:59 PM
51	New restaurants and bars! Need more better fast food restaurants ans more hotels	10/24/2022 9:47 PM
52	I dont know of any developments at all minus a few breweries downtown. Neither positive or negative	10/24/2022 9:44 PM
53	Love the walking track at the park! The flowers around town are always beautiful!	10/24/2022 9:38 PM
54	I like the downtown park for community activities	10/24/2022 9:26 PM
55	There are multiple abandoned properties that need to be brought up to ordnance standards. Specifically the properties on the Altapass section that ties to Oak Ave.	10/24/2022 9:26 PM
56	More housing such as apartment complex!	10/24/2022 9:21 PM

## Spruce Pine Land Use Plan

57	The festivals at the pine valley motel	10/24/2022 9:10 PM
58	Pelican Balls	10/24/2022 8:41 PM
59	I love the Riverside Park and the Central Park	10/24/2022 7:48 PM
60	Grassy creek golf course	10/24/2022 6:17 PM
61	limiting multi family housing	10/24/2022 4:00 PM
62	current land use zoning is working to limit excessive growth in the wrong areas. It is important to maintain the historic mountain town and limit overgrowth.	10/24/2022 3:50 PM
63	Lower street parking venue for safer parking and unique parking that is safer	10/24/2022 11:19 AM
64	The pocket park is a nice green spot to have lunch.	10/19/2022 3:25 PM
65	Lower street park below pine bridge is nice.	10/16/2022 10:31 PM
66	Retail shops	10/16/2022 9:26 AM
67	Bringing new businesses to the town.	10/16/2022 9:22 AM
68	Don't know of any	10/15/2022 9:31 PM
69	No need for paid parking yet, not busy enough. Let's get the hustle bustle and desire to grow 1st! Development Changes: New Kid play equipment downtown was great, the murals downtown are great, along with the flowers on the bridge are great.	10/13/2022 9:13 AM
70	Green spaces are very nice.	10/12/2022 10:27 PM
71	Painting has helped.	10/12/2022 9:26 PM
72	The Town of Spruce Pine is doing a great job creating and maintaining a Beautiful, SMALL, mountain town for its residents and visitors.	10/12/2022 1:13 PM
73	What changes?	10/12/2022 9:52 AM
74	It seems like the downtown area is trying to clean up... still has a ways to go	10/12/2022 6:41 AM
75	Some improvement in the immediate downtown area	10/12/2022 4:48 AM
76	I have no info on that	10/11/2022 9:45 PM
77	Skateboarding Park. The bike trail THE WASTED SPACE WHERE CHEAP SKATES ONCE STOOD. COULD HAVE BEEN A REALLY AWESOME SKATE PARK. CHEAPSKATE WAS A BUNCH OF SKATEBOARDING GOD LOVING TOWN SUPPORTING KIDS ANYWAY. Now it's a reminder that the town doesn't think out side the box.	10/11/2022 4:41 PM
78	Town is getting better with the moo dust and some better food	10/10/2022 5:39 PM
79	The pocket park.	10/10/2022 9:43 AM
80	None I know of	10/10/2022 7:48 AM
81	None	10/9/2022 3:24 PM
82	Riverside park	10/9/2022 7:25 AM
83	Riverside park.	10/8/2022 11:35 AM
84	NA- there haven't been any.	10/8/2022 11:12 AM
85	Riverside Park and the new apartments.	10/8/2022 10:52 AM
86	Don't know of any. It's all being used for personal greed, money instead for the kids and youth.	10/8/2022 9:04 AM
87	Refurbish the areas that are already built up rather than encourage new development.	10/7/2022 10:42 PM
88	Public park on lower street	10/7/2022 10:24 PM
89	There is no outdoor recreational opportunities offered in town.	10/7/2022 10:18 PM
90	Riverside park	10/7/2022 10:07 PM

## Spruce Pine Land Use Plan

91	Repaving of the parking lot in the shopping center on Grassy Creek.	10/7/2022 9:52 PM
92	The Bank of America building now having a business inside of it should have a positive impact. To soon to say but I believe it will be beneficial.	10/7/2022 9:07 PM
93	that little park on lower street is sweet	10/7/2022 8:09 PM
94	The new businesses that have gone in downtown in the past couple years is really great!	10/7/2022 7:13 PM
95	The parking lot improvement currently underway at the strip mall in Grassy Creek.	10/7/2022 6:46 PM
96	The use of the lot for the small park on lower street seems to be a great addition, after following the destruction of the building. The other buildings that were damaged could be utilized for something instead of staying as an empty reminder.	10/7/2022 2:28 AM
97	I always felt that it would be better use of space to have Upper Street in one direction and Lower Street go in the other. That way you could have 45-degree angle parking instead of parallel parking.	10/7/2022 12:14 AM
98	I'd like to see another or additional river walk area. It is really heavily used and often crowded.	10/6/2022 5:23 PM
99	Sell property to realistic small businesses.	10/6/2022 10:04 AM
100	Unknown	10/6/2022 8:34 AM
101	Riverside Park	10/5/2022 11:56 PM
102	The addition of some of the updated landscaping around town is nice	10/5/2022 9:18 PM
103	City Drive In expanding to 670 Oak has been positive.	10/5/2022 6:52 PM
104	?	10/5/2022 5:08 PM
105	The Visitors Center on Lower St. The hanging baskets across the bridge & around town.	10/5/2022 4:14 PM
106	Great shops and restaurants. The park activities throughout the year.	10/5/2022 2:55 PM
107	The addition of a skate park will have a positive impact for sure, the pine line should stop there.	10/5/2022 1:33 PM
108	Riverside Park, new businesses in downtown, etc	10/5/2022 1:18 PM
109	Awnings and painting of buildings has helped but it's not consistent enough.	10/5/2022 1:11 PM
110	Don't know.	10/5/2022 12:25 PM
111	walking trail at Riverside Park, flowers in the downtown area	10/5/2022 12:24 PM
112	There seems to be a stumbling block with business staying and buildings remain empty	10/5/2022 11:57 AM
113	The town has not discussed the Land Use Plan in a public forum to my Knowledge.	10/5/2022 11:49 AM
114	All the positive changes I've seen recently have been in Burnsville.	10/5/2022 11:44 AM
115	What changes? Seriously?	10/5/2022 10:47 AM
116	I really like the idea of the hotel run by the Mayland students. I haven't stayed there, but it seems like a great approach.	10/5/2022 8:59 AM
117	Riverside park	10/5/2022 8:41 AM
118	Make lower Street 1 way. Open sidewalk for open air dining.	10/5/2022 7:37 AM
119	Making each building look better instead of a ghost town	10/5/2022 12:34 AM
120	Improve what we have.	10/4/2022 11:11 PM
121	Central Park has been a wonderful family addition.	10/4/2022 11:03 PM
122	Cleaning up the old/collapsed service station (formerly toe river) on oak	10/4/2022 10:32 PM
123	The sidewalks have helped a lot. The new restaurants moving in is wonderful! Would love to see more clothing offered for kids and adults.	10/4/2022 10:28 PM
124	The new signage downtown. New sidewalks	10/4/2022 10:24 PM



## Spruce Pine Land Use Plan

125	Glad that the housing area below the brew thru has been cleaned up a lot and isn't as trashy anymore.	10/4/2022 10:05 PM
126	Brad Ragan Park, Riverside Park, the boutique hotel	10/4/2022 9:48 PM
127	live oak gastro pub aston james community gardens	10/4/2022 9:34 PM
128	Central Park downtown	10/4/2022 8:24 PM
129	More local businesses and restaurants	10/4/2022 7:59 PM
130	Na	10/4/2022 7:48 PM
131	The occupation of abandoned buildings such as high country arms and whatever is going into old toe river garage	10/4/2022 7:48 PM
132	I feel like the opening of local bars has helped give adults something to and somewhere to go to meet other locals.	10/4/2022 7:39 PM
133	I personally like the changes to parking on lower street, it looks much better. A lot on upper street would be great for businesses there	10/4/2022 5:40 PM
134	Younger people buying businesses and living locally	10/4/2022 5:16 PM
135	Main Street program has done wonderful things for the immediate downtown area	10/4/2022 4:59 PM
136	There hasn't been any development changes in years.	10/4/2022 3:43 PM
137	The public square on lower street. I would love to see SP or Mitchell County invest in the theater to capitalize on its past and save a piece of history.	10/4/2022 2:20 PM
138	Outside of city limits, the building complex on the top of the hill at grassy creek.	10/4/2022 2:15 PM
139	Main Street, the park, Boutique hotel	10/4/2022 2:10 PM
140	Riverside Park	10/4/2022 1:21 PM
141	Enforcement of junk car ordinances already on the books.	10/4/2022 1:15 PM
142	Hoping that the new playgrounds and splash pad have positive impacts.	10/4/2022 12:56 PM

## Q18 What, if any, land use or development changes have had a negative impact on Spruce Pine?

Answered: 140 Skipped: 229

#	RESPONSES	DATE
1	Empty buildings and lots sitting unused for a preposterous amount of time are not helping the town's image, ie: the empty spruce pine grocery building which has no ceiling or floor and the empty lot across from the spruce pine motel which is currently serving no purpose, is a potential hazard should the heavy iron beams ever give and the walls crumble and quite honestly the spruce pine inn itself seems to be a lost cause. The old tri-county tire building which has been condemned and is tied up in Mr. Phillips' estate could potentially serve a higher purpose.	11/30/2022 6:41 PM
2	Not renovating the Buildings Not upgrading the broken down buildings---	11/4/2022 8:50 AM
3	The lack of proper taxation on major, multinational billion dollar valued corporations has led to a lack of outdoor recreation investment (Bike lanes, hiking trails in the city/county)	11/1/2022 12:17 PM
4	Old Woodys motor Center lot, old buildings, lack of landscape upkeep	10/31/2022 2:52 PM
5	?	10/31/2022 12:48 PM
6	The roadways inside city limits cause a negative impact. Tax payers money should absolutely be reinvested into the infrastructure and maintaining all roadways and sidewalks.	10/31/2022 7:59 AM
7	Unknown	10/30/2022 10:14 PM
8	Garbage trucks where Robo use to be.. junk sitting aroynd buildings falling down luke Pack n Ship buiding.	10/28/2022 3:34 PM
9	Abandoned Buildings, potholes, worndown old downtown RR office, ugly downtown Lower Street view from street.	10/28/2022 10:29 AM
10	Leaving buildings empty	10/28/2022 7:54 AM
11	Things that have worked is to require new development and older ones to make a certain % lower income, not making one area the bad low case place to live . Also helps each area to maintain a sense of ownership about what happens there. It also puts a crimp in raising everyones taxes just because of a few large house values, that is not fair and promotes displacement of poorer folks who have to leave their childhood home site due to high tax value of other houses.	10/28/2022 7:11 AM
12	Burnt buildings downtown, the old depot	10/27/2022 9:30 PM
13	BAD uses in downtown. Get rid of gun shop, storefront churches, building with no roof.. and that motel is horrible ... so shady.	10/27/2022 9:24 PM
14	that motel you all gave money too that looks like a slum	10/27/2022 6:37 PM
15	Just avoid anything like the Burnsville telescope	10/27/2022 5:56 AM
16	The pavement/roads that have not been repaved	10/26/2022 10:26 PM
17	All, private property should not be regulated by the town	10/26/2022 10:23 PM
18	I think its an absolute disservice to the community to continue to allow the old food lion building in the shopping centre to still be empty. While I am older now and I can understand that there have been difficulties, that building has been empty since i was a kid, and Ive always hoped for the town to work with someone to get a new shop, or even event space or activities center in that building.	10/26/2022 10:17 PM
19	Mike Vance	10/26/2022 6:22 PM
20	None that I know of	10/26/2022 5:28 PM

## Spruce Pine Land Use Plan

21	Hmmm, burned out building for 20 years	10/26/2022 4:50 PM
22	?	10/26/2022 4:21 PM
23	Awarded bids to family	10/26/2022 2:48 PM
24	Abandoned buildings makes it look sad	10/26/2022 11:03 AM
25	Why are there no biking or skating mandates in the park? Makes no sense to not support recreational activity. The only basketball court in town and within walking distance was demolished by Burleson Plumbing. Even though it was private property, this sent a very strong message to residents and families living downtown.	10/26/2022 9:50 AM
26	I am not aware of what changes there have been.	10/26/2022 8:00 AM
27	Railway	10/26/2022 7:35 AM
28	I can't think of any.	10/26/2022 6:22 AM
29	The parking lot by Rose's not only looks terrible, but it's a hazard with potholes and unmarked parking.	10/26/2022 12:12 AM
30	the town needs town wide zoning and the current ordinances need to be enforced the town is dirty and needs to be cleaned up	10/25/2022 9:36 PM
31	The buildings at the light and Altapass haven't been used in 40 years use them	10/25/2022 8:28 PM
32	Burned out buildings and abandoned buildings are a blight on the town	10/25/2022 7:29 PM
33	This is not a change but would like to see demolition or renewal of buildings in disrepair in town limits.	10/25/2022 6:39 PM
34	Fill up the empty buildings.	10/25/2022 5:35 PM
35	Pollution of water	10/25/2022 4:17 PM
36	Walmart	10/25/2022 2:18 PM
37	Funding of old pine ridge inn. This is not the way capitalism is suppose to work. Money down a rat hole funded by state, county and CITY all.	10/25/2022 1:55 PM
38	Sorry but the run down and empty buildings are an eyesore. They just shout decline. I don't care who owns the derelict properties, or how long they've owned them, some plan should begin to clean up the storefronts downtown and coming into town from each direction. Put a plan in place, announce it and give a deadline for property owners to comply. The towns future and reputation depend on this. You can't have a beautiful, desirable town when a percentage of the buildings are in such poor condition.	10/25/2022 1:20 PM
39	Not sure	10/25/2022 12:53 PM
40	Too many empty buildings in ill repair. Too many beer gardens	10/25/2022 11:55 AM
41	The lumber yard that is rotting/adjacent buildings.	10/25/2022 11:54 AM
42	Protect our view shed regulate signs billboards	10/25/2022 11:25 AM
43	Thr entrance into Spruce pine could and should be alot niches few rocks and trees could be more appealing	10/25/2022 11:07 AM
44	Too many empty rundown commercial properties. Parking lots of some existing properties are in horrible condition ie Pizza Hut, Dollar Tree	10/25/2022 11:02 AM
45	We are not allowed to hike on our hills or woods. Shameful. Beaver Creek falls.	10/25/2022 10:52 AM
46	Don't know.	10/25/2022 10:45 AM
47	Same as above no changes. Nothing changes.	10/25/2022 10:27 AM
48	Bring in alcoholic beverages.	10/25/2022 9:05 AM
49	None that come to mind	10/25/2022 6:58 AM
50	N/A	10/25/2022 2:55 AM

## Spruce Pine Land Use Plan

51	The rock bank	10/25/2022 2:01 AM
52	Boutique Motel. Taxpayers money spent friviously to help Mayland but the Return on Investment is not a sound business decision. At least the new hotel tax will help. Occupancy needs to be 100% and all updates completed asap. Money wasted.	10/24/2022 11:06 PM
53	I have not noticed any land use changes that would make a positive or negative impact on the town.	10/24/2022 10:36 PM
54	Unsure	10/24/2022 9:59 PM
55	The old Burger king building and other empty falling down buildings need to be dealt with	10/24/2022 9:47 PM
56	None	10/24/2022 9:44 PM
57	The few businesses downtown, that are run down and look bad! Land use!	10/24/2022 9:38 PM
58	The food lion building.	10/24/2022 9:21 PM
59	allowing multi family housing	10/24/2022 4:00 PM
60	Condominiums, apartments and multi family. This should seriously be restricted or the town will fall victim to overpopulation, crime, overburden our infrastructure and lose the mountain charm	10/24/2022 3:50 PM
61	Condominium Complexes that take away the natural beauty of the mountain town	10/22/2022 3:30 PM
62	Parking is not good anywhere. Sidewalks are needed at least to city drive in.	10/16/2022 10:31 PM
63	U charge for parking u will lose customers including me & friends	10/16/2022 9:56 PM
64	Junk & burned out buildings. Buildings not being maintained	10/16/2022 9:26 AM
65	Just a few to many breweries and alcohol serving eateries, could use a couple family friendly eateries	10/15/2022 10:41 PM
66	The town has a ordinance about the size of lot that if a house is destroyed you can't build back. Banks and lenders do not like this.	10/15/2022 10:16 PM
67	Not sure	10/15/2022 9:31 PM
68	No changes that have had a negative impact BUT The abandoned buildings are a site for sore eyes. It would be fantastic if certain grants and moneys could be it could be awarded to those T was to make upgrades to their existing businesses and encourage the sale or sale or rent/leasing of those abandoned.	10/13/2022 9:13 AM
69	Roofless and unused spaces. Also there should not be churches in potential retail spaces downtown.	10/12/2022 9:26 PM
70	None	10/12/2022 1:13 PM
71	I haven't seen any in years except the buildings look worse every year	10/12/2022 9:52 AM
72	If you put parking fees downtown I'll stop coming downtown and go to Burnsville or little switz instead. Absolutely hard no on charging for parking downtown. You do that to slow growth/limit visitors. Spruce Pine is struggling enough to attract visitors as it is!	10/12/2022 7:18 AM
73	Downtown and surrounding area has way too many empty and deteriorating buildings. If the area doesn't continue to modernize the town will dry up.	10/12/2022 6:41 AM
74	No enforcement, the former bud phillips is an eyesore, the former NAPA garage area is terrible, Dr.Thompson bldg are need's cleaning up and some of the areas north of the post office	10/12/2022 4:48 AM
75	I have had no info on that	10/11/2022 9:45 PM
76	THIS IS AN OPINIONATED QUESTION. WE ALL PROBABLY THINK DIFFERENT THINGS. I'll say that the dead shop sitting across from the sp motel is the definition of negative.	10/11/2022 4:41 PM
77	Food lion and roses building. Such a waste	10/10/2022 5:39 PM
78	Why bother? The roads are in disrepair and the real tax payers get nothing from SP.	10/10/2022 3:27 PM
79	The stretch of trailers on Bureson Hill that Howell Sparks has for sale not being up to code.	10/10/2022 9:43 AM

## Spruce Pine Land Use Plan

	The Lemon Tree Inn not keeping up to code.	
80	There's been no changes for 8 years that I know of	10/10/2022 7:48 AM
81	That mess of placing the court house out of Bakersville town really hurt both towns. The town seat ought to have been moved by the commissioners if they couldn't place it in the Bakersville town walking area with room for other businesses.	10/9/2022 7:32 PM
82	None	10/9/2022 3:24 PM
83	Feldspar and the river and the sewer leaks in the river	10/9/2022 7:25 AM
84	Empty buildings down town. The owners should have to fix or sell the buildings.	10/8/2022 11:35 AM
85	NA- there haven't been any.	10/8/2022 11:12 AM
86	Yes there has. Personal greed, money. Parks need to be updated. Especially the basketball court at Brad Ragen. We don't need another Church their are over 200 in the county. We need to better our schools and youth programs.	10/8/2022 9:04 AM
87	Not having any repercussions for abandon/poor condition buildings. Enforcing zoning	10/7/2022 10:38 PM
88	All the run of the mills restaurants that continually open and close.	10/7/2022 10:18 PM
89	Empty buildings	10/7/2022 10:07 PM
90	The negative impacts of lands are the ones that have not been changed. Such as the area between Misson hospital and upper street. The area in between those 2 red lights is a disaster. Things like this and empty buildings that are unkept are the negative impacts	10/7/2022 9:07 PM
91	The amount of vacant or dilapidated buildings in the area.	10/7/2022 7:13 PM
92	The failure to competently manage downtown properties, allowing derelict property to detract from downtown. This is an unacceptable failure for the town's future, as well as a tremendous fire risk.	10/7/2022 6:46 PM
93	Unfair tax base	10/7/2022 2:47 PM
94	mining. None of the money goes to Spruce Pine. It's ugly, it's destructive, and not environmentally sound.	10/6/2022 5:23 PM
95	The lack of development is hindering the area, but must be done responsibly with locals in mind, not corporations like in Yancey county	10/6/2022 10:04 AM
96	Unknown	10/6/2022 8:34 AM
97	Bypass	10/5/2022 11:56 PM
98	Some of the vacant lots around town. Also the parking lot at the post office needs attention.	10/5/2022 9:18 PM
99	All junk vehicles sitting all over. Buildings no roof Buildings Altapass and oak Avenue look terrible	10/5/2022 6:55 PM
100	When coming off of the parkway, the first things noticed are a huge storage unit business and Wal-Mart. Not very inviting into the town.	10/5/2022 6:52 PM
101	Investment in Boutique Hotel is a bust	10/5/2022 6:16 PM
102	?	10/5/2022 5:08 PM
103	Dilapidated buildings & unkept properties. Trash along the roads & in the river.	10/5/2022 4:14 PM
104	I'm not aware of any.	10/5/2022 1:33 PM
105	Too many churches taking up prime locations in downtown that could be used to draw more visitors.	10/5/2022 1:11 PM
106	lots of derelict buildings. The area with the old lumber mill and railyard could be very nice, but currently is dilapidated.	10/5/2022 12:44 PM
107	Don't know.	10/5/2022 12:25 PM
108	Burned buildings not rebuilt or removed, churches in the downtown commercial buildings	10/5/2022 12:24 PM

## Spruce Pine Land Use Plan

109	Barren store fronts, trash/junk on homeowner's property	10/5/2022 11:57 AM
110	Same as above	10/5/2022 11:49 AM
111	The addition of a guns and ammo store just feet away from an elementary school and on the main street of downtown is absolutely horrible. The message it send to visitors is 100% negative. I'm embarrassed by it.	10/5/2022 11:44 AM
112	Business owners should not park on main streets.	10/5/2022 10:47 AM
113	Buildings that should have been knocked over decades ago are still standing.	10/5/2022 8:59 AM
114	The Three Peaks center in what use to be Pinebridge. They get a lot of money and don't have a lot to show for it.	10/5/2022 8:41 AM
115	Burger King empty building, food lion empty building	10/5/2022 8:41 AM
116	Churches in commercial areas.	10/5/2022 7:37 AM
117	The burnt down buildings, closed buildings with chains or markings around them to keep traffic away	10/5/2022 12:34 AM
118	The burned down buildings have been vacant too long. It would work as a garden of sorts.	10/4/2022 11:03 PM
119	None at the moment	10/4/2022 10:28 PM
120	Not sure of any at this point.	10/4/2022 10:05 PM
121	Spruce Pine Motel	10/4/2022 9:48 PM
122	Pine bridge closing. Poor planning with festivals.	10/4/2022 9:47 PM
123	some of the new occupants of buildings downtown are not appealing and bring zero dollars into downtown but the biggest negative impact is the owners allowing their buildings/land to be in ruin.	10/4/2022 9:34 PM
124	I know you have heard this before but not being able to require someone to fix the burnt out buildings hurts the town.	10/4/2022 9:33 PM
125	grassy creek is an eyesore	10/4/2022 8:26 PM
126	None	10/4/2022 8:24 PM
127	Allowing properties to sit vacant for years without requiring property owners to maintain the buildings (thinking of the buildings without roofs and with trees growing inside)	10/4/2022 7:59 PM
128	Na	10/4/2022 7:48 PM
129	Incomplete projects on buildings	10/4/2022 7:48 PM
130	Walmart	10/4/2022 7:39 PM
131	The old Wellborns building downtown that was gutted and just left as a big hole downtown is an eyesore	10/4/2022 5:40 PM
132	Absentee Ownerships	10/4/2022 5:16 PM
133	I think the lack of regulations has continued to make Spruce Pine complacent and unable to graduate to the next chapter of quality development. Also, the current regulations are not directed towards the common issues often mentioned (abandoned properties unkempt for years sometimes even decades)	10/4/2022 4:59 PM
134	Housing construction costs now prevent first time homeowner houses being built, which has caused a housing crisis. There is a severe need to expand multifamily zoning to C-1, C-2, C-3, R-1. Hotels should be allowed in more districts other than just C-1.	10/4/2022 3:43 PM
135	Fire codes in town.	10/4/2022 3:06 PM
136	We just need to clean it up. It looks so ran down. Like no one cares. And how can a business afford to fix up a location and open a new business? If the town would make it more attractive for business owners to want to open up shop, it would make A huge difference. It's just sad to see all the towns around us progressing and Spruce Pine just dying	10/4/2022 3:04 PM

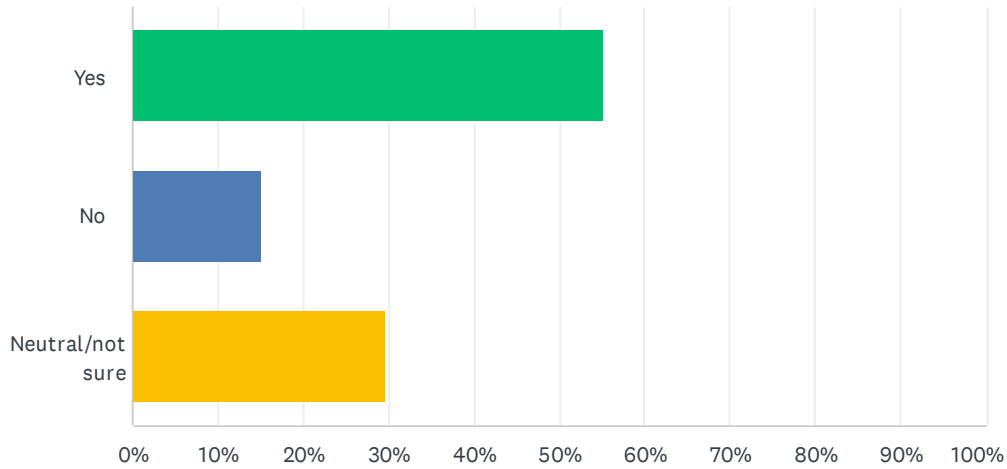


## Spruce Pine Land Use Plan

137	Garbage truck business located behind old Amerigas building on Summit Avenue is loud and smells bad and trucks going in and out leak very unpleasant smelling, possibly hazardous semi-liquid substances all over the streets within the town limits. This should not be allowed.	10/4/2022 2:43 PM
138	The open mines are not beautiful.	10/4/2022 2:20 PM
139	Lack of zoning, signage	10/4/2022 2:10 PM
140	Not aware of any.	10/4/2022 1:15 PM

### Q19 If requested, should the Town extend water and sewer service to new commercial development beyond Town limits?

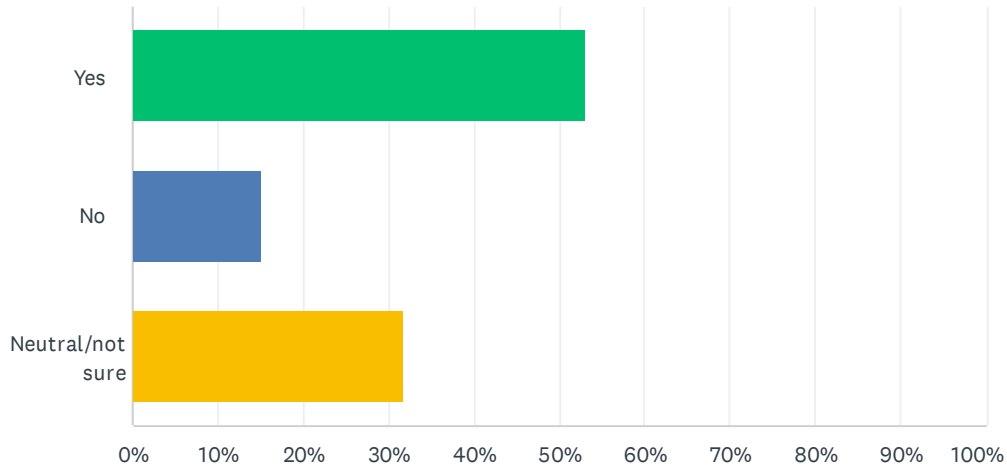
Answered: 364 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	55.22%	201
No	15.11%	55
Neutral/not sure	29.67%	108
<b>TOTAL</b>		<b>364</b>

## Q20 If requested, should the Town extend water and sewer service to new residential development beyond Town limits?

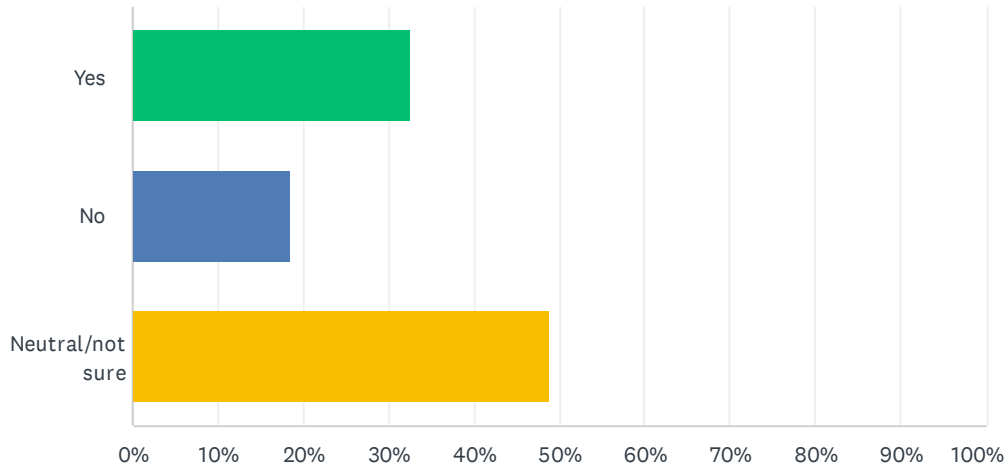
Answered: 364 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	53.02%	193
No	15.11%	55
Neutral/not sure	31.87%	116
<b>TOTAL</b>		<b>364</b>

## Q21 If requested by a landowner, should the Town annex property?

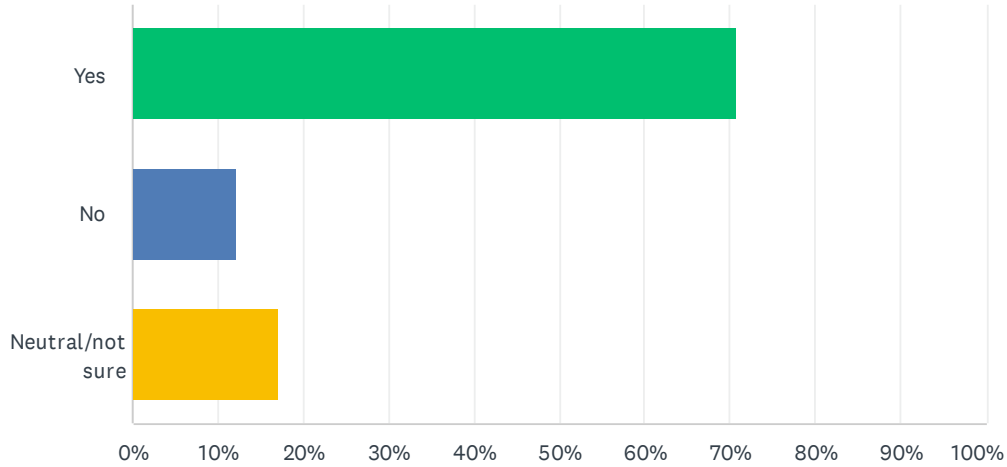
Answered: 355 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	32.68%	116
No	18.59%	66
Neutral/not sure	48.73%	173
<b>TOTAL</b>		<b>355</b>

## Q22 Do you support raising property maintenance standards in Town limits for commercial land uses?

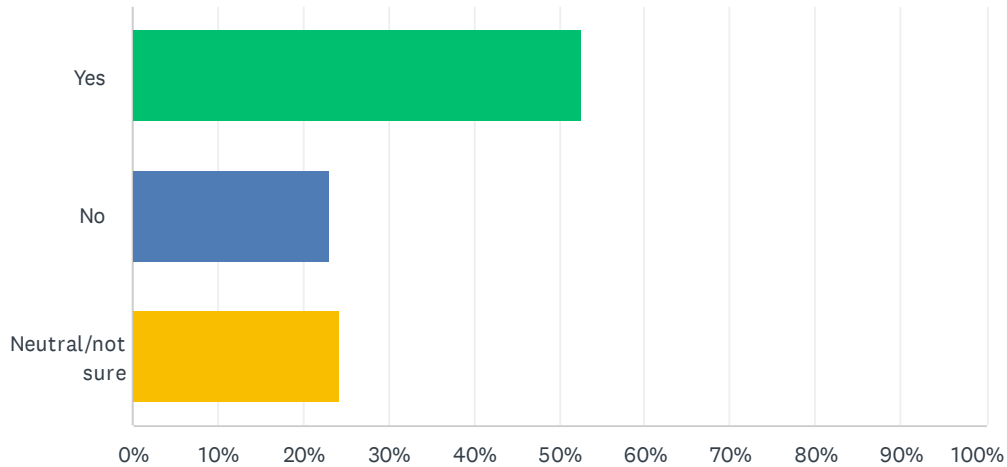
Answered: 364 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	70.88%	258
No	12.09%	44
Neutral/not sure	17.03%	62
<b>TOTAL</b>		<b>364</b>

## Q23 Do you support raising property maintenance standards in Town limits for residential land uses?

Answered: 362 Skipped: 7

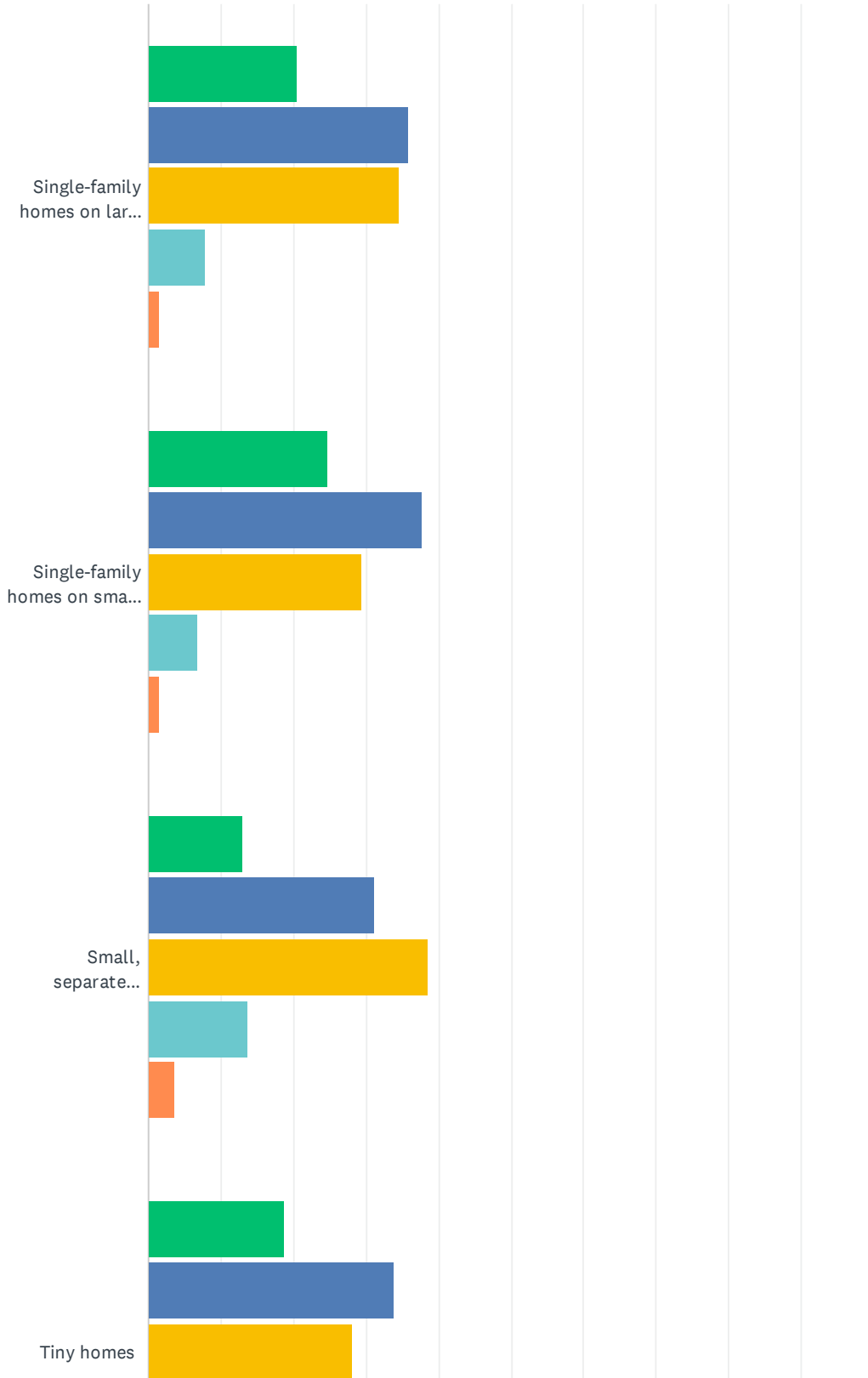


ANSWER CHOICES	RESPONSES	
Yes	52.76%	191
No	22.93%	83
Neutral/not sure	24.31%	88
<b>TOTAL</b>		<b>362</b>

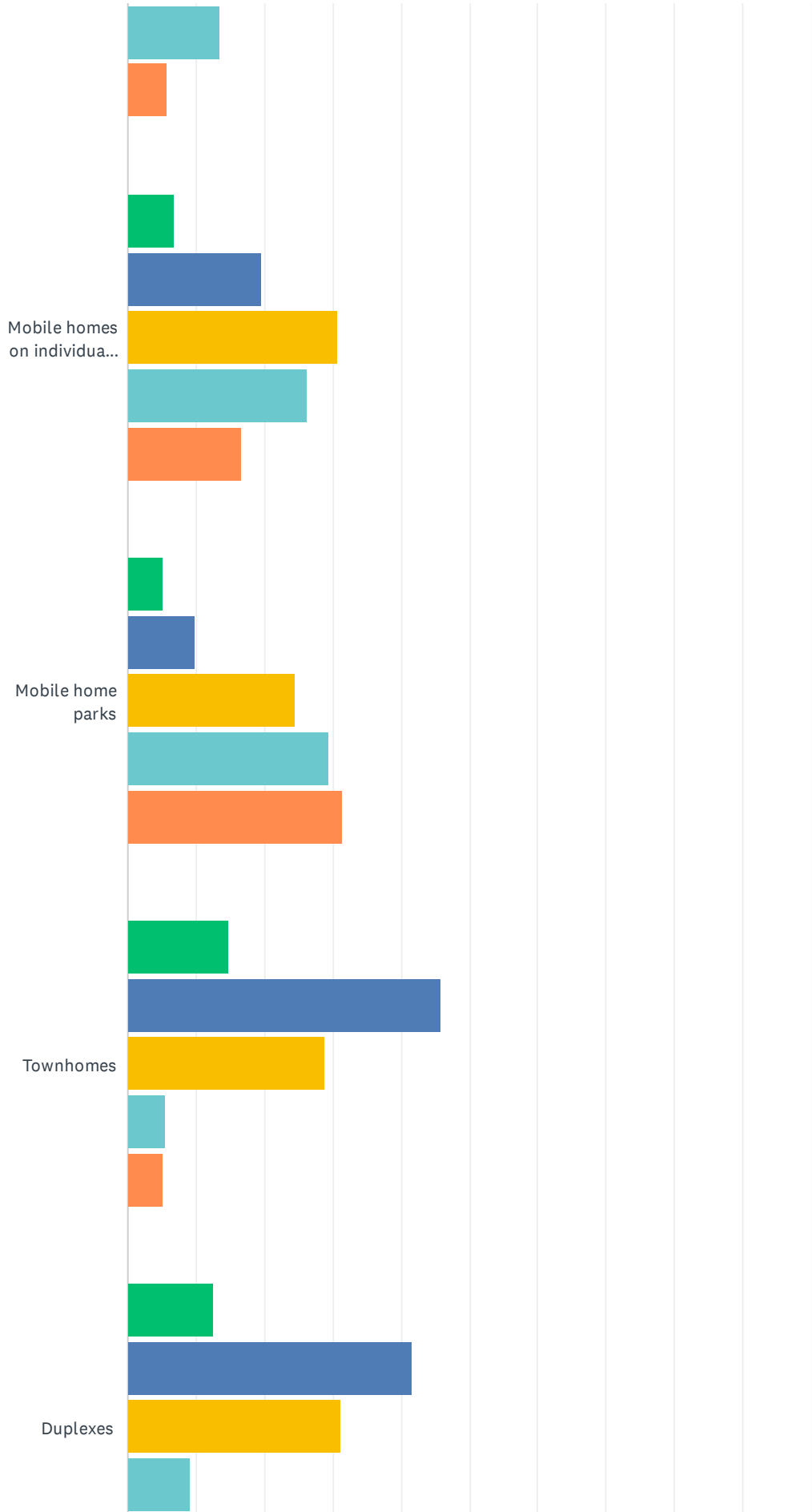


# Q24 Please choose the degree to which you would like the Town to encourage or discourage the following residential uses.

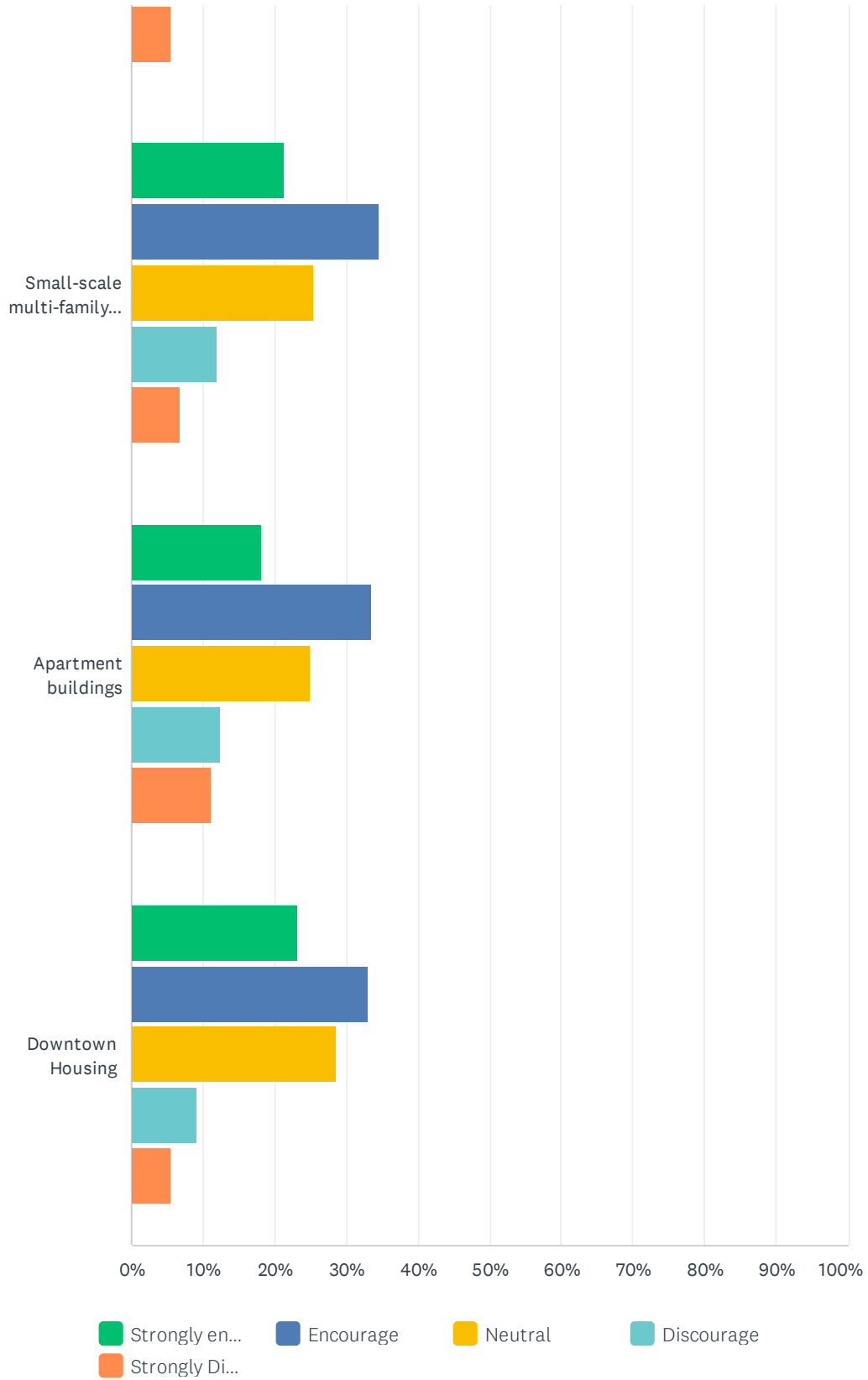
Answered: 362 Skipped: 7



# Spruce Pine Land Use Plan



# Spruce Pine Land Use Plan

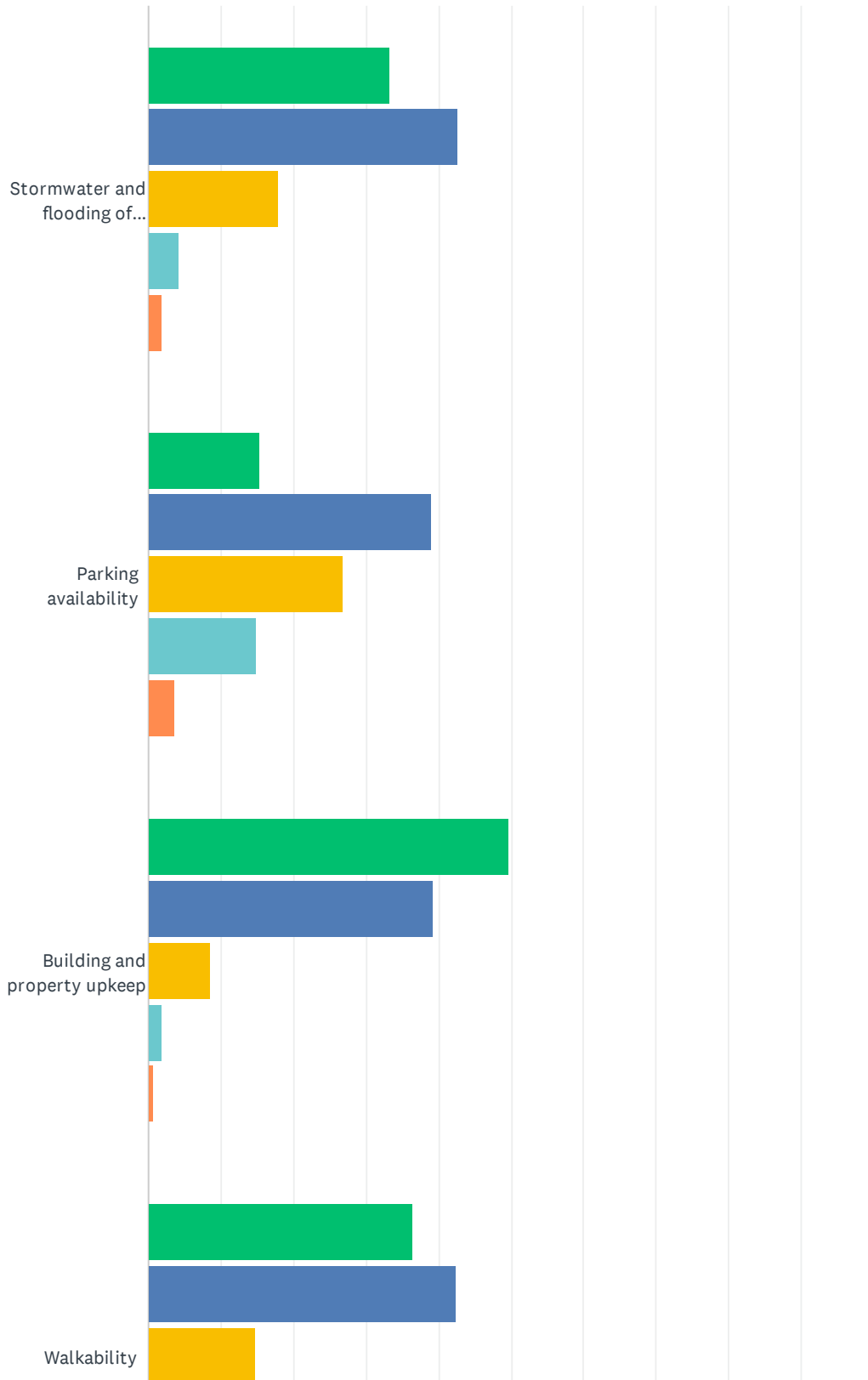


## Spruce Pine Land Use Plan

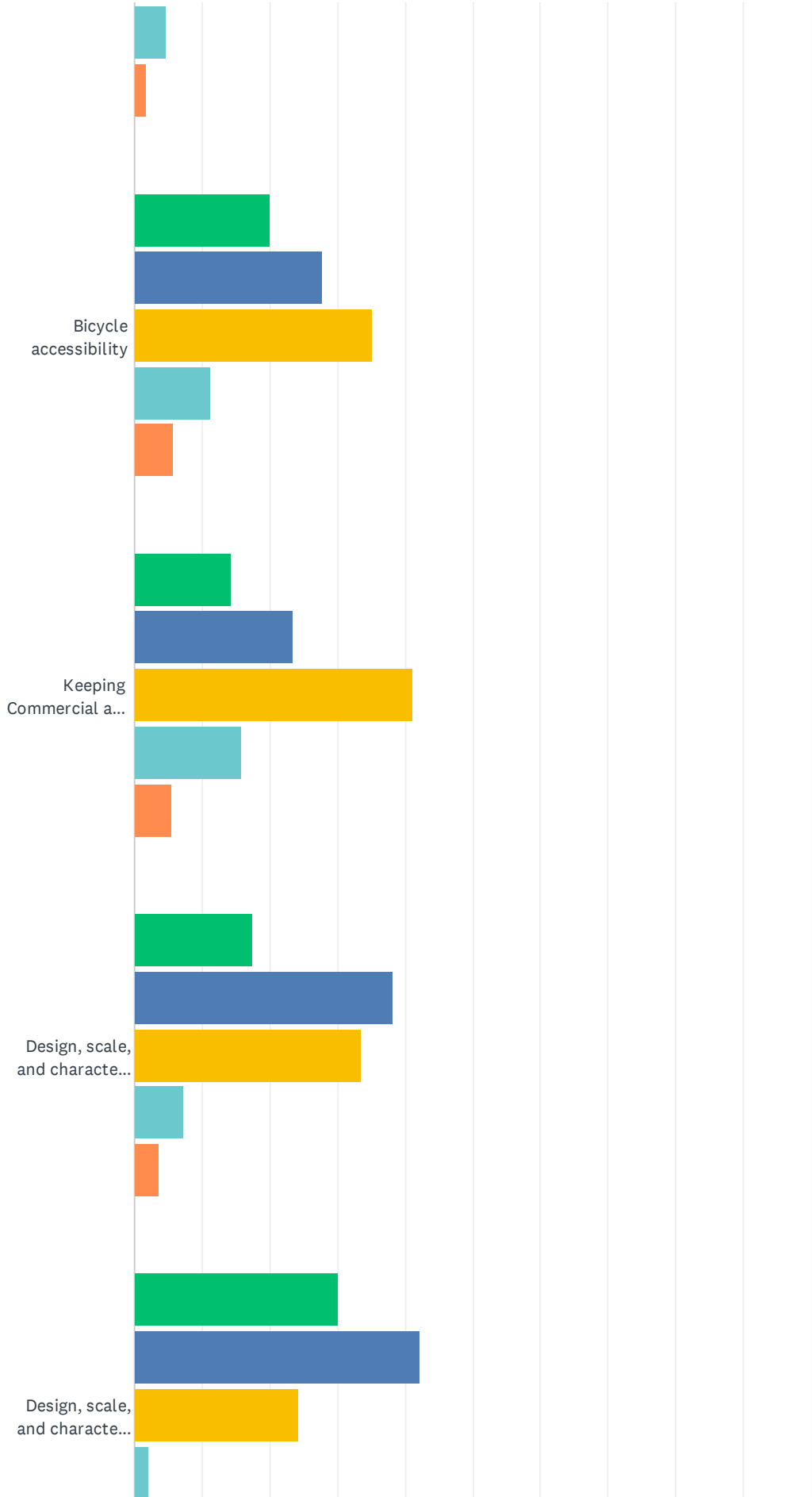
	<b>STRONGLY ENCOURAGE</b>	<b>ENCOURAGE</b>	<b>NEUTRAL</b>	<b>DISCOURAGE</b>	<b>STRONGLY DISCOURAGE</b>	<b>TOTAL</b>
Single-family homes on large lots	20.39% 73	35.75% 128	34.64% 124	7.82% 28	1.40% 5	358
Single-family homes on small lots	24.72% 88	37.64% 134	29.49% 105	6.74% 24	1.40% 5	356
Small, separate dwelling units built as an accessory to a single-family home	13.06% 47	31.11% 112	38.61% 139	13.61% 49	3.61% 13	360
Tiny homes	18.66% 67	33.98% 122	28.13% 101	13.37% 48	5.85% 21	359
Mobile homes on individual lots	6.91% 25	19.61% 71	30.66% 111	26.24% 95	16.57% 60	362
Mobile home parks	5.03% 18	9.78% 35	24.58% 88	29.33% 105	31.28% 112	358
Townhomes	14.80% 53	45.81% 164	28.77% 103	5.59% 20	5.03% 18	358
Duplexes	12.53% 45	41.50% 149	31.20% 112	9.19% 33	5.57% 20	359
Small-scale multi-family housing that blends into the surrounding neighborhood (triplexes, quadruplexes)	21.27% 77	34.53% 125	25.41% 92	11.88% 43	6.91% 25	362
Apartment buildings	18.16% 65	33.52% 120	24.86% 89	12.29% 44	11.17% 40	358
Downtown Housing	23.31% 83	33.15% 118	28.65% 102	9.27% 33	5.62% 20	356

### Q25 Please indicate how much priority the Town should place on resolving or encouraging the issues below.

Answered: 366 Skipped: 3

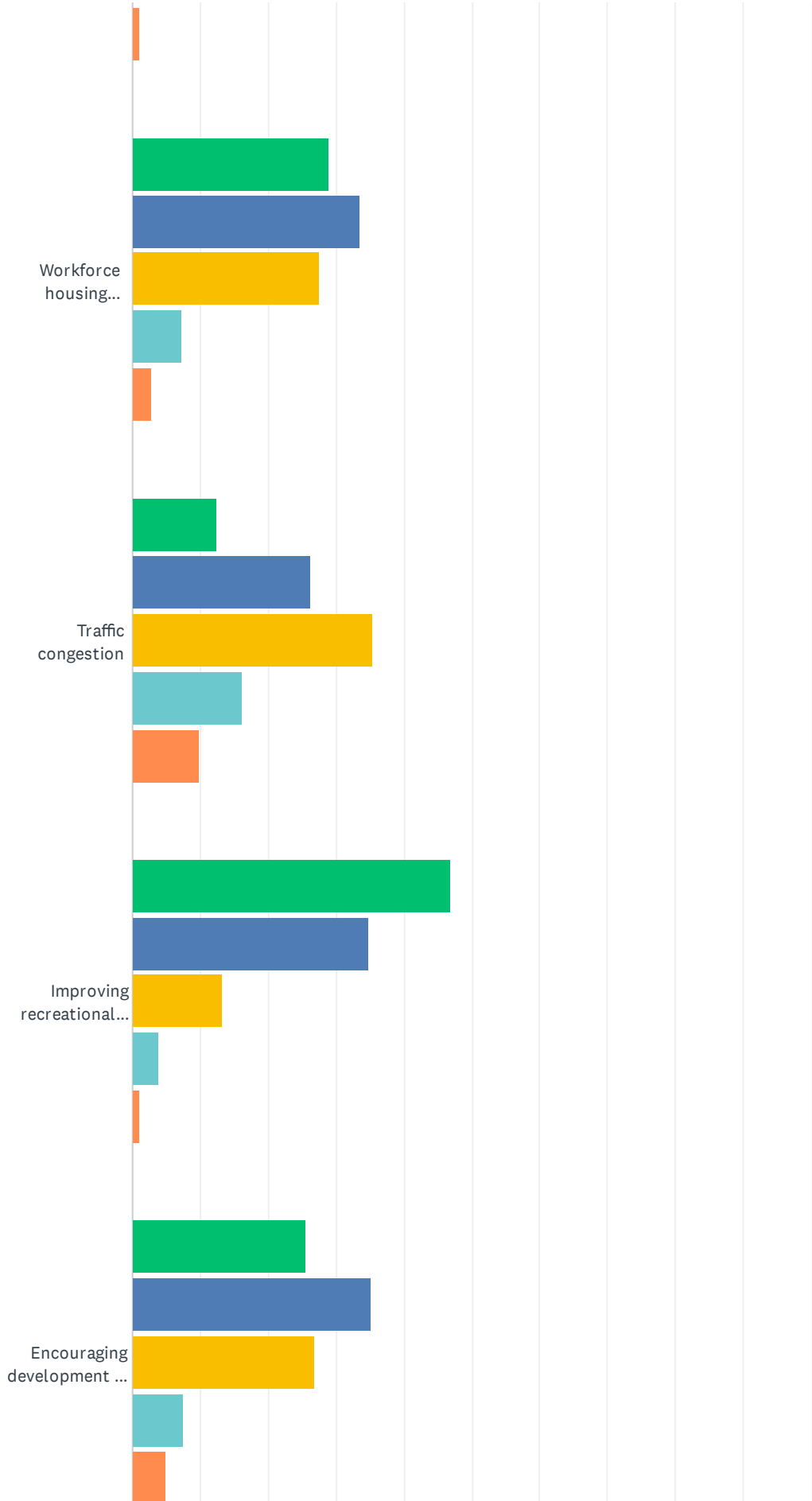


# Spruce Pine Land Use Plan

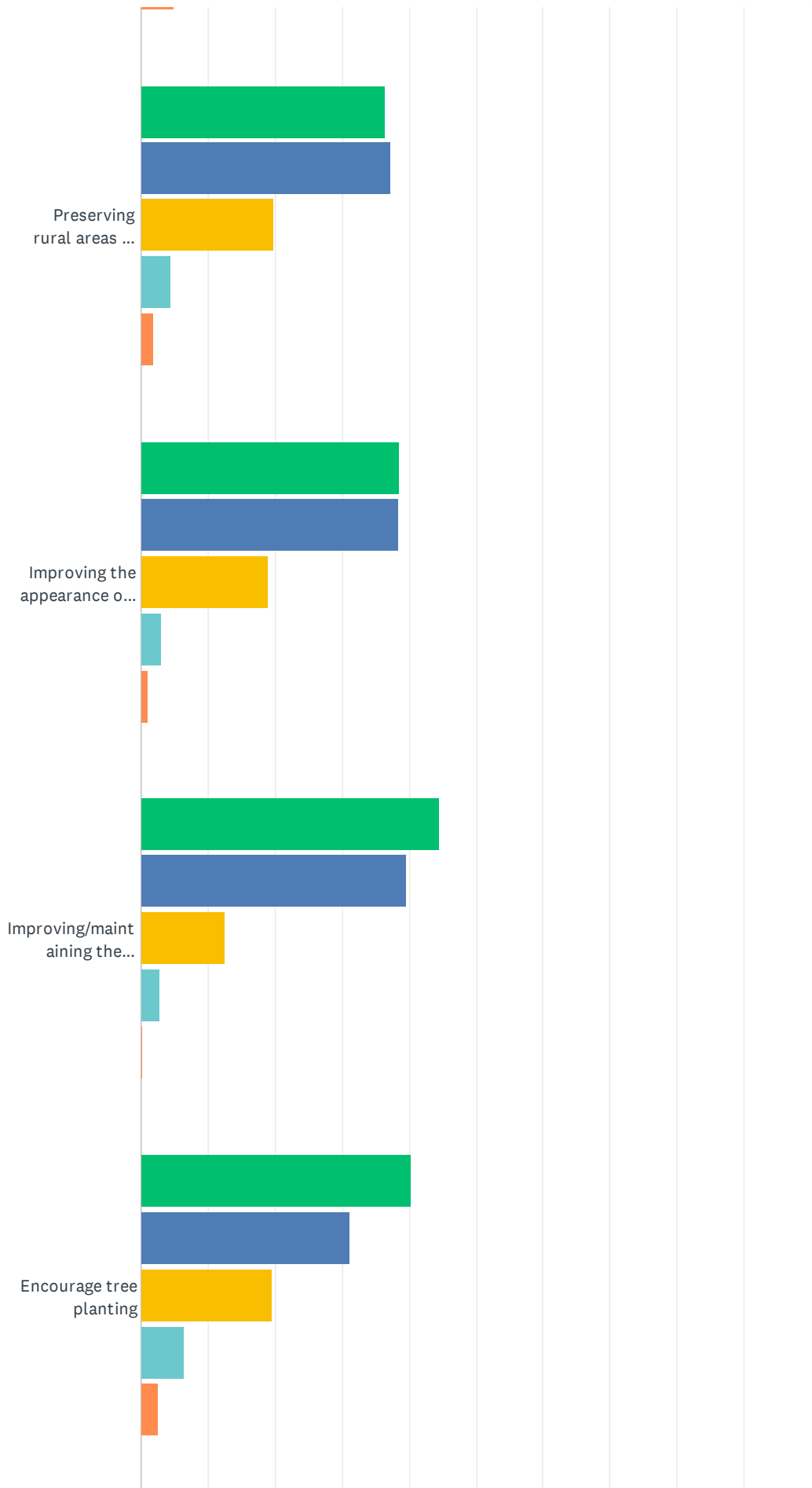




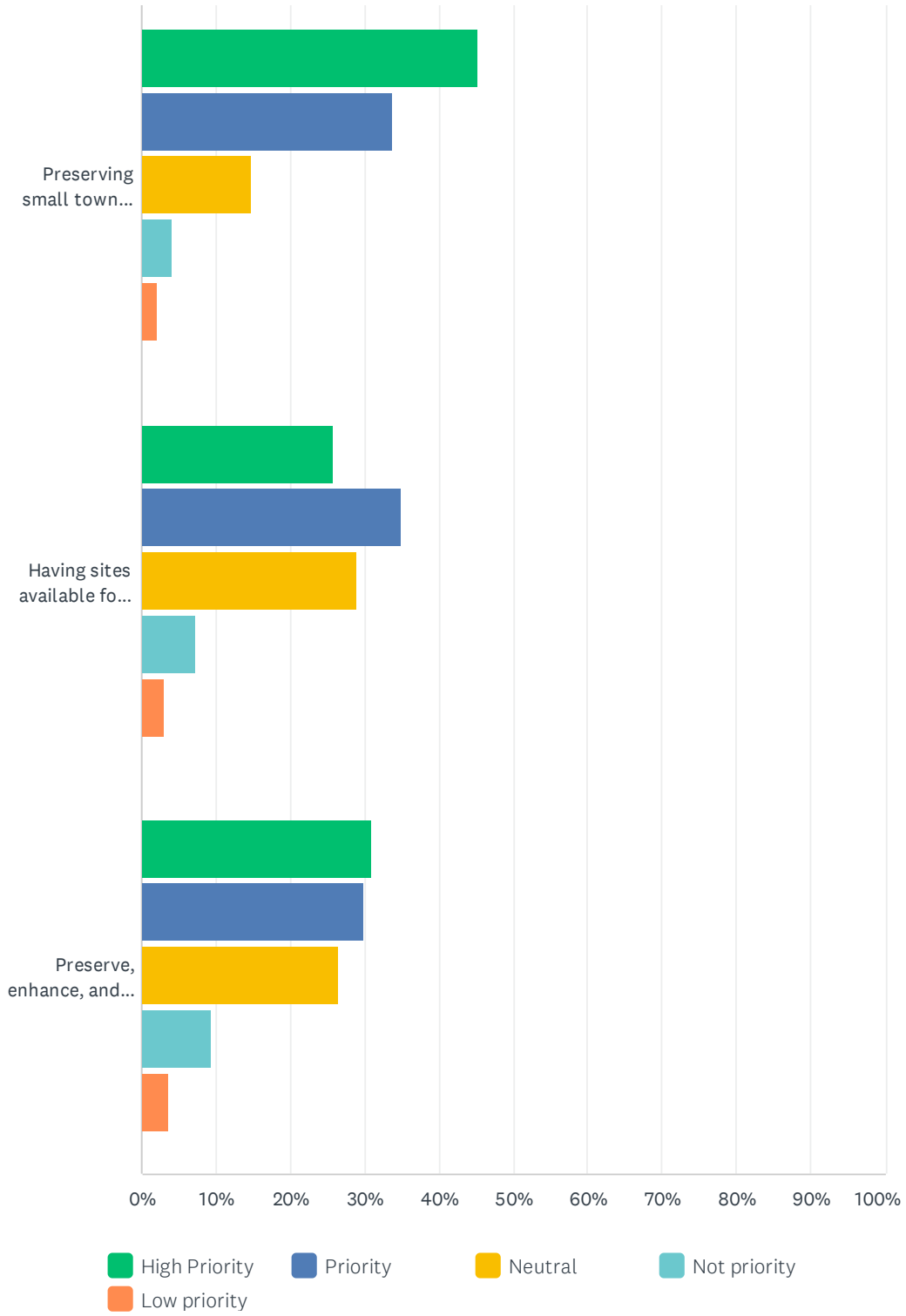
# Spruce Pine Land Use Plan



# Spruce Pine Land Use Plan



# Spruce Pine Land Use Plan



## Spruce Pine Land Use Plan

	HIGH PRIORITY	PRIORITY	NEUTRAL	NOT PRIORITY	LOW PRIORITY	TOTAL
Stormwater and flooding of streets/yards	33.24% 119	42.74% 153	17.88% 64	4.19% 15	1.96% 7	358
Parking availability	15.45% 55	39.04% 139	26.97% 96	14.89% 53	3.65% 13	356
Building and property upkeep	49.58% 178	39.28% 141	8.64% 31	1.95% 7	0.56% 2	359
Walkability	36.49% 131	42.34% 152	14.76% 53	4.74% 17	1.67% 6	359
Bicycle accessibility	19.94% 72	27.70% 100	35.18% 127	11.36% 41	5.82% 21	361
Keeping Commercial and residential uses separate	14.33% 52	23.42% 85	41.05% 149	15.70% 57	5.51% 20	363
Design, scale, and character of residential development	17.45% 63	38.23% 138	33.52% 121	7.20% 26	3.60% 13	361
Design, scale, and character of commercial development	30.11% 109	42.27% 153	24.31% 88	2.21% 8	1.10% 4	362
Workforce housing availability	29.09% 105	33.52% 121	27.42% 99	7.20% 26	2.77% 10	361
Traffic congestion	12.29% 44	26.26% 94	35.47% 127	16.20% 58	9.78% 35	358
Improving recreational opportunities	46.96% 170	34.81% 126	13.26% 48	3.87% 14	1.10% 4	362
Encouraging development to increase tax base	25.48% 92	35.18% 127	26.87% 97	7.48% 27	4.99% 18	361
Preserving rural areas in and around Town	36.46% 132	37.29% 135	19.89% 72	4.42% 16	1.93% 7	362
Improving the appearance of commercial thoroughfares	38.61% 139	38.33% 138	18.89% 68	3.06% 11	1.11% 4	360
Improving/maintaining the downtown streetscape	44.63% 162	39.67% 144	12.67% 46	2.75% 10	0.28% 1	363
Encourage tree planting	40.33% 146	31.22% 113	19.61% 71	6.35% 23	2.49% 9	362
Preserving small town environment/image	45.21% 165	33.70% 123	14.79% 54	4.11% 15	2.19% 8	365
Having sites available for future commercial development	25.76% 93	34.90% 126	29.09% 105	7.20% 26	3.05% 11	361
Preserve, enhance, and/or create green space in Town	30.85% 112	29.75% 108	26.45% 96	9.37% 34	3.58% 13	363

## Q26 Of the above list, please identify the three issues that are the most important to you.

Answered: 236 Skipped: 133

#	RESPONSES	DATE
1	Recreational Opportunities, walkability, preserving small town image	11/30/2022 6:41 PM
2	building upkeep--Having sights available for future development--Keep commercial and residential separate	11/4/2022 8:50 AM
3	We def need to look into some off the issues with the roadway along the main road, leading down into Marion, as the town grows, that road not growing with it will be a problem, its very busy and hard to get outve the side businesses and streets safely. Care needs to be given to the sidewalks for foot traffic around that area as well. I also think there is a lack of multi home housing for families unable to afford or live in single family homes.	11/1/2022 3:07 PM
4	Bicycle accesibility, Preserve green space,	11/1/2022 12:17 PM
5	Preserving small town environment/image Design, scale, and character of commercial development Stormwater	10/31/2022 6:46 PM
6	More downtown apartments and new Tiny Homes for our workforce. Greenspan will encourage a 'small towns feel.	10/31/2022 5:33 PM
7	Maintaining downtown	10/31/2022 2:52 PM
8	Population growth, available commercial development, recreational opportunities	10/31/2022 12:48 PM
9	1. Preserving our rural county. 2. Locals should be priority of this town. 3. Reinvesting into the infrastructure. (Roadways, sidewalks, recreational locations for all ages)	10/31/2022 7:59 AM
10	Recreation, stormwater, building upkeep	10/31/2022 7:13 AM
11	Keeping commercial and residential separate. Encourage development to increase tax base. Preserving small town image	10/30/2022 10:14 PM
12	More recreation for adults,softball field,batting cages,more restaurants,bowling alley,I live right out of the city limits and I wish spruce pine would annex my land for better water,roads,and trash pickup. <sup>9</sup>	10/30/2022 9:30 AM
13	Improvement of recreational activities. Improvement of commercial buildings and thoroughfares.	10/28/2022 7:24 PM
14	Affordable housing, better appearance when outsiders drive into the county as well as town. We look poor.	10/28/2022 3:34 PM
15	Workforce housing, development of commercial sites, improving recreational opportunities	10/28/2022 1:48 PM
16	Tiny Homes, walking, biking	10/28/2022 10:29 AM
17	Housing, preserving habitat, recreational activities	10/28/2022 7:54 AM
18	Parks, keeping them green and pleasant to be in. Expanding and giving us more parks, one on Grassy Creek, would be nice. More things to do, like a movie theater or a bowling alley.	10/28/2022 7:14 AM
19	1.Safe walk ways, 2. safe street signs, 3. maintain life long residence esp for older folks who grew up here.	10/28/2022 7:11 AM
20	Housing	10/28/2022 5:53 AM
21	Preserve small town feel, add living options for seniors (ie independent living, condos, etc), preserve rural area.	10/27/2022 9:30 PM
22	Need apartments, need to fix grassy creek horrible looking, need to clean up thr town.. looks	10/27/2022 9:24 PM

## Spruce Pine Land Use Plan

	horrible.. especially bud Phillip's property.	
23	recreational improving looks of the down town an the buildings	10/27/2022 6:37 PM
24	Design, scale, and character of commercial development Building and property upkeep Improving recreational opportunities	10/27/2022 2:57 PM
25	Future commercial development, improving streetscape, improve bike and ped.	10/27/2022 2:56 PM
26	Recreational, preserving image, storm street safety.	10/27/2022 2:18 PM
27	Not increasing taxes, provide affordable housing, fix the water system	10/27/2022 8:05 AM
28	Housing, Appearance, property upkeep	10/26/2022 10:26 PM
29	Maintaining roads, improving water/sewer infrastructure, reducing regulation on property	10/26/2022 10:23 PM
30	Encouraging development to increase tax base, improving recreational opportunities, having sites available for future commercial development	10/26/2022 10:17 PM
31	Green space, small town feel, accessibility	10/26/2022 9:05 PM
32	Newland and Marion have just approved an RV park within the city limits. More residents, even though temporary, provide more income for food and other areas. Spruce Pine should look for property to allow an RV park	10/26/2022 7:12 PM
33	commercial availability for development, upkeep of buildings, workforce housing	10/26/2022 6:22 PM
34	Recreational activities and Housing are the most important. Other than those two, I think the school buildings that are going to be shut down should be made into a homeless shelter and soup kitchen. There's too many homeless people in Mitchell county and I am one of them.	10/26/2022 5:28 PM
35	Recreational Opportunities Preserving Rural Areas Preserving Small Town	10/26/2022 5:24 PM
36	All of them. We want to market the town as tourist town but we no where to house travelers once they get here. Spruce Pine motel looks a bit ghetto, pine Bridge is boutique half ass finished property. Pine valley is a motor lodge and not quite up to many peoples standards. We Need a major chain motel.	10/26/2022 4:50 PM
37	?	10/26/2022 4:21 PM
38	Building and Property upkeep, appearance of commercial thoroughfares, and improving & maintenance of downtown streetscape.	10/26/2022 2:48 PM
39	Recreational opportunities. Improving street scape. Preserve rural areas	10/26/2022 11:03 AM
40	Building maintenance, walking, preserving small town image	10/26/2022 10:26 AM
41	Walkability, downtown housing, bicycle use. Also we have a green space at riverside park.	10/26/2022 9:50 AM
42	Affordable housing and multi family housing options. Dog park in town	10/26/2022 9:31 AM
43	Landowners upkeep of vacant buildings. Trucks not speeding through town. The beauty of free parking!	10/26/2022 8:18 AM
44	First, please not that some answers are affected by the survey's lack of indication regarding and definition of "resolving" and "encouraging." The devil is in the details and the assumptions made. That said, accessibility by public transport, bike and foot are important to me, as is more affordable quality housing options with or without "workforce" connotations. Maintaining a small town/rural quality of life.	10/26/2022 8:00 AM
45	Clean up commercial property sites. Encourage new shops with tax break incentives. Bring in more retail business.	10/26/2022 7:48 AM
46	Improving development to increase tax base	10/26/2022 7:35 AM
47	Clean up the dilapidated properties between Oak Avenue/ Amethyst and 19-E. This is disgraceful, especially the P.D. Goforth building and the Mitchell Lumber Company abandoned sites	10/26/2022 7:13 AM
48	Denser housing, walkability, and more mixed use zoning.	10/26/2022 6:42 AM
49	Sidewalks, trees and keeping small town feel.	10/26/2022 6:22 AM



## Spruce Pine Land Use Plan

50	Green space, tree planting, improving recreation	10/26/2022 12:12 AM
51	Preserving small town environment/image Preserving rural areas in and around Town Building and property upkeep	10/25/2022 10:53 PM
52	Street/roadway maintenance and parking. Preserving the rural area, nostalgic of shops and community. Recreational areas	10/25/2022 10:25 PM
53	housing improving streetscape building and property upkeep	10/25/2022 9:36 PM
54	Site for commercial development, encouraging development, workforce housing, without housing there is no workforce. Without a workforce there is no commercial development....	10/25/2022 7:45 PM
55	The town has NO history museum or display that lets visitors (and residents) know about the history of the town. May be the only town in NC that doesn't!!!	10/25/2022 7:29 PM
56	Building/property upkeep Workforce housing Available sites for commercial development	10/25/2022 6:39 PM
57	Improving recreational opportunities, Preserving rural areas in and around Town and Walkability	10/25/2022 6:20 PM
58	Fixing up or tearing down the old buildings in town.	10/25/2022 6:18 PM
59	Water and sewage infrastructure should be a priority. Walkability of downtown	10/25/2022 5:42 PM
60	Parking on Lower street, do something with empty buildings, increase tax base.	10/25/2022 5:35 PM
61	Green space..bike trails..parking	10/25/2022 4:08 PM
62	Being able to walk or bike from town to other sites around town and other commercial areas like grassy creek.	10/25/2022 3:41 PM
63	Rec opportunity... parking in town and keeping our small town rural and historic	10/25/2022 3:18 PM
64	Residential housing availability, tree planting, and apartments	10/25/2022 2:54 PM
65	Development is needed.	10/25/2022 2:18 PM
66	encourage development and commercial sites, recreational activities	10/25/2022 2:10 PM
67	A clean river. Safe area to walk, drive and live. Traffic congestion around Harris school morning and evening.	10/25/2022 1:55 PM
68	There are literally awnings falling off of buildings on lower street. Upper street has similar/worse issues. If you own a building or business on lower street you have an obligation to keep the building in good order. It's outrageous that they haven't been fined for absolutely devastating the aesthetics. Especially upper and lower between highland & altapass hwy is unacceptable.	10/25/2022 1:35 PM
69	Building upkeep, keeping small town character ( new commercial building only outside town, new residential, development on small quaint scale ) and planting trees, creating green space for attractiveness as well as as place for town events. ( think Burnsville town square). I hate to speak it, but the theatre would be a great place to make into a green space for public gatherings. It's a wasted opportunity and an eyesore to keep it the way it is	10/25/2022 1:20 PM
70	Housing, commercial and residential property upkeep	10/25/2022 12:53 PM
71	Walkability, workforce housing, improving downtown streetscape	10/25/2022 12:23 PM
72	Recreational Small town Commercial appearance	10/25/2022 12:19 PM
73	Affordable housing	10/25/2022 12:02 PM
74	Green Spaces, Well kept Commercial Buildings and Don't have people living or renting out run down spaces with unattractive store fronts and junk.	10/25/2022 11:55 AM
75	Raising standards for property/building owners about property upkeep. Expanding public transportation the people outside of town limits	10/25/2022 11:54 AM
76	Housing for low wage workers	10/25/2022 11:26 AM
77	Preserving small town image. Walkability. Building property upkeep	10/25/2022 11:25 AM
78	Small town environment improve appearance parking	10/25/2022 11:19 AM

## Spruce Pine Land Use Plan

79	Making homes for single families, improving landscape around town,better recreation for adults	10/25/2022 11:07 AM
80	Commercial property, affordable housing, building upkeep	10/25/2022 11:02 AM
81	Folks need housing. Our streets need gutters cleared. Maintaining our roads.	10/25/2022 10:52 AM
82	We need to address the problem of noise pollution and aesthetics that having trucks going through upper street causes. They ought to be required to use the bypass, not the city streets.	10/25/2022 10:45 AM
83	Town Appearance Residential codes for housing Something to make people want to venture down town	10/25/2022 10:27 AM
84	Cleaning up/relocating industrial buildings like tire, metal and repair shops	10/25/2022 10:17 AM
85	Quit building apartments for government housing. They fill up with druggies as do the motels/trailer parks.	10/25/2022 9:48 AM
86	The above is a bunch of nonsense. Spruce pine use to have work. It needs work brought back to it. The town should focus on getting jobs into the area, not minimum wage jobs/seasonal. Why hasn't the town/County looked into chip manufacturers, warehouse storage...etc for the local mining industry?	10/25/2022 9:05 AM
87	Encouraging development, workforce housing, improving recreation	10/25/2022 8:11 AM
88	Revitalization - start with cleaning up exhistng properties	10/25/2022 8:07 AM
89	Recreational opportunities, workforce housing availability, and apartment buildings.	10/25/2022 6:58 AM
90	Development, housing, stormwater	10/25/2022 2:55 AM
91	Preserving small town Keeping rural areas around town and recreational activities	10/25/2022 2:01 AM
92	Residents housing availability, the appearance of the town, and activities to do in town.	10/24/2022 11:23 PM
93	Make buildings be remodeled instead of shells. Recreation added. Plumbing issues resolved.	10/24/2022 11:06 PM
94	The vacant buildings downtown are an eyesore and waste of space. We could increase commercial development into these spaces rather rather than looking for new places for commercial development. You have to prioritize recreational opportunities if you want to draw decent people to live here and have good things for touring people and kids to do.	10/24/2022 10:36 PM
95	Burned out buildings Empty buildings The Phillips property from the highway into town	10/24/2022 10:23 PM
96	Encouraging development to increase tax base, building and property upkeep, workforce housing availability	10/24/2022 10:00 PM
97	Do something with all empty buildings bring in more buisness make them more representable, more things for teens and young adults to do! Please!	10/24/2022 9:47 PM
98	Recreation Workforce development Downtown building clean up/image	10/24/2022 9:44 PM
99	Cleaning up the downtown area! That's the one that I feel needs addressing.	10/24/2022 9:38 PM
100	Affordable housing	10/24/2022 9:26 PM
101	Workforce housing, additional commercial properties / rentals, aesthetics of existing in town properties	10/24/2022 9:26 PM
102	I believe that making sure our roads are safe and the use of properties and vacant s lots is made a priority.	10/24/2022 9:17 PM
103	Encourage tree planting, preserve rural areas in and around town, preserve green spaces	10/24/2022 8:41 PM
104	More Housing Affordable Housing Recreational things for family.	10/24/2022 8:37 PM
105	Preserving small town environment, preserving rural areas, in and around town, and improving recreational opportunities.	10/24/2022 8:20 PM
106	Green spaces, maintaining rural outside town limits, preserving small town image	10/24/2022 8:09 PM
107	Growth, development abd increase sustainable tax base so SP can grow and attract new people and business. As the High Country continues to grow and Boone outgrows itself with	10/24/2022 7:38 PM

## Spruce Pine Land Use Plan

ASU tge outskirts counties will hve s tremendous opportunity to get new land owners and businesses.....make SP attractive and beautiful so people WANT to live there

108	Not allowing multi family housing. Making preservation of our natural mountain town a mandatory milestone	10/24/2022 6:18 PM
109	No multi family housing, preserving rural areas , no duplexes	10/24/2022 6:17 PM
110	not allowing multi family housing.	10/24/2022 4:00 PM
111	eliminating the building of apartments, duplexes, condominiums, townhomes and all multi family housing.	10/24/2022 3:50 PM
112	Downtown commercial buildings improvement Downtown branding that makes it unique or branding it buildings to represent name "Spruce Pine" i.e., Green buildings, trees, walkways. Branding with "minerals names and side streets that look like mine minerals.	10/24/2022 11:19 AM
113	Affordable modern housing with clean water!! Good sidewalks for getting to and from shops and restaurants.	10/24/2022 9:30 AM
114	No more condominiums or apartments. Limiting the extent of commercial use to avoid residential areas to limit excessive traffic. Working to maintain the natural surroundings of mountain Town.	10/22/2022 3:30 PM
115	Maintaining existing geen spaces or adding more that are easily accesible from town	10/19/2022 5:45 PM
116	Workforce housing availability, Building and property upkeep, Having sites available for future commercial development	10/19/2022 3:25 PM
117	Green spaces, walkability, and recreational opportunities	10/19/2022 12:44 PM
118	Commercial zoning...residential zoning...sidewalks to city drive in	10/16/2022 10:31 PM
119	No charge for parking. Fix water issues. Don't tax individuals as u do a business	10/16/2022 9:56 PM
120	Maintaining street scape, Small town environment image, and future commercial development	10/16/2022 9:22 AM
121	Water, commercial property improvements, living space.	10/16/2022 4:36 AM
122	It's not mentioned. Improve water and sewer!	10/15/2022 10:16 PM
123	stormwater etc.. downtown streetscape, having sites available for commercial development	10/14/2022 7:26 PM
124	What makes a downtown successful? Successful downtowns also often have public art, engaging storefronts, attractive landscaping and other amenities that improve the walkability and enjoyment of downtown areas. Neat, appealing, easy access (which is there) and engaging.	10/13/2022 9:13 AM
125	Raise the standards for upkeep of property. There cannot be empty shells of buildings and or abandoned homes.	10/12/2022 10:27 PM
126	Having commercial buildings fixed and filled with retail. Housing development should not occur downtown. Appearance and mountain stability for properties should be high priority.	10/12/2022 9:26 PM
127	Having sites available for future development.	10/12/2022 7:20 PM
128	1. Preserving and Protecting our unique SMALL TOWN character and NOT allowing the attempts by Out of Town Developers, Realtors, Investors to overtake our town with their grandiose ideas and massive changes to the charm, character, values, heritage and generations of "mountain" folk that are the VERY reason Spruce Pine IS the charming, beloved town that it is. PLEASE DON'T LISTEN to a few Facebook "keyboard busybodies" who think they can IMPOSE their will and ideas on our town from afar! 2. Preserving RURAL areas in and around the town. 3. Improving and Maintaining the Downtown streetscape.	10/12/2022 1:13 PM
129	Enforcement of maintenance/use of downtown buildings - not allowing empty properties to stand abandoned. Encouraging people to enjoy downtown and use it. Walkability.	10/12/2022 10:08 AM
130	Storm water, building upkeep, walkability Remove unsafe buildings	10/12/2022 9:52 AM
131	Commercial development Building upkeep	10/12/2022 9:08 AM
132	Improving the image of downtown. Abandoned buildings and poorly maintained businesses are	10/12/2022 7:18 AM

## Spruce Pine Land Use Plan

an eyesore and detract heavily from SP. Developing visitors and commercial opportunities. I'd purchase buildings/lots downtown if I felt SP had a cohesive plan for making it worthwhile. I think SP can develop the downtown and 227 commercial areas, and the most important development is to connect Grassy Creek with the parkway. Hundreds of thousands of folks drive right past us because there no obvious reason to get off the parkway here. Developing these corridors will allow the locals to maintains the small town charm in the rural areas while giving plenty of economic growth via tourism and industry.

133	I think the town needs commercial development but there are so many empty commercial buildings that should be utilized before looking for new development. Clean up what you have first. Do something with the "once gorgeous " movie theater.	10/12/2022 6:41 AM
134	Preserving small town feel, improving street scape, improving commercial thoroughfares	10/12/2022 6:37 AM
135	Building and Property Upkeep Improving street scape Improving appearance of commercial thoroughfares	10/12/2022 4:48 AM
136	it wasn't listed but water and sewer line replacement and maintenance. commercial property maintenance. It's time to do something about the burned out shell downtown. also not listed but encouraging native trees and plants.	10/11/2022 9:45 PM
137	NO LOCAL ARTIST PAINTING MURLES NOTHING TO DO. CRAPPY ROADS	10/11/2022 4:41 PM
138	Is always important to keep the image of spruce pine beautiful and live up to its name, a beautiful entry to our town as well. Trees are always important way of life and oxygen to everybody.	10/10/2022 7:55 PM
139	Housing for locals. We have locals living in a hotel because there are no places to rent	10/10/2022 5:39 PM
140	Spend money that will benefit home owners, such as paving roads in disrepair!	10/10/2022 3:27 PM
141	Walkability Downtown street scape Development that will increase the tax base	10/10/2022 9:43 AM
142	Housing Maintenance of commercial areas Add commercial development	10/10/2022 7:48 AM
143	Building and property upkeep Improving/maintaining the downtown streetscape Encouraging development	10/9/2022 7:55 PM
144	Seeing the town have a prosperous commercial area with businesses and industry and creating some recreational venues for locals and tourists both and improving the current water and sewer systems.	10/9/2022 7:32 PM
145	Entertainment, quality of living in a small town, the biggest is getting rid of the empty buildings	10/9/2022 7:25 AM
146	Making our town a place for new businesses . Beautify downtown.	10/8/2022 11:21 PM
147	Commercial development. Maintaining small town feel. Maintenance of all properties properties both commercial and residential.	10/8/2022 11:35 AM
148	Increasing population inside and outside the city limits, encouraging commercial growth for retail, industry, and service providers.	10/8/2022 11:12 AM
149	Housing, walking/bike and recreation.	10/8/2022 10:52 AM
150	Parking, rehabilitating existing downtown commercial buildings, upkeep of infrastructure to encourage development	10/8/2022 9:27 AM
151	Affordable housing Preserve green spaces and rural feel Small town feeling	10/8/2022 9:14 AM
152	Recreational for the youth. That's it. Kids here don't have much	10/8/2022 9:04 AM
153	Jobs affordable housing	10/8/2022 1:27 AM
154	Preserve and enhance landscape or green space in downtown. Improving commercial thoroughfares. Building and property upkeep	10/7/2022 11:10 PM
155	Old abandoned buildings downtown with no roof should be torn down.	10/7/2022 11:04 PM
156	I like the small town charm of Spruce Pine. I do find some of the sprawl/strip malls unattractive, but I don't want to see the town grow much. I think there are enough existing commercial buildings/zones that could be refreshed and developed before adding more. I'd like to see a unified look without imposing too many burdensome regulations. I'd rather keep it the	10/7/2022 10:42 PM

## Spruce Pine Land Use Plan

way it is rather than over regulate it and turn it into a “tourist trap”. I would love to see the River front and water quality improved at the park. There’s excessive turbidity and erosion.

157	Building and property upkeep	10/7/2022 10:38 PM
158	Condemn or improve the appearance of buildings on Upper Street near the City Drive-In.	10/7/2022 9:52 PM
159	Improving appearance on buildings, recreational opportunities and building and property upkeep	10/7/2022 9:07 PM
160	WALKABILITY, green spaces, workforce housing	10/7/2022 8:09 PM
161	I am not a resident of Spruce Pine, but drove there at least once a week since I was 18 years old. I hate where we live now. There was nothing when we moved five miles from where I grew up on 60 acres of land. We are now surrounded by BRCC, HHR, Hospice, two new nursing facilities, and 270 unit apartment complex. I would love to move to Spruce Pine and have a small home on five acres of land. I was born in these mountains and I would love to die in these mountains.	10/7/2022 7:37 PM
162	Taking regulatory action to make it too expensive for current downtown property owners to leave their properties in a derelict, unused state.	10/7/2022 6:46 PM
163	Improving/maintaining downtown land/streetscapes. Preserving, enhancing, and/or creating green spaces in Town. Preserving all small town - quaint environments/images, building on what is already there.	10/7/2022 6:29 PM
164	Building and property upkeep, residential development, improving/maintaining the downtown streetscape,	10/7/2022 2:47 PM
165	Improving appearance of commercial building, greenscape, and encourage activities.	10/7/2022 1:20 PM
166	With the way the economy is going, public transportation and bicycles are going to become more and more important in the future, so they should be figured into any plans we make.	10/7/2022 12:14 AM
167	Greenspace, more opportunities in our community (for work, living, and leisure), and less mobile homes/junk yards everywhere	10/6/2022 5:23 PM
168	Improving the appearance of commercial thoroughfares, Improving the appearance of commercial buildings, workforce housing availability	10/6/2022 8:34 AM
169	Giving our kids opportunities to grow up in a free and safe environment and good paying jobs to keep them and their families here as they become adults	10/5/2022 11:56 PM
170	Upkeep of properties, recreational opportunities, parking availability	10/5/2022 9:18 PM
171	1. Make the downtown an environment. 2. Encourage a consistent look of the community to be inviting. 3. Work towards making our town an inviting place to visit.	10/5/2022 6:52 PM
172	1.Strong infrastructure. Roads, sidewalks and parking. 2. Water sewage 3. Schools	10/5/2022 6:34 PM
173	Affordable housing, attractiveness of area( roadsides and buildings), recreational opportunities	10/5/2022 5:08 PM
174	Storm water runoff, preserving small town atmosphere, affordable housing that maintains high appearance levels	10/5/2022 3:07 PM
175	Preserve small town feel Preserve green space Tree planting	10/5/2022 2:55 PM
176	Parking, buildings appearance, walkability around town	10/5/2022 1:40 PM
177	Walk ability, planting trees, and flood control/infrastructure	10/5/2022 1:33 PM
178	Affordable and land-efficient workforce housing Commerical development (job growth) Preserving/expanding public (green) spaces	10/5/2022 1:26 PM
179	Walkability; preserve, enhance, ad/or create green space in town; bike accessibility	10/5/2022 1:18 PM
180	Workforce housing, preserving small town environment, design/scale/character of commercial development	10/5/2022 1:13 PM
181	Encourage development to increase tax base, building and property upkeep, maintain and improve streetscape	10/5/2022 1:11 PM
182	Green Space, Tree Planting, Streetscape	10/5/2022 12:44 PM

## Spruce Pine Land Use Plan

183	Preserving rural areas in and around Town, Improving the appearance of commercial thoroughfares, Design, scale, and character of residential development	10/5/2022 12:36 PM
184	Flood Prevention, Biking, Preserving small town environment	10/5/2022 12:25 PM
185	No mobile home parks, building and property upkeep,	10/5/2022 12:24 PM
186	Bike assessability, somewhere to walk that isn't around the riverfront park 1/4 of a mile loop.	10/5/2022 11:57 AM
187	Recreational activities, buildings in town, workforce housing	10/5/2022 11:57 AM
188	Resolving the vacant an dilapidated commercial properties in downtown and Grassy Creek. Financially Assist existing townsfolk with the upkeep of their homes. Do not gentrify!	10/5/2022 11:49 AM
189	It is difficult to answer some questions because I find myself asking "what kind of development?" My top priorities are: making downtown accessible by foot or bike, making it affordable for small businesses to launch and thrive, bringing energy and activity to a wonderfully quaint downtown area that now feels overpriced, forgotten, and dying.	10/5/2022 11:44 AM
190	Preserving the small town appeal by restricting multi family housing (apartment buildings) helping keep a tight reign on the population density within the city limits and nearby adjoining areas.	10/5/2022 11:10 AM
191	Keep and maintain green spaces, no mobile homes within the city limits, no low rent units within the city limits.	10/5/2022 10:47 AM
192	improving recreational opportunities, encouraging development to increase tax base, and workforce housing availability	10/5/2022 10:21 AM
193	1. Building upkeep. There are areas of town that are a real eye-sore, due to their dilapidated condition. 2. Bicycle accessibility. I have been a bike rider most of my adult life, but don't have too many places around here to ride. 3. Have sites for commercial development. I think commercial development should be highly emphasized.	10/5/2022 8:59 AM
194	Recreation, green spaces, housing	10/5/2022 8:41 AM
195	Improving the appearances of commercial properties. Building and property upkeep. Preserving rural areas.	10/5/2022 8:41 AM
196	Walkability, small town vibe, building and property upkeep.	10/5/2022 7:37 AM
197	Storm water, property upkeep, small town feel	10/5/2022 7:37 AM
198	Commercial development storm water recreational opportunity	10/5/2022 1:45 AM
199	Business maintenance, property maintenance, accessibility	10/5/2022 12:34 AM
200	The light in front of Fortuner insurance is hardly needed. A stop sign on the side road would be more efficient. Those on Oak Avenue would not need a stop sign.	10/4/2022 11:03 PM
201	Commercial appearance, opportunity space for future spaces, property upkeep.	10/4/2022 10:32 PM
202	Create geenspace in town,encourage development, encourage recreational opportunities	10/4/2022 10:31 PM
203	Workforce housing, building and property upkeep, parking availability	10/4/2022 10:28 PM
204	Encouraging tax paying businesses downtown, improving appearance of lots and buildings all around town including not in town limits as visitors have to drive through these areas to get to down town. Also better signage out of town limits to direct people to the down town.	10/4/2022 10:24 PM
205	walkability, workforce housing, preserving small town environment/image	10/4/2022 10:11 PM
206	-Keeping that small town feeling; Don't want to turn into a "little Asheville". -Working on the parking issue for downtown. -Keeping the area clean and safe to be able to walk around	10/4/2022 10:05 PM
207	Residential development, commercial space and streetscape	10/4/2022 9:48 PM
208	Appearance of downtown. Deal with abandoned run down properties	10/4/2022 9:47 PM
209	Design, scale, and character of commercial development Preserve, enhance, and/or create green space in Town Building and property upkeep	10/4/2022 9:34 PM
210	Building and property upkeep, preserving the small town image, maintaining streetscape/	10/4/2022 9:33 PM



## Spruce Pine Land Use Plan

	parking.	
211	Keeping the town looking good Keep small town image with local owned businesses. Keep chains out for the most part.	10/4/2022 9:26 PM
212	Annexation of commercial properties particularly in the Grassy Creek Highway 226 corridor. Benefits include increasing tax base and could possibly clean up some of the eyesores that are currently in the county. If expansion of water- sewer service outside the town limits is helpful in achieving this then I would encourage that. If not, I wouldn't encourage water- sewer expansion without a clear plan of rates to those customers being set to operate and maintain the system. Encouraging growth in the downtown district without losing our small town charm. Encourage housing development in the downtown district	10/4/2022 9:16 PM
213	Recreational activities, congestion, work force housing	10/4/2022 9:15 PM
214	Improving recreational opportunities, preserving small town environment/image, and parking	10/4/2022 9:09 PM
215	Storm water and flooding.	10/4/2022 8:56 PM
216	Resolve issues with vacant commercial properties	10/4/2022 8:24 PM
217	Preserving small town atmosphere. Cleaning up main street and doing something with the empty building with no roof and trees growing in it.SHAMEFUL. Lovely little house/store sitting empty across from L&L. Supposedly leased but has been sitting empty for 4 years. Either use it or sell it.	10/4/2022 8:10 PM
218	Improving the appearance of downtown	10/4/2022 7:59 PM
219	Preserving what Spruce Pine has.	10/4/2022 7:49 PM
220	Commercial development, recreational activities and housing/industry	10/4/2022 7:48 PM
221	Improving the look of town	10/4/2022 7:48 PM
222	Improving recreational and housing. Flooding issues	10/4/2022 7:39 PM
223	Preserving the small town image, improving/maintaining downtown streetscape, stormwater/flooding (ie Ingles floods a lot)	10/4/2022 5:40 PM
224	Housing, building/property upkeep , encourage growth to increase tax base	10/4/2022 5:16 PM
225	More options for development	10/4/2022 4:59 PM
226	Building and property upkeep Improving the appearance of commercial thoroughfares Preserving small town environment/image	10/4/2022 4:08 PM
227	There needs to be a huge push to encourage multi-family developers to build nice apartment complexes, using tools available such as tax increment financing, and other financing options, more apartments will encourage people to move into town, adding to the local economy, and workforce. NEW Town ordinances - So many of the ordiances are outdated and not even enforced, (ie. No parking is allowed downtown on Sundays, No pool tables allowed with alcohol, etc.) All of these outdated ordinances need to be tossed. It needs a complete overhaul. Creating a MASTER PLAN - and create a plan to finance and implement the plan, Spruce Pine use to pass Bonds to finance improvements and its time to do the same.	10/4/2022 3:43 PM
228	Recreational, Appearance	10/4/2022 3:32 PM
229	Flooding, housing, tax base	10/4/2022 2:54 PM
230	Preserving small town environment/image Improving recreational opportunities Storm water and flooding of streets/yards	10/4/2022 2:43 PM
231	Preserving small town image. Improving downtown street scape No more apt buildings or duplexes, we have 3 complexes on our street. They do not blend in, there is not infostructure (wide roads, water or internet) to support these on small residential streets in town.	10/4/2022 2:23 PM
232	preservation, natural resources, workforce housing	10/4/2022 2:20 PM
233	Improving the appearance of commercial thoroughfares Building and property upkeep Improving/maintaining the downtown streetscape	10/4/2022 2:10 PM
234	Storm water and flooding....Preserving rural areas...Preserving small town environment..	10/4/2022 2:08 PM

## Spruce Pine Land Use Plan

235	Commercial building improvement. Residential property cleanup. Junk cars off of streets.	10/4/2022 1:15 PM
236	Recreational activities Commercial sites available Housing opportunities	10/4/2022 12:56 PM

## Q27 Is there another Town that you think should be the model for how Spruce Pine develops, in terms of appearance, land use, development patters, walkability, etc.? If so, please identify the Town.

Answered: 199 Skipped: 170

#	RESPONSES	DATE
1	Highlands, NC would be an adequate representation of the possibilities, also downtown waynesville is another potential inspirational source.	11/30/2022 6:41 PM
2	Old ---SPRUCE PINE	11/4/2022 8:50 AM
3	Mars hill is nice on and near the main town area, as well as Rutherfordton	11/1/2022 3:07 PM
4	Re; BIke trails: Randolph/Rochester has public and private land trails for public use. see more at <a href="https://www.rastavt.org/about/">https://www.rastavt.org/about/</a>	11/1/2022 12:17 PM
5	West Jefferson	10/31/2022 6:46 PM
6	Burnsville NC!!!!	10/31/2022 2:52 PM
7	No	10/31/2022 12:48 PM
8	Burnsville NC	10/31/2022 10:13 AM
9	Weaverville	10/31/2022 8:57 AM
10	Lenoir greenway. Newland Pool.	10/31/2022 7:59 AM
11	Estes Park, Colorado North Conway, New Hampshire	10/31/2022 7:13 AM
12	Burnsville	10/31/2022 7:06 AM
13	Madison, Ga	10/30/2022 10:14 PM
14	Morganton	10/28/2022 7:24 PM
15	Burnsville	10/28/2022 3:34 PM
16	No, the town needs to determine it's own identity	10/28/2022 1:48 PM
17	Hendersonville	10/28/2022 10:29 AM
18	Burnsville beats us in all respects.	10/28/2022 7:11 AM
19	Blue Ridge GA.	10/27/2022 9:30 PM
20	Blowing rock got their act together.	10/27/2022 9:24 PM
21	Black Mountain	10/27/2022 8:56 PM
22	Blowing Rock, Black Mountain, Bryson City	10/27/2022 2:57 PM
23	Rutherfordton and Saluda	10/27/2022 2:56 PM
24	We should be unique and not copy other towns.	10/27/2022 8:05 AM
25	Walkability, improvement in appearance of commercial and residential properties	10/27/2022 5:56 AM
26	Burnsville, Black Mountain	10/26/2022 10:26 PM
27	None	10/26/2022 10:23 PM
28	San Antonio	10/26/2022 6:22 PM
29	Burnsville, and Marion	10/26/2022 5:28 PM

## Spruce Pine Land Use Plan

30	Really? The mayor and entire town council have lived here all of their lives. They should be as familiar as I am with surrounding small rural towns.	10/26/2022 4:50 PM
31	?	10/26/2022 4:21 PM
32	Marion,Burnsville	10/26/2022 2:48 PM
33	Elizabethton tenn	10/26/2022 11:03 AM
34	Spruce pine	10/26/2022 9:39 AM
35	Burnsville	10/26/2022 8:18 AM
36	No, Spruce Pine is Spruce Pine. We need to develop our own standards and solutions when necessary.	10/26/2022 8:00 AM
37	Marshall, nc. Johnesboro tn abbington va	10/26/2022 7:48 AM
38	Burnsville	10/26/2022 7:35 AM
39	Burnsville. Banner Elk	10/26/2022 7:13 AM
40	Harrisburg PA	10/26/2022 6:42 AM
41	Blowing Rock.	10/26/2022 6:22 AM
42	Bakersville	10/26/2022 12:12 AM
43	no	10/25/2022 10:53 PM
44	Rutherfordton	10/25/2022 10:25 PM
45	burnsville	10/25/2022 9:36 PM
46	No	10/25/2022 8:28 PM
47	Don't try to be like "other towns", be yourselves. Spruce Pine needs commercial growth, not tourist traps. Our children need a future and decent paying jobs to look forward too.	10/25/2022 7:45 PM
48	West Jefferson	10/25/2022 7:29 PM
49	Burnsville	10/25/2022 6:39 PM
50	Bakersville	10/25/2022 6:20 PM
51	Burnsville	10/25/2022 6:18 PM
52	Burnsville	10/25/2022 5:35 PM
53	Blowing rock nc	10/25/2022 4:08 PM
54	Burnsville nice shops and more places to eat all within walking distance and the square has a nice little area for events kids play etc	10/25/2022 3:18 PM
55	Burnsville, Boone	10/25/2022 2:54 PM
56	Burnsville	10/25/2022 2:51 PM
57	Duck,N.C	10/25/2022 1:55 PM
58	Burnsville	10/25/2022 1:37 PM
59	Dahlongea Georgia, even Burnsville, streets are lined w trees. Bryson city has hanging baskets and light posts. Tryon, hot springs and saluda are trying to revitalize and they don't have half the appeal of spruce pine. Spruce pine has the split streets upper and lower, the river and the railroad. Could really utilize those things and use that uniqueness to advantage	10/25/2022 1:20 PM
60	?	10/25/2022 12:53 PM
61	Burnsville and Marion both have lots of great things going on	10/25/2022 11:54 AM
62	I like Burnsville open area/ square	10/25/2022 11:25 AM
63	Burnsville, NC	10/25/2022 11:02 AM

## Spruce Pine Land Use Plan

64	No	10/25/2022 10:52 AM
65	Burnsville, Black Mountain	10/25/2022 10:45 AM
66	Burnsville, Waynesville, Blowing Rock, Banner Elk. Any town adjacent to Spruce Pine has better appearance and curb appeal.	10/25/2022 10:27 AM
67	Marshall	10/25/2022 10:17 AM
68	Anything but Asheville.	10/25/2022 9:48 AM
69	Do not turn into asheville.	10/25/2022 9:05 AM
70	Burnsville	10/25/2022 8:56 AM
71	Burnsville	10/25/2022 8:11 AM
72	Marion nc	10/25/2022 8:07 AM
73	Bryson City	10/25/2022 6:58 AM
74	Improving maintenance, treescape, improving recreational	10/25/2022 5:43 AM
75	No Spruce Pine needs to be Unique.	10/25/2022 2:55 AM
76	Rutherfordton	10/25/2022 2:01 AM
77	Burnsville	10/24/2022 11:23 PM
78	Burnsville	10/24/2022 10:51 PM
79	Brevard	10/24/2022 10:36 PM
80	Blowing rock Marion Burnsville	10/24/2022 10:23 PM
81	Burnsville	10/24/2022 10:08 PM
82	Burnsville, Blowing Rock, Mount Airy	10/24/2022 10:00 PM
83	Most small towns	10/24/2022 9:59 PM
84	Burnsville has grown into a beautiful county. Would like to see spruce pine be the same.	10/24/2022 9:47 PM
85	Forest city	10/24/2022 9:44 PM
86	Saint Augustine, Florida	10/24/2022 9:38 PM
87	Rutherfordton	10/24/2022 9:26 PM
88	Rutherfordton	10/24/2022 9:26 PM
89	Weaverville	10/24/2022 9:21 PM
90	No	10/24/2022 9:17 PM
91	N/A	10/24/2022 8:41 PM
92	I don't have a problem with Spruce Pine being the way it is. If I wanted it to be like another town I would move!	10/24/2022 8:37 PM
93	Mount Airy, NC	10/24/2022 8:20 PM
94	Burnsville	10/24/2022 8:09 PM
95	Burnsville	10/24/2022 7:48 PM
96	West Jefferson	10/24/2022 7:38 PM
97	Spruce Pine Should be our model to follow as it has the best rural mountain setting as Jen of the mountains	10/24/2022 6:18 PM
98	Burnsville	10/24/2022 6:17 PM
99	Blowing Rock	10/24/2022 4:00 PM
100	Banner Elk. In general, our beautiful mountain town should be preserved to maintain it's original	10/24/2022 3:50 PM

## Spruce Pine Land Use Plan

history and natural surroundings. Overgrowth for the sake of growing our town can have damaging effects in the longterm

101	Burnsville	10/24/2022 11:19 AM
102	Consider a rail trail. This will encourage tourists/outdoor enthusiasts and make the downtown river area more enjoyable.	10/19/2022 5:45 PM
103	Ocean Beach, California. Everything is within walking distance. Entertainment, housing, and errands.	10/19/2022 3:25 PM
104	Marion	10/16/2022 10:31 PM
105	Burnsville seems like they got it going on downtown even though I hate to say that	10/16/2022 9:56 PM
106	Burnsville	10/16/2022 9:26 AM
107	Morganton	10/16/2022 9:22 AM
108	Look at Rutherford NC	10/16/2022 4:36 AM
109	Burnsville	10/15/2022 10:41 PM
110	Burnsville , Greenville SC , Greer SC	10/15/2022 10:16 PM
111	No	10/15/2022 9:31 PM
112	Local: Boone, Bakersville, Asheville Other small towns to resemble: Savannah Georgia, Telluride Colorado, St Augustine, Fla, Williamsburg VA, Breckenridge Colorado, Gatlinburg Tennessee.	10/13/2022 9:13 AM
113	New Bern, Nc	10/12/2022 10:27 PM
114	Waynesville before it becomes too big like most towns close to interstates and large metropolitan cities.	10/12/2022 9:26 PM
115	Spruce Pine is uniquely SPRUCE PINE!! Please don't try and change it into the image of some other town! The "grass is NOT greener on the other side!!" The "grass is greener" where you tend and water it!	10/12/2022 1:13 PM
116	Burnsville	10/12/2022 9:52 AM
117	Asheville, 15 years ago. I know everyone hates Asheville, but they've done very well as an economic center and destination. Note, I said 15 years ago (when they really started tipping from abandoned buildings to arts, craft beer, and developing tourism) and not Asheville today! There's a lot of different directions SP can go in if we can just get to that tipping point.	10/12/2022 7:18 AM
118	West Jefferson Marion Brevard	10/12/2022 4:48 AM
119	Burnsville and weaverville or even black mountain	10/10/2022 5:39 PM
120	Burnsville	10/10/2022 10:07 AM
121	Black Mountain	10/10/2022 9:43 AM
122	Burnsville	10/10/2022 7:48 AM
123	Burnsville	10/9/2022 7:55 PM
124	Burnsville and Mariin both have good town areas with businesses supported by the Court house and municipal buildings all close together....	10/9/2022 7:32 PM
125	Burnsville	10/9/2022 6:29 PM
126	Cherokee and Bryson City . Cherokee plays on the river and heritage. Bryson city the trains	10/9/2022 7:25 AM
127	Burnsville downtown.	10/8/2022 11:35 AM
128	West Jefferson, Bryson City, Jonesboro, TN	10/8/2022 11:12 AM
129	Spruce Pine is unique and spread out. We can't be anything but Spruce Pine. Don't worry about the other towns or try to be them.	10/8/2022 10:52 AM
130	Waynesville, Blowing Rock, Morganton, Brevard, Burnsville	10/8/2022 9:27 AM



## Spruce Pine Land Use Plan

131	Don't model or copy anything. Just be you and be the best at what we do.	10/8/2022 9:04 AM
132	Burnsville. North Wilksboro. Erwin Tn	10/7/2022 11:10 PM
133	Blowing Tock is lovely.	10/7/2022 11:04 PM
134	There are parts of towns but not a single one. I like that you can tube right through steamboat springs, co. I like how bike friendly Davis cali is (long time ago not sure about now). I like downtown Hendersonville NC and Thomasville Ga. A place that provides opportunities for extensive Walking, biking, skating, fishing, kayaking, hiking near or through town while having local shops and a small town authentic feel.	10/7/2022 10:42 PM
135	Whitefish mt	10/7/2022 10:38 PM
136	Waynesville, sylva, Brevard, blowing rock,and marion people out walking thru these towns on Saturdays and Sundays with stores open. These towns are full.	10/7/2022 10:24 PM
137	Black Mountain, Old Fort, Morganton	10/7/2022 10:18 PM
138	Waynesville	10/7/2022 10:07 PM
139	Burnsville, NC	10/7/2022 9:52 PM
140	Greenville SC	10/7/2022 9:07 PM
141	Black Mountain, NC	10/7/2022 7:37 PM
142	Blowing Rock	10/7/2022 7:07 PM
143	Burnsville, NC	10/7/2022 6:46 PM
144	Areas such as Fearrington Village in Pittsboro; with the restaurant, cows, shops, etc. Pinehurst with its historical buildings The recently Bakersville new Visitors' Center. Train - Southern Pines with its ice cream shop, Sunrise Theater, shops, restaurants is the most like Spruce Pine.	10/7/2022 6:29 PM
145	Rutherfordton, NC	10/7/2022 2:47 PM
146	Burnsville	10/7/2022 1:20 PM
147	Banner Elk , Black Mountain both have a great downtown area that invites people to spend time there.	10/6/2022 8:34 AM
148	No	10/5/2022 11:56 PM
149	Burnsville does a great job.	10/5/2022 9:18 PM
150	Clayton, Ga. , Blowing Rock, NC, Clarkesville, Ga., Saluda, NC	10/5/2022 6:52 PM
151	A lot of towns develop without improving roads. I hate driving into a towns that have bottleneck roads and insufficient parking	10/5/2022 6:34 PM
152	I love how Burnsville/Yancey Co has lots of walking areas and very attractive downtown	10/5/2022 5:08 PM
153	Burnsville, Black Mtn, Blowing Rock	10/5/2022 4:14 PM
154	West Jefferson, Brevard	10/5/2022 3:07 PM
155	Blowing Rock	10/5/2022 2:55 PM
156	Burnsville is nice	10/5/2022 1:40 PM
157	Marion, NC	10/5/2022 1:33 PM
158	Geographic constraints on the downtown area make for difficult comparisons to other towns. However, the dining/ services/ retail mix in downtown Marshall provides an example of a good balance of all three public-facing sectors.	10/5/2022 1:26 PM
159	Truckee, CA (I don't support the gentrification of housing and lake accessibility there. I'm thinking more along the lines of downtown infrastructure)	10/5/2022 1:18 PM
160	Black Mountain, Burnsville	10/5/2022 1:11 PM

## Spruce Pine Land Use Plan

161	Spruce Pine is unique and should remain so.	10/5/2022 12:25 PM
162	Burnsville, Bryson City, West Jefferson, Elkin, Marion	10/5/2022 12:24 PM
163	Hendersonville, NC Burnsville, NC	10/5/2022 11:57 AM
164	West Jefferson NC	10/5/2022 11:49 AM
165	Black Mountain, Marshall, and Saluda are comparable in size and have managed to retain a small town feel while also welcoming small, local businesses, artists, restaurants, music venues, etc.	10/5/2022 11:44 AM
166	Any town that I've visited in NC is cleaner and has no roofless buildings within the city limits.	10/5/2022 10:47 AM
167	Burnsville or Marion	10/5/2022 8:41 AM
168	West Jefferson, Ashe County	10/5/2022 7:37 AM
169	Marion	10/5/2022 1:45 AM
170	Burnsville	10/5/2022 12:34 AM
171	Spruce pine	10/4/2022 11:11 PM
172	Burnsville	10/4/2022 10:32 PM
173	Black Mountain, Boone, Weaverville	10/4/2022 10:31 PM
174	South port NC or Oceanside CA is very community geared. They have huge farmers markets and vendor events every Thursday they close the streets to town and everything is set up. South port has many festivals and a very cozy feel.	10/4/2022 10:28 PM
175	Franklin, NC	10/4/2022 10:24 PM
176	N/A	10/4/2022 10:05 PM
177	Blue Ridge, GA Greenville, SC	10/4/2022 9:48 PM
178	Burnsville	10/4/2022 9:47 PM
179	banner elk black mountain etc	10/4/2022 9:34 PM
180	Rutherfordton.	10/4/2022 9:33 PM
181	No I think Spruce Pine has a unique layout that will need to be developed using what there is in place to enhance. Im not aware of another town with similar challenges and at the same time similar opportunities.	10/4/2022 9:16 PM
182	Burnsville	10/4/2022 8:40 PM
183	Belmont, Rutherfordton and Banner Elk	10/4/2022 8:24 PM
184	Marion, Morganton, Banner Elk	10/4/2022 7:48 PM
185	Driving through Rutherfordton at night is beautiful but know little about that town structure	10/4/2022 7:48 PM
186	Marion or Morganton	10/4/2022 7:39 PM
187	Garlinburg Tn	10/4/2022 5:40 PM
188	West Jefferson is a good example	10/4/2022 5:16 PM
189	Bryson City	10/4/2022 4:59 PM
190	Blowing Rock does a good job with a small town feel, with the charm, with a thriving business district.	10/4/2022 3:43 PM
191	Burnsville, Marion, Black Mountain, Weaverville, Rutherfordton	10/4/2022 3:04 PM
192	Weaverville	10/4/2022 2:54 PM
193	Salida, Colorado I would highly encourage a visit to Salida, CO and could help coordinate it.	10/4/2022 2:43 PM
194	Keep our identity! If I wanted to be another place so badly I'd move there.	10/4/2022 2:23 PM

## Spruce Pine Land Use Plan

195	Several come to mind - interesting things are happening in Old Fort with an outdoor industry that is intentionally building affordability and support for the community into the process. Check out G5 Collective.. Burke County ( <a href="https://theindustrialcommons.org/">https://theindustrialcommons.org/</a> ) is doing inclusive, good work building an economy that is welcoming and supporting living-wage jobs for all people. Marshall has focused on the arts and local food.	10/4/2022 2:20 PM
196	Jobesborough Tennessee	10/4/2022 2:15 PM
197	Ft Jefferson, Sylva, Dillsboro, Burnsville, Marshall	10/4/2022 2:10 PM
198	Marion	10/4/2022 2:08 PM
199	Marion	10/4/2022 12:56 PM

## Q28 What characteristics of that Town appeal to you?

Answered: 187 Skipped: 182

#	RESPONSES	DATE
1	Walkability and general building/facade use and appeal	11/30/2022 6:41 PM
2	Carolina Theater---Crafts and ART	11/4/2022 8:50 AM
3	they have the small town feel but accessibility	11/1/2022 3:07 PM
4	specifically the encouragement to get outdoors. singletrack.com has ranked Pisgah as #7 best place to bike in the US ( <a href="https://www.singletracks.com/mtb-trails/the-top-10-best-mountain-bike-destinations-in-the-usa/">https://www.singletracks.com/mtb-trails/the-top-10-best-mountain-bike-destinations-in-the-usa/</a> ) . If we could get a small portion of those dollars, as well as encourage our population to USE the outdoors to get healthy, both mentally and physically, we would be winning all around	11/1/2022 12:17 PM
5	Variety of attractions - not just restaurants.	10/31/2022 6:46 PM
6	Welcoming	10/31/2022 2:52 PM
7	Na	10/31/2022 12:48 PM
8	More Restaurant choices	10/31/2022 10:13 AM
9	I grew up here so it's my town	10/31/2022 8:57 AM
10	n/a	10/31/2022 7:59 AM
11	None, I moved away because the town leaders were not interested in anything involving the town spending tax money for zoning, law enforcement regarding property upkeep, etc. It resulted in my business dying when it did not have to.	10/31/2022 7:13 AM
12	Walkability, historic preservation, land use and development.	10/30/2022 10:14 PM
13	The way it is possible to walk to many different businesses at the same time and how they have larger retailers in a seperate area that is also easily accessible.	10/28/2022 7:24 PM
14	No dump trucks and you can dine or sit outside without sand blowing in your face!	10/28/2022 3:34 PM
15	Small town feel.	10/28/2022 1:48 PM
16	Vintage buildings, walking and biking, parking	10/28/2022 10:29 AM
17	Down town square, sidewalks most places, safer to drive except for the idiot that put in turn lanes on the by pass.	10/28/2022 7:11 AM
18	I've visited Blue Ridge GA 4 times. I love the shops, walkability, Appalachian feel, beautiful town.	10/27/2022 9:30 PM
19	Its attractive. Lots of rock buildings, got things to do... not run down.	10/27/2022 9:24 PM
20	The shops and restaurants.	10/27/2022 8:56 PM
21	upper an lower street	10/27/2022 6:37 PM
22	Toe River is nice. Sidewalks and hills are good to walk.	10/27/2022 2:57 PM
23	Park and street scape of both.	10/27/2022 2:56 PM
24	Cant think of any	10/27/2022 5:56 AM
25	The frequent festivals and events near main square	10/26/2022 10:26 PM
26	Development approach highlights the beauty of town's natural features (River --Riverwalk) and the types of commercial development encourages tourism while increasing job opportunities for residents	10/26/2022 6:22 PM

## Spruce Pine Land Use Plan

27	The town square in Burnsville and all the activity in Marion	10/26/2022 5:28 PM
28	Our residents, our culture, our heritage, our mountains, our history	10/26/2022 4:50 PM
29	?	10/26/2022 4:21 PM
30	Festivities	10/26/2022 2:48 PM
31	Bike trails, restaurants	10/26/2022 11:03 AM
32	No place like it anywhere	10/26/2022 9:39 AM
33	Walkability, many different businesses and restaurants, beautiful town square!	10/26/2022 8:18 AM
34	Spruce Pine appeals to me, that's why I live here. If another town appealed to me more that's where I'd live.	10/26/2022 8:00 AM
35	Friendly enviroment with easy parking and shopping. Main street accessible walking ease. Downtown events from music to farmers markets.	10/26/2022 7:48 AM
36	History	10/26/2022 7:35 AM
37	The Mining District should be the focus of redevelopment. Nowhere on earth are so many minerals, gems, and ULTRA —PURE QUARTZ found. What would the world do without our resources?	10/26/2022 7:13 AM
38	Charm and character. Also the upscale of the buildings and landscaping.	10/26/2022 6:22 AM
39	The creek walk area and general layout of the town.	10/26/2022 12:12 AM
40	From town buildings to residential homes. Pristine upkeep with everything. Roadways, signs, holiday Town decorations, side of roadway mantience ditch lines, high grass, tree over hang of road or powerlines near commercial/residential areas.	10/25/2022 10:25 PM
41	small town charm	10/25/2022 9:36 PM
42	Nice looking buildings not empty one	10/25/2022 8:28 PM
43	History of town visible in numerous locations. Sidewalks, store fronts, all well maintained. Plentiful parking. Feels like a town that is proud of itself. PRIDE taken in appearance.	10/25/2022 7:29 PM
44	Walkability, large central green space, no unoccupied storefronts, buildings maintained	10/25/2022 6:39 PM
45	The walking areas near the river, and the upkeep of the natural surroundings.	10/25/2022 6:20 PM
46	Keeping it as closest possible to old town Spruce Pine.	10/25/2022 6:18 PM
47	Square and walkability on neighborhoods	10/25/2022 5:35 PM
48	Homey	10/25/2022 4:08 PM
49	Small town charm with good food and opportunity... but still not to much such as Asheville busy and over populated	10/25/2022 3:18 PM
50	The riverside park	10/25/2022 2:54 PM
51	everything. Including the ability to drive after 10:00	10/25/2022 2:51 PM
52	appearance, everything very used friendly,only thing missing is they have insufficient roads for amount of visitors.	10/25/2022 1:55 PM
53	Stores things to do	10/25/2022 1:37 PM
54	Love the metal dogwood and clock coming into town. Keep that theme in the form of street lamps, wrought iron benches, maybe more metal art, maybe a statue? The split street is unique. Put in an upper/lower public space to act as a focal point like a town square. Put up a black metal arch entrance to it maybe? The river is a gift to any town. Make river access the whole length of town. Plant vegetation, add benches, add old pictures or document the history of the town along a river walkway. Build a little pavilion and have bluegrass on the river on Sunday. Cover the bridge walkway to make it quaint. For the railroad, utilize the depot! Make it a Visitors center maybe. Add an old train car for tourists to walk thru. Help the town buildings to replicate old signage to identify original businesses. That's a good look to any old town. Paint old advertising signs on the sides of buildings. Add canopies. More trees! Recognize	10/25/2022 1:20 PM

## Spruce Pine Land Use Plan

local crafts in the area. Penland is such a great resource and under utilized in spruce pine. Local beekeepers, flower farmers vegetable farmers , cheese makers. Give them a place in town to display their wares. Maybe a covered pavilion w booths placed along the tracks. Microbreweries are an Enormous draw. Encourage one to come to town. Have a contest to decide who gets to come to town. This town is so unique and just waiting to be “spruced” up and shine.

55	The upkeep, expansion, opportunities,	10/25/2022 11:54 AM
56	Once parked you can walk to a variety of places to eat shop or just enjoy	10/25/2022 11:25 AM
57	Downtown merchants work together with town council for managed growth. They realize change and growth is inevitable but have managed it very well.	10/25/2022 11:02 AM
58	Our upper & lower streets unique. We provide parade events. I hope there is plenty of room for that & road safety provided. That's Ol"town. Our children appreciated that so, after they were grown. And stayed.	10/25/2022 10:52 AM
59	That there are good restaurants and shopping venues together, within easy walking distance of parking.	10/25/2022 10:45 AM
60	Appearance, cleanliness, store offerings, small town feel with city offerings, upkeep of businesses	10/25/2022 10:27 AM
61	Beautiful old buildings	10/25/2022 10:17 AM
62	Downtown is very well maintained	10/25/2022 8:56 AM
63	Walkability, thriving small businesses, frequent downtown events	10/25/2022 8:11 AM
64	Riverside only	10/25/2022 8:07 AM
65	They are able to maintain a small town vibe, but also have advertised Bryson city as a tourist destination. Through the utilizing their local reseouces, such as the Tuckaseegee river, and their local train.	10/25/2022 6:58 AM
66	Small town vibe	10/25/2022 5:43 AM
67	N/A	10/25/2022 2:55 AM
68	Heritage and preservation	10/25/2022 2:01 AM
69	The way it looks	10/24/2022 11:23 PM
70	Sidewalks, Riverside Park, Brad Ragen Park.	10/24/2022 11:06 PM
71	City square, farmers market, festivals, concerts, plays, activities	10/24/2022 10:51 PM
72	Eclectic, has a variety of things to draw people into the downtown area—although like blowing rock they may have waited to long to think strategically about parking.	10/24/2022 10:36 PM
73	The appearances of the Main Street areas. The upkeep of businesses. The activities to draw people into town. Marketing. Walkability. Things to do.	10/24/2022 10:23 PM
74	There is always something going on.	10/24/2022 10:08 PM
75	All storefronts are full and the appearance is attractive, the towns have beautiful landscaping, there is a feeling of belonging, of knowing one another, and a shared interest to put citizens first.	10/24/2022 10:00 PM
76	That rustic feel.	10/24/2022 9:59 PM
77	You dont see run down empty buildings everywhere	10/24/2022 9:47 PM
78	Small town charm, historic, clean, crisp and classy looking	10/24/2022 9:44 PM
79	Beautiful and low crime!	10/24/2022 9:38 PM
80	Cute, charming, walkable	10/24/2022 9:26 PM
81	The streetscape and seasonal decoration are appealing	10/24/2022 9:26 PM
82	Everything is accessible	10/24/2022 9:21 PM

## Spruce Pine Land Use Plan

83	Small town USA	10/24/2022 9:17 PM
84	Small town living, I love my town the way it is except need more recreational this for family.	10/24/2022 8:37 PM
85	Small town charm, history, and tourism.	10/24/2022 8:20 PM
86	Sidewalks	10/24/2022 8:09 PM
87	Nice shops, walking, restaurants, and a town square /place for entertainment	10/24/2022 7:48 PM
88	Small town appeal that has preserved the history and beauty of our natural mountain heritage	10/24/2022 6:18 PM
89	Small wholesome living	10/24/2022 6:17 PM
90	no multi family housing and keeping the natural mountain setting with a good blend of downtown and residential properties separated	10/24/2022 4:00 PM
91	rural mountain setting with a strong history of what a true mountain town should be. There are areas to improve as far as the old commercial buildings in the historic section but overall, all new development and growth must be closely regulated.	10/24/2022 3:50 PM
92	The cleanliness, round about and history promotion in the town and it's walkable area	10/24/2022 11:19 AM
93	It's history, geographical location and beauty.	10/22/2022 3:30 PM
94	Walkability, bikeability, everything nearby, without huge chain stores. Farmer's market.	10/19/2022 3:25 PM
95	Layout is much more few flowing and there is pass through drive around steeets	10/16/2022 10:31 PM
96	Love the people at Town Hall. Not sure why people putting them down	10/16/2022 9:56 PM
97	More businesses and better walking areas	10/16/2022 9:22 AM
98	Variety of businesses, parking, upkeep of buildings.	10/16/2022 4:36 AM
99	Quiant	10/15/2022 10:41 PM
100	Clean , easy walking, nice trees, places to sit.	10/15/2022 10:16 PM
101	Spruce Pine has all the natural beauty to thrive & grow!! Beautify the main roads coming into town: Rt 26 and off the Blue Ridge. Build upon the beautiful downtiwn park. Hold concerts, plant flowers. Have artists donate work, Encourage it an offer payment for the materials for the donation, good advertising for events, flowers/plant designs incorporating rocks (we have plenty of stone), rock walls/edging....Aesthetics/appearance. Maximize on being the Mineral City. Appealing: -Safety -Eye catching/creative Aesthetics IE Blacksmith annual function, Have the town pay for the material and a team of artists can make a large piece of art to place as a permanent fixture downtown. It could be of a bear or a metal Mountain outline. -Access to good jobs/employment - Cultural opportunities -Concerts/Art -Good Restaurants -Wifi/Mobility - Dog Park & friendly pet businesses -Quality Schools -Ongoing activities IE Yoga in the park, Free concerts with Food Trucks downtown -Well maintained streets -	10/13/2022 9:13 AM
102	Inviting atmosphere. Trees line the streets. Nice street lights. Businesses open later.	10/12/2022 10:27 PM
103	Quiet, little traffic and proximity of businesses all within walking distance.	10/12/2022 9:26 PM
104	See above. We DO NOT want Spruce Pine changed into the image of some other town! Those are just the very unoriginal ideas from the greedy out of town developers, realtors, and investors.	10/12/2022 1:13 PM
105	Business circle	10/12/2022 9:52 AM
106	It's a place to visit for a reason, and a place locals love to live. There's the old joke they have the highest educated waitstaff in the nation because UNCA students would stay on as waitstaff after graduation rather than leave. Can SP say the same? Or are the younger folks leaving in droves for opportunities elsewhere (often in Asheville, ironically)? They have local industry in addition to tourism. Lots of small businesses, and some large businesses. You can live in AVL without being part of tourism if you want. The negative is affordable housing, although I guess SP has the same issues today anyways. Asheville kept the chains out of downtown for a looong time. Same should be done here.	10/12/2022 7:18 AM
107	The charm, the River and railroad. Walkability of downtown area	10/12/2022 6:37 AM



## Spruce Pine Land Use Plan

108	Well maintained Code enforcement Curb appeal	10/12/2022 4:48 AM
109	Kid and dog friendly. Family friendly	10/10/2022 5:39 PM
110	The walkway that extends for miles.	10/10/2022 10:07 AM
111	Developed downtown, pedestrian friendly	10/10/2022 9:43 AM
112	How main street areas are attractive and inviting. No warehouses in retail space	10/10/2022 7:48 AM
113	Downtown area is clean and storefronts attractive and welcoming. Unlike Spruce Pine, there is very little evidence of empty, rundown, eyesore buildings in downtown Burnsville.	10/9/2022 7:55 PM
114	Everyone is always enjoying the river. Everything is centered there beside it. It's clean and has entertainment around it.	10/9/2022 7:25 AM
115	Clean and maintained downtown. Beautiful town square.	10/8/2022 11:35 AM
116	It's extremely unique location and the flow of the town- an Upper and Lower Street.	10/8/2022 11:12 AM
117	Commitment to creating a cohesive, accessible (parking and walking) shopping and dining area with small town charm that accentuates its unique qualities and is inviting to locals and tourists alike	10/8/2022 9:27 AM
118	Spruce Pine. Where home is.	10/8/2022 9:04 AM
119	Access. Branding of uniqueness of area Small events that shape the culture and promotion of it. Involves ideas of citizens and community to volunteer for promotion of the best of the towns uniqueness via sales, restaurants, buildings and places the citizens can learn about the culture and history	10/7/2022 11:10 PM
120	Nice shops, no abandoned buildings, beautiful flowers/landscaping. I realize Blowing Rock is a more affluent community.	10/7/2022 11:04 PM
121	See above.	10/7/2022 10:42 PM
122	Walkability plays off beauty of town No empty storefronts Main Street is actually more retail than non retail.	10/7/2022 10:38 PM
123	Stores are all open people walking up both sides of street and places to eat a community environment	10/7/2022 10:24 PM
124	They do not have a lot of old, empty decaying buildings like Spruce Pine does.	10/7/2022 9:52 PM
125	There is plenty to do, seems the business do well and everything that is needed they have.	10/7/2022 9:07 PM
126	i think it has a ton of potential! I am excited about all the forward momentum. I wish there were less alcohol centered night life.	10/7/2022 8:09 PM
127	Small town. Locally owned stores on a small main street and not a lot of houses sitting ten feet from each other as well as apartment units. Fair Housing prices.	10/7/2022 7:37 PM
128	Home town feel, walkable,attractive	10/7/2022 7:07 PM
129	Accessibility, size, and desire to improve.	10/7/2022 6:46 PM
130	The appearance, land use, development patterns, walkability, quaintness of each town listed, plus visitors' centers, brick sidewalks	10/7/2022 6:29 PM
131	Rutherfordton is in Rutherford County and is one of the best places to live in North Carolina. Living in Rutherfordton offers residents a sparse suburban feel and most residents own their homes. In Rutherfordton there are a lot of parks. Many retirees live in Rutherfordton and residents tend to be conservative.	10/7/2022 2:47 PM
132	Arts and culture	10/7/2022 1:20 PM
133	Good restaurants	10/6/2022 11:29 PM
134	Riverwalk, growing downtown	10/6/2022 5:23 PM
135	Like the small town feel, but there are too many vacant buildings and need more restaurants to attract visitors	10/6/2022 8:34 AM

## Spruce Pine Land Use Plan

136	N/a	10/5/2022 11:56 PM
137	The sidewalks/bike lanes are nice, the towns buildings are kept very well maintained, and the growth of the town is encouraging.	10/5/2022 9:18 PM
138	Dining options, walk ability, activities, dim enticing shopping options	10/5/2022 6:52 PM
139	Older building with character, the spruce pines/ flowers/giving garden	10/5/2022 6:34 PM
140	There is always something going on in downtown Burnsville	10/5/2022 5:08 PM
141	Nest, clean, vibrant businesses, varied shops, walkabiliy	10/5/2022 3:07 PM
142	Stores, green space and variety.	10/5/2022 2:55 PM
143	The local shops and town square	10/5/2022 1:40 PM
144	Great sidewalks and upkeep on roads/sidewalks	10/5/2022 1:33 PM
145	The presevation of older buildings and their facades as well as other landmarks. It would be great to see some of the damaged/unoccupied buildings repurposed for either public spaces or new commerical ventures. Perhaps the City could identify priority buildings/lots for renovation and subsidize a small part of their reno (if not their acqutision as public spaces).	10/5/2022 1:26 PM
146	I love TRAC, Treats, Fox and Fig, DT's, Moondust... all of these places are walkable for me and they provide an inclusive sense of community and culture. I'd love to see Spruce Pine continue to grow in this way	10/5/2022 1:18 PM
147	Walkability with Multiple and diverse shops and restaurants that are well maintained and presented.	10/5/2022 1:11 PM
148	small, beautiful, near natural beauty, not overdeveloped, rural	10/5/2022 12:36 PM
149	Older buildings.	10/5/2022 12:25 PM
150	number of restaurant options we now have	10/5/2022 12:24 PM
151	Booming businesses	10/5/2022 11:57 AM
152	They embraced new ideas, they "did" the work. Embraced the arts community ie 15 murals, gallery crawls. Spruce Pine current LUP was penned over 13 years ago. Seems like a lot of wasted time compared to West Jefferson. Where is SP's art/folk museum? Why is down SP like a ghost town on the weekend? Why is the population of SP declining. What good is the LUP given the current state of affairs in SP? H	10/5/2022 11:49 AM
153	Easy to walk or ride bikes; they have/maintain their character; old buildings are in great shape; hiking and recreational areas feel close by and easy to access—part of the downtown feel.	10/5/2022 11:44 AM
154	Cleanliness and green spaces such as planters and flowering trees.	10/5/2022 10:47 AM
155	I like that we have upper and lower street and that we are built around the river and railroad	10/5/2022 8:41 AM
156	Walkable, pleasant street scape, variety of business.	10/5/2022 7:37 AM
157	The river	10/5/2022 12:34 AM
158	Small town feel	10/4/2022 11:11 PM
159	Appearance, collective feel, upkeep.	10/4/2022 10:32 PM
160	The friendliness	10/4/2022 10:31 PM
161	They incorporate family and fun also there's diversity among the shops. They really support local businesses.	10/4/2022 10:28 PM
162	Shops that interest visitors instead of churches and insurance, etc. and lots of attractive areas to walk around. Small town feel that welcomes you.	10/4/2022 10:24 PM
163	N/A	10/4/2022 10:05 PM
164	Small town, friendly atmosphere.	10/4/2022 9:48 PM
165	Clean beautiful downtown area with lots of green space and charm	10/4/2022 9:47 PM

## Spruce Pine Land Use Plan

166	beautiful walkable great shops great restaurants entertainment	10/4/2022 9:34 PM
167	The lights on the buildings, neat sidewalks and buildings maintained.	10/4/2022 9:33 PM
168	The town square	10/4/2022 8:40 PM
169	its cute, on a river, not on a highway	10/4/2022 8:26 PM
170	Locally owned mom And pop businesses	10/4/2022 8:24 PM
171	Walkability of downtown, variety of shops and restaurants, downtown public park area	10/4/2022 7:59 PM
172	Design, constant growth and opportunities for businesses to come for more jobs.	10/4/2022 7:48 PM
173	Curb appeal, and street lighting	10/4/2022 7:48 PM
174	Variety of business, people are always out enjoying local markets and shops, not overly crowded, always growing and improving	10/4/2022 7:39 PM
175	The refresh they did in regards to the sidewalks where the electrical and phone lines where placed under the street really cleaned up the sidewalks	10/4/2022 5:40 PM
176	Small town feel, toe river, railroad, Spruce Pine Main Street	10/4/2022 5:16 PM
177	The river, railroad, lower and upper street.	10/4/2022 4:59 PM
178	Stone facades make up nearly 50% of the downtown buildings, adding to the mountain charm.	10/4/2022 3:43 PM
179	These downtowns are clean, inviting, charming and provide options for locals and tourists	10/4/2022 3:04 PM
180	Restaurants, & shopping centers	10/4/2022 2:54 PM
181	Recreational uses of natural resources Walkability Family atmosphere	10/4/2022 2:43 PM
182	N/A	10/4/2022 2:23 PM
183	I don't want to repeat what I said above. Spruce Pine has the opportunity with Penland School of Craft, natural beauty and assets to welcome intentional investment to preserve what is good and to allow for changes that will support the community and development. It's doesn't all have to be tourism but some of that may be required. What about an annual outdoor sculpture festival (not bears and such) but something that will draw art appreciators (look at Grand Rapids MI). Think big and act intentionally and people will come along.	10/4/2022 2:20 PM
184	Mountain charm.	10/4/2022 2:15 PM
185	River is a focal point. Outdoor dining.	10/4/2022 2:10 PM
186	It is very clean and the older buildings are renovated so nice..	10/4/2022 2:08 PM
187	New restaurants, the Miller complex( opportunities for new businesses to come in/ new things to do), lots of outdoor walking trails/ recreational opportunities.	10/4/2022 12:56 PM

## Q29 If you have any other thoughts or concerns about land use and/or development that aren't addressed in this survey, please leave them here.

Answered: 117 Skipped: 252

#	RESPONSES	DATE
1	A place for young people to meet---Get to know each other---	11/4/2022 8:50 AM
2	We could do with getting businesses in some of the large empty spaces if possible, its hard to see improvements in the town with those large empty spaces..	11/1/2022 3:07 PM
3	Infrastructure, especially water and sewer lines, must be addressed to allow for adequate capacity for growth.	10/31/2022 6:46 PM
4	n/a	10/31/2022 7:59 AM
5	Last I checked, the town was sitting on enough surplus funds to run itself for two years without another dollar in property taxes. It may be too late to start spending that money on downtown revitalization, but it is something to think about.	10/31/2022 7:13 AM
6	It has already been addressed, but two things I think would help the town and the citizens of Mitchell are: 1. The development of a industrial site to attract industry. Tourism and small business seem to be the main focus and they are important, but making a living on these is difficult. Industrial jobs pay the best wages and have the best benefits. 2. Pursuing a partnership with CSX for rail tours of the mountains. Many say it has been tried before, but that is no reason to not try again. Tourism would double in Spruce Pine.	10/28/2022 1:48 PM
7	We should define what we are in Mitchell County/ Spruce Pine and work toward that goal!	10/28/2022 10:29 AM
8	Too many burnt out bldgs, too many dangerous intersections, can not walk to be healthy because it is not safe! Not many affordable living apts.. need handicap living and more transportation.. a handicap person can not currently get to church or shop on weed ends this is shameful.	10/28/2022 7:11 AM
9	Private property outside the city limits the people paid for a well, pump, water line and pressure pump should not be taxed or be ordered to use county supplied utilities. That would be unfair to us and add cost to the county to develop.	10/27/2022 11:20 PM
10	I think politicians should stay ethical and not profit from any real estate decisions made, but make decisions to improve the lives of the citizens	10/27/2022 9:30 PM
11	I want action... tired of the lip service.	10/27/2022 9:24 PM
12	Beverage district would be an improvement. I would include downtown lower street and a separate district for The City Drive-in. Monthly free outdoor concert series would be a winner!	10/27/2022 2:57 PM
13	Keep the Pine Line running for those that do not have dependable transportation. 226 does not have sidewalks and if it did that is a long walk to Grassy Creek. Spruce Pine needs to let outsiders know that Grassy Creek in not Spruce Pine also.	10/27/2022 2:56 PM
14	Keep up the good work taking care of the parks. I don't like that the tennis courts are being removed from Brad Raggen Park.	10/27/2022 8:05 AM
15	More Visible police force (safer community), lower fire rating, lower taxes	10/26/2022 10:23 PM
16	Homelessness. Therebus	10/26/2022 5:28 PM
17	Advertise this survey on social media to get responses. WTOE reaches a small audience	10/26/2022 4:50 PM
18	Stop the homeless people NOW before it becomes a major problem like ashville. there all drug users, if it get as bad as ashville i will close my store. Im not putting up with it. I have been having problems now with shop lifters. I have been in bussiness since 1991.	10/26/2022 4:21 PM
19	Use outside individuals that don't know Town Council	10/26/2022 2:48 PM

## Spruce Pine Land Use Plan

20	Bike walking trail from parkway to downtown	10/26/2022 11:03 AM
21	I would like to see this space better maintained. The paths need grading and to be repaved. Also, more sidewalks that make sense.	10/26/2022 9:50 AM
22	Lack of flexibility for the Theater rebuild. Excluding alcohol is prohibition..	10/26/2022 8:18 AM
23	I'm just tired of hearing a bunch of well off middle aged and older folks fight over who gets to say what to do when none of them seem to have a clue except in their own narrow interests. <a href="https://www.youtube.com/watch?v=0j_1Z3TiGVg">https://www.youtube.com/watch?v=0j_1Z3TiGVg</a>	10/26/2022 8:00 AM
24	We need a vision for the future, strong leadership, and funding. First, the people with the money in this town should clean up and maintain their properties. Who would want to invest in such a run-down place?	10/26/2022 7:13 AM
25	Would love for Spruce Pine to look into the viability of shifting its property tax scheme towards a split-rate tax, which taxes land higher at a higher rate and improvements lower. This can keep spruce pine from being bought up by speculators and allow those who actually want to live and work and pay taxes in the area to do so more easily, while being revenue neutral for the town. It also encourages the building of more housing which will help keep rents affordable, as many long time Yancey and Mitchell county residents are being pushed out. This was a great survey, thanks for asking locals about their thoughts.	10/26/2022 6:42 AM
26	At the end of Brad Regan park, that parking lot area could be used better. A open bathroom would be nice.	10/26/2022 6:22 AM
27	See #28	10/25/2022 7:29 PM
28	Upper and lower street could be connected to encourage walkability by turning some connecting roadways into pedestrian malls with small affordable shops along them. Apartments in upper stories of buildings could enhance and promote a town center mix of retail, restaurants, offices, civic uses, and multi-family housing. Provides more housing opportunities and choices.	10/25/2022 6:39 PM
29	Structural Safety of vacant buildings downtown. There are many eyesores that detract from existing businesses	10/25/2022 5:42 PM
30	Live in Red Hill, have office in Spruce pine. Can't think of anything else	10/25/2022 5:35 PM
31	We would appreciate the town NOT turning off water to Swiss Pine lake development without informing Aqua in thw future!!	10/25/2022 3:16 PM
32	The goal should be an attractive town with the focus on making everything the best possible to meet the needs of every citizen.	10/25/2022 1:55 PM
33	Just get the town up to 2023 while keeping it a small town.	10/25/2022 1:37 PM
34	I don't think we need to plan for the next 3 years. I think we need to think 10+ years of growth. Also if the mining is going to creep into town limits they need to contribute a lot more than a few boxes at the community garden. In my opinion if the mines were properly contributing to the community we wouldn't have half of these issues.	10/25/2022 1:35 PM
35	Look up the North Carolina Main Street and Rural Planning Center for ideas. They have also a NC Main to Main trail of small towns to visit. Get Soruce Pine included under the NWest region. Also the NC Main Street Center has a MainStreet Solurions Fund. Many local towns are using this fund to make improvements and get a jump start on revitalization. Look at <a href="http://www.saveyour.town">www.saveyour.town</a> . They sell a \$9 video with tons of ideas to get started.	10/25/2022 1:20 PM
36	The Town of SP and Bakersville along with Mitchell County would do well to stock the river and Cane creek with all the fish they can hold weekly. Sell permits and create a fisherman's paradise such as Cherokee. This would attract people and money. That is not what you have now. people need to come and actually catch tons of fish so to tell their neighbors all over US.	10/25/2022 11:55 AM
37	Maybe no more religious buildings taking up viable business space? It's absurd that they take up huge spaces, to be open one day a week, don't pay taxes, and keep other businesses from operating normally, ie, bars.	10/25/2022 11:54 AM
38	reduce fees for water and sewer hookups!	10/25/2022 11:19 AM
39	Surely the tax base in Spruce Pine is being lowered by having so many downtown buildings	10/25/2022 10:45 AM

## Spruce Pine Land Use Plan

occupied by churches. Seems like there could be a limit to the number.

40	SP Residential codes: Trailers parked in yards for occupancy. Junk cars that have not been moved in years with no registered tag. Junk in neighborhood yards. I am all for preserving personal property rights for land owner however; when neighboring properties devalue adjacent property due to appearance that becomes an issue. Drug known properties . Large property managers or property renters in SP do not care what takes place on their property as long as the monthly rent is paid. Also the upkeep and appearance of these properties in terrible.	10/25/2022 10:27 AM
41	I think spruce pine should go all out with Christmas lights. Look at Rutherford. Spruce pine is a cute quaint town with tons of charm. Go all out with Christmas lights on upper street/lower street have lights crisscrossing the intersections, lights on the bridges, lights on the side of the road and decorations in the park and foot bridge, crisscross lights from the tops of the building on upper street and line the whole street in lights... people will come just to see the lights in the snow which mean they will look for places to eat so that brings money to local restaurants they will also walk on upper street and lower street in and out of shops bringing them business. It's not super cheap but it's not a ton of money and would bring so many benefits to spruce pine.	10/25/2022 9:48 AM
42	N/A	10/25/2022 6:58 AM
43	N/A	10/25/2022 2:55 AM
44	Stable internet services for all 3 counties. Concentration to serve remote workers. Marketing our mining industry with a museum of County history and Gen, Quartz mining with importance to world.	10/24/2022 11:06 PM
45	I do think SPMS is doing a wonderful job. Just wish the burned out/empty buildings could be maintained better but I realize it's probably a complex matter.	10/24/2022 10:23 PM
46	I lived in Spruce Pine from 1976-1980 and 1986 until 2020. Just recently moved elsewhere in the county.	10/24/2022 10:08 PM
47	I would like to see more murals or paintings on some of the open areas downtown	10/24/2022 9:59 PM
48	We need more tourist traffic and more residents. Spruce pine needs to grow to help all business owners run successful businesses.	10/24/2022 9:47 PM
49	We moved here 3 years ago and love the small town atmosphere where everyone knows everyone.	10/24/2022 8:41 PM
50	Consider it the highest priority to avoid over population that will ultimately put a burden on our infrastructure and residents. If we grow for the sake of growing we will become a city and then, our mountain town and all its history is lost forever.	10/24/2022 6:18 PM
51	please consider restricting at all cost the unsightly development of multi family developments, nothing good will be added to our town but over population, congestion and burden to our infrastructure.	10/24/2022 4:00 PM
52	the above survey captured everything required for reviewing future land use. as stated above, multi family, townhomes, apartments etc., will take away from the mountain rural town setting and turn Spruce Pine into a city rather than a town. In closure, this would hurt Spruce Pine as it has many other small towns who proceeded to grow in all the wrong directions.	10/24/2022 3:50 PM
53	New housing development would be great, but must be affordable and appropriate for the area.	10/19/2022 3:25 PM
54	Dont annex	10/16/2022 9:56 PM
55	The town could purchase the empty lot next to Habitat store, clean it and make it extra parking spaces for various activities and rent space for vendors during when no festivals/activities are planned.	10/16/2022 4:36 AM
56	We need industry in Spruce Pine, not more tourist traps	10/15/2022 10:41 PM
57	Sewer and water infrastructure !!!	10/15/2022 10:16 PM
58	I would suggest a walkable open container path for downtown on, for participating businesses. The path can be decorated/outlined and businesses can promote. I believe it's very possible to grow & if done correctly, keep the conservative small town feel! Good luck, thanks for this survey!	10/13/2022 9:13 AM



## Spruce Pine Land Use Plan

59	Commercial land should be cleaned up, presentable and occupied. There are enough buildings here to open several businesses that are currently unused.	10/12/2022 9:26 PM
60	PLEASE DON'T acquiesce to the self serving, greedy thoughts, ideas, and plans from those that just want to Profit any way they can by changing our town into something that only cares about the almighty dollar and their bottom line.	10/12/2022 1:13 PM
61	Make landlords clean up their old buildings and parking lots	10/12/2022 9:52 AM
62	I feel there are plenty of places and buildings that need to be tore down and developed	10/12/2022 9:08 AM
63	Develop commercial to be attractive and viable for local, small businesses. Develop SP as a destination on the parkway. Preserve property rights for residential owners. Don't overstep bounds.. Commercial can be regulated easily. Taking rights from homeowners is a whole different ball of wax. We are still "the country" and we cherish our rights. None of that is in conflict with developing commercial areas and opportunities!	10/12/2022 7:18 AM
64	Read and follow Jeff Siegler on LinkedIn he writes about place, community and why cities and towns live or die	10/12/2022 4:48 AM
65	You folks need to tend to what is crumbling and not worry about the LOOK! Ya'll have way too much time on your hands. Focus people.	10/10/2022 3:27 PM
66	Current buildings are being left to decay (Lemon Tree Inn) and have an impact on the surrounding property values.	10/10/2022 9:43 AM
67	Make land owners in downtown clean up their derelict properties	10/10/2022 7:48 AM
68	Btw I can almost hit the city limits sign with a rock I'm so close to the town limits.....	10/9/2022 7:32 PM
69	Upper street, and all the abandoned building need to be updated.	10/8/2022 11:35 AM
70	We need way finder and directional signs. What we have currently are way to small and folks visiting cannot read them. Please look at Morganton's signs, or Jonesboro's. The signs need blue, grey and whites- green and yellow are absolutely horrible marketing colors, difficult to see, and should never be used in this application. Zoning needs to be fixed to prevent churches, non-profits, bail bondsmen, tattoo parlors, check-cashing centers, re-hab and drug recovery centers, and homeless shelters out of the downtown central business district.	10/8/2022 11:12 AM
71	Rehab or rebuild of the downtown area should be absolute top priority. Clean up and create that central hub for shopping/dining/meeting and the rest will follow.	10/8/2022 9:27 AM
72	Help the kids and youth	10/8/2022 9:04 AM
73	Landscaping, Appearance & Activities opportunities.	10/8/2022 8:16 AM
74	Contact residents and businesses who reside close to each other and promote ideas for positive changes that will enhance their surroundings with prideful connections to support working together. Such as citizens helping refurbished the business that they live close to and keeping it clean for their pride to live there! Good neighbor mentality. Public promotion in advertising of this will make us and them proud.	10/7/2022 11:10 PM
75	The Toe River could really be a wonderful focal point. Have to reduce erosion, turbidity, trash and make it more accessible.	10/7/2022 10:42 PM
76	N/A	10/7/2022 9:07 PM
77	I worked for a Civil Engineer and Land Surveyor for 25 years. He fought for every person he could to get through red tape and then Henderson County hired a County Manager from Catawba County. There is more red tape and so many hoops to jump through it is absolutely ridiculous. There are fees for a permit, fees City water hook up, sewer hook up and every time an inspector visits a home to inspect a new heating system or air conditioning system we are charged outrageous fees. This is just the tip of the iceberg. Live in Hendersonville? Pay City taxes, County taxes, Historical taxes, Land Development fees. You can't cut an acre off of your property without it being treated like a subdivision. County has to approve it and you pay there fees!!	10/7/2022 7:37 PM
78	The property currently occupied by Tri-County Oil is being tragically misused. It is Spruce Pine's best opportunity to have a riverfront attraction that would be a regional magnet for tourism.	10/7/2022 6:46 PM



## Spruce Pine Land Use Plan

79	.	10/7/2022 6:29 PM
80	Severe lack of decent lodging. Two of the four motels are not fit for humans. Need more clean motels and B&B's. Access from the parkway is very discouraging. Few people venture beyond Grassy Creek. They don't even know about the fabulous restaurants downtown. The 226 corridor from the parkway is an eyesore. Signage is insufficient. There is nothing there to recommend Spruce Pine to the traveler.	10/7/2022 2:47 PM
81	Water needs to be a high priority. I'm unaware how feasible this may be, however, continuous water outages and boil notices do not benefit businesses, citizens and tourists. It's an ongoing issue that needs a resolve at some point.	10/7/2022 2:28 AM
82	The town needs from restaurants or eating establishments	10/6/2022 8:34 AM
83	If you purchase commercial property in town, you should have a plan to open it as a viable business within 6 months or put it up for lease to someone who will. Commercial property owners holding on to empty buildings hurts the whole town.	10/5/2022 11:56 PM
84	Would love the option of golf carts encouraged/supported, encourage local artists (I'm not one) to be more active in the development of the community. In Saluda, I saw their town trash bins designed like train engines. Artist name on it but really fit the town train theme.	10/5/2022 6:52 PM
85	To be honest, I don't know much about land use and development	10/5/2022 5:08 PM
86	Absentee landlords, vacant buildings, overhead "power" lines - too many, some not in use but not removed, art installations underused	10/5/2022 3:07 PM
87	Expanding city water/sewage services beyond the town limits would be a welcome incentive for new (non-sprawling) development, but it seems doubtful that the current infrastructure can meet expanded usage (despite rising rates). Perhaps the rate hikes are intended to fund this expansion? Accessibility to the riverfront from Lower St. would be a welcome addition.	10/5/2022 1:26 PM
88	Broadband internet for the Spruce Pine surrounding neighborhoods outside the town limits. This is no longer an option to attract the development we desperately need. This makes it possible to attract new residents who work remotely	10/5/2022 1:11 PM
89	the corridor from the parkway to downtown via grassy creek should be considered in longterm development to foster tourism. it should be attractive to tourists.	10/5/2022 12:36 PM
90	Dog park.	10/5/2022 12:25 PM
91	Question 21 - If annexing an area, example: the golf course area, this should be put to a vote by the land owners in that area and the decision not made by developers for the land owners. Question 15 & 16 - We own a vacation home in a rapidly growing beach community. Homeowners have the option to purchase \$10 parking permits (limited to 3 per home) that are valid for 3 years. There are roughly 70 reserved parking spaces for those stickers on the island with a year round population of 8,100 and a tourist population of 50,000 in the summer. Do we purchase permits, yes, are they worth it? No. Non-stickered cars park in the reserved spots during the summer and the town parking enforcement can not keep up with ticketing. (\$50 fine for parking without a sticker) We are the only beach in southwestern NC that has free parking. So beach goers, day trippers, everyone, flocks to our beaches in the summer taking all parking. The town counsel is now working on a paid meter parking solution. This will discourage day trippers and non renters, but will punish the home owners by eliminating the sticker system. They will also need to hire 5 more full time parking enforcement during the summer season. Spruce Pine is already struggling to bring in the tourist and day trippers. We do not have a parking issue like other tourist towns. Metered or paid parking will further discourage visitors and will punish the residents. Why visit Spruce Pine and pay for parking when you can go to Burnsville, Marion or Blowing Rock, which already have more options.	10/5/2022 12:24 PM
92	Please fix our water and sewer infrastructure before you try to add more to an already old and struggling system.	10/5/2022 11:49 AM
93	I hate seeing SP buildings bought up by "developers" from out of town who just let them sit empty or don't care how their renters impact the overall feel of downtown: i.e. the Bank of America building, the empty commercial properties lining upper and lower streets, the empty lots around Ingles and the bridge, etc etc....	10/5/2022 11:44 AM
94	The blind curve on Reservoir Road was made worse by the closest neighbor with a backhoe that damaged the street, and took out all the trees that may have stopped a car from going	10/5/2022 10:47 AM

## Spruce Pine Land Use Plan

over the edge. All of this was done without permission because safety issues here are multiple lawsuits when someone goes over the edge, we need guard rails now.

95	If the new school is built in Ledger I would like to see Deyton and Harris utilized by the town in some way if possible.	10/5/2022 8:41 AM
96	Businesses and home owners should be required to maintain a presentable look or receive a fine.	10/5/2022 12:34 AM
97	It is time to demolish dilapidated and uninhabitable buildings in town. For instance, the building (380 Oak) that is shell, it was burned in the arson fires and is not usable but consumes usable space. It is currently owned by a business licensed out of Miami, FL, which is concerning. The old tire shop building that is located on the corner of Oak and Altapass Hwy; this building has been abandoned for several years and is uninhabitable. This building should be demolished or salvaged for repurpose. It seems as those "downtown" and expansions stop at the aforementioned intersection and driving past that is uneventful. After passing the intersection of Oak and Ward st things are dreadful; everything is an eye-sore, there is a lot of over-growth, no business or opportunity. It feel as though we have a lot of wasted space. There is a lot of opportunity growth on the east side of town.	10/4/2022 10:32 PM
98	It would be nice to have some fine dining, or a wine bar. To get out of towners and folks with second homes to spend money here and give locals an option that we don't have now	10/4/2022 10:31 PM
99	As mentioned above, I would like to have more options for places to go/things to go do when friends and family come visit. Going to the Parkway is nice or the stores downtown, but with bad weather coming up, the options for fun things to do becomes very slim.	10/4/2022 10:05 PM
100	More festivals and events downtown	10/4/2022 9:48 PM
101	home health care, churches, gun shop, etc bring in zero tourist dollars to downtown.	10/4/2022 9:34 PM
102	Spruce Pine Inn can turn into a problem really quickly. Security and issues at the Riverside Park. I used to love walking there but avoid it now. Homelessness and its growth.	10/4/2022 9:33 PM
103	The acquisition and development of the Bud Phillips property should be at the top of any list involving land use development in downtown Spruce Pine. It has the most potential for future growth. In the right hands could be insure the economic health of downtown for years. In the wrong hand the results could be disastrous. In my opinion this is the most critical issue the land use plan should address.	10/4/2022 9:16 PM
104	Pave the residential streets that haven't been paved in nearly 40 years.	10/4/2022 9:15 PM
105	what the f*%# is going on with the sewage in grassy creek?	10/4/2022 8:26 PM
106	Resolve issues of unstable mountainside on upper street that recently had a boulder slide that damaged a building. Develop more riverfront access and views downtown.	10/4/2022 8:24 PM
107	Yes. Too many old fuddy duddies with old ideas not willing to change. Old rich bitch controlling everything not willing to fix anything or sell to younger investors so town can grow with new citizens from all over the country coming here. We can still be a small town but look a whole lot better. Right now Spruce Pine looks pretty sad.	10/4/2022 8:10 PM
108	We need industry, this bringing in people which means more housing and spending and taxes which lead to growth.	10/4/2022 7:48 PM
109	The landscaping of riverside park could be improved. Specifically the brush between the park and river is over grown and hide the river	10/4/2022 7:48 PM
110	N/A	10/4/2022 7:39 PM
111	Making the intersections look nicer like what burnsville did on their bypass (lights on poles and not hanging from the wires) looks way nicer	10/4/2022 5:40 PM
112	For a Land Use Plan to succeed, the Town Council needs to understand its purpose and support the process	10/4/2022 5:16 PM
113	We need a better image and prominent signage between the BRP (entrance to our County) and downtown Spruce Pine.	10/4/2022 4:59 PM
114	Storefront churches in the downtown district should not be allowed. It takes away from the tax base and employment base, it hurts retail traffic as well, even Mainstreet with the State office	10/4/2022 3:43 PM

## Spruce Pine Land Use Plan

are against these.

115	Developing businesses locals can use all year to keep our money in our town. Yes we need businesses to draw in tourist but nothing much here for locals that live here year around. Downtown has enough bars...use empty spaces for recreation businesses not just more bars and restaurants.	10/4/2022 2:54 PM
116	I'm so glad to get this survey. From my perspective, SP has not been actively guiding or seeking growth and may be left behind. There needs to be community and bridge building. The process needs to be inclusive.	10/4/2022 2:20 PM
117	There is no use to precede, if these standards are no enforced. The town has some ordnances in place now, that have never been enforced!	10/4/2022 1:15 PM