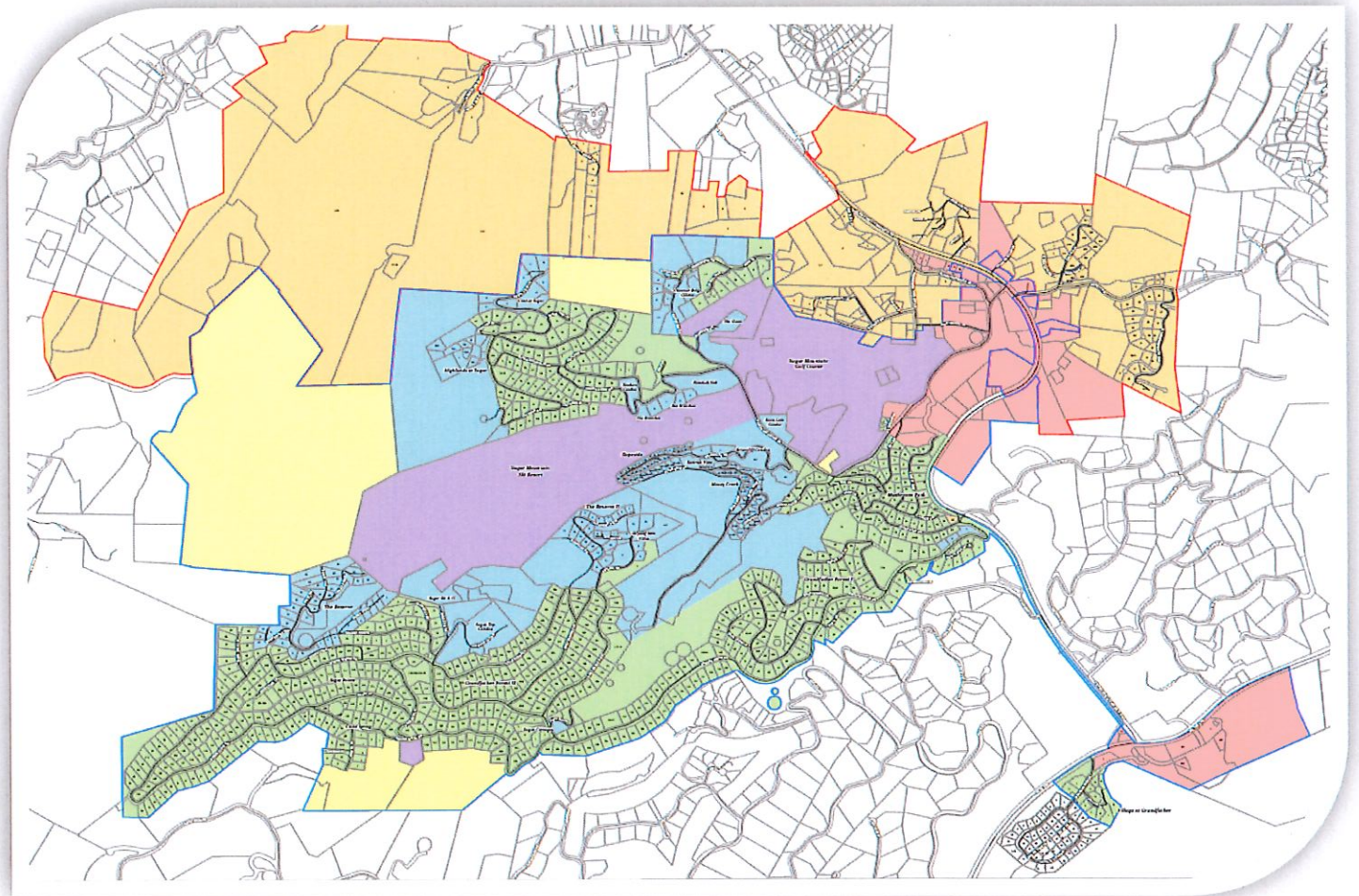


COMPREHENSIVE PLAN

The Village of Sugar Mountain

A COMMUNITY FOR ALL SEASONS



Official Zoning Map Adopted December 17, 2019



The Village of Sugar Mountain

Village Council

Gunther Jochl

Mayor

Scott J. Brown

Mayor Pro Tem

Council Members

David Ammann

Wade Wittman

Dick Casey

Planning Board

Zoe Schmidinger

Chair

Members

Dedy Traver

Sarah Whitfield

Dick Casey

Richard Fudge

Village Staff

Susan Phillips

Village Manager

Bill Daniels

Public Works Director

David Henson

Chief of Police

Tammy Floyd

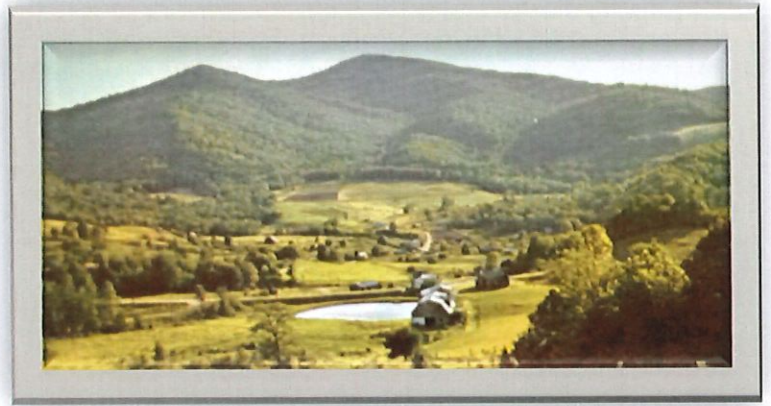
Village Clerk

Table of Contents

Times Past	Page 3
Current Growth	Page 3
Our Future	Page 4
Mission Statement	Page 4
Our Values	Page 4
Planning Ahead	Page 4
Goals, Objectives, and Strategies	Page 4
Zoning Map	

TIMES PAST

The idea of Sugar Mountain began with a piece of untouched mountain landscape. Construction of the Ski Resort began and was completed in 1969. Real estate sales along with development started soon after. With the increase of development and lack of control, the Sugar Mountain Community Association sought incorporation. The Village of Sugar Mountain officially became a municipality on August 27, 1985. The Village's Corporate Limits have expanded since 1985 and added the Extra Territorial Jurisdiction in 2006.



CURRENT GROWTH

Since incorporation, the Village of Sugar Mountain continued to grow with the purchase of the golf course and management of the tennis program. Roads were paved, hiking and biking trails added, and land acquired. The land has been used for the construction of the new Village Hall, J. Douglas Williams Park, Trash and Recycling Center, and Mountain Electric Substation. Additional funds became available in 2001 when the Village was given the authority to collect occupancy taxes from short-term rentals. The occupancy tax has provided funds for marketing, events, and several infrastructure projects including the park picnic shed and bathrooms, a new golf and tennis pro shop, walking trails and bridge, decorative street lights, and golf course improvements.



OUR FUTURE

The Village continues to see growth in homes and businesses. Our goal is to continue promoting and maintaining the Village of Sugar Mountain as a desirable destination for short-term visitors, seasonal and year-round residents while providing recreational facilities and lodging for all seasons, and continued municipal services to meet the needs of its constituents. The Village of Sugar Mountain will remain a comfortable community, a desirable destination, a responsible and responsive municipality, and a viable and vibrant economic entity, maintaining the beauty and heritage of the Appalachian Mountains.

MISSION STATEMENT

The mission of this Land Use Plan is to provide a comprehensive process relating to the use and development of land within the Village of Sugar Mountain and its ETJ. The layout of this plan will express a vision, goal, objectives strategies and operational procedures, to support and maintain the desired residential and recreational way of life for residents and property owners.

OUR VALUES

This Land Use Plan is guided by our vision and mission statement. The core values are the guiding principles that reflect the Village esthetic, goals and objectives.

PLANNING AHEAD

The Village of Sugar Mountain is a resort town which recognizes the primary function of its existence as a tourist and second home community for the vast majority of its residents and visitors. The increased development of commercial businesses, second homes and resort facilities in nearby communities, coupled with the increase in summer and fall tourists to this geographic section of the mountains, have intensified the resort character of the Village.

GOALS, OBJECTIVES AND STRATEGIES

1. Land Use and Design

Goal: To preserve nature and recreation by monitoring land use and development.

Our vision for the future of the Village and its ETJ is for this area to remain a natural and peaceful setting for property and recreation. Those activities and land uses not compatible with this goal, such as non-residential areas, must be highly regulated. Any decision to rezone property should be based on conformity with this Land Use Plan.

The Village has almost capped out its development areas for Multifamily. The build out capacity is at 80% of developed areas. The Village should continue to carefully plan and direct future land use for multiuse and commercial areas. Building orientation on the lot, building size and height, the relationship to nearby buildings and or public spaces, signage and lighting should be closely monitored and regulated. The aesthetic appeal or visual harmony should be considered as important as the actual land use.

The Village of Sugar Mountain has limited open space. Open space can be defined as land or water resources, that when preserved would 1) conserve and enhance natural or scenic resources; 2) protect streams or water supply; 3) Conserve and expand walk paths and trails; 4) enhance the value to the public of abutting or neighboring parks, nature preserves; 5) enhance recreation opportunities.

OBJECTIVE: Maintain the Land Use plan and review every five to ten years to clarify procedural requirements, to ensure due process and to monitor the future of land use.

Strategy 1-1 As necessary, review and modify the list of permitted uses and dimensional requirements in all zoning areas to better achieve the stated intent of the objectives of the zoning ordinances and protect the health, safety, and welfare of its residents and to maintain property values.

Strategy 1-2 Review and modify the applications and permits to ensure detailed information is provided to allow effective time for review and implementation.

Strategy 1-3 Limit non-residential development ensuring no infringement into residential areas.

Strategy 1-4 Review and enforce residential development guidelines ensuring no infringement into recreation or nature preserves areas.

2. Environmental Quality

Goal: To protect and enhance the quality and beauty of the natural environment.

The Village of Sugar Mountain is an all seasons resort area unique with outdoor opportunities including skiing, golf and tennis.

OBJECTIVE: Strengthen and expand the Village's ability to maintain and protect its environment.

Strategy 2-1 Maintain and enforce the process during development or building to ensure proper sheathing and erosion is controlled

Strategy 2-2 Develop a procedure of application and fining if erosion plan is not followed, to ensure a timely and efficient process to rectify the situation.

Strategy 2-3 Maintain and enforce the tree protection ordinance.

Strategy 2-4 Expand and monitor natural streams and potential pollutants to the environment.

3. Open Spaces

Goal: To expand the amount of land for open spaces/recreation space available to all residents of the Village

Objective: The opportunity to expand the open spaces for community to meet and maintain a connection to each other and nature.

Strategy 3-1 Develop and maintain provision with the Land Use plan that encourages the achievement of this goal.

Strategy 3-2 Review and update the Land Use Plan specific to open space and recreation every three years

Strategy 3-3 Develop a phased plan to expand walking paths and park setting

4. Utilities

Goal: Monitor the provision of utilities to Village residents and property owners.

Objectives: Ensure high quality utility service for all residents

Strategy 4-1 Communicate with utility providers as necessary

Strategy 4-2 Continue to provide educational informational regarding the use and maintenance of septic systems

Strategy 4-3 Coordinate and facilitate communication with providers of fiber optics (phone, internet and cable) to encourage expansion of the network within the Village.

Strategy 4-4 Continue to provide the collection and clean up procedures of trash removal with the Village, Enforcing the procedures provided to the rental companies and owners who rent their properties on trash disposal.

5. Transportation

Goal: To maintain and improve the quality and function of Village streets.

The current preference for transportation in the village is for our streets to serve multiple uses such as motorized vehicle traffic, walking and cycling. The state has established

minimum standards for the construction and maintenance of state maintained roadways. Many municipalities including the Village of Sugar Mountain use these standards to govern the construction and maintenance of local streets as well.

Objective: Provide a quality street system.

Strategy 5-1 Review and update the Village of Sugar Mountain street conditions survey report annually.

Strategy 5-2 Implement the recommendations of the street condition survey report.

6. Intergovernmental Coordination & Cooperation

Goal: To maintain open and regular communications with other entities who can impact the residents of the Village.

Objective: Maintain regular communication with neighboring jurisdictions.

Strategy 6-1 Appoint Village staff and/or Council members to attend and report on regular meeting of entities impacting the Village of Sugar Mountain.

Strategy 6-1 Maintain a relationship with county and state representatives to ensure knowledge of pending action having a possible impact on the Village of Sugar Mountain.



The Village of Sugar Mountain

Public Participation

Public Forums

August 26, 2021 at 9:15 am with the Planning Board

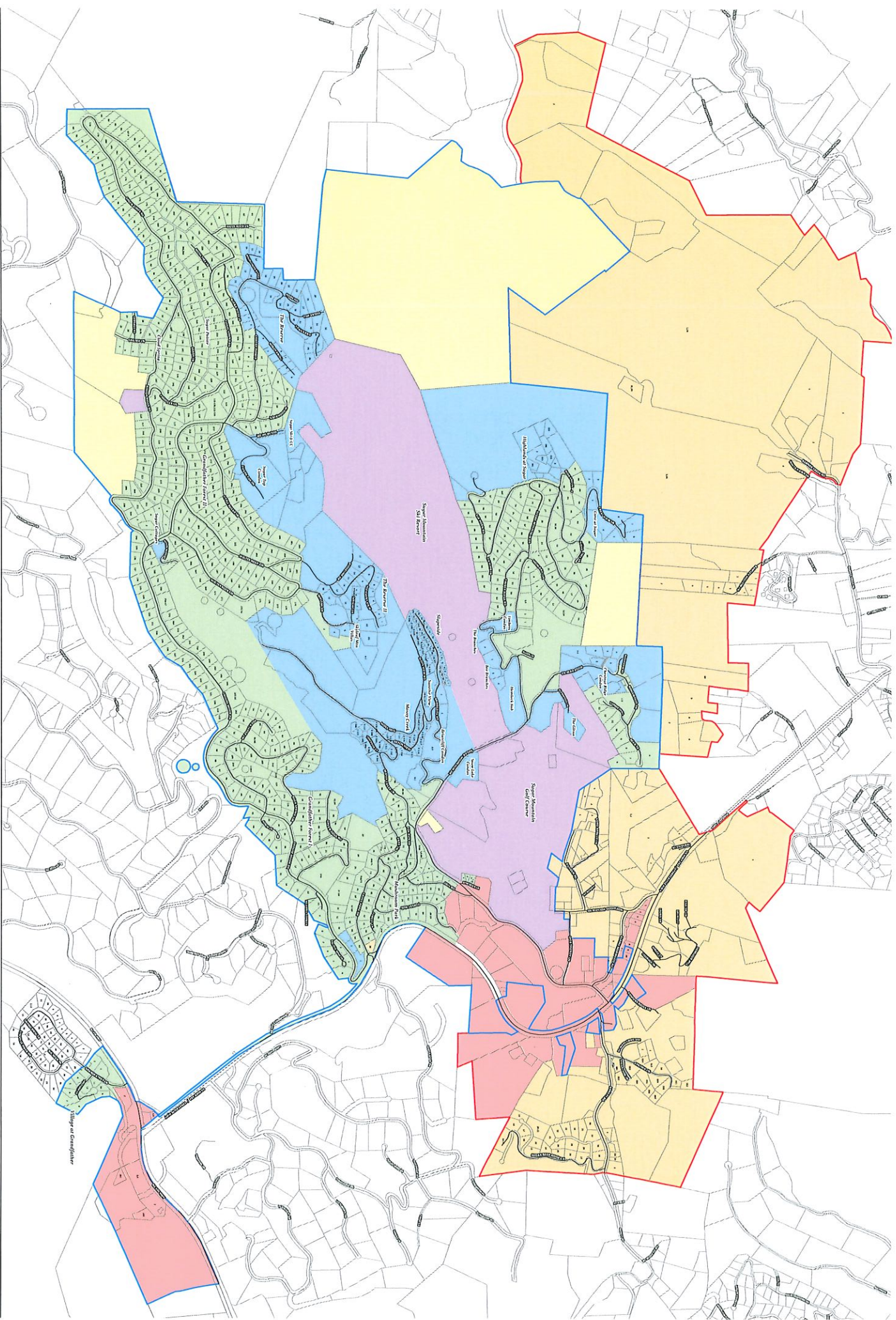
Public Survey

January 19, 2022 1,860 postcards were mailed to invite property owners, business owners, and extra territorial jurisdiction property owners to participate in the online survey.

April 22, 2022 an email was sent to all contacts on the sunshine list requesting participation in the land use survey.

May 19, 2022 survey was closed and results of 492 participants were printed and delivered to the Planning Board.

June 2, 2022 Planning Board reviewed the survey results and recommended the Comprehensive Land Use Plan to Council for Recommendation.



- Zoning Districts**
- R-2 Medium Density Residential
 - R-3 Multi-Family Residential
 - R-C Resort Commercial
 - R-4 Residential Perse
 - M-U Multiple Use
 - C-B Commercial Business
 - D-1 Low Density Residential
- Roads**
- Roads
 - Village Limits
 - Extra Territorial Jurisdiction
 - Driveway