

GUIDE & FOCUS

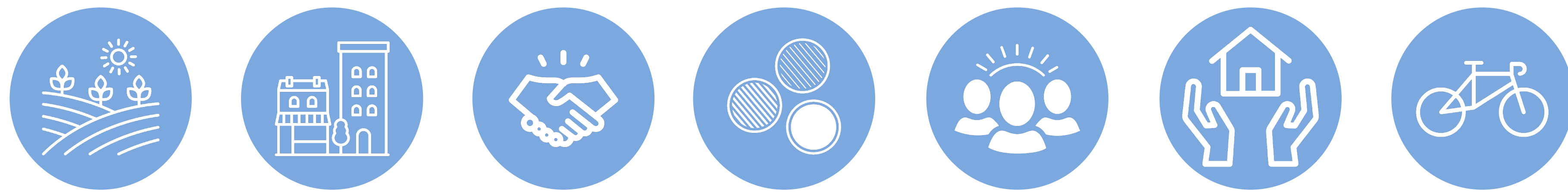
Guide growth and focus investment to occur in and around existing communities, thereby preserving the County's rural character, agricultural lands, and natural environment.



VISION STATEMENT

GROWTH PRINCIPLE 2

To ensure that Haywood County respects, preserves, and enhances its values, diversity, history, quality of life, and character as the community grows.



GROW & PROTECT

Accommodate growth and change while ensuring the scale and nature of investment does not erode or degrade the rural character, iconic landscapes, productive farmland, environmentally sensitive areas that should be protected for future generations.



GROWTH PRINCIPLE 1

INVEST IN EXISTING

Encourage improvement, revitalization, and beautification of existing communities, corridors, and gateways including the maintenance and reuse of existing structures.



GROWTH PRINCIPLE 3

ACCESSIBILITY TO FACILITIES

Locate public and private facilities in existing communities or designated growth areas to be more accessible to citizens and complementary to the surrounding area.



GROWTH PRINCIPLE 4

MAINTAINING AFFORDABILITY

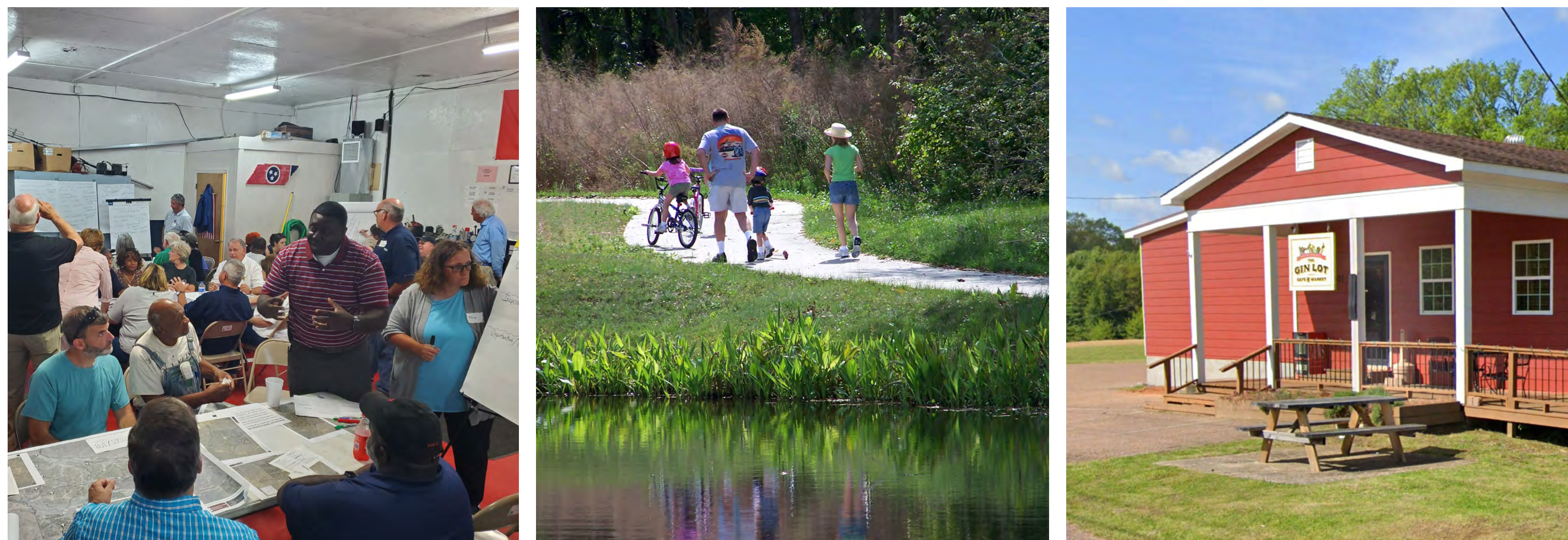
Provide a wider variety of housing types and range of development forms with an emphasis on maintaining affordability and promoting inclusion for people of all lifestyles, ages, and economic means.



GROWTH PRINCIPLE 6

HIGH-QUALITY & INCLUSIVE

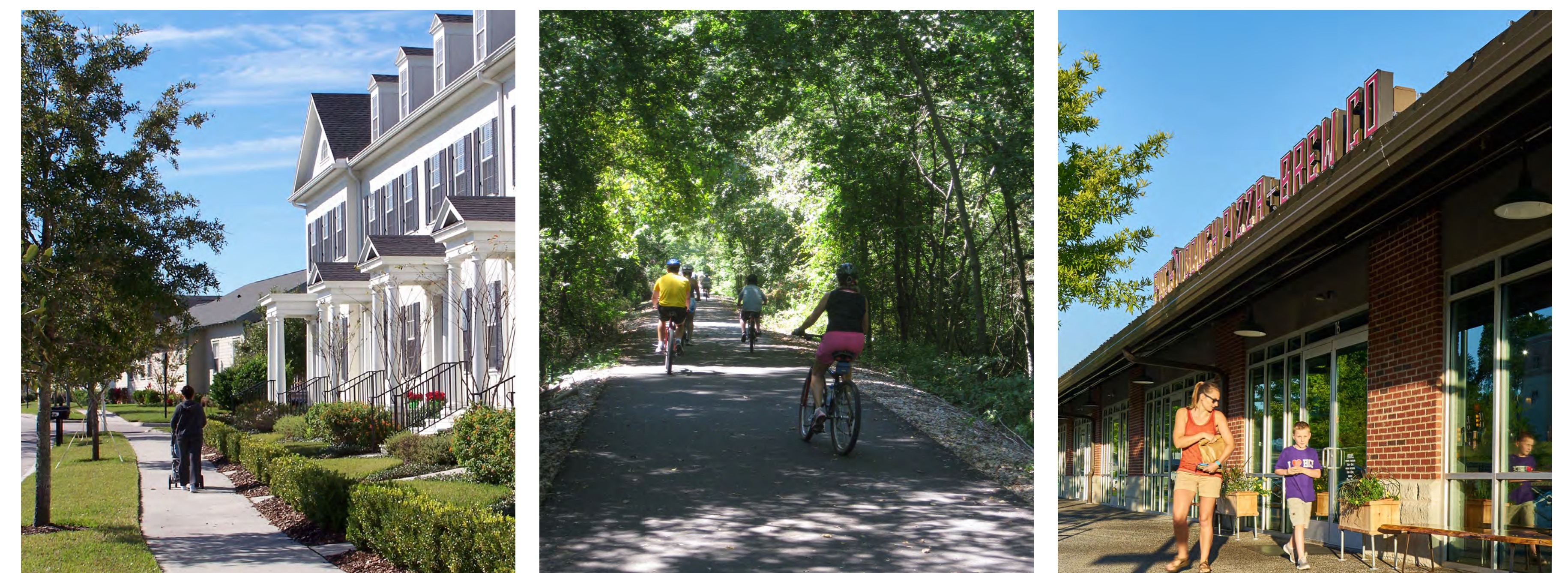
Promote high-quality places that enhance small town charm, provide inclusive public space, foster personal growth, and support small businesses.



GROWTH PRINCIPLE 5

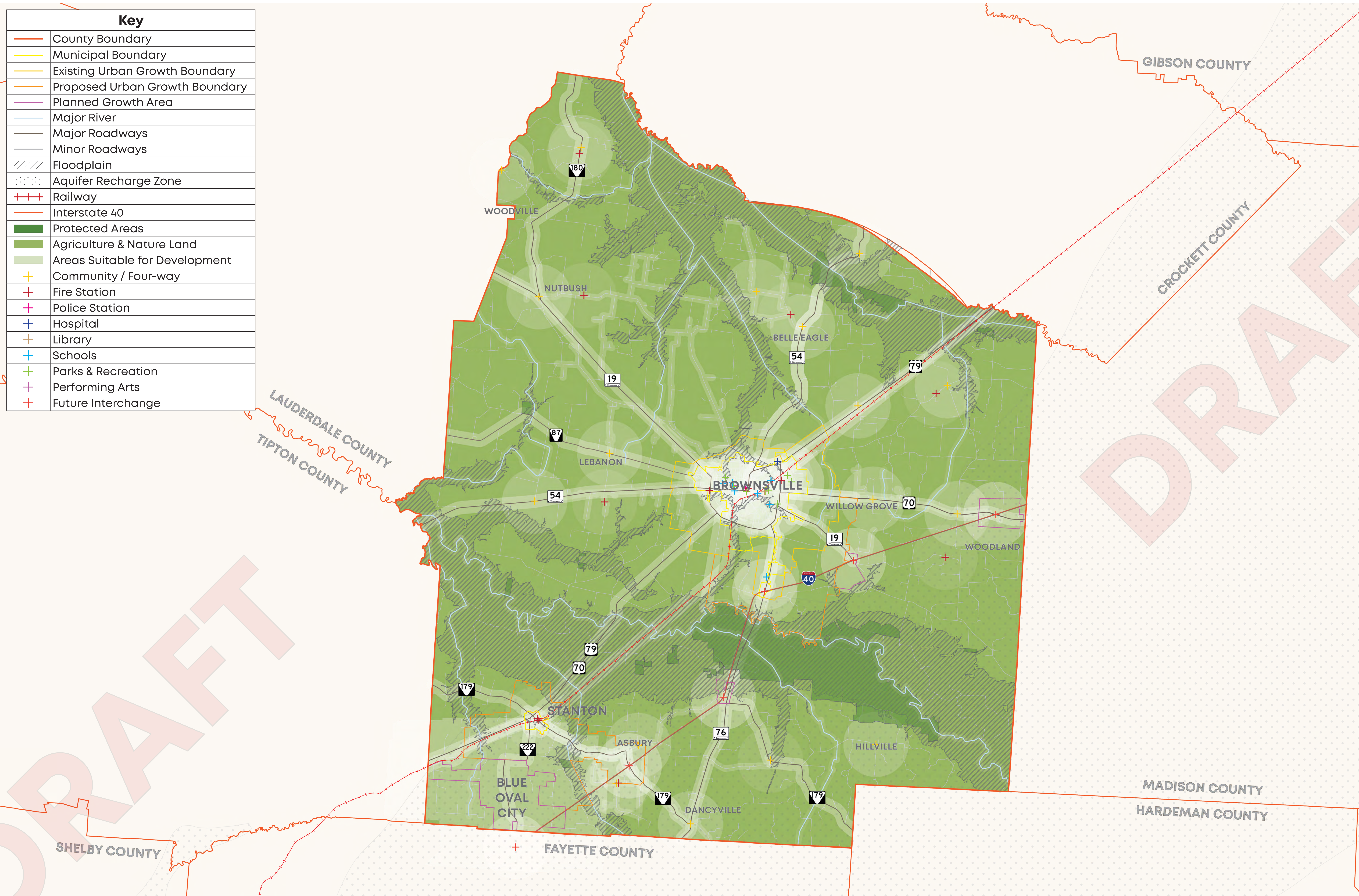
IMPROVE CONNECTIVITY

Improve the connectivity of communities and increase options for walking, biking, and transit.



GROWTH PRINCIPLE 7

Key	
	County Boundary
	Municipal Boundary
	Existing Urban Growth Boundary
	Proposed Urban Growth Boundary
	Planned Growth Area
	Major River
	Major Roadways
	Minor Roadways
	Floodplain
	Aquifer Recharge Zone
	Railway
	Interstate 40
	Protected Areas
	Agriculture & Nature Land
	Areas Suitable for Development
	Community / Four-way
	Fire Station
	Police Station
	Hospital
	Library
	Schools
	Parks & Recreation
	Performing Arts
	Future Interchange



HAYWOOD COUNTY

Preliminary Market Demand Estimates

Commercial Growth

As Haywood County grows, the local economy is expected to support additional commercial space for shopping, dining, and working.

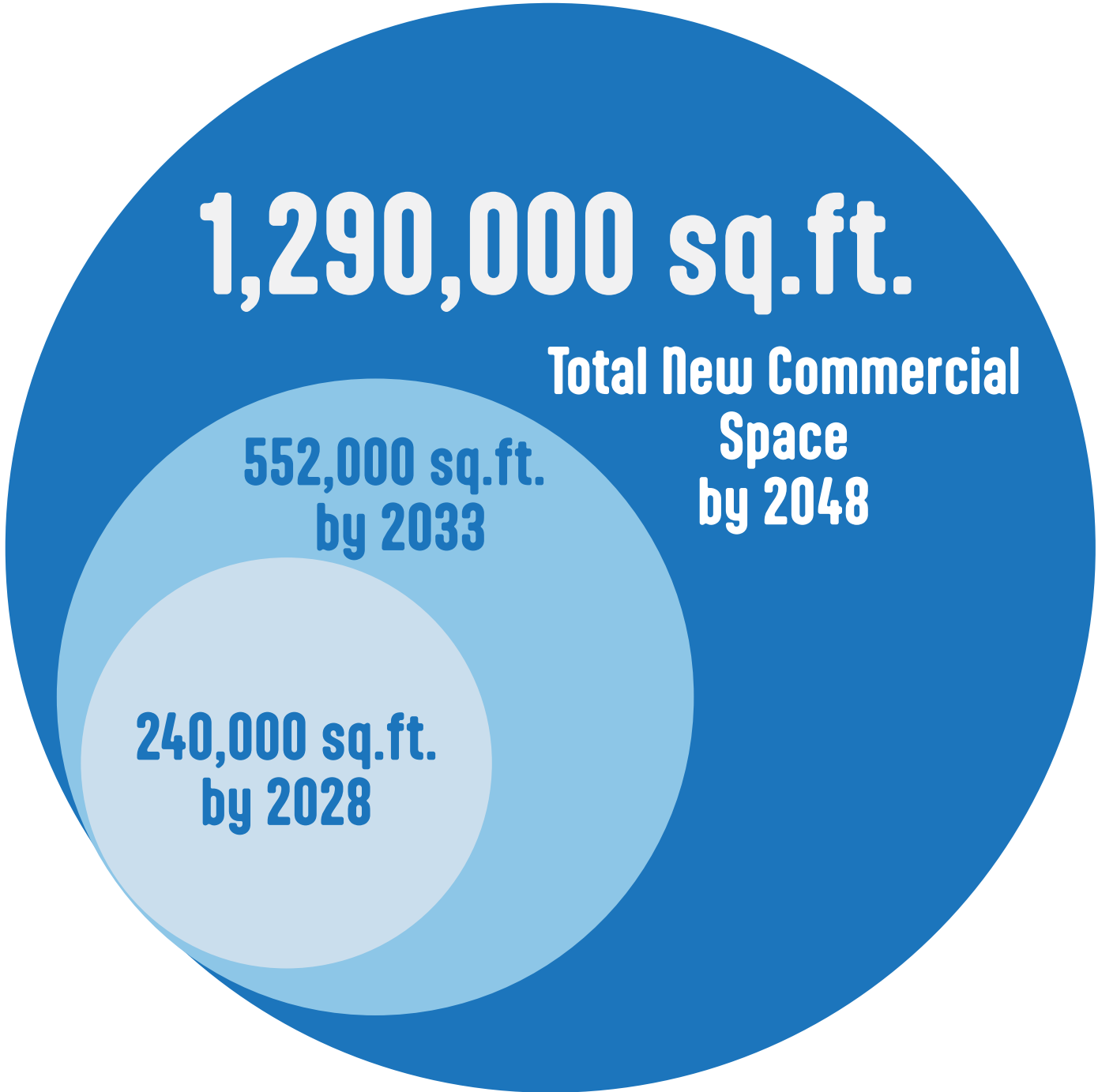
That's the equivalent of...



1 Regional Shopping Mall



or 6 Big Box Stores

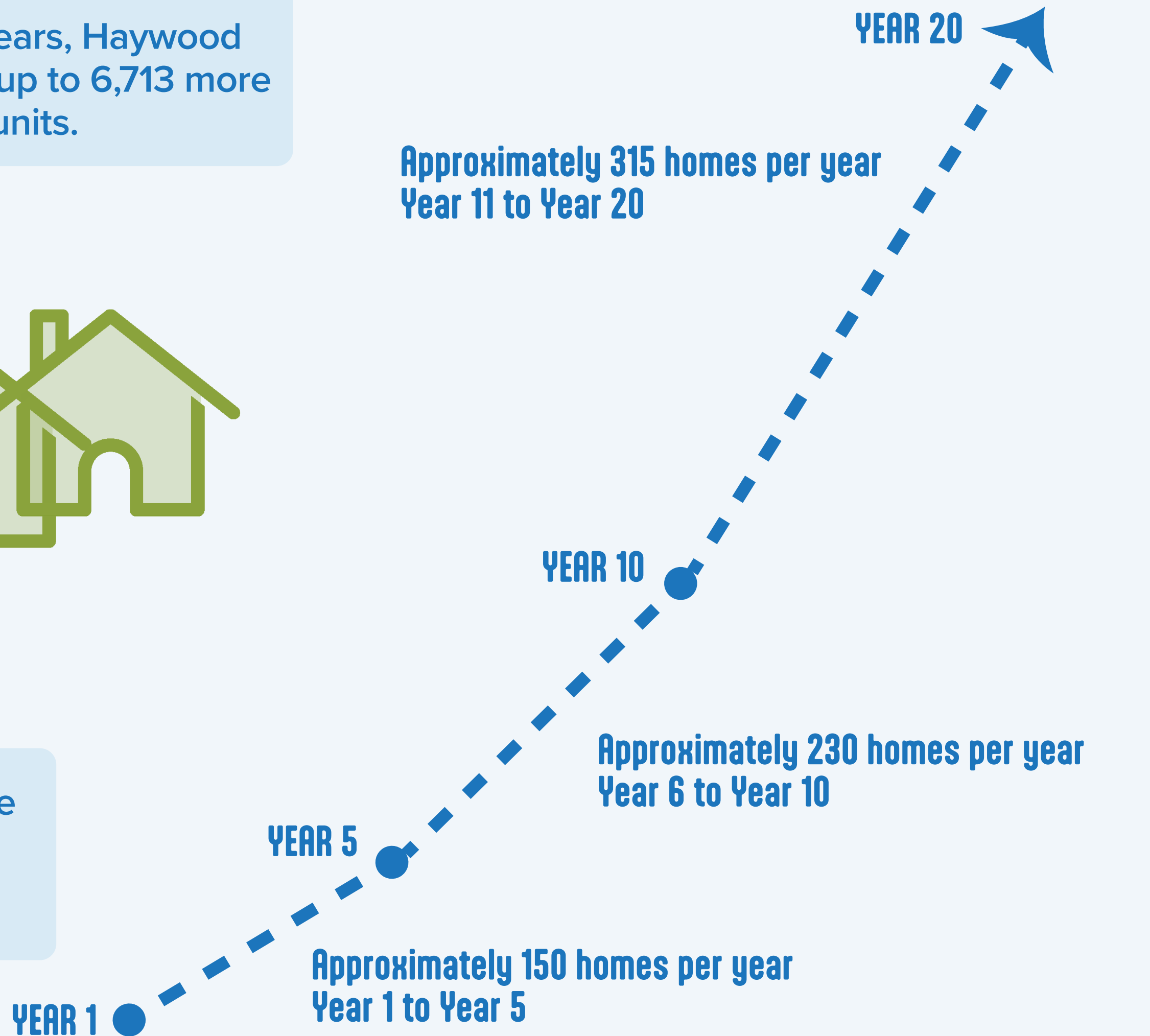


Residential Growth

Over the next 20 years, Haywood County will demand up to 6,713 more housing units.

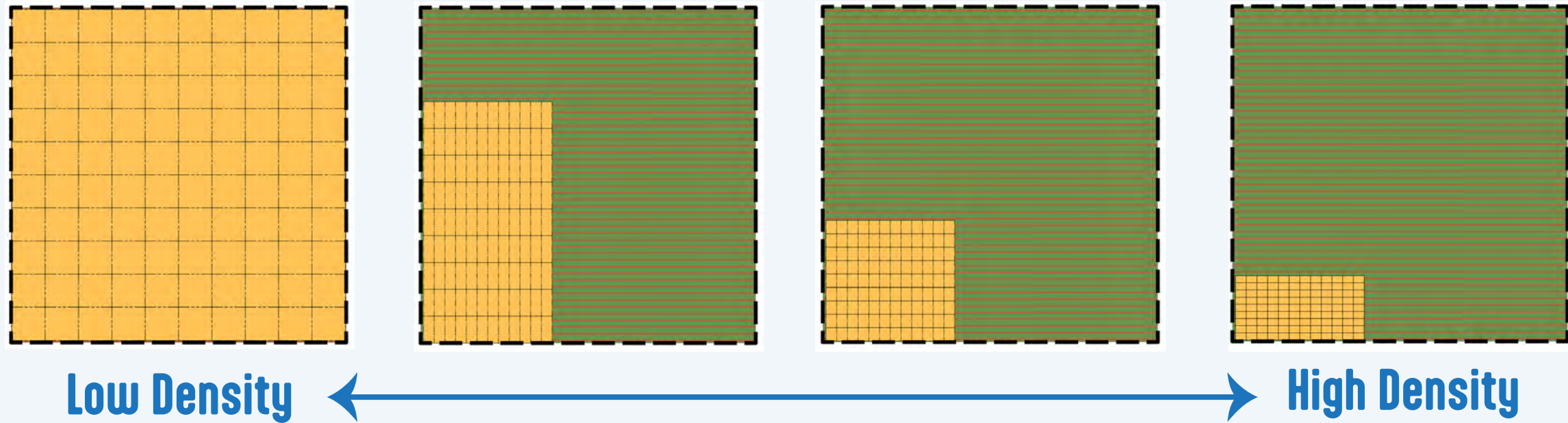


As of 2022, there are ± 8,268 housing units in Haywood County.



New homes will equal around 80% of the current housing supply, nearly doubling the number of housing units in Haywood County by 2043.

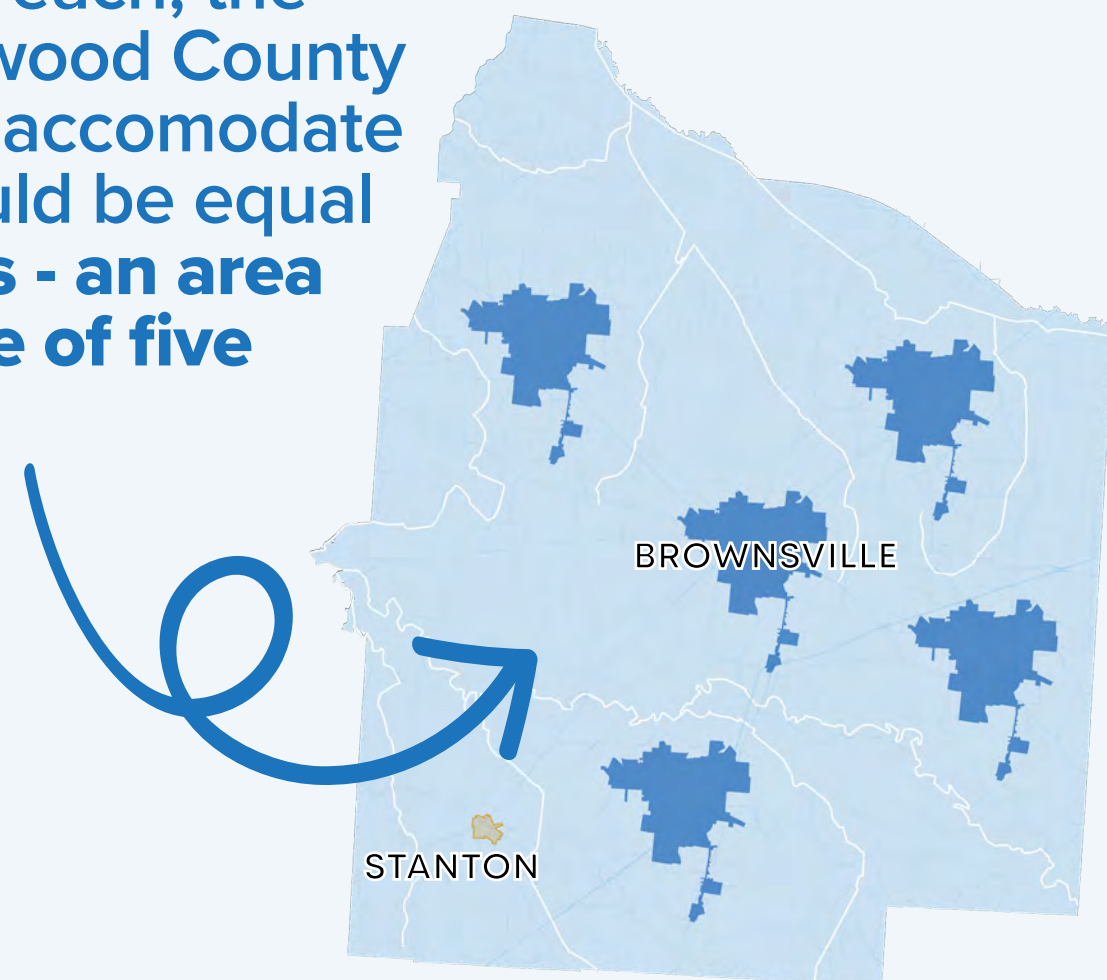
Land consumption decreases as housing density increases.



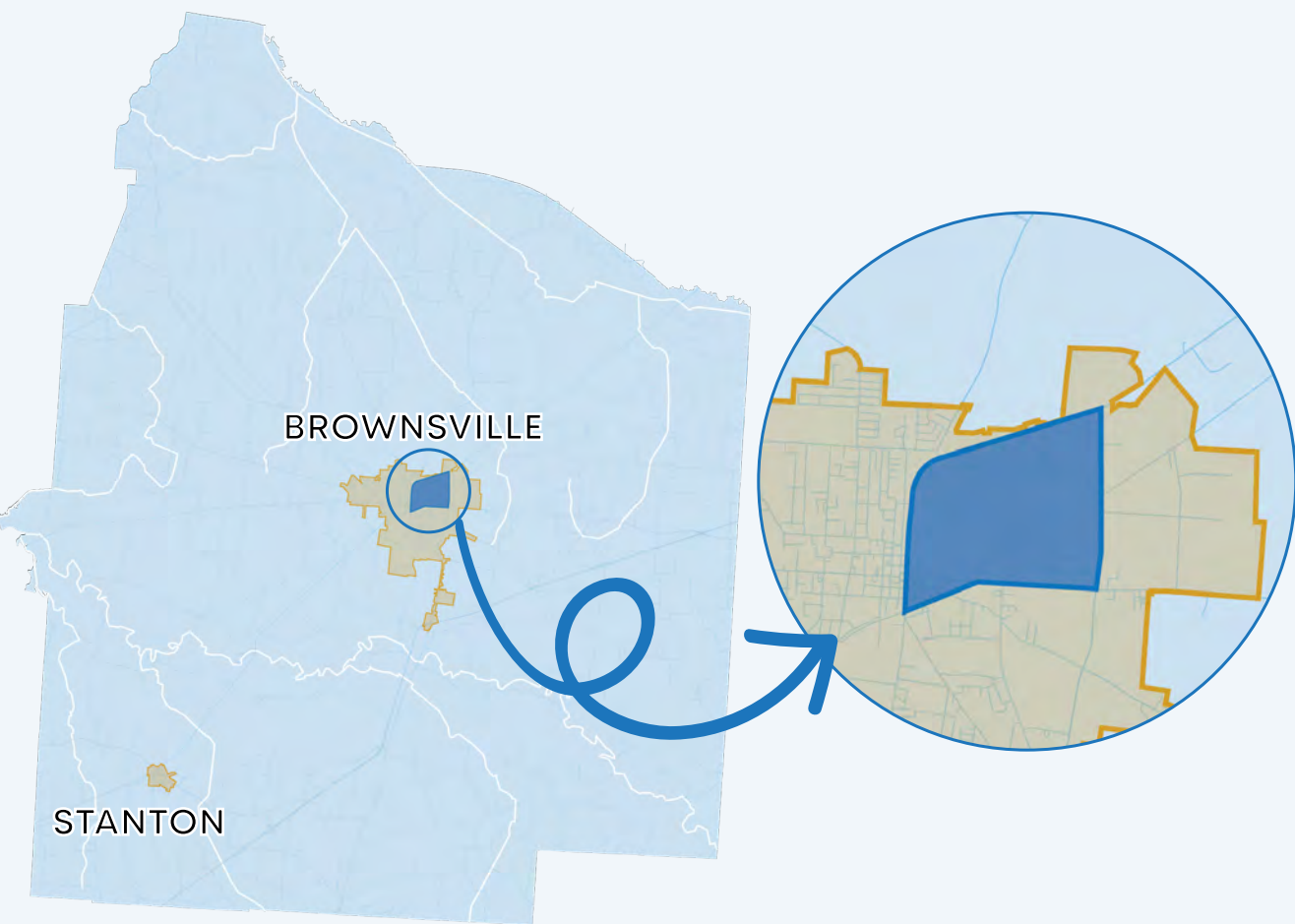
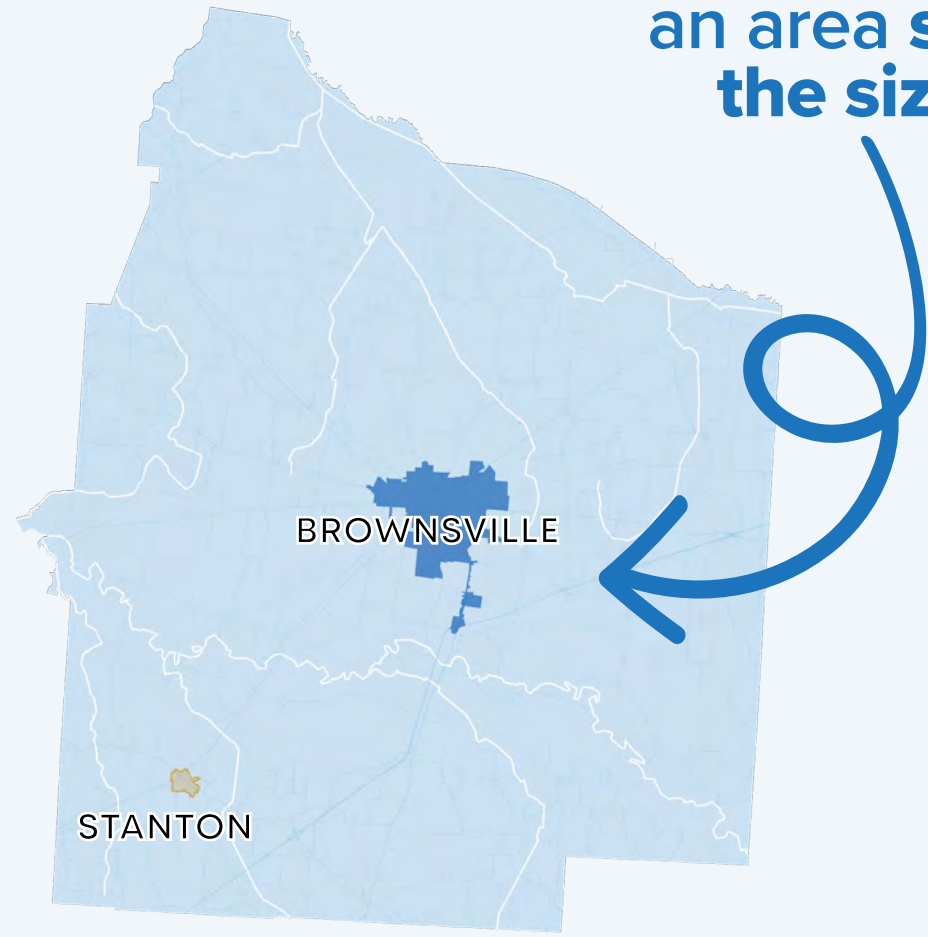
Each square represents 100 homes on 100 acres, at varying densities.

A comparison of land consumption over the next 20 years, based on lot size

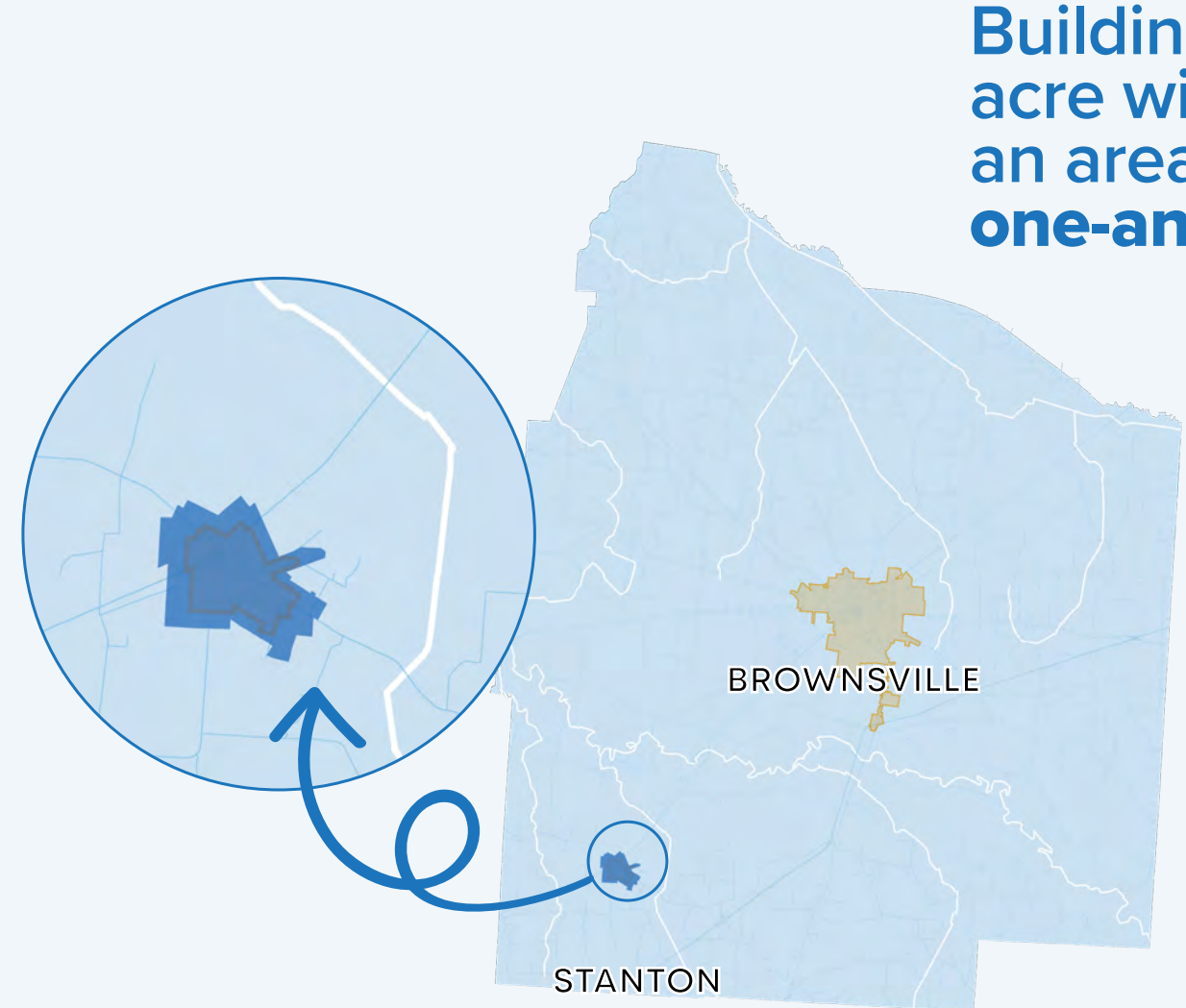
If every expected home within the next 20 years is built on 5 acres each, the amount of Haywood County land needed to accommodate this growth would be equal to **33,565 acres - an area roughly the size of five Brownsvilles.**



Homes built on 1 acre each will consume **6,713 acres - an area slightly larger than the size of Brownsville**



Homes built on 0.15 acre lots, or at 8 homes per acre, will use **839 acres - an area roughly the size of the northeast corner of Brownsville.**



Building 15 homes per acre will use **447 acres - an area about equal to one-and-a-half Stantons.**