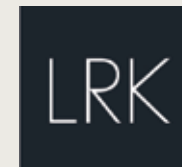


Haywood
NEXT
FUTURE LAND USE PLAN

PUBLIC OPEN HOUSE

June 6, 2023



Introduction

Tonight's Agenda

Public Open House

- Introduction
- Stakeholder Synthesis
- Draft Vision and Growth Principles
- Preliminary Market Demand Estimates
- Next Steps / Moving Forward



Why are we here?

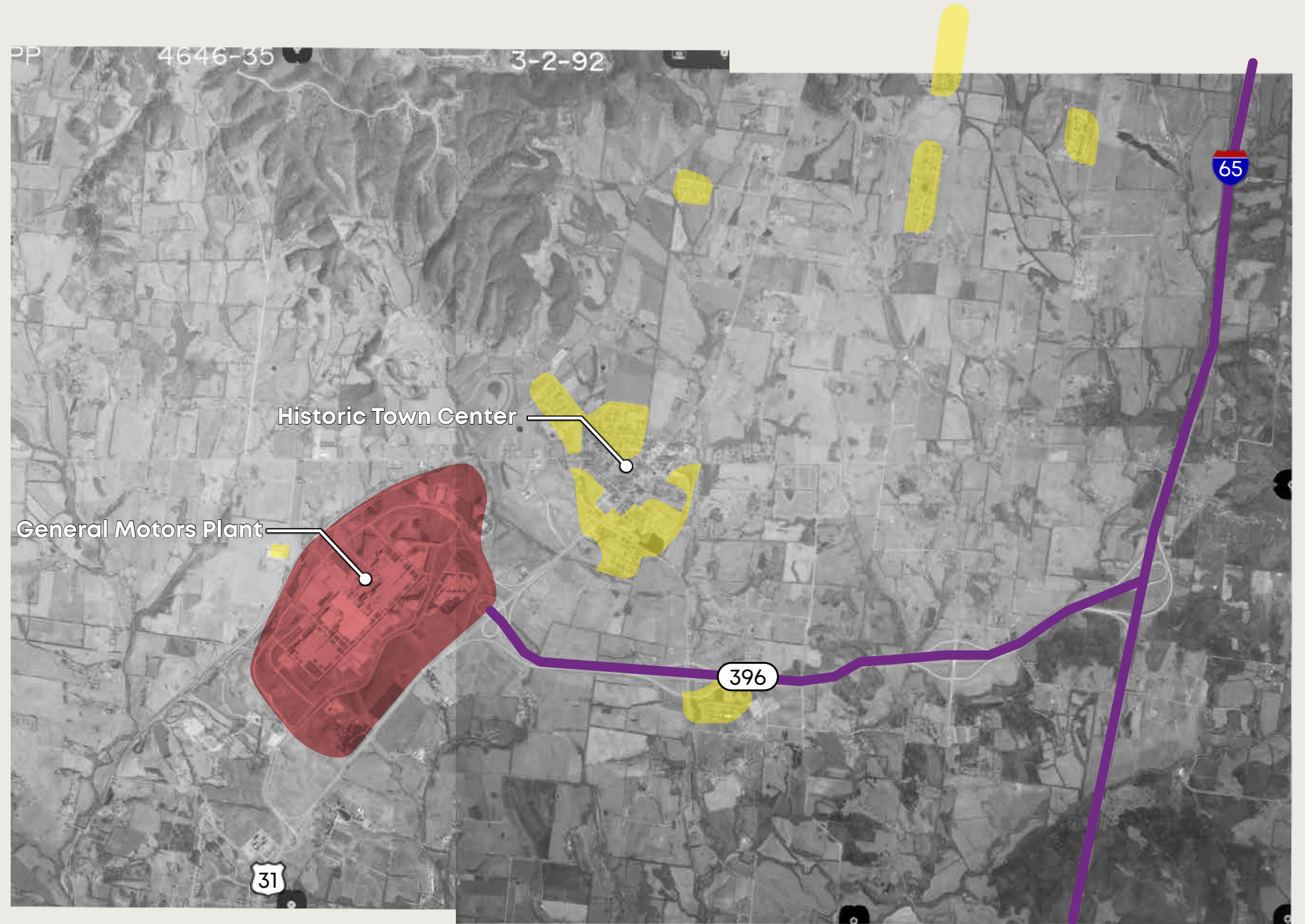
- Why make changes to Land Use now?
- Why is Planning Important?

Case Study
Example
Spring Hill, TN

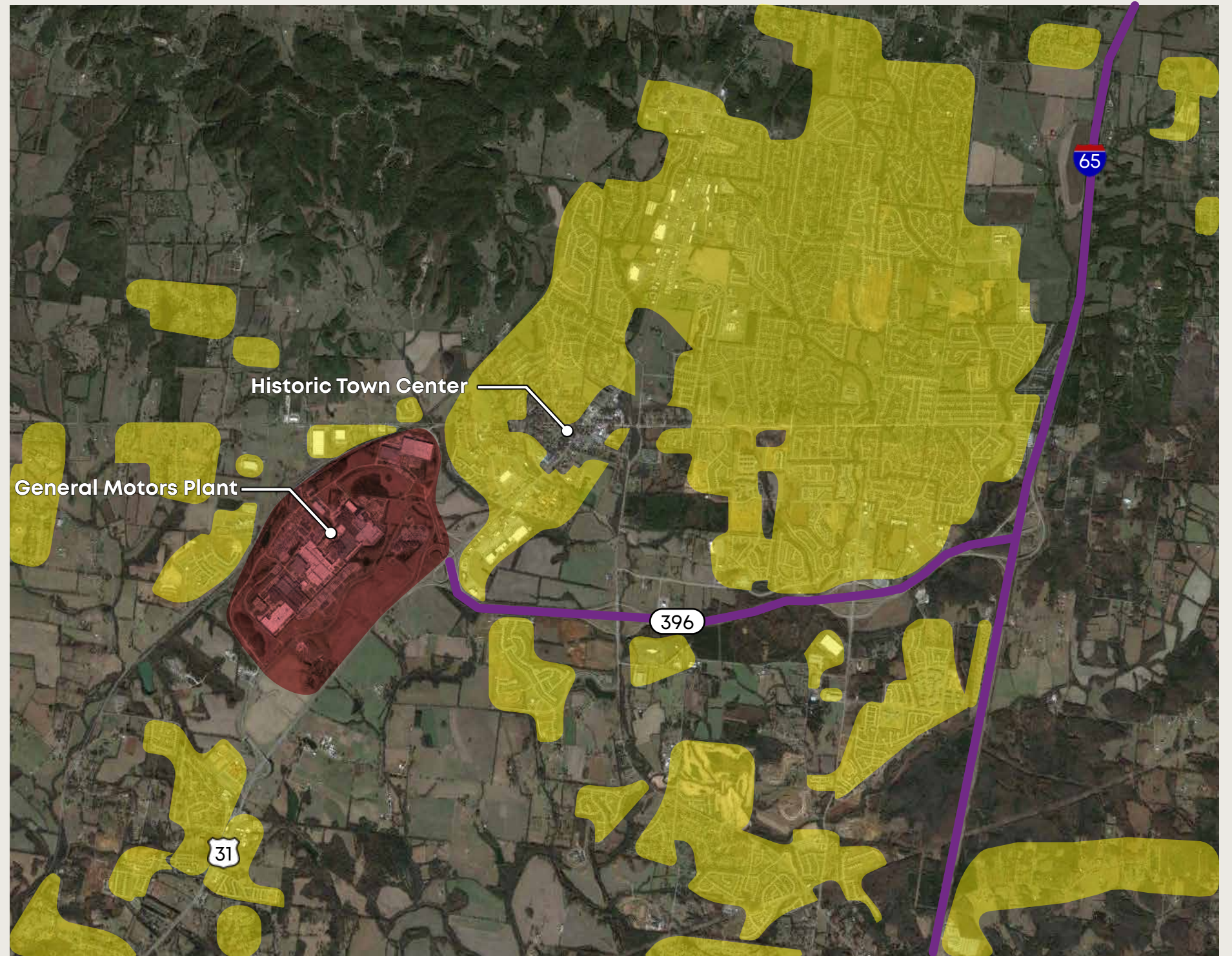


1953

Case Study
Example
Spring Hill, TN



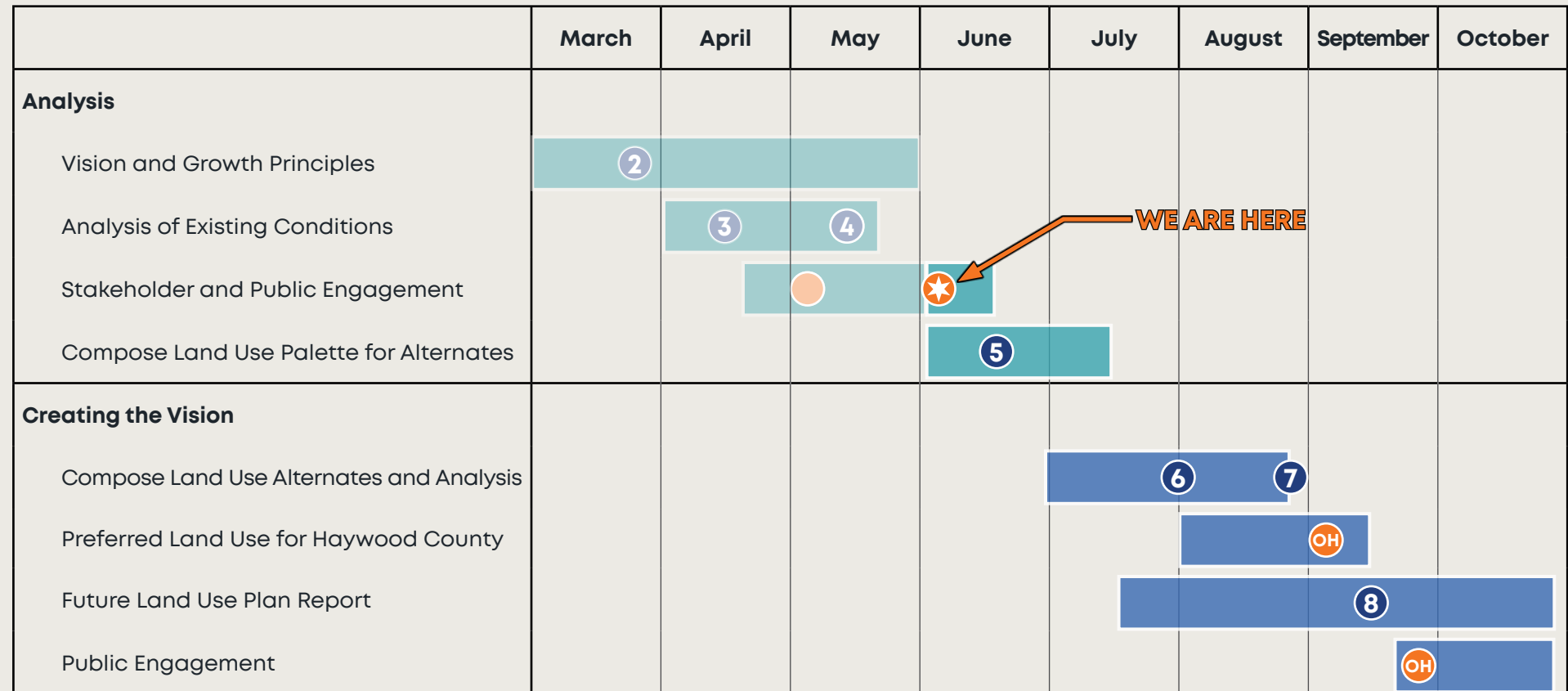
Case Study Example Spring Hill, TN



Introduction

Where Are We Today?

Schedule



Steering Committee Meeting

A Public Engagement

Stakeholder Meetings Summary

Feedback Aligned Around Four Basic Principles:

- Greater variety & choices
- Invest in existing communities
- Inclusion of all residents
- Preserve and enhance what matters most



Stakeholder Meetings Summary

Q#1: Favorite Local Spot, Drive, Activity, or Event

- General sense of community & small-town feel
- Open & natural spaces - Hatchie Wildlife Refuge, O'Neal Lake, and Webb Banks Park
- Farmland
- Brownsville's Court Square
- August Fest, Blues Fest, Boss Hogg, Fall Festival, & more
- Peace, serenity, safety, & security

Stakeholder Meetings Summary

Q#2: Not present today that you want to experience in the future

- Variety in services, businesses, & places
- Multi-Purpose civic/gathering spaces
- Variety in housing types & prices
- Additional retail & restaurant options
- Expanded recreational opportunities
- Dedicated facilities for special needs adults, older generations
- Activities, events, & educational courses for younger generations

Stakeholder Meetings Summary

Q#3: The focus of development and redevelopment

- Prioritizing development & investment in existing communities
- Special attention to select corridors & community gateways
- Build out - Emphasize maintaining a connection between town centers & future development
- Maintain & strengthen Court Square

Stakeholder Meetings Summary

Stakeholder Groups



Geographic Interest / Property Owners

- Tools and approaches to support property owners

Stakeholder Meetings Summary

Stakeholder Groups



Geographic Interest / Property Owners

- Tools and approaches to support property owners



General Welfare / Culture

- Maintain affordability and cultivate connections

Stakeholder Meetings Summary

Stakeholder Groups



Geographic Interest / Property Owners

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General Welfare / Culture

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Municipal and Utility

- Improve access to & quality of healthcare

Stakeholder Meetings Summary

Stakeholder Groups



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Municipal and Utility

- Improve access to & quality of healthcare



Employers and Economic Activity

- Transit and walkable options in communities

Stakeholder Meetings Summary

Stakeholder Groups



Geographic Interest / Property Owners

- Tools and approaches to support property owners



General Welfare / Culture

- Maintain affordability and cultivate connections



Municipal and Utility

- Improve access to & quality of healthcare



Employers and Economic Activity

- Transit and walkable options in communities



Youth / Education / Recreation

- Dedicated and varied spaces

Draft Vision Statement

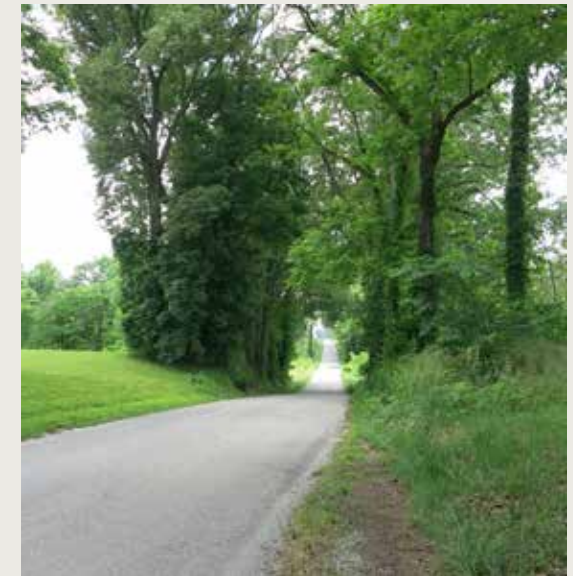
To ensure that Haywood County respects, preserves, and enhances its values, diversity, history, quality of life, and character as the community grows.



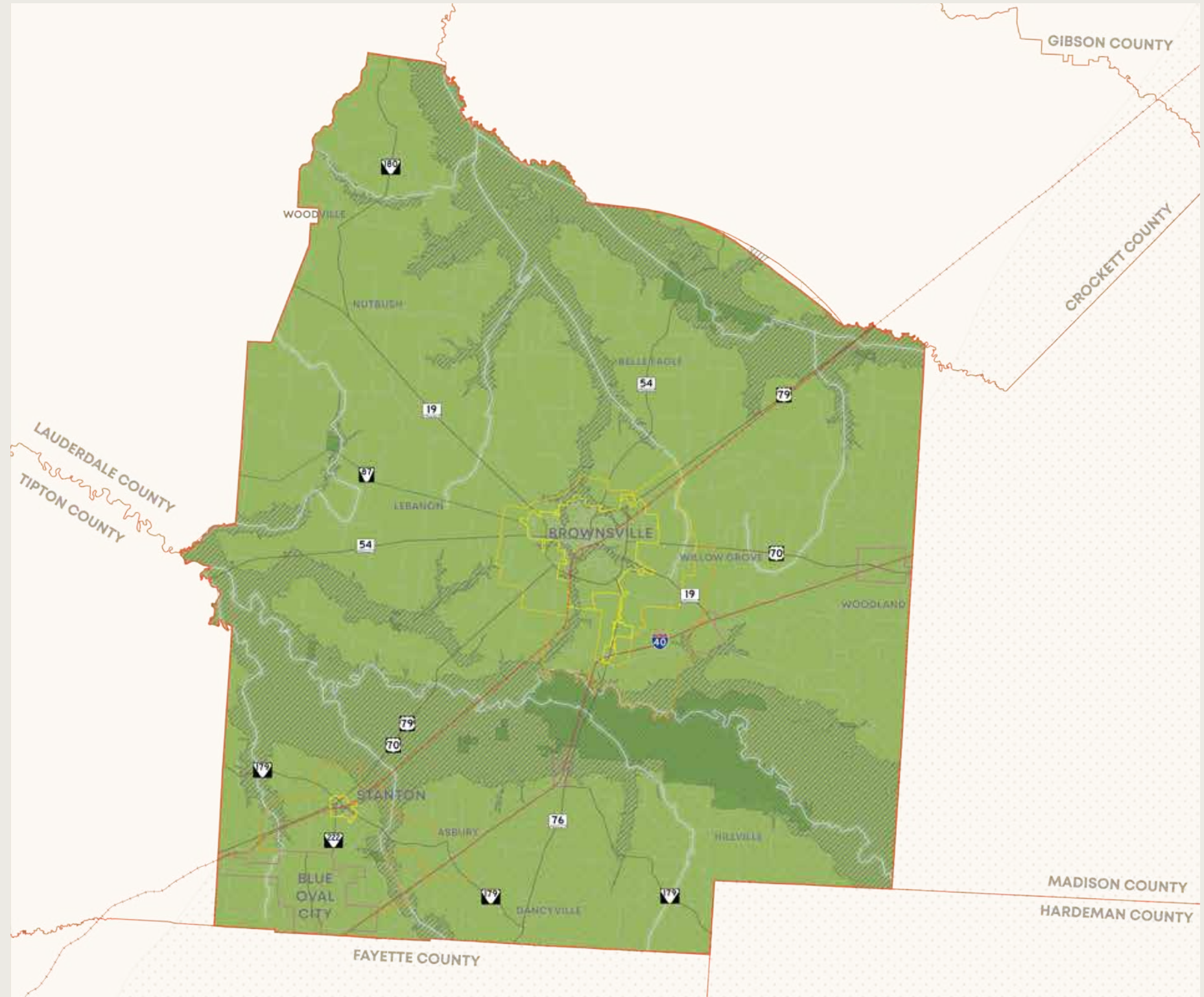
Draft Growth Principle #1

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, or environmentally sensitive areas that should be protected for further generations.



Draft Growth Principle #1



Draft Growth Principle #2

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.



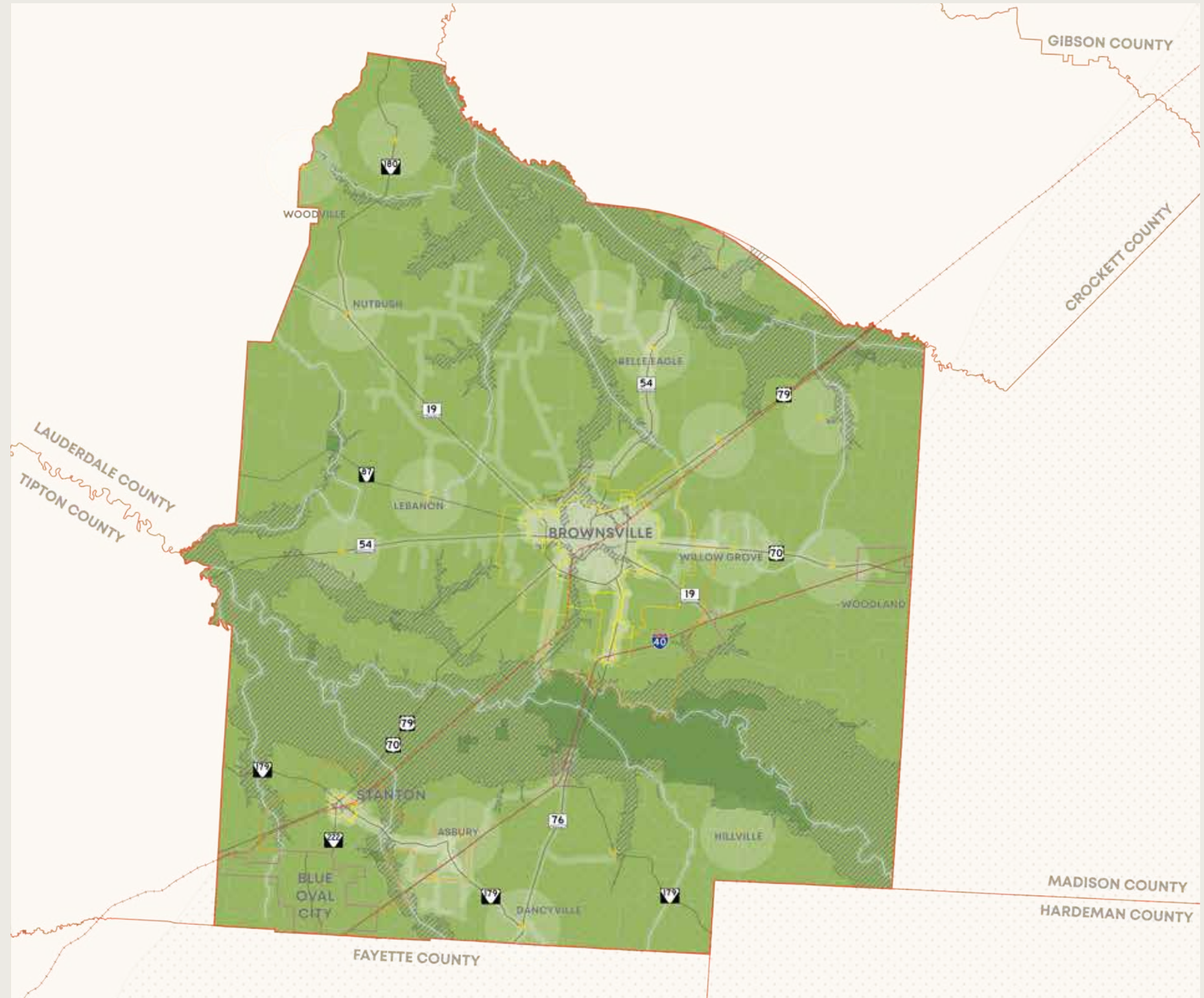
Draft Growth Principle #3

INVEST IN EXISTING

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



Draft Growth Principle #3



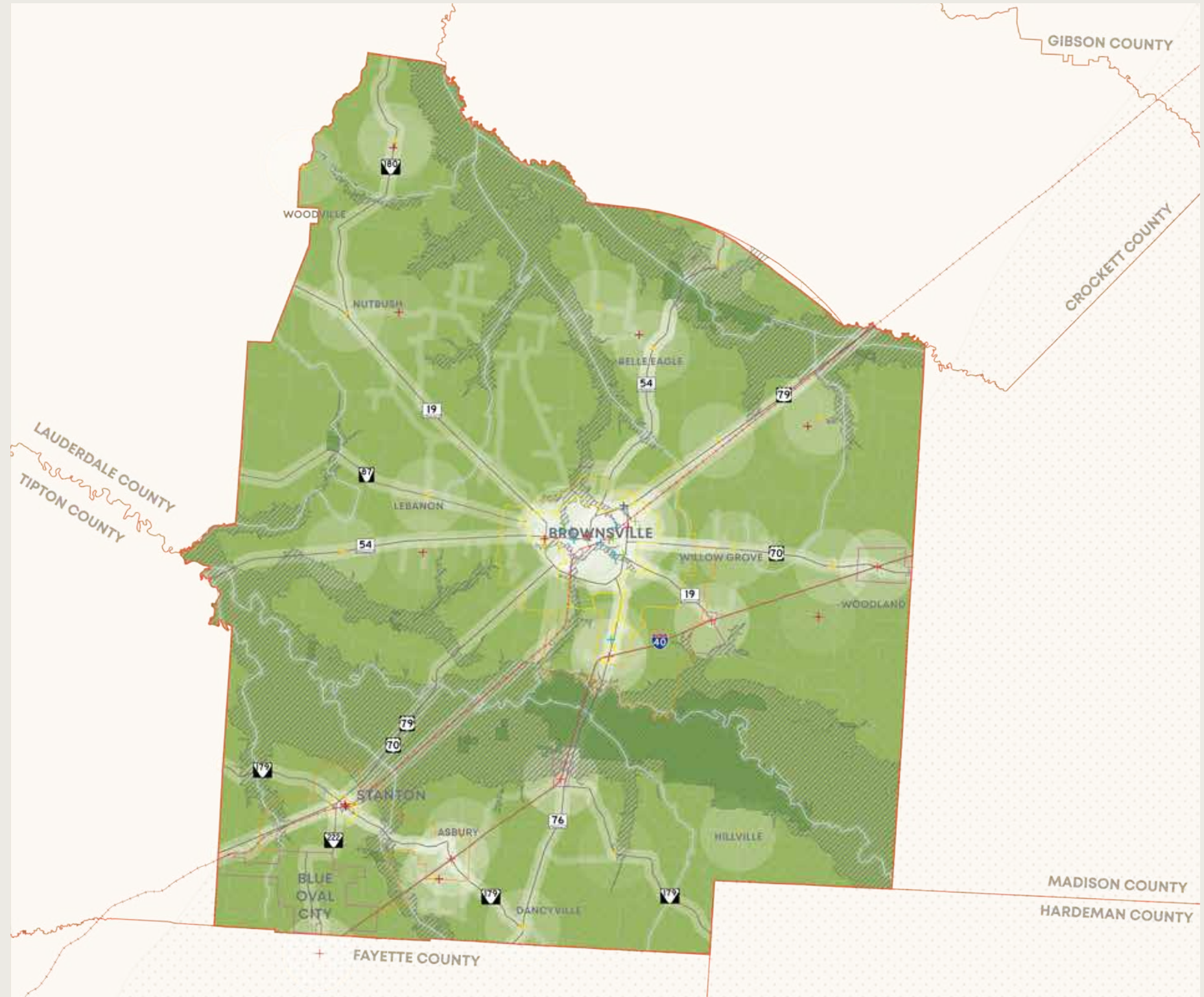
Draft Growth Principle #4

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.



Draft Growth Principle #4



Draft Growth Principle #5

HIGH-QUALITY & INCLUSIVE

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



Draft Growth Principle #6

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.



Draft Growth Principle #7

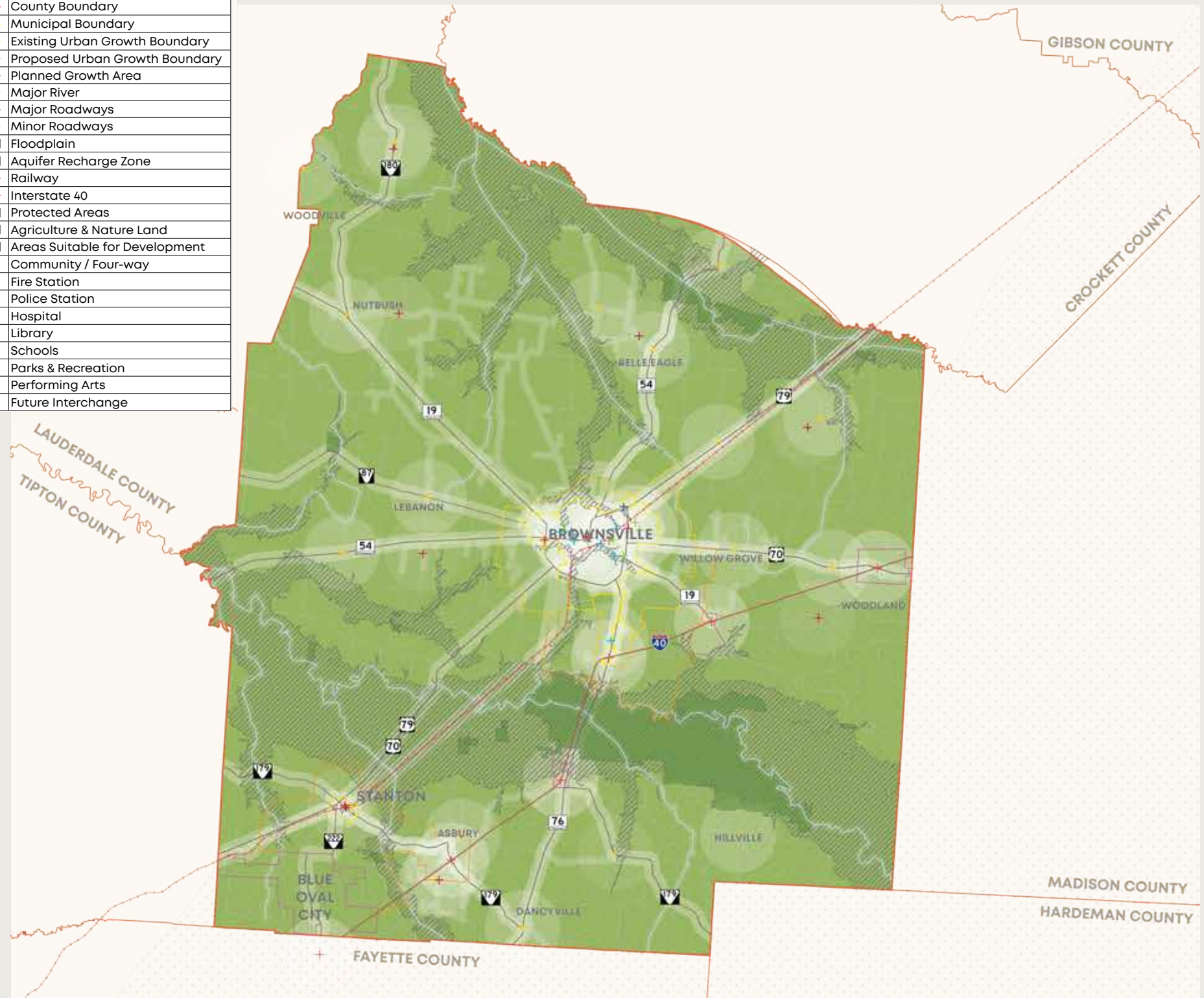
IMPROVE CONNECTIVITY

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



Draft Areas Most Suitable for Development

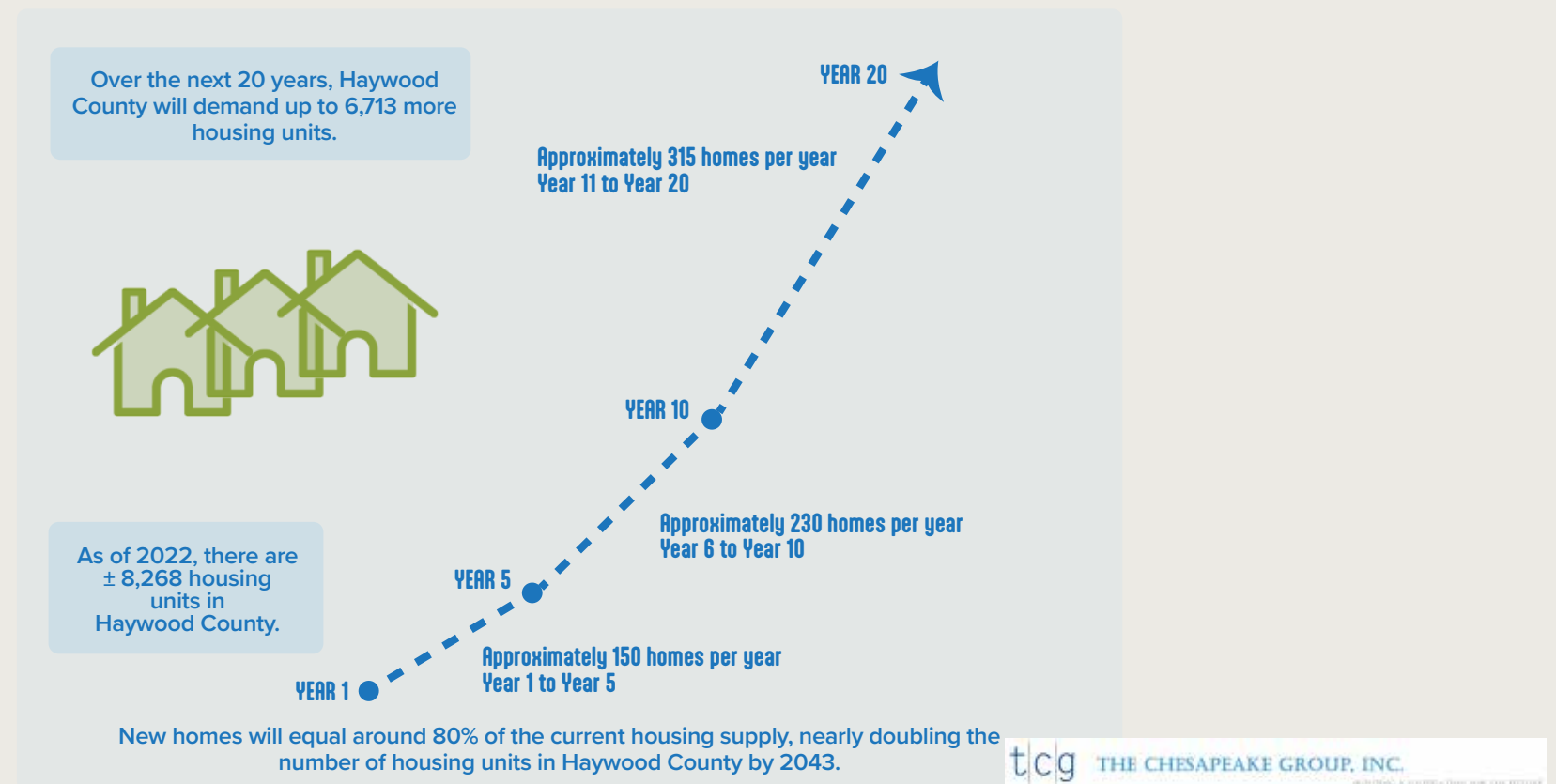
Key	
	County Boundary
	Municipal Boundary
	Existing Urban Growth Boundary
	Proposed Urban Growth Boundary
	Planned Growth Area
	Major River
	Major Roadways
	Minor Roadways
	Floodplain
	Aquifer Recharge Zone
	Railway
	Interstate 40
	Protected Areas
	Agriculture & Nature Land
	Areas Suitable for Development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



Preliminary Market Demand Estimates

Summary

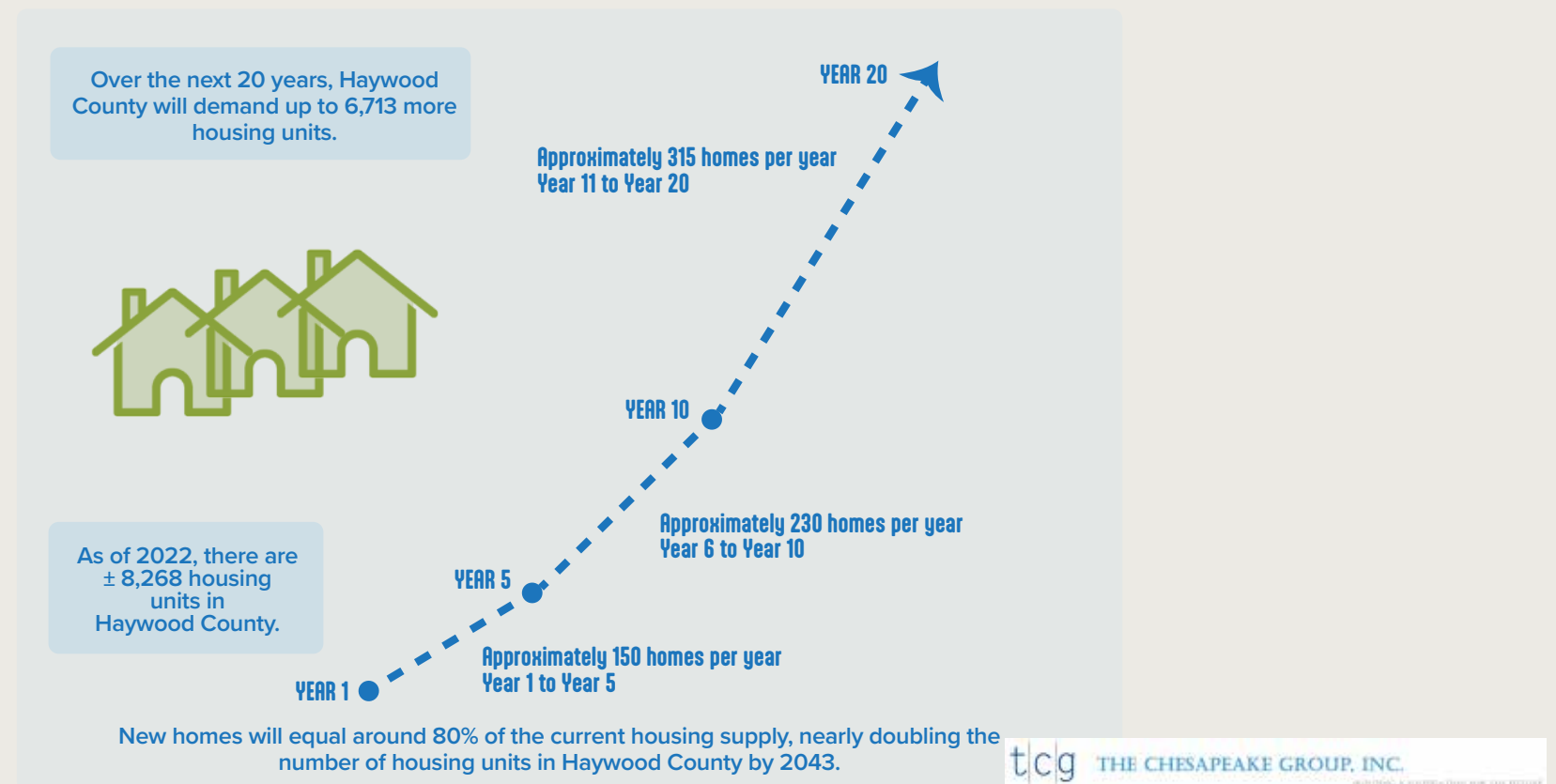
1. New housing to equal about three-quarters of existing housing over 20 years of growth



Preliminary Market Demand Estimates

Summary

1. New housing to equal about three-quarters of existing housing over 20 years of growth
2. The rate of housing growth will increase over each time period (5, 10, 20 year benchmarks)



Preliminary Market Demand Estimates

Summary

1. New housing to equal about three-quarters of existing housing over 20 years of growth
2. The rate of housing growth will increase over each time period (5, 10, 20 year benchmarks)
3. Commercial space expected to boom in line with new housing

Commercial Growth

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

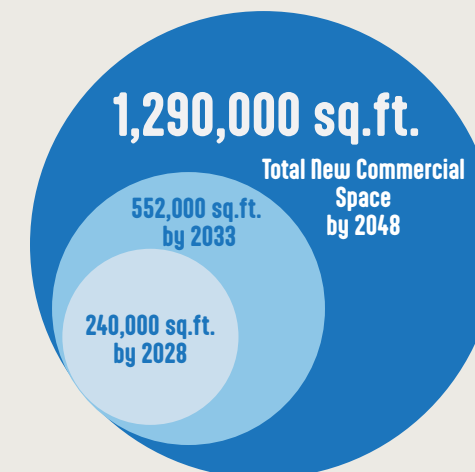
That's the equivalent of...



1 Regional Shopping Mall



or 6 Big Box Stores

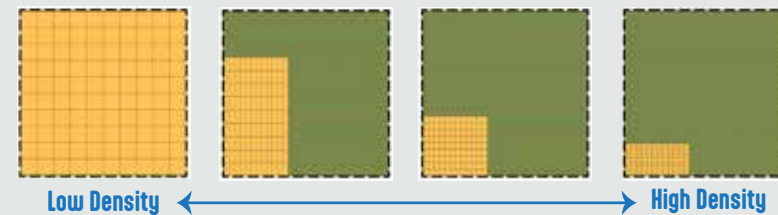


Preliminary Market Demand Estimates

Summary

1. New housing to equal about three-quarters of existing housing over 20 years of growth
2. The rate of housing growth will increase over each time period (5, 10, 20 year benchmarks)
3. Commercial space expected to boom in line with new housing
4. Balance growth and conservation with density

Land consumption decreases as housing density increases.



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

We want to hear from you!

Please join us at our interactive stations to provide your feedback and let us know what you want to see in your community!

Next Steps Tonight!

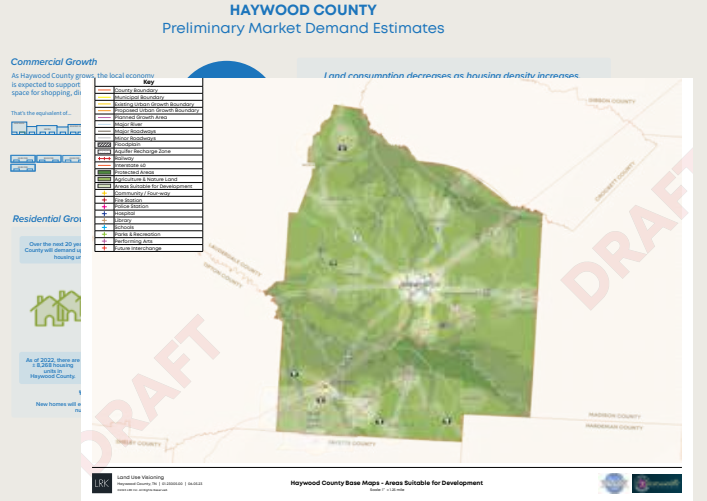
WHAT'S MISSING TODAY THAT YOU WOULD LIKE TO EXPERIENCE IN THE FUTURE?
WRITE YOUR IDEA ON A POST-IT

WHERE WOULD YOU LIKE TO SEE THE FUTURE OF DEVELOPMENT AND REDEVELOPMENT? | PLACE A STICKER WHERE YOU'D LIKE TO SEE INVESTMENT OCCUR

Investment within existing communities (vacant land/blighted properties)
Investment primarily along corridors and gateways
Investment directly adjacent to existing communities (including unincorporated rural communities)
Development of farmland and heavily forested properties
A balanced approach

SHARE YOUR THOUGHTS WITH US | PLACE A STICKER BASED ON YOUR RESPONSE TO EACH QUESTION

<p>HOW WALKABLE WOULD YOU LIKE YOUR COMMUNITY TO BE?</p> <p>↑ TO PREFER TO WALK TO EVERYTHING IF I COULD</p>	<p>ARE OPTIONS NEEDED TO CONNECT RESIDENTS AND WORKERS TO DESTINATIONS? (WALKING, BIKING, TRANSIT)</p> <p>↑ THESE NEED TO BE MORE WALKING, BIKING, TRANSIT OPTIONS</p>	<p>FOR REGULAR SHOPPING AND SERVICES HOW FAR WOULD YOU IDEALLY PREFER TO TRAVEL?</p> <p>↑ NOT MORE THAN 10 MINUTES</p>
<p>↑ I WANT TO DRIVE TO EVERYTHING</p>	<p>↑ OPTIONS FOR WALKING, BIKING, TRANSIT ARE NOT IMPORTANT TO ME</p>	<p>↑ I'M WILLING TO TRAVEL UP TO 15 MINUTES</p>
<p>↑ AS LITTLE GROWTH AS POSSIBLE</p>	<p>↑ ALL SINGLE FAMILY HOMES</p>	<p>↑ AFFORDABILITY IS NOT IMPORTANT</p>



GUIDE & FOCUS

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.

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

Public Survey Highlights

Public Survey Progress & Initial Findings (227 Responses)

What activities and features would you like to see more of or in greater variety? (top choices)

- Entertainment venues
- Grocery
- Arts & cultural events
- Special activities, festivals, & street fairs
- Chain restaurants

Public Survey Highlights

Public Survey Progress & Initial Findings (227 Responses)

What activities and features would you like to see within a **15-minute walk** from your home or workplace? (top choices)

- Entertainment venues
- Grocery
- Arts & cultural events
- Parks & greenways
- Fitness & recreation facilities

Public Survey Highlights

Public Survey Progress & Initial Findings (227 Responses)

Where they want development/redevelopment? (top choices)

- Redevelopment of obsolete/abandoned property in existing communities
- Redevelopment of obsolete/abandoned property along highway corridors
- A balanced approach that develops/redevelops all the above

Public Survey Highlights

Public Survey Progress & Initial Findings (227 Responses)

What investments would make it easier for you to get to your destinations? (top choices)

- Reduced traffic congestion (new roadways, extra lanes, turn lanes, etc.)
- Improve safety and efficiency at intersections
- Improve pedestrian conditions
- Better connected street system
- Increase accessibility/mobility for seniors and people with limited mobility

Project Webpage and Survey

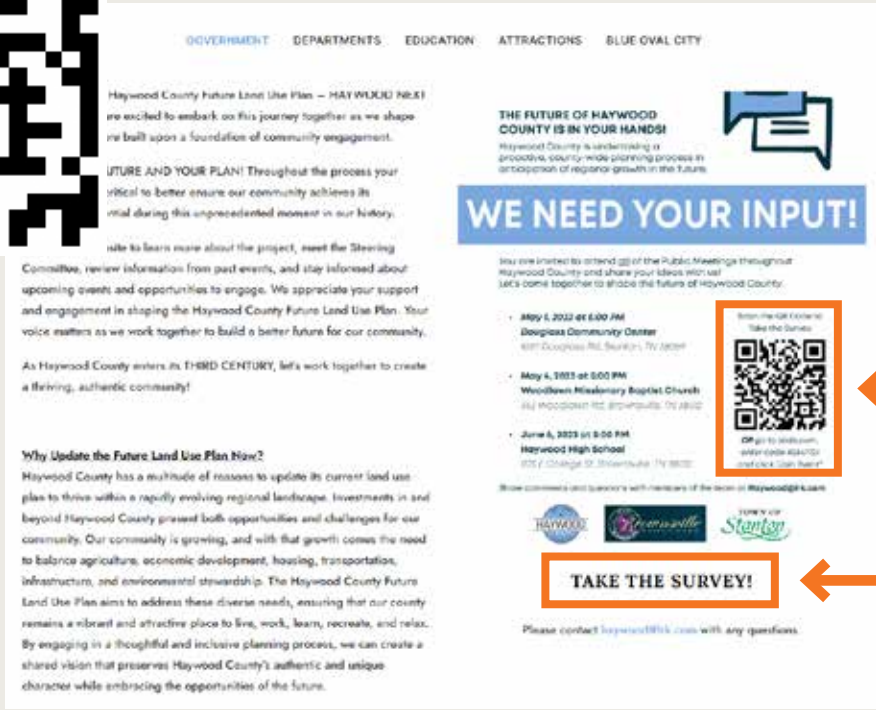
Visit www.haywoodtn.gov/government/development

Please take our **community survey!**

Next Steps Website and Survey



SCAN the QR Code
OR go to [slido.com](https://www.slido.com),
enter code **#2547721**
and click **“Join Event”**



**SURVEY
QR CODE**

**SURVEY
LINK**

Questions?

Thank you

Send questions to: **Haywood@lrk.com**