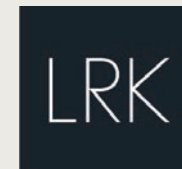


Haywood Next: Future Land Use Plan

Steering Committee Meeting #8

January 8, 2024



Introduction

Agenda

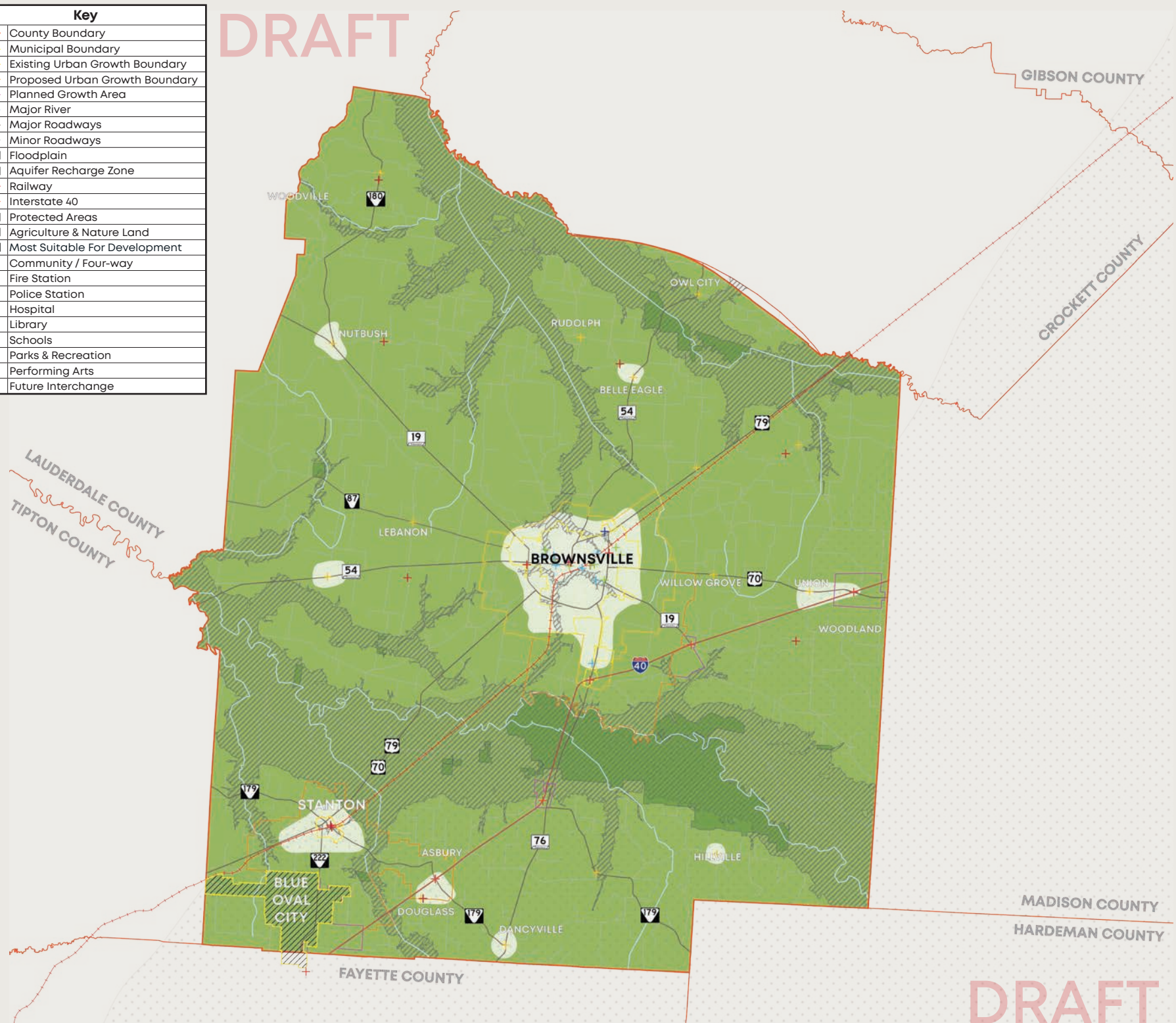
Steering Committee Meeting #8:

- Review Alternate Land Use Development Scenarios
- Tischler Bise Presentation & Review of Findings
- Questions and Discussion
- Next Steps & Schedule

DRAFT Preferred Areas for Development

Grow & Protect
Guide & Focus
Invest in Existing

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
	Most Suitable For Development
	Community / Four-way
	Fire Station
	Police Station
	Hospital
	Library
	Schools
	Parks & Recreation
	Performing Arts
	Future Interchange



Alternate Land Use Scenarios

Growth Principles

- 1 **Grow & Protect**
- 2 **Guide & Focus**
- 3 **Invest in Existing**
- 4 **Accessibility to Facilities**
- 5 **High-Quality & Inclusive**
- 6 **Maintaining Attainability**
- 7 **Improve Connectivity**

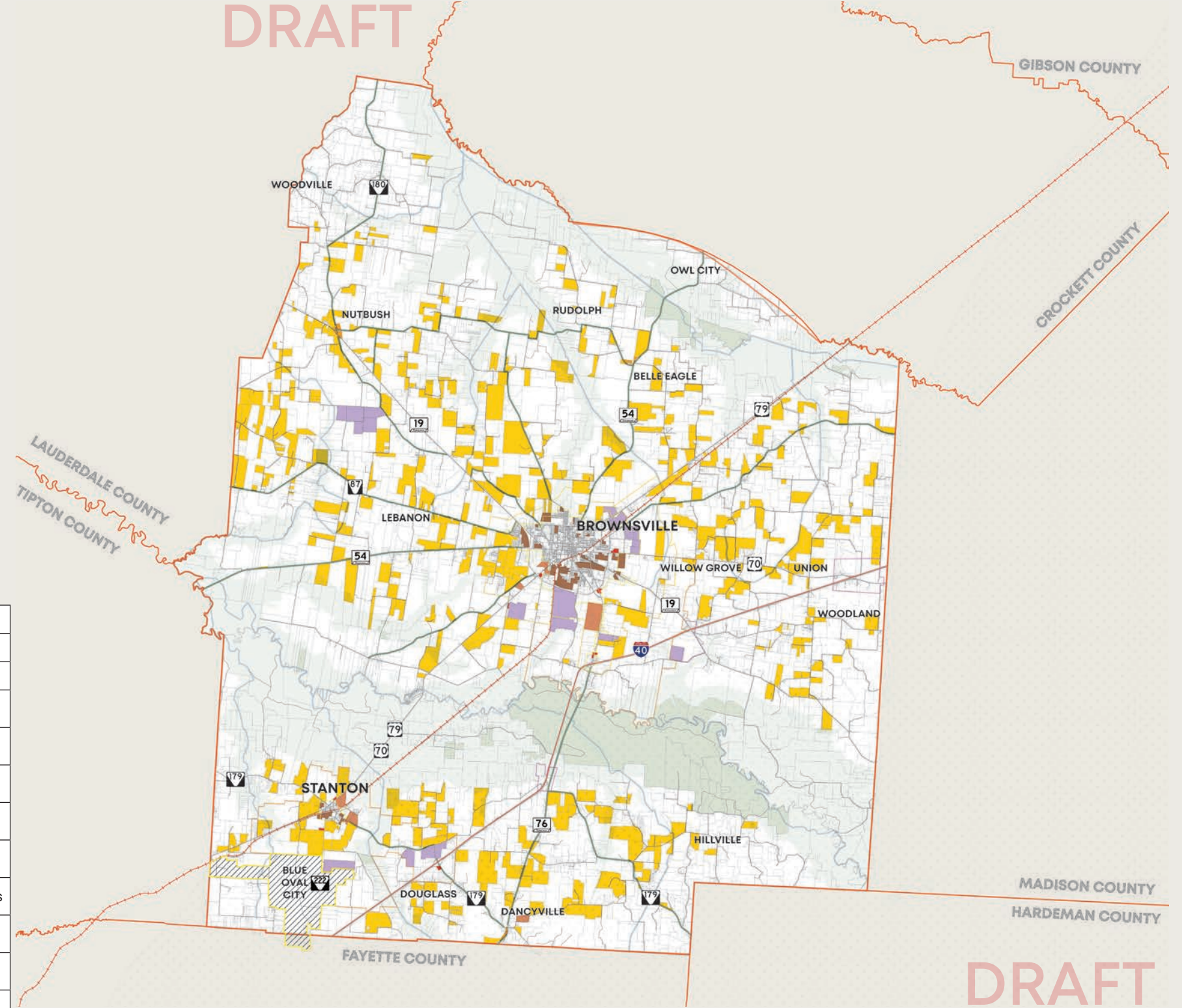
DRAFT
Alternate Land Use
Scenarios
DISCLAIMER

The Alternate Land Use Scenarios are a graphic representation of the development potential in hypothetical locations based on the market analysis findings and adopted Growth Principles.

- The scenarios are not Future Land Use Plans or zoning plans.
- The growth patterns depicted in the Business-as-Usual Scenario are not entirely consistent with the adopted Growth Principles.
- The remaining scenarios are consistent with the Growth Principles.

DRAFT

DRAFT Alternate Land Use Scenarios Business-as-Usual



DRAFT

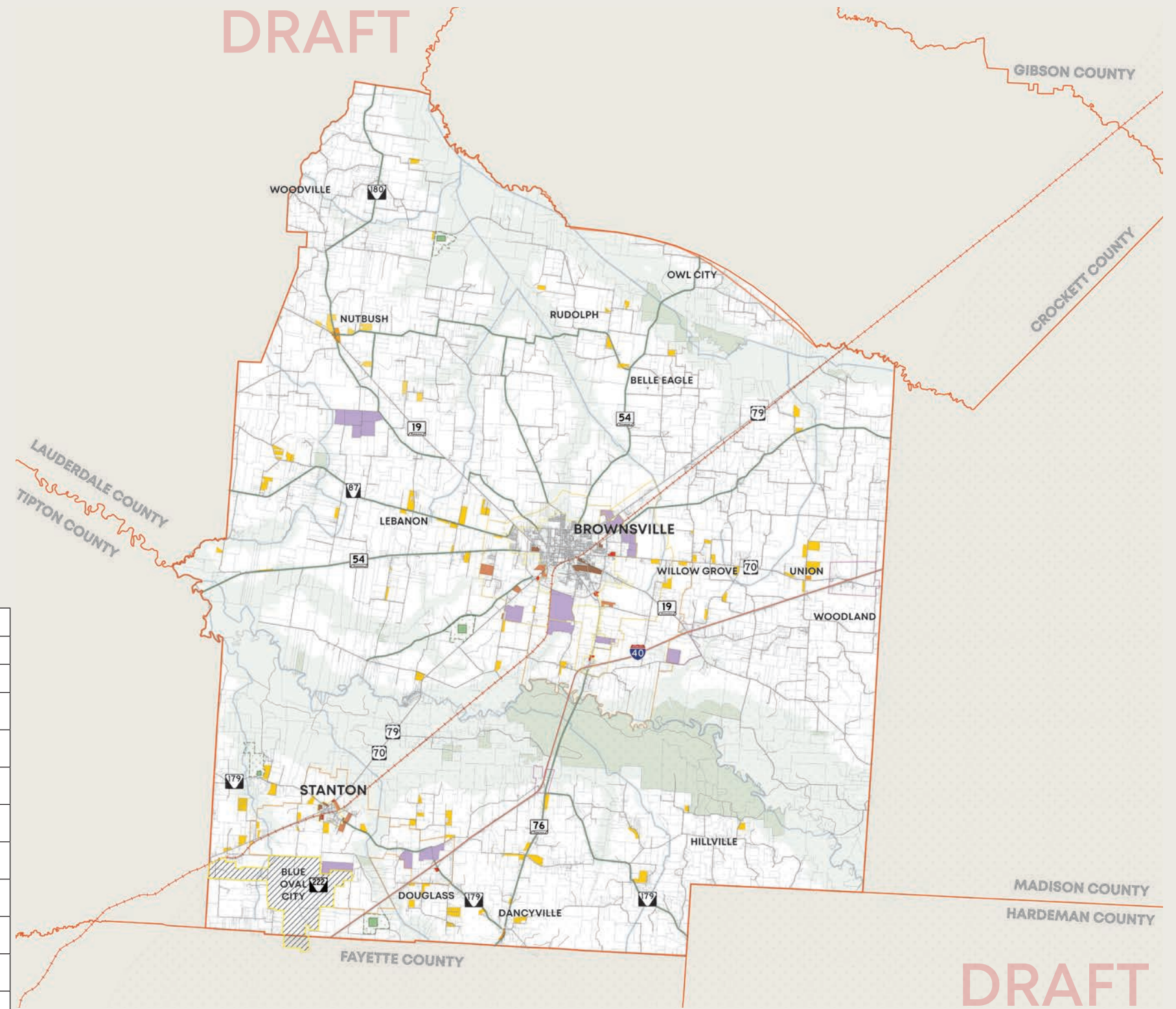
LEGEND					
		MUNICIPALITIES		HAYWOOD COUNTY	
		Brownsville	Stanton	Elsewhere	TOTAL
RESIDENTIAL DEVELOPMENT					
	Within Existing Municipal Boundaries	950 Acres	30 Acres	20 Acres	987 Acres
	Adjacent to Municipal Boundaries	318 Acres	18 Acres	-	336 Acres
	4-Ways	-	-	20 Acres	20 Acres
	Conservation Cluster	-	-	-	-
	Rural Residential (FAR & R-1)	-	-	33,565 Acres	33,565 Acres
	COMMERCIAL	60 Acres	15 Acres	-	75 Acres
	INDUSTRIAL				

Note: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

DRAFT

DRAFT Alternate Land Use Scenarios

Minimally Guided Dispersed Development



DRAFT

		LEGEND			
		MUNICIPALITIES		HAYWOOD COUNTY	
		Brownsville	Stanton	Elsewhere	TOTAL
RESIDENTIAL DEVELOPMENT					
	Within Existing Municipal Boundaries	278 Acres	16 Acres	-	294 Acres
	Adjacent to Municipal Boundaries	210 Acres	14 Acres	-	224 Acres
	4-Ways	-	-	84 Acres	84 Acres
	Conservation Cluster	-	-	224 Acres	224 Acres
	Rural Residential (FAR & R-1)	-	-	4,028 Acres	4,028 Acres
	COMMERCIAL	55 Acres	10 Acres	10 Acres	75 Acres
	INDUSTRIAL				

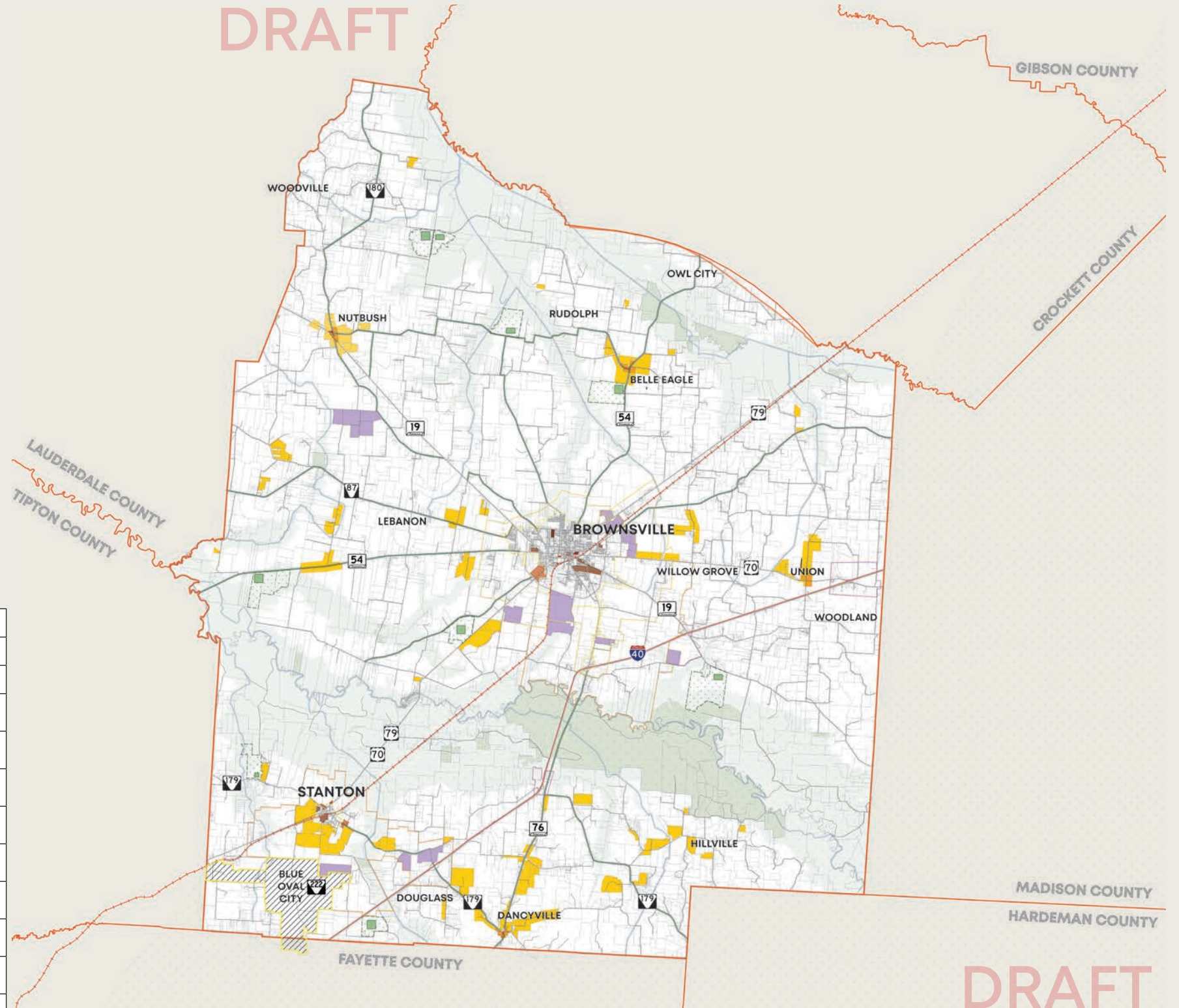
Note: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

DRAFT








Alternate Land Use Scenarios

Focused Development in Communities & Clustered in the Countryside

DRAFT










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		LEGEND			
		MUNICIPALITIES		HAYWOOD COUNTY	
		Brownsville	Stanton	Elsewhere	TOTAL
RESIDENTIAL DEVELOPMENT					
	Within Existing Municipal Boundaries	238 Acres	14 Acres	-	252 Acres
	Adjacent to Municipal Boundaries	118 Acres	8 Acres	-	126 Acres
	4-Ways	-	-	168 Acres	168 Acres
	Conservation Cluster	-	-	336 Acres	336 Acres
	Rural Residential (FAR & R-1)	-	-	8,056 Acres	8,056 Acres
	COMMERCIAL	55 Acres	10 Acres	10 Acres	75 Acres
	INDUSTRIAL				

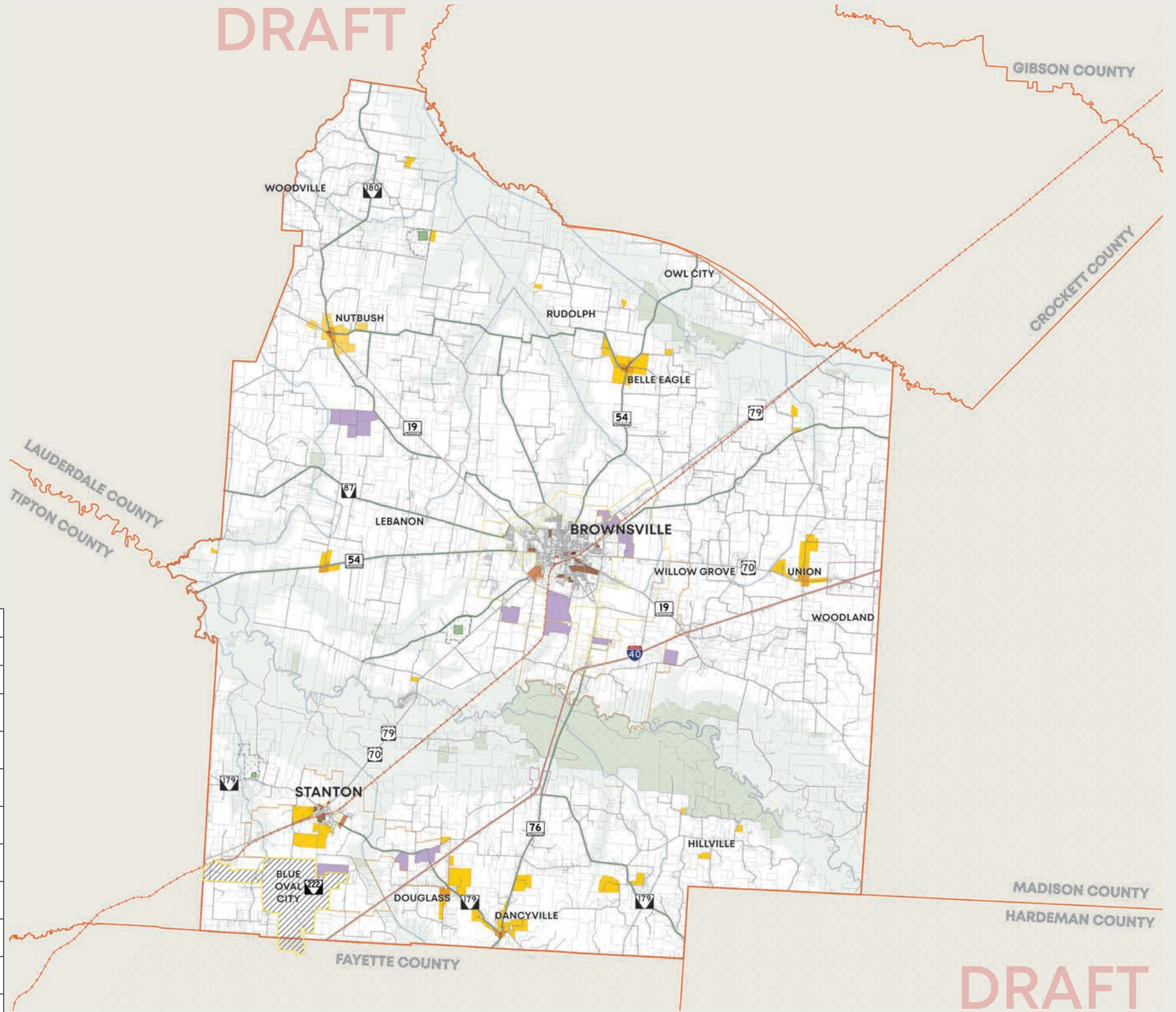
Note: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

DRAFT Alternate Land Use Scenarios

Concentrated Investment in Existing Communities & Conservation of the Countryside

		LEGEND			
		MUNICIPALITIES		HAYWOOD COUNTY	
		Brownsville	Stanton	Elsewhere	TOTAL
RESIDENTIAL DEVELOPMENT					
	Within Existing Municipal Boundaries	118 Acres	8 Acres	-	126 Acres
	Adjacent to Municipal Boundaries	318 Acres	18 Acres	-	336 Acres
	4-Ways	-	-	252 Acres	252 Acres
	Conservation Cluster	-	-	112 Acres	112 Acres
	Rural Residential (FAR & R-1)	-	-	4,028 Acres	4,028 Acres
	COMMERCIAL	55 Acres	10 Acres	10 Acres	75 Acres
	INDUSTRIAL				

Note: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.



**Haywood County,
Brownsville, and
Stanton Fiscal
Impact Analysis**

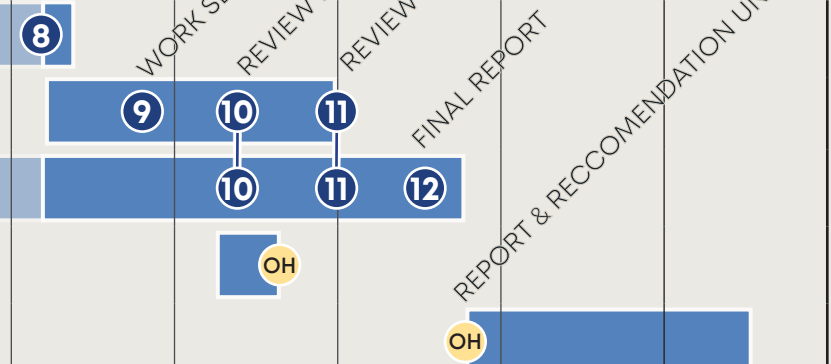


Project Schedule

	December	January	February	March	April	May		
Phase 1 : Immediate Action Draft / Finalize Urgent Ordinances Approval								
Phase 2 : Analysis Vision and Growth Principles Analysis of Existing Conditions Stakeholder and Public Engagement Compose Land Use Palette for Alternates								
Phase 3 : Creating the Vision Compose Land Use Alternates and Analysis Preferred Land Use for Haywood County Future Land Use Plan Report Public Engagement Adoption								

Steering Committee Meeting

A Public Engagement



**Steering Committee
Worksession #8**

January 8th

- Scenarios
- Fiscal Analysis

**Steering Committee
Worksession #9**

- Laying out Land Use Palette on Countywide/Brownsville/Stanton Maps

**Steering Committee
Meeting #10**

- Review
- 95% Future Land Use Plan (Map)
- 65% Report Review

**Steering Committee
Meeting #11**

- Preferred (100%) Future Land Use Plan
- 99% Report

**Steering Committee/
JECDB Meeting**

- Preferred (100%) Future Land Use Plan
- Final Report

**Public Unveiling
Open House**



Next Steps

Future Land Use Plan Worksession

- LRK On-site for full day
- Focused Work Session with Steering Committee Members
- Create DRAFT Future Land Use Plan(s)
- Evening Review of Conceptual Future Land Use Plan(s)

Future Steering Committee Meetings

- Review of Future Land Use Plan and Report (Drafts)
- JECDB Review

Adoption

- JECDB Findings/Reccomendations
- Forward JECDB Reccomendations to local legislative bodies

Schedule

January						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 LRK 'Office Hours'	5	6
7	8 5:30 Steering Committee Meeting #8 5 pm - Haywood County Budget Committee	9 5:30 pm - Brownsville BMA	10	11 LRK 'Office Hours' 5 pm - Stanton Planning Board 6 pm - Haywood Co. Planning Commission 6 pm - Haywood Co. School Board	12	13
14	15	16 6 pm - Haywood County Commission 7 pm - Stanton BMA	17	18 LRK 'Office Hours' 4 pm - Haywood Historic Zoning Commission	19	20
21	22	23 5 pm - Haywood County Board of Zoning Appeals	24	25 LRK 'Office Hours' 4 pm - Brownsville Planning Commission	26	27
28	29	30	31			

Schedule

February						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 LRK 'Office Hours'	2	3
4	5	6	7	8 LRK 'Office Hours' 6 pm - Haywood Co. Planning Commission 6 pm - Haywood Co. School Board	9	10
11	12 5 pm - Haywood Co. Budget Committee	13 5 pm - Stanton PRD Work Session 5:30 pm - Brownsville BMA	14	15 LRK 'Office Hours' 4 pm - Haywood Historic Zoning Commission 5 pm - Stanton Planning Board	16	17
18	19 6 pm - Haywood Co. Commission	20 5 pm - JECDB 7 pm - Stanton BMA	21	22 LRK 'Office Hours' 4 pm - Brownsville Planning Commission	23	24
25	26	27 5 pm - Haywood Co. Board of Zoning Appeals	28	29 LRK 'Office Hours'		

Schedule

March						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7 LRK 'Office Hours**	8	9
10	11 5 pm - Haywood Co. Budget Committee	12 5:30 pm - Brownsville BMA	13	14 LRK 'Office Hours** 6 pm - Haywood Co. Planning Commission 6 pm - Haywood Co. School Board	15	16
17	18 6 pm - Haywood Co. Commission	19 5 pm - JECDB 7 pm - Stanton BMA	20	21 LRK 'Office Hours** 4 pm - Haywood Historic Zoning Commission 5 pm - Stanton Planning Board	22	23
24	25	26 5 pm - Haywood Co. Board of Zoning Appeals	27	22 LRK 'Office Hours** 4 pm - Brownsville Planning Commission	29	30
31						

Questions?

Thank you

Send questions to:

haywood@lrk.com

Jonathan Flynt at jflynt@lrk.com

Rachel Helton at rhelton@lrk.com

Report

Draft Land Use Designations

Land Use Place Type Descriptions

Town Center

A community core with a concentrated variety and mix of higher density/intensity retail, commercial, office, civic/institutional, residential, and light industrial uses.

Town Corridor

Higher to moderate density use typically located along and adjacent to primary transportation corridors.

Town Commercial

Areas of moderate to lower density commercial, retail, office, and civic/institutional uses typically associated with larger building footprints.

Town Residential

Neighborhoods characterized by moderate density residential uses incorporating a variety of housing types including townhomes, apartments, and single family homes.

Neighborhood Center

A node that incorporates smaller scale lower density/intensity commercial, retail, office, and civic use, serving nearby or adjoining residential neighborhoods.

Neighborhood Residential

Neighborhoods characterized by moderate to lower density residential uses primarily composed of apartments, townhomes, and single family homes.

Rural Four-Way

A rural crossroads or focal point of lower density retail, office, civic/institutional, light industrial, and residential uses providing services for the surrounding countryside.

FARR

Countryside characterized by forestry, agricultural, and low-density rural residential.

Open Space

Areas appropriate for active or passive uses, parks, recreation, and environmentally sensitive features, such as floodplains and wetlands.

Employment Center

Areas of moderate to larger-scale office, civic/institutional, and light/heavy industrial uses.

Report

Draft Land Use Designations

Neighborhood Center

Land Use Intent

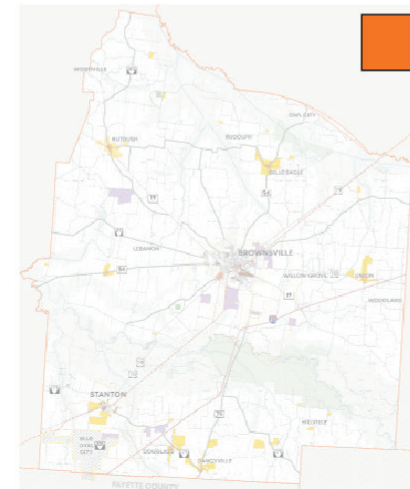
Neighborhood Center serves as a walkable, safe, cherished local activity center. Typically located near or adjoining established residential neighborhoods, these nodes of supportive commercial, retail, office, and civic use are small in scale, compatible, and convenient to adjacent neighborhoods. Often anchored by a general store, food market, or pharmacy catering to the immediate needs of nearby residents. Frequently they will include multiple restaurant options including opportunities for outdoor dining, public space, amenities. Neighborhood Centers should be located where transit options can be provided. Activity, special events, and programming is suited for the local community creating a hub to gather, meet, and strengthen the sense of community.

General Development Character

Building form characterized by a combination of small "big-box" storefronts, connective supportive retail, and occasionally outparcels along the frontage of roadways. A functional and inviting pedestrian network is critical to tie adjacent neighborhoods to buildings within the Neighborhood Center. Major emphasis should be placed on landscaping, features, and furnishings for a pleasant experience even within intimately scaled parking areas. Architectural detail should be heightened since they are often highly visible to nearby neighborhoods. Screening of parking, loading, refuse, service areas, mechanical, and utility equipment. The Neighborhood Center should be located where there is adequate infrastructure and convenient for residents.

Land Use Considerations

- Residential
- Commercial/Retail
- Office
- Civic/Institutional
- Parks/Recreational



Exterior seating at commercial development



Well-designed pedestrian network



Anchor Facility in a Neighborhood Center

Form and Pattern

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





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Development Pattern	Lower intensity mixed-use buildings
Residential Density	6.0 - 18.0 dwelling units/acre (typical)
Non-Residential Intensity	Approximately 0.5 FAR (typical) ground floor
Building Height	1-5 stories (typical)
Public Space Features	Xxxx
Parking	Shared parking highly encouraged

Report

Draft Land Use Designations

Land Use Place Types

COLOR	PLACE TYPE	RESIDENTIAL	COMMERCIAL / RETAIL	OFFICE	AGRICULTURAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	CIVIC / INSTITUTIONAL	PARKS / RECREATIONAL
	TOWN CENTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN CORRIDOR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN COMMERCIAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN RESIDENTIAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	NEIGHBORHOOD CENTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	NEIGHBORHOOD RESIDENTIAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	RURAL FOUR-WAY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	FORESTRY, AGRICULTURAL, & RURAL RESIDENTIAL (FARR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	OPEN SPACE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	EMPLOYMENT CENTER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	FLOODPLAIN OVERLAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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