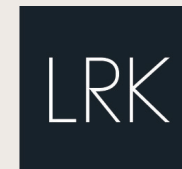


Haywood Next: Future Land Use Plan

Steering Committee Meeting #9

February 5, 2024














Introduction

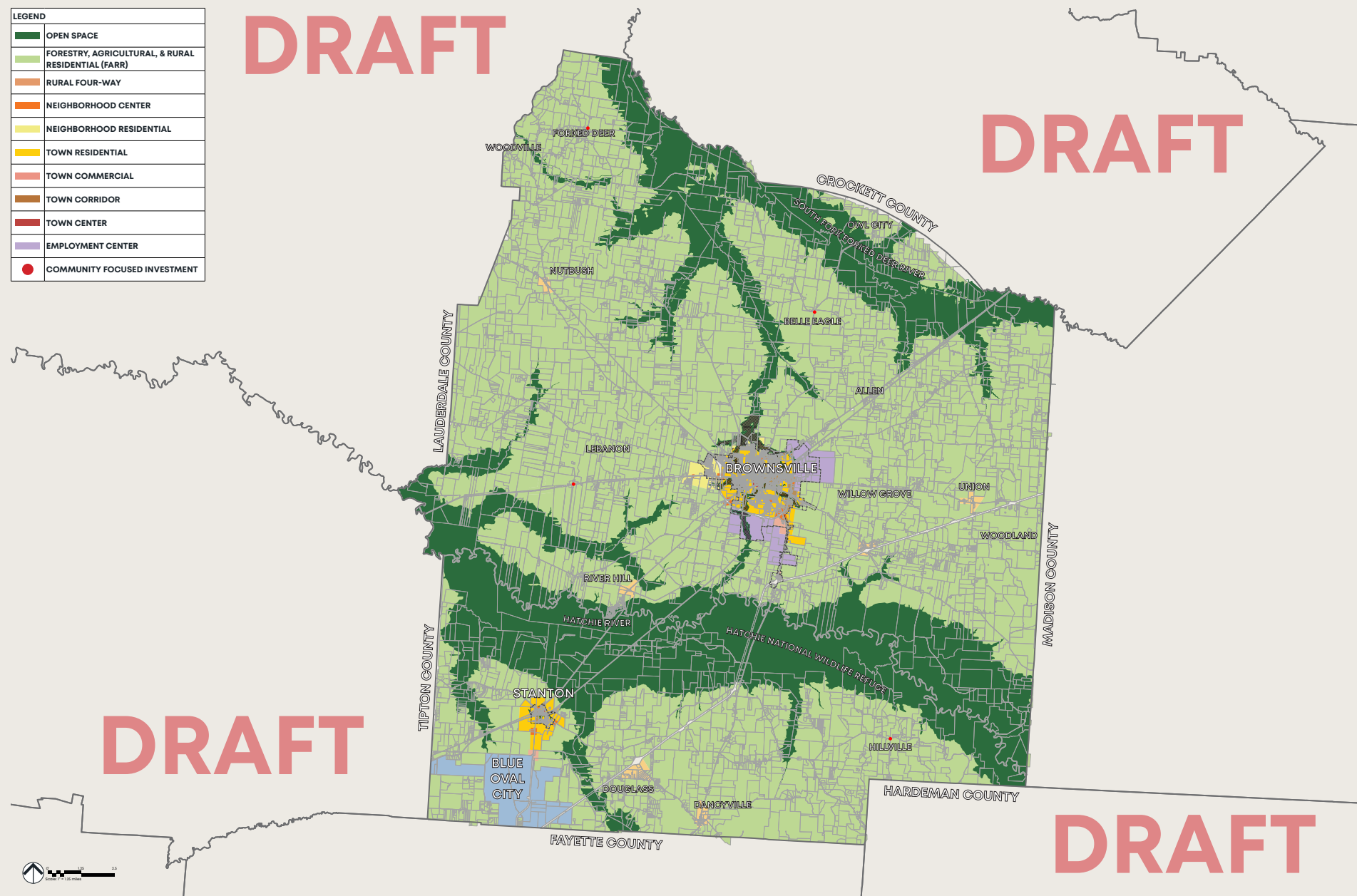
Agenda

Steering Committee Meeting #9:

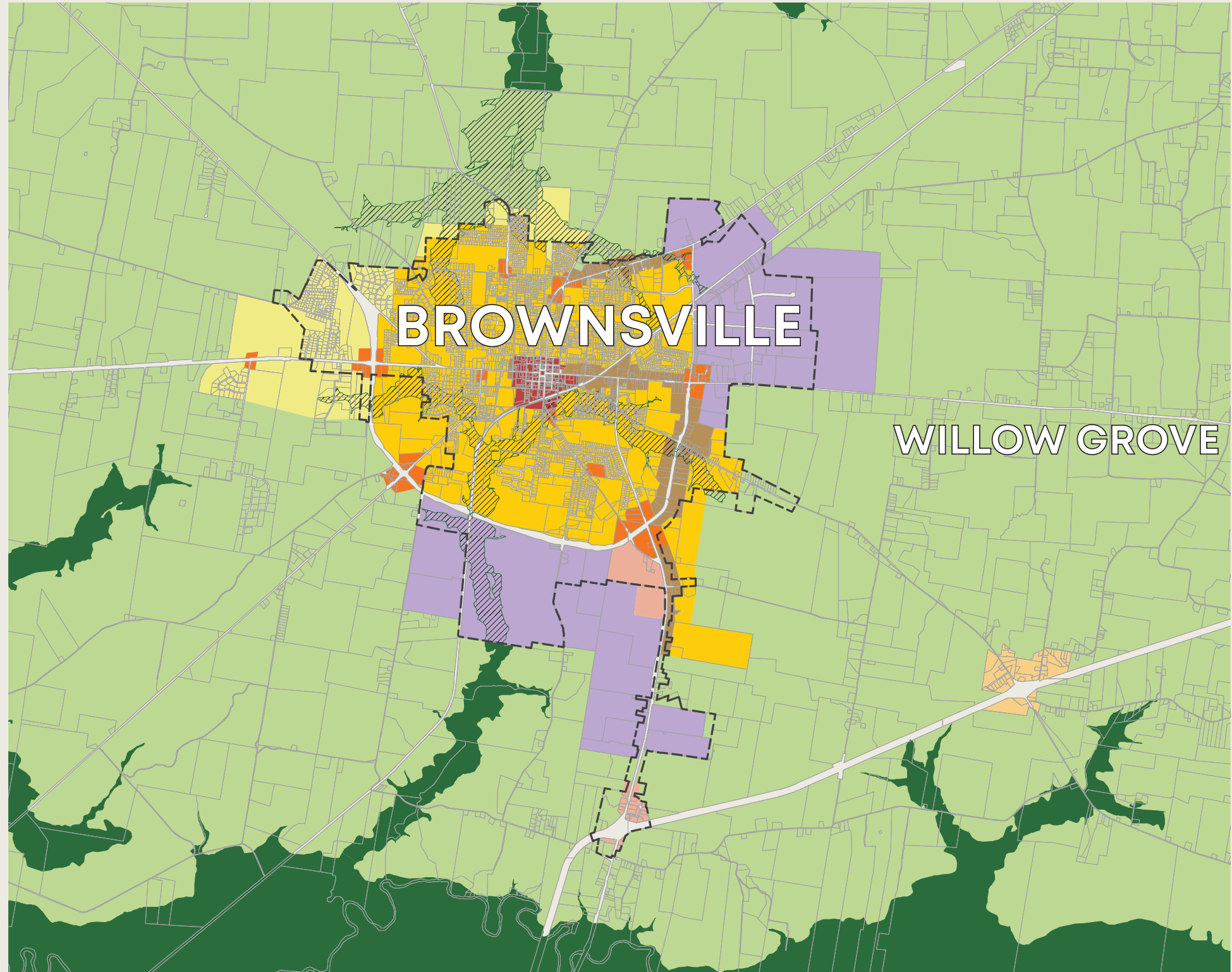
- Draft Future Land Use Plan Review
- Draft Report Review
- Draft Ordinance Update
- Next Steps
- Wrap-Up Q&A

DRAFT Future Land Use Plan

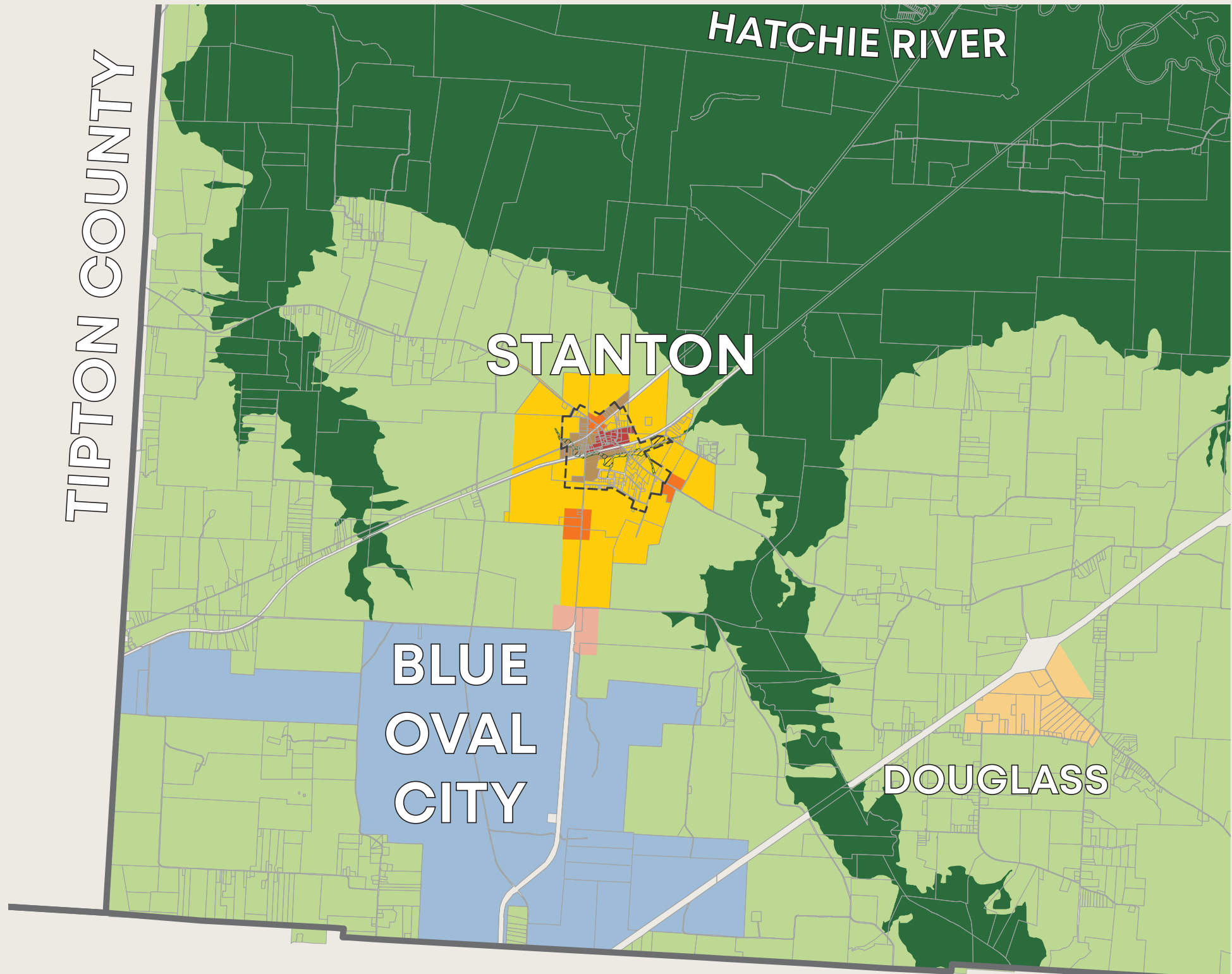
LEGEND	
	OPEN SPACE
	FORESTRY, AGRICULTURAL, & RURAL RESIDENTIAL (FARR)
	RURAL FOUR-WAY
	NEIGHBORHOOD CENTER
	NEIGHBORHOOD RESIDENTIAL
	TOWN RESIDENTIAL
	TOWN COMMERCIAL
	TOWN CORRIDOR
	TOWN CENTER
	EMPLOYMENT CENTER
	COMMUNITY FOCUSED INVESTMENT



**DRAFT
Future Land Use
Plan**



**DRAFT
Future Land Use
Plan**



DRAFT
Future Land Use
Plan Report



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DRAFT February 2024

Planning Process

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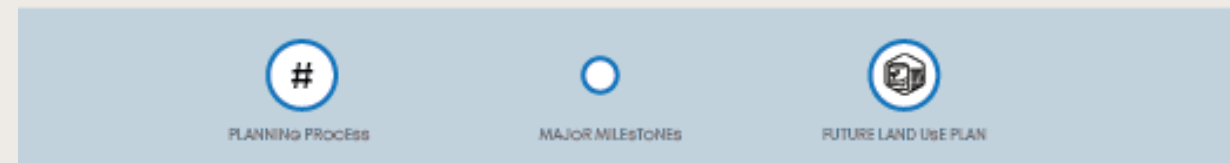
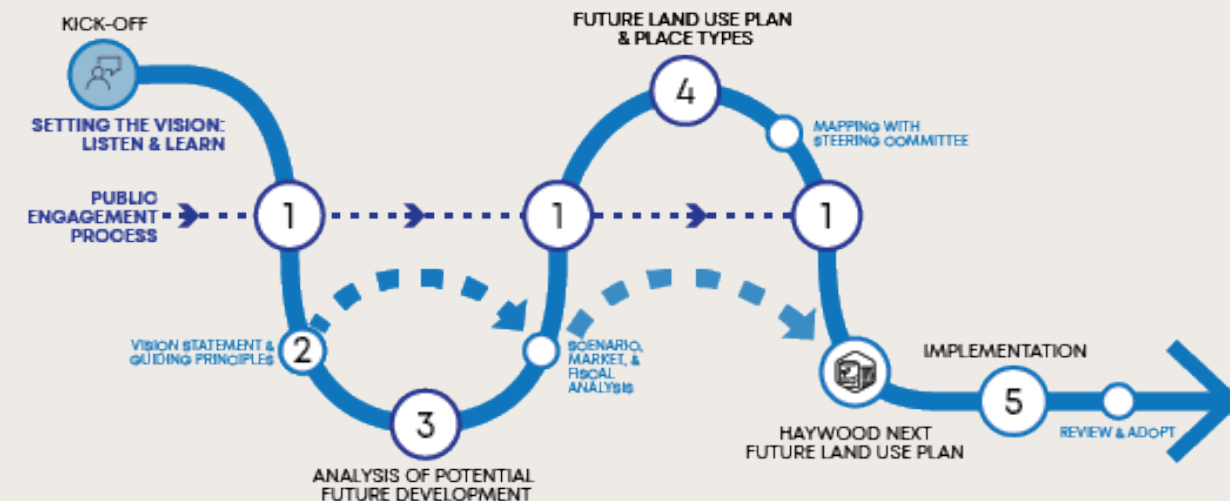
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The Land Use Planning process is a collaborative approach used to guide future development within Haywood County that involves analyzing existing conditions, engaging the community, setting a vision and guiding principles, and formulating implementation for the future land use plan. The process consists of several key stages:

1 Set the Foundation: Listen & Learn
Understand past and ongoing planning efforts, recognize the needs for updating the current land use plan, and begin an open conversation with the Steering Committee, community, and public officials.

2 Vision, Objectives, & Growth Principles
Define a shared vision and guiding principles through community engagement, including Stakeholder Visioning Sessions, Public Open Houses, and Community Survey.

3 Analysis of Potential Future Development
Delve into market and fiscal analysis for multiple alternative land use scenarios, based on an analysis of areas most suitable for development and public engagement.

4 Future Land Use Plan & Place Types
Determine the preferred land use scenario which guides the formulation of the future land use map and strategies under land use designations aligned with the collective vision.

5 Implementation
Identifying next steps, setting priorities, soliciting community dialog, identifying potential catalysts for updates, and interpretation will be critical to ensure the successful implementation of the Future Land Use Plan following formal adoption.

Growth Principles

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.

Grow & Protect speaks toward the community's desire for and cautious acceptance of new investment in Haywood County as heard throughout the public engagement process. Many community members that participated in the public survey have lived in Haywood County for over twenty years and appreciate the rural character, farmland, and community events that make the county feel like home. They want to see new development and investments produce growth in and around existing assets in Haywood County and in such a way that protects the natural resources, events, and small-town feel that is valued in the community today.



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.

As new growth and investment comes into Haywood County, the public engagement process has revealed a desire for this to be Guided & Focused into town centers and rural four ways to build upon existing assets within the community. The City of Brownsville, the Town of Stanton, Nutbush, Dancyville, Douglass, and Union were all mentioned at many of the public engagement sessions held throughout the Future Land Use Planning process as centers for investment and growth. Focusing investment in these locations allows new development to tap into existing assets like infrastructure and build upon the history of Haywood County's smaller communities.



Growth Principles

Invest in Existing

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



Community members expressed a strong desire to invest in the existing assets, communities, and places of Haywood County. Community members were already practicing this growth principle prior to the future land use planning process with the reuse and investment evident at the Square in Brownsville, which many residents noted as one of their favorite spots in the county. A continued vision for investing in existing resources lends itself to growth in the historic centers of the City of Brownsville and the Town of Stanton, where existing structures or vacant space are available for new development to transform these spaces into even more vibrant places to work, eat, and live.

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.



During the public engagement process, community members repeatedly emphasized the need for accessibility to facilities for medical, educational, recreational, and basic everyday needs throughout the county. Haywood County can enhance and focus on accessibility to facilities by guiding growth and investment to existing town centers, communities, and rural four ways. To achieve accessibility county-wide, investment and development could appear as smaller-scale services focused within existing communities instead of concentrating all services in one place.

Market Analysis

Housing Growth

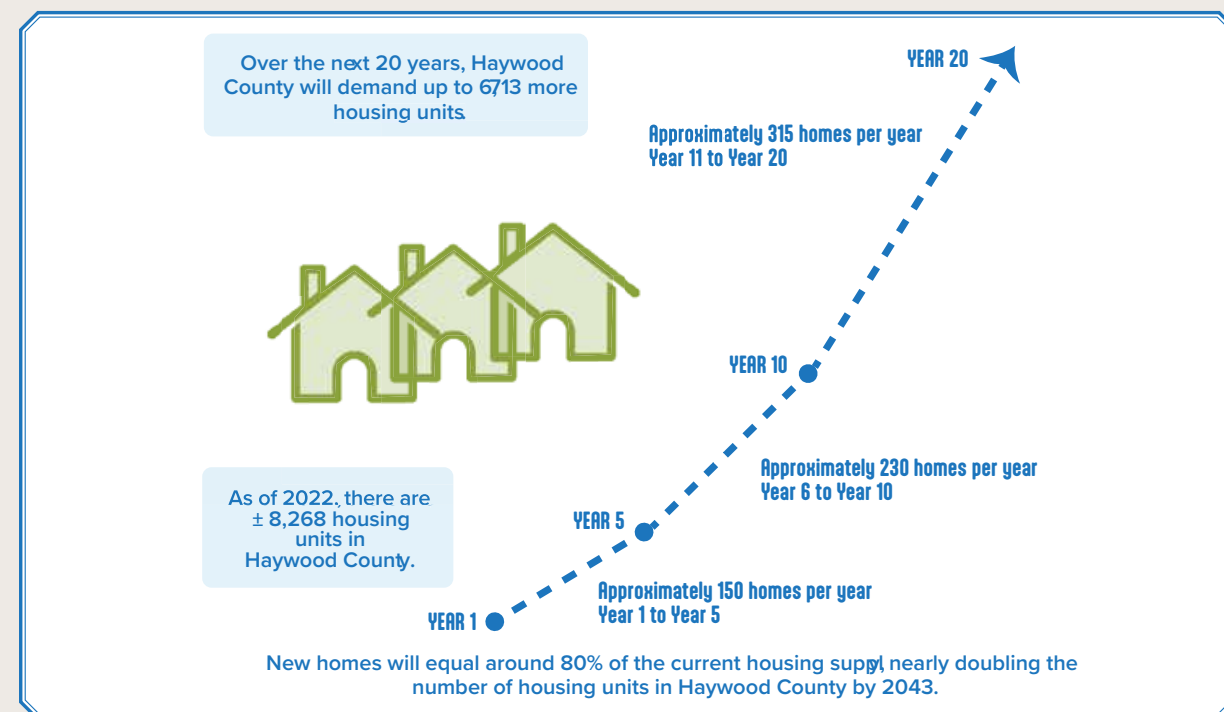
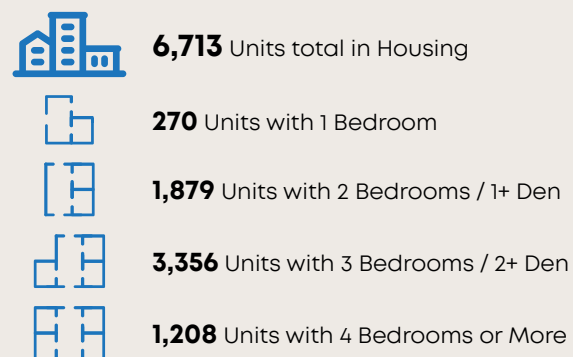
Based on historical patterns and trends, housing growth has the greatest potential to reconfigure future land use, and Haywood County will see a substantial change in housing demand because of Blue Oval and associated industrial activity. Currently, housing vacancy rates are low in Haywood County, so new households will increase the demand for housing. This demand will likely occur as “latent demand,” needs unmet immediately, with housing demand increasing five, to ten, to twenty years into the future.

With market conditions generating 6,713 additional housing units over the next twenty years, it is anticipated that there will be increasing development pressure within existing communities as well as the rural countryside.

Based on current economic and housing market conditions, residential growth will consist of a mix of housing types. About one-third of new housing

units will have the equivalency of three bedrooms, one of which might be used as an office or den area; about twenty percent will either be studio or one-bedroom units likely oriented toward one- or two-person households; sixty percent of the owner-occupied units will be three bedrooms or larger; and at least three in ten units will have at least three bedrooms or the equivalent.

The supportable units for each of the categories follows:



Market Analysis

Commercial Growth

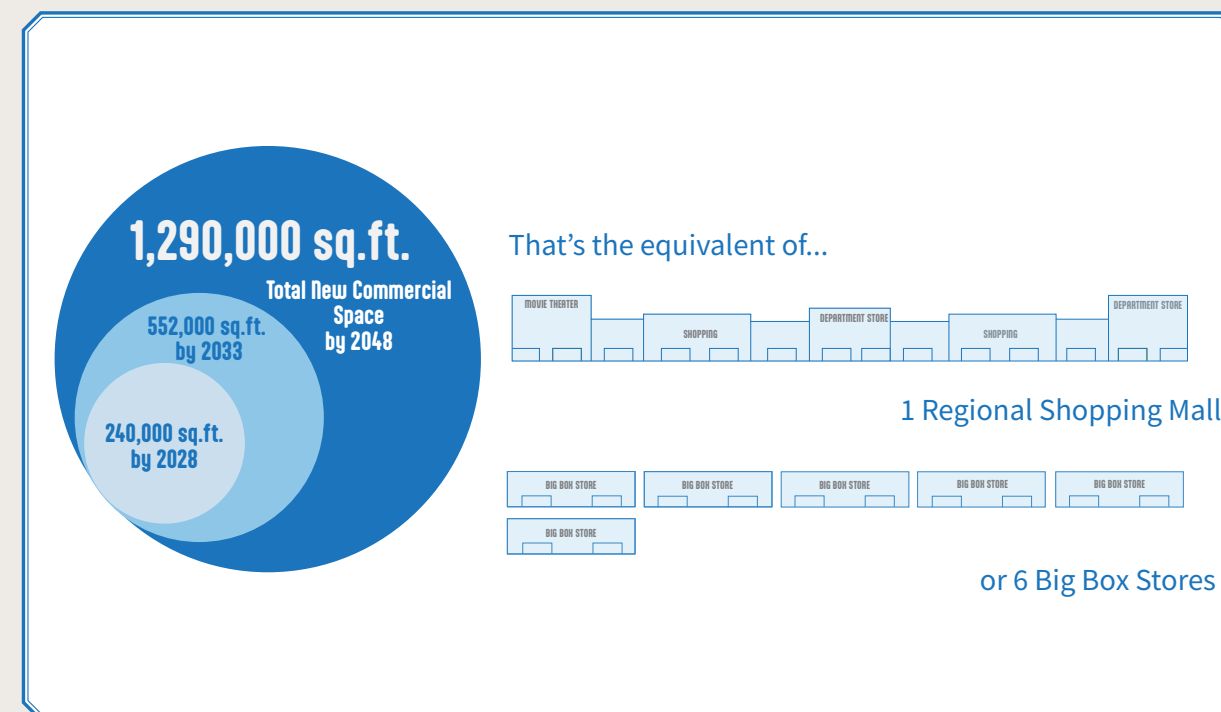
With market conditions generating 1,290,000 square feet of new supportable commercial space over the next twenty years, it is anticipated that retail development will occur within existing communities as well as follow new residential development that occurs in the rural countryside.

Industrial Growth

As should be expected, industrial activity is primarily concentrated in a few areas of the county. Most industrial activities are constrained to single story structures. The total ground floor area of industrial in Haywood County is roughly _____ square feet.

The current market conditions anticipate the potential for 3 million square feet of additional industrial space in Haywood County. Though a portion of the industrial development will probably be linked to vehicle and battery plants, other opportunities exist. Currently, Haywood County is marketing 140 acres of industrial property in the I-40 Advantage Industrial Park.

To accommodate the mounting demand from the region's accelerating industrial base, skilled employees living in, or relocating to Haywood County will benefit from an abundance of opportunities in the emerging industrial technology workforce.

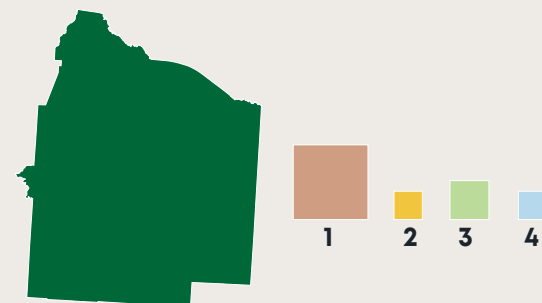


Alternate Land Use Scenarios

Scenarios	Community		Countryside		
	Within Existing Communities / Municipalities	Near/Adjacent to Existing Communities / Municipalities	Focused at Four-Ways	Conservation Clusters	Rural Residential (FAR)
“Business-As-Usual”	30%	20%	-	-	50%
Minimally Guided Dispersed Development	35%	20%	5%	10%	30%
Community Focused and Clustered in Countryside	45%	15%	10%	15%	15%
Community Concentration and Countryside Conservation	60%	15%	15%	5%	5%

Based on analysis of the Areas Most Suitable for Development, current and projected market trends, and input from the community and Steering Committee, various Alternate Land Use Scenarios have been identified and mapped. These Alternate Land Use Scenarios are:

1. Business as Usual
2. Minimally Guided Dispersed Development
3. Community Focused and Clustered in Countryside
4. Community Concentration and Countryside Conservation



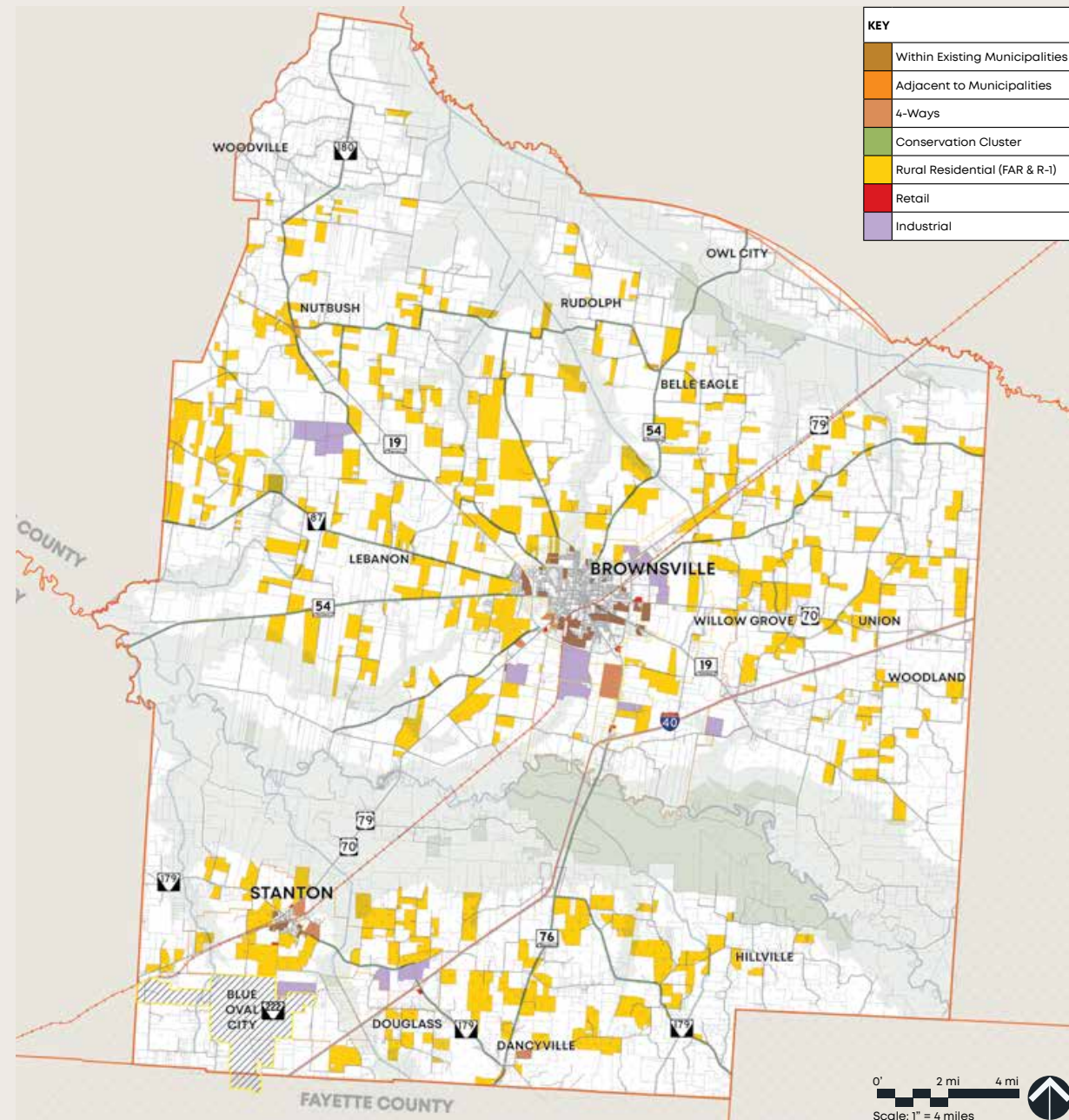
Potential Scenario development footprint in comparison to Haywood County

The Alternate Land Use Scenarios represent generalized conceptual approaches to how and where development may occur hypothetically in different scenarios. The table below shows the percentage of development falling in each location across different scenarios, however, the scenarios do not represent land use plans, therefore specific locations and details are conceptual and flexible. The Alternate Land Use Scenarios include information regarding the following:

- Land use type, form, and density
- Roads, infrastructure, and community facilities
- Protection and enhancement of community assets

Each Alternate Land Use Scenario is accompanied by a Fiscal Impact Analysis that models county-wide and municipal revenues, capital impacts, and net fiscal results attributed to each scenario. The analysis of each Alternate Land Use Scenario and a comparison of the scenarios with one another was reviewed and tested with the Steering Committee, shared with the public, and ultimately helped inform the Growth Principles and Future Land Use Plan.

Business As Usual



Alternate Land Use Scenario #1 Overview

Business-As-Usual - This scenario represents a baseline where the existing zoning in the Community and Countryside is developed in a typical pattern based on recent development. Under this scenario, future development is evenly split between the Community and Countryside, with approximately one-half within each category. In Community, approximately half of development is within existing boundaries and the other half located adjacent to the boundaries, including growth along corridors where infrastructure can be accessed or extended. All of development in Countryside is Rural Residential in the FAR and R-1 Districts matching recent patterns and densities of development.

Market predictions for the next 20 years

	Residential	Retail	Industrial
Within Existing Municipal Boundaries	2,014 Units 1,007 Acres	387,000 Sq. Ft. 23 Acres	1,500,000 Sq. Ft. 70 Acres
Adjacent to Municipal Boundaries	1,343 Units 5,372 Acres	258,000 Sq. Ft. 15 Acres	1,500,000 Sq. Ft. 70 Acres
Around Rural Four-Ways	-	-	-
Conservation Clusters	-	-	-
Rural Residential	3,357 Units 33,570 Acres	645,000 sq. ft. 38 Acres	-
Total	39,949 Acres	76 Acres	140 Acres

Fiscal impacts for the next 20 years

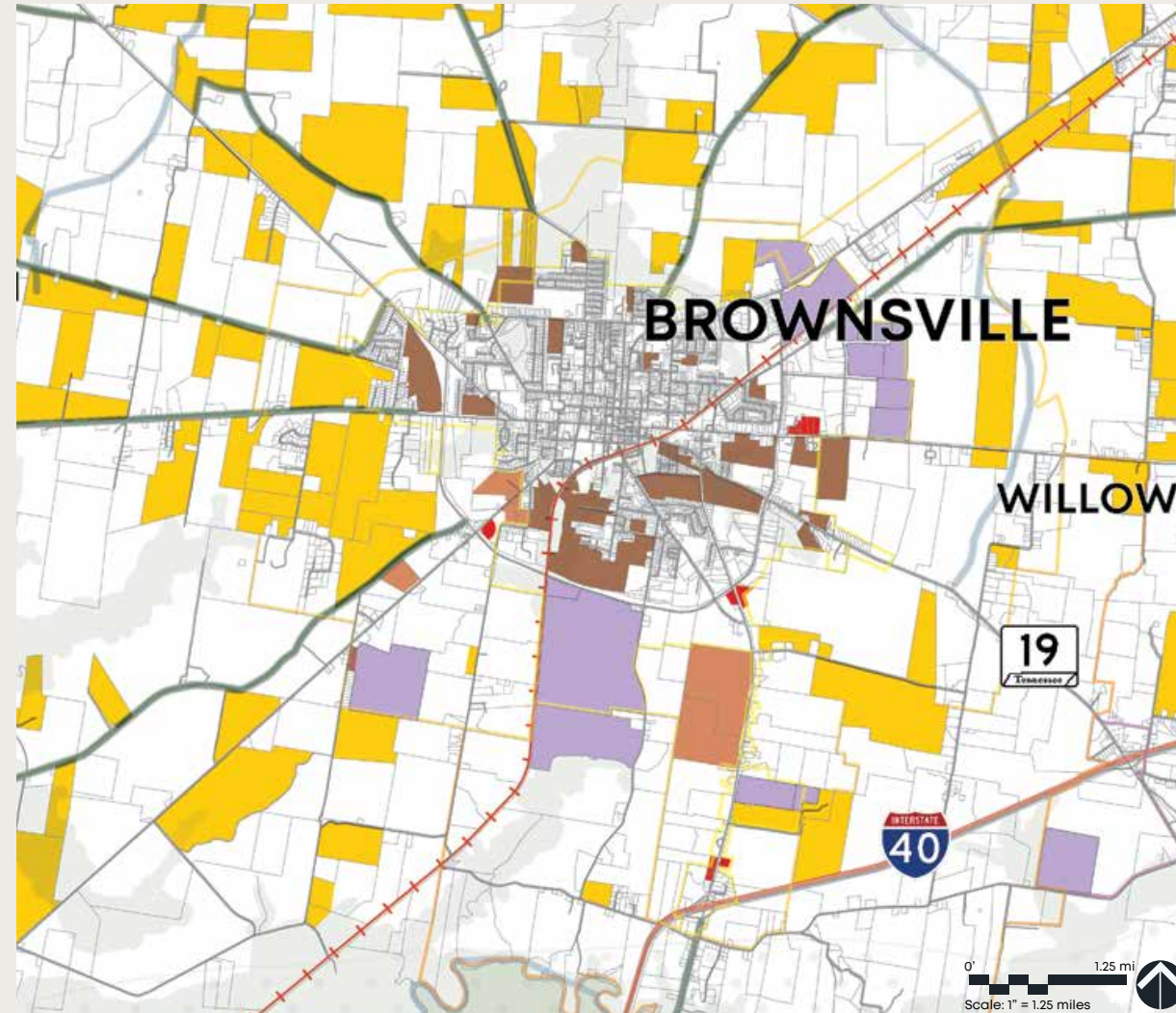
	Population	Jobs
Municipal Areas	4,314	Municipal Areas 968
Unincorporated Areas	10,068	Unincorporated Areas 6,967
Public School Students	2,069	Total 7,935
Grand Total		
Revenues	\$506,109	Net Fiscal Impact -\$180,796
Expenditures	\$686,904	Avg. Annual Net Impact -\$9,040

Scenario summary

The "Business-As-Usual" Scenario does not follow the growth principles established by the community. The scenario places new development in areas not easily accessible to area assets, increases pressure on existing infrastructure, and consumes as much as twelve percent of the county for new development, deteriorating the rural landscape cherished by the community. The financial implications of continuing this development pattern would require far more expenditures than revenue generated, borrowing from future generations. For these reasons, the "Business-As-Usual" should not be selected as the preferred development scenario.

City of Brownsville - Scenarios

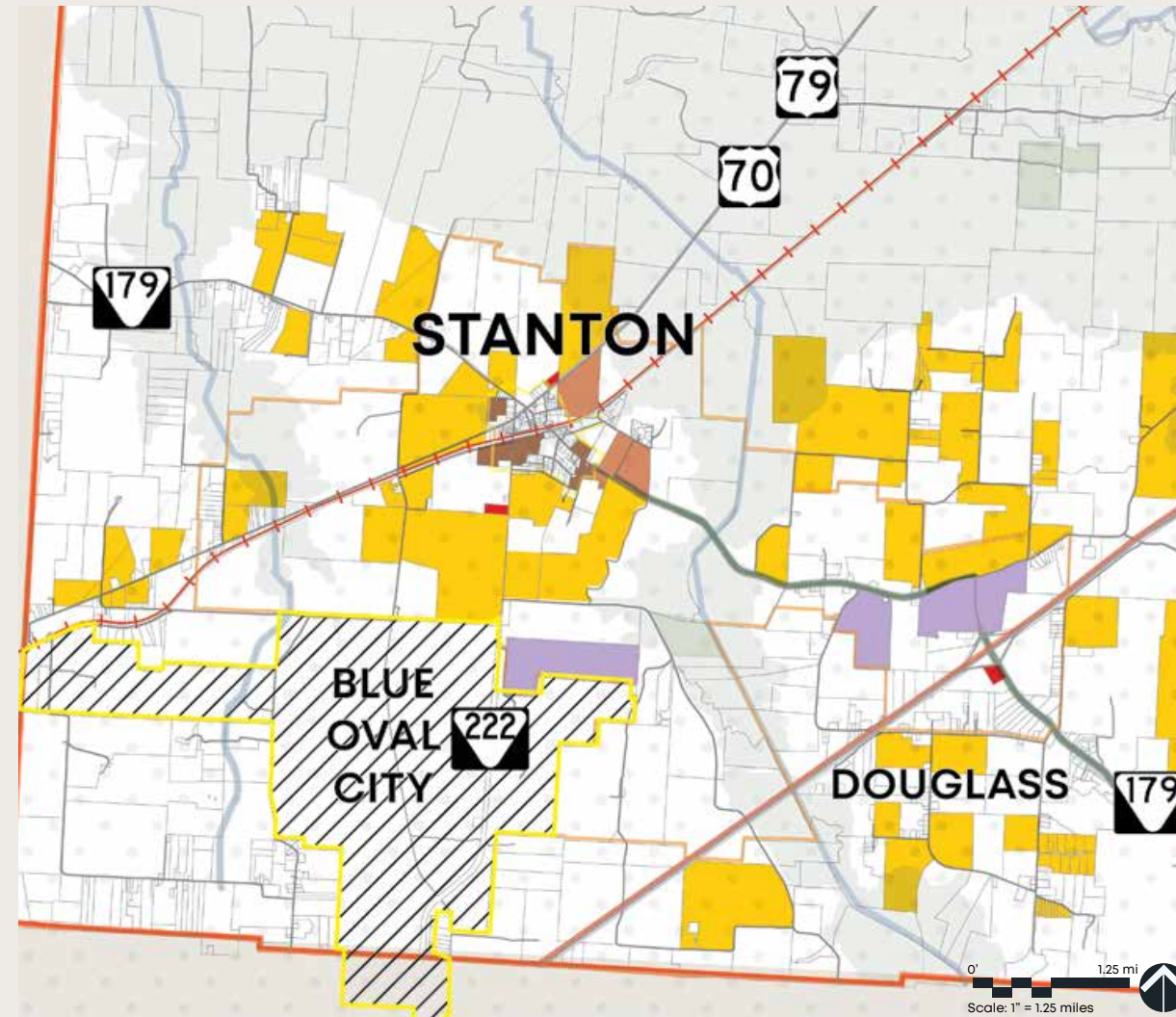
Business-As-Usual



Market Predictions (20 Years)	Residential	Retail	Industry
Units / Sq. Ft.	1,900 Units	800,000 Sq. Ft.	-- Sq. Ft.
Acreages	950 Acres	55 Acres	-- Acres
Fiscal Impact (20 Years)			
Revenue	\$48,496	Net Fiscal Impact	\$6,301
Expenditures	\$42,195	Avg. Annual Net Impact	--

Town of Stanton - Scenarios

Business-As-Usual



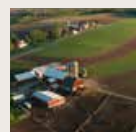
Market Predictions (20 Years)	Residential	Retail	Industry
Units / Sq. Ft.	114 Units	30,000 Sq. Ft.	-- Sq. Ft.
Acreages	57 Acres	-- Acres	-- Acres
Fiscal Impact (20 Years)			
Revenue	\$3,194	Net Fiscal Impact	\$1,906
Expenditures	\$1,288	Avg. Annual Net Impact	--

Land Use Place Type Descriptions



Open Space

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



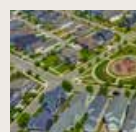
FARR

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



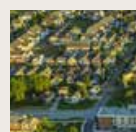
Rural Four-Way

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



Neighborhood Residential

Neighborhoods characterized by moderate to lower density residential use primarily composed of single-family, townhomes, and multi-family homes.



Town Residential

Neighborhoods characterized by moderate density residential uses incorporating a variety of housing types, including townhomes, apartments, single-family homes, and small nodes of commercial / retail.



Neighborhood Center

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



Town Commercial

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



Town Corridor

Higher to moderate density / intensity retail, commercial, office, civic, residential use typically located along and adjacent to primary transportation corridors.



Town Center

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



Employment Center

Areas of varying density / intensity commercial, retail, office, civic / institution, light industrial, and heavy industrial uses.

COLOR	PLACE TYPE	RESIDENTIAL	COMMERCIAL / RETAIL	OFFICE	AGRICULTURAL	HEAVY INDUSTRIAL	LIGHT INDUSTRIAL	CIVIC / INSTITUTION*	PARKS / RECREATION*
	OPEN SPACE	○	○	○	○	○	○	○	○
	FORESTRY, AGRICULTURAL, & RURAL RESIDENTIAL (FARR)	○	○	○	○	○	○	○	○
	RURAL FOUR-WAY	○	○	○	○	○	○	○	○
	NEIGHBORHOOD RESIDENTIAL	○	○	○	○	○	○	○	○
	TOWN RESIDENTIAL	○	○	○	○	○	○	○	○
	NEIGHBORHOOD CENTER	○	○	○	○	○	○	○	○
	TOWN COMMERCIAL	○	○	○	○	○	○	○	○
	TOWN CORRIDOR	○	○	○	○	○	○	○	○
	TOWN CENTER	○	○	○	○	○	○	○	○
	EMPLOYMENT CENTER	○	○	○	○	○	○	○	○

* Civic / Institution and Parks / Recreation are permitted in all Place Types.

○ Not Allowed

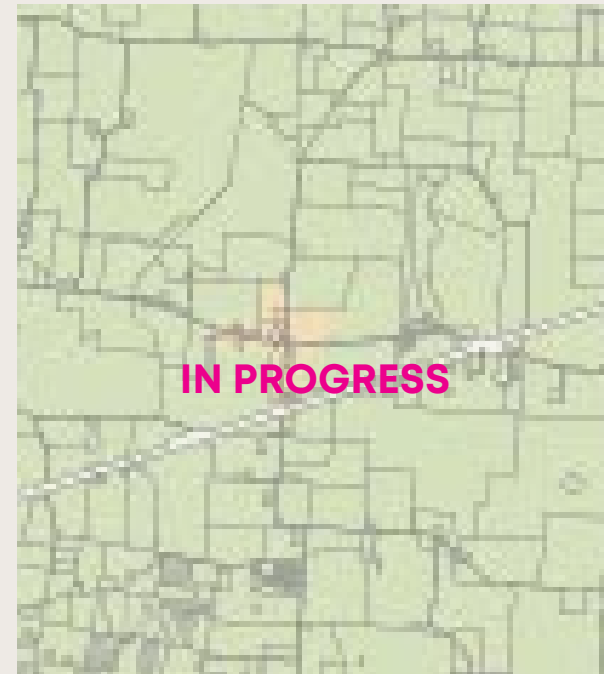
○ Conditionally Allowed

○ Allowed

Future Land Use Plan - Communities



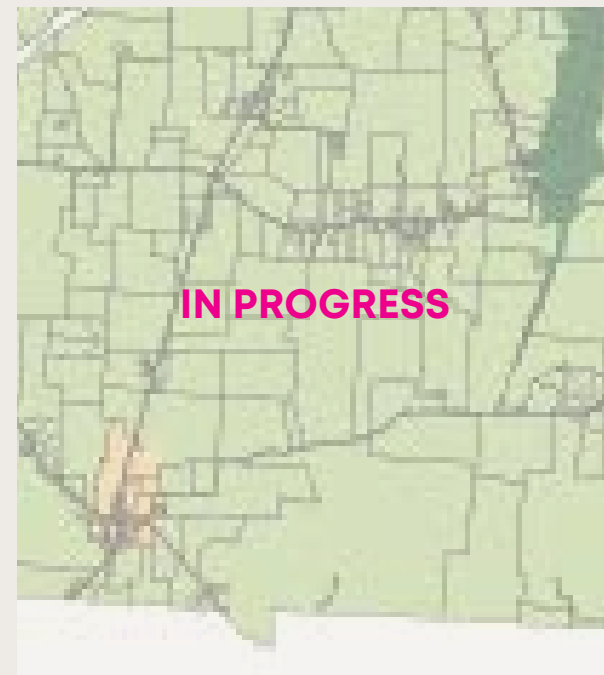
Future Land Use Plan Detail - Nutbush



Future Land Use Plan Detail - Union



Future Land Use Plan Detail - Douglass



Future Land Use Plan Detail - Dancyville

Community Focused Investment



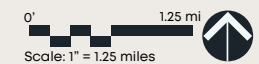
Future Land Use Plan Detail - Forked Deer



Future Land Use Plan Detail - Belle Eagle

Intent

As development occurs in the county, smaller communities within the FARR may experience varied investment. Though these communities may not be at the scale of a Rural Four Way, there should be a focused center for investment that may include services, small-scale commerce, churches, civic centers, or other uses. Therefore, the red node indicates a proposed center for Community Focused Investment based on surrounding context and community input throughout the public engagement process.



Forestry, Agriculture, and Rural Residential (FARR)

Land Use Intent

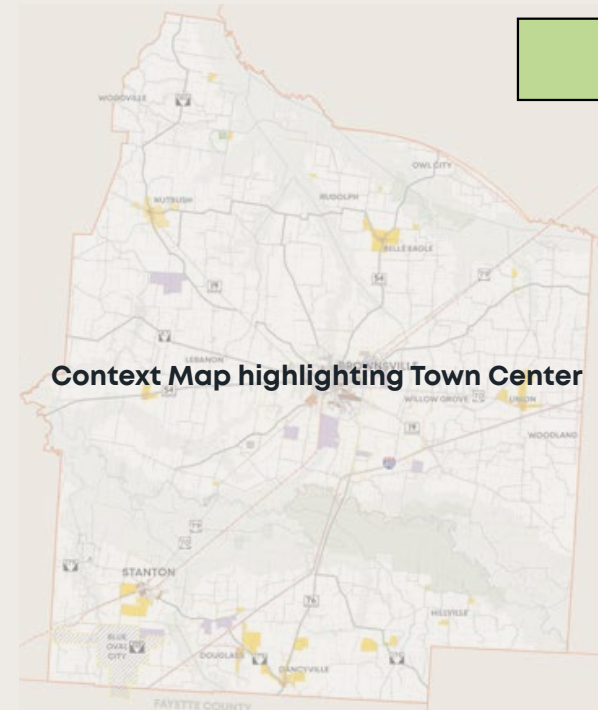
Forestry, Agricultural, and Rural Residential (FARR) are important components of the agrarian West Tennessee countryside cherished by Haywood County residents. Typically, this land use is spread out across the countryside, contributing to environmental preservation, agricultural sustainability, and the preservation of rural lifestyle and landscape. FARR allows for the construction of homes and farmlets on larger lots as well as clustered single-family homes at a moderate density, preserving significant areas for farming, forestry, and natural preserve. This approach seeks to balance residential needs with the preservation of the rural countryside.

General Development Character

The character can be described as a balanced mix of farming, natural landscape, and larger lots. The diversity of housing options in the countryside, such as clustered development, equestrian subdivisions, and farmlets accommodate a range of lifestyles that reinforce the character of these areas. Activity centers that incorporate shared use such as produce, handcrafted furnishings, or artwork are encouraged. Wildlife corridors and the integration of trail networks in natural areas can be incorporated. Roadways should retain narrow width and enhance views of the scenic rural countryside, improve connectivity, and enhance safety for area residents.

General Development Form

Development Pattern	Lower intensity buildings and clusters
Residential Density	1.0 dwelling unit / 2.0 - 12.0 acres (typical)
Non-Residential Intensity	Limited to agriculture and recreation
Building Height	1-2 stories (typical)
Public Space Features	Natural areas, forest, greenways, trail corridors
Parking	Off-street parking, long driveways screened from viewsheds



Example FARR Development



Character Imagery



Farmland



Scenic Road



Farmlet



Countryside Cluster Development

Neighborhood Residential

Land Use Intent

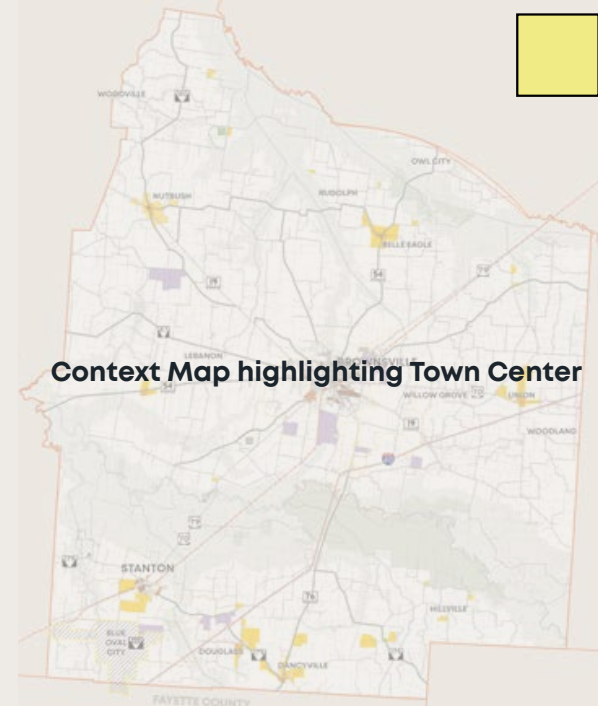
An essential component of communities, Neighborhood Residential offers a range of places for people to live, ideally near amenities, services, and other residents. Only contextual commercial, retail, and office shall be permitted in Neighborhood Residential. Typically, Neighborhood Residential areas are located within or on the outskirts of municipal boundaries. These neighborhoods are designed to provide a range of housing types, neighborhood parks, and amenities that serve the needs of residents and enhance their quality of life. Neighborhood Residential areas provide a community-oriented living environment.

General Development Character

Building forms are characterized by single-family detached homes and where appropriate, duplexes, small apartments, and townhomes compatible with the scale and character of the neighborhood. Parks and public space fostering recreation, social connections, and a sense of belonging are focal points. The design of Neighborhood Residential should include an interconnected street network with consideration for walkability, multimodal transportation, and infrastructure aiding in mobility for all residents.

General Development Form

Development Pattern	Low to moderate detached and attached residential
Residential Density	4.0 - 8.0 dwellings units / acre (typical)
Non-Residential Intensity	Limited to neighborhood shop or store
Building Height	1-3 stories (typical)
Public Space Features	Parks, recreational fields, and greenways
Parking	On-street parking, driveways, and small parking areas



Example Neighborhood Residential Development



Character Imagery



Neighborhood Store



Water Features



Neighborhood Planting Gallery, small-scale park



Neighborhood with connected sidewalks

Employment Center

Land Use Intent

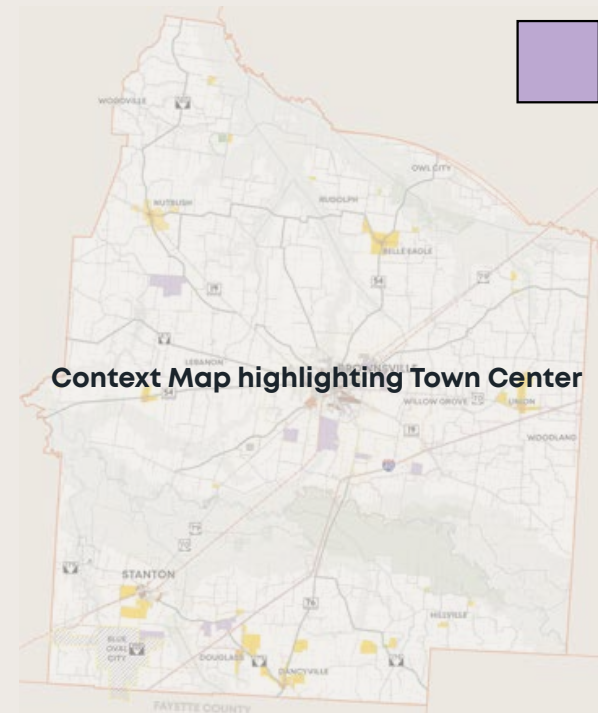
The Employment Center designation promotes economic development with industry and employment uses. Anchored by a blend of industry, warehouses, office, and research facilities, these uses promote a healthy economic and employment base. Access to a robust transportation network and support services are essential to Employment Centers. Providing an environment that nurtures talent and encourages creativity, the Employment Center strives to foster a prosperous community.

General Development Character

Building forms are characterized by large “Box-Like” forms sometimes designed with attractive façade treatments. Loading and outdoor storage should be avoided on primary frontages and concealed by various screening techniques that shield unattractive features and protect the scenic countryside. Improving buildings and reactivating dormant, existing employment centers is highly encouraged. Special attention is required in locating uses which generate noises or odors. Heavy industry should be sensitive to surrounding development as well as transportation, stormwater, and utility infrastructure.

General Development Form

Development Pattern	Moderate to lower intensity buildings
Residential Density	N/A
Non-Residential Intensity	Approximately 0.35 - 0.5 FAR (typical) ground floor
Building Height	1-2 stories (typical)
Public Space Features	Buffers along roads, greenways, and stormwater features
Parking	Large Parking and service areas located to the side or rear of buildings



Example Employment Center Development



Character Imagery



Industrial Site with Stormwater Feature



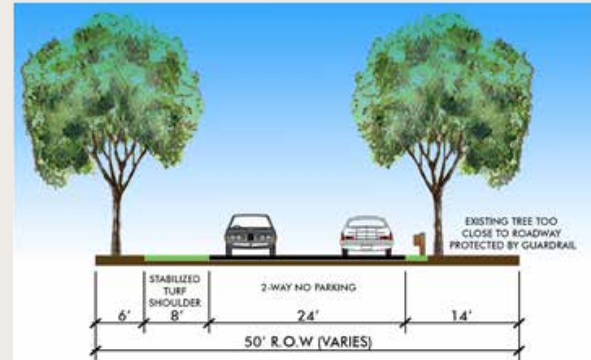
Office Park with Attractive Landscaping



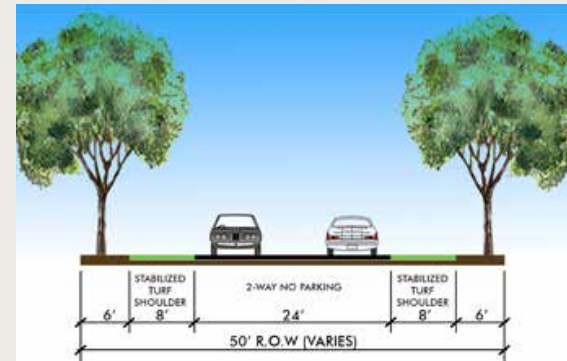
Industrial Site with Outdoor Storage Concealed



Office Campus with Shared Public Space



Rural Road with Guardrail to protect existing trees



Rural Road (Typical)



Rural road with Multi-modal Trail

6. Create character changes to alert drivers to more settled areas and presence of vulnerable users such as pedestrians and bicyclists in currently settled rural areas and in the proposed “Four Ways” and entries to Towns.

- Develop transition area to signal that driver is entering more built up area with pavement edge delineation, formally spaced landscape, and sidewalk/shared use path
- Develop gateway for Four Ways with signage, entry feature, and beginning of curbed section
- Within core area of Four Way, develop curb and gutter, on street parking (if needed), and continuous sidewalks, lighting, and streetscape on both sides

Transition from Rural Area to Rural Four-Way



Example of a Rural Road Transition into a Four-Way. Aldie, VA

Transportation Strategies

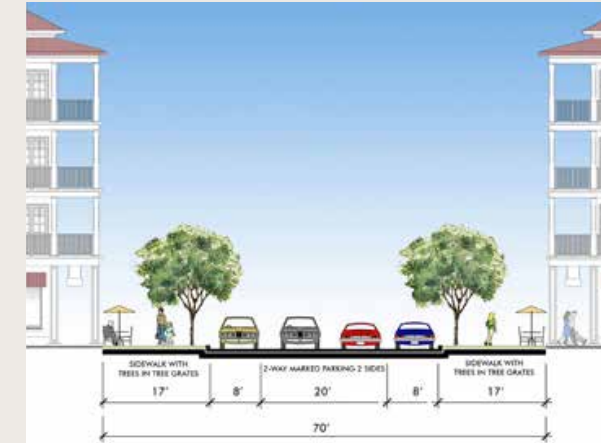
Conclusions

The strategies outlined above should accommodate the expected growth associated with Blue Oval City even beyond the ten-year horizon outlined in the Future Land Use Mapping. These strategies also focus on preserving and enhancing the character of what respondents to the community survey indicated were the things most important to Haywood County residents and what makes it such a special place, such as scenic vistas, the small town and rural character, tree canopy, working farmland, and natural treasures such as the rolling topography and scenic watersheds. Particular attention should be paid to the Hatchie River resource and steps should be taken to not only preserve that resource but to tell its story to both residents and visitors, leveraging that natural asset as a community resource.

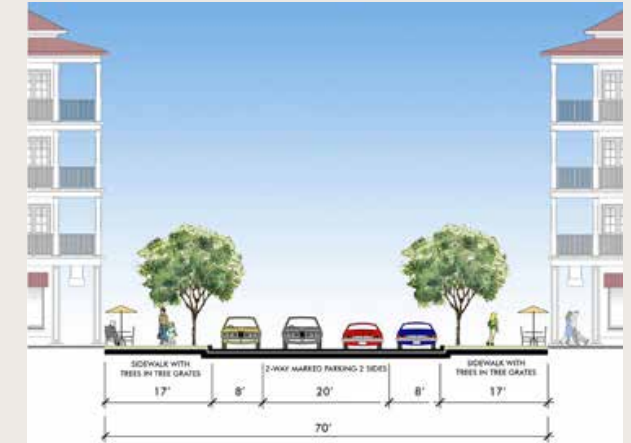
Additional steps such as development of street design guidelines, funding allocations, and programming of transportation network enhancements will all be required to implement the above strategies, but these strategies will allow Haywood County to realize the vision set forth in the Future Land Use Map with a robust and context-consistent transportation system.



Neighborhood Street (Typical)



Two Lane Town Street (Section)



Two Lane City Street



Two Lane Town Street (Axon)



Two Lane City Street



Two Lane Village Street

Using the Future Land Use Plan

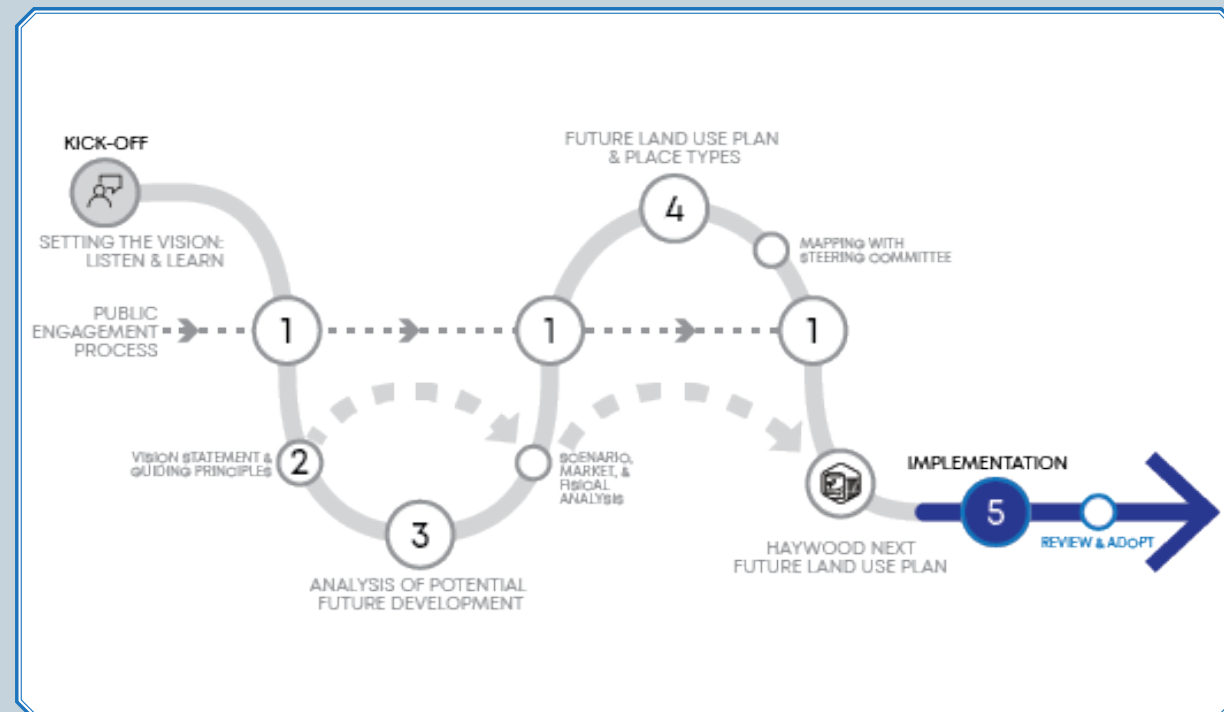
The Haywood Next Future Land Use Plan serves as a guide to inform implementation of future land use decisions including use, intensity, and pattern of development. The recommendations contained within this report are intended to supplement Haywood County's zoning regulations. This document provides policy direction for future land use decisions, such as the rezoning of property that contributes to the desired future growth strategy for Haywood County over the next twenty years. The plan shall be revisited to determine if updates are necessary on a regular basis, typically every three to five years. If a transformational event occurs, such as the construction of Interstate 69, the plan should immediately be revisited to study how the catalytic event will impact the future land use in the vicinity. The City of Brownsville, the Town

of Stanton, and Haywood County have chosen to implement this regulating document to execute the shared vision established by the community-informed process outlined in previous chapters.

Must check all three boxes for successful implementation of future land use

- Consistent with the Vision Statement
- Follows the Growth Principles
- Appropriate Land Use Place Type

“Please provide the tools and transparency to Haywood County for future development and guidance.”



Review Process

Upon submittal, applicants shall include a cover letter with a description of how the development application is consistent with the recommendations of the Haywood Next Future Land Use Plan. Applicants proposing amendments regulated by the Haywood Next Future Land Use Plan are advised to consult with the applicable Planning Department to identify the appropriate process for review and consideration. Exceptions require an amendment to the Future Land Use Plan Map to ensure that new development does not create a conflict with the map and the shared vision of the community. The applicant shall present a case for the amendment, including how the proposed land use meets the intended vision of this document. The approval of a land use change will require supportive documents such as a master plan, pattern book, conceptual architecture, character imagery, and rezoning exhibits as determined by the Planning Director or designated representative prior to applying. Amendments to the Haywood Next Future Land Use Plan require review and approval by the Planning Commission and Board of Commissioners, Mayor, and Aldermen following the land use approval process established in the Zoning Regulations. Any property within areas designated as historical may also be subject to review by a Historic District Commission.

IN PROGRESS

Next Steps

The shared vision of the community can be attained by following of the recommendations of this document supplemented with the introduction of new or modifications to existing policy that pursues the same objectives. The following action items have been identified as next steps to ensure the successful implementation of the Haywood Next Future Land Use Plan.

Immediate Action

- 1 Adoption of Haywood Next Future Land Use Plan, recommended amendment process, and interval for the Haywood Next Future Land Use Plan updates

Priority Action (1-2 Years)

- 2 Analyze zoning and development regulations to identify updates and revisions to achieve the vision and growth principles informed by the Haywood Next Future Land Use Plan
- 3 Site Plan Approval Process (pre-application conference, application fees, design requirements, traffic, stormwater, sewer capacity) to incorporate & promote a transparent Public Review Process
- 4 Utilize targeted location specific Small Area Plans to guide development at potential locations:
 - a. Small Area Plan
 - b. Small Area Plan
 - c. Small Area Plan
- 5 Collaborate with adjacent communities to identify regional infrastructure opportunities and partnerships

Near Term Action (2-3 Years)

- 6 Revisit the Interim Development and Design Guidelines to determine what changes should be made in relation to the Future Land Use Plan.
- 7 Craft a countywide Green Print Plan which:
 - a. Enhances the quality of life for existing and incoming residents and investment
 - b. Encourages an active healthy lifestyle
 - c. Capitalizes on the value of area assets
- 8 Update the Major Road Plan Network based on the Haywood Next Future Land Use Plan recommendations
- 9 Update the Facilities Master Plan based on the Haywood Next Future Land Use Plan recommendations

Long Term Action (3-5 Years)

- 10 Revisit the Haywood Next Future Land Use Plan on a regular basis (3 to 5 years) and/or potentially transformative changes such as:
 - a. Major road work
 - b. Major economic development investment
- 11 Establish an Aquifer and Water Quality Plan to ensure a safe water supply for future generations
- 12 Plan for resilient utility, water, stormwater, and sewer infrastructure

Report Next Steps

Immediate Action

1. Adoption of Haywood Next Future Land Use Plan, recommended amendment process, and interval for the Future Land Use Plan updates.
3. 2. Implement Land Use Entitlement - Site Plan Approval Process (pre-application conference, application fees, design requirements, traffic, stormwater, sewer capacity) to incorporate and promote a transparent Public Review Process.
5. 3. Collaborate with adjacent communities to identify regional infrastructure opportunities and partnerships.

Report Next Steps

Priority Action (1-2 Years)

2. 4. Analyze zoning and development regulations to identify updates and revisions to achieve the Vision and Growth Principles informed by the Haywood Next Future Land Use Plan.
4. 5. Utilize targeted location specific Small Area Plans to guide development at potential locations.
8. 6. Update the Major Road Plan Network based on the Haywood Next Future Land Use Plan recommendations.
9. 7. Update the Facilities Master Plan based on the Haywood Next Future Land Use Plan recommendations.

Report Next Steps

Near Term Action (2-3 Years)

6. 8. Revisit the Interim Development and Design Guidelines to determine what changes should be made in relation to the Future Land Use Plan.

7. 9. Craft a countywide Green Print Plan which:
 - a. Enhances the quality of life for existing and incoming residents and investment
 - b. Encourages an active and healthy lifestyle
 - c. Capitalizes on the value of area assets

Report

Next Steps

Long Term Action (3-5 Years)

10. Revisit the Haywood Next Future Land Use Plan on a regular basis (3 to 5 years) and/or due to potentially transformative changes such as:
 - a. Major economic development investment
 - b. Construction of Regional Wastewater treatment system
11. Establish an Aquifer and Water Quality Plan to ensure a safe water supply for future generations.
12. Plan for resilient utility, water, stormwater, and sewer infrastructure.

Draft Ordinance Updates

Stanton Planning Commission

- Planned Residential Development (PRD) Worksession on February 13th

Brownsville Planning Commission

- Update Planned Residential Development (PRD) language

Haywood Planning Commission

- Enforcement Resolution and Revisions
- Worksession with County Commission to adopt Future Land Use Plan

Project Schedule

FEBRUARY 5TH - 65% Draft Report, 90% Draft Future Land Use Map










WEEK OF FEB 12TH - 95% Draft Future Land Use Map for review


WEEK OF FEB 19TH - 85% Draft Report for review

FEBRUARY 26TH - Public Open House


MARCH 5TH - 99% Draft Report, 99% Draft Future Land Use Map

MARCH 11TH - JECDB Meeting

	January	February				March			
	01/29-02/02	02/05-02/09	02/12-02/16	02/19-02/23	02/26-03/01	03/04-03/08	03/11-03/15	03/18-03/22	03/25-03/29
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									

 Report for Review

 Steering Committee Meeting

 Public Engagement

Next Steps

PUBLIC OPEN HOUSE - Please spread the word!

MONDAY FEBRUARY 26TH at 5:30

- Social Media
- Website
- Flyer
- Radio / Newspaper

Set-Up

- Snacks
- Water

Attendance

- Steering Committee
- JECDB

Questions?

Thank you

Send questions to:

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Jonathan Flynt at jflynt@lrk.com

Rachel Helton at rhelton@lrk.com