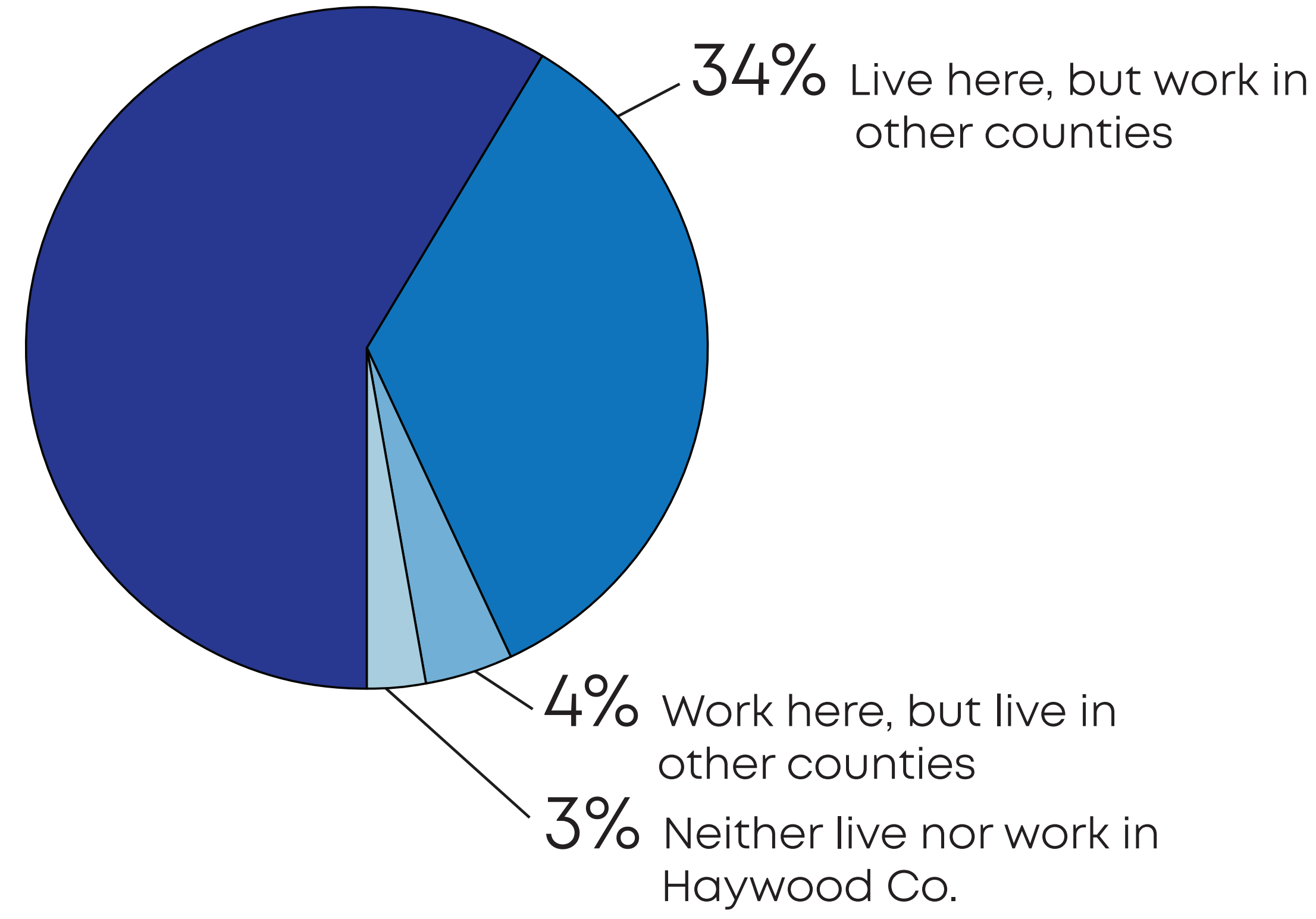
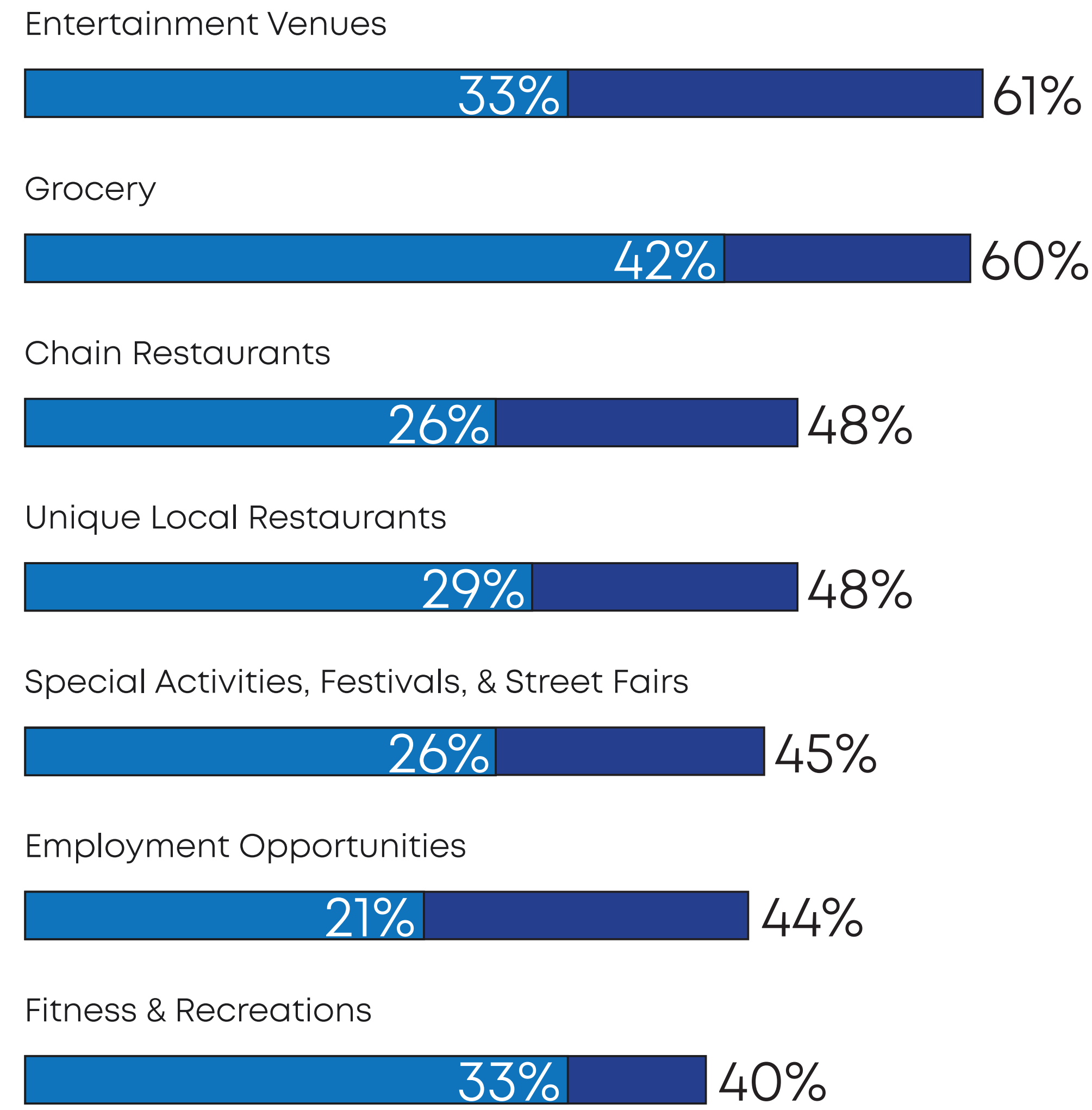


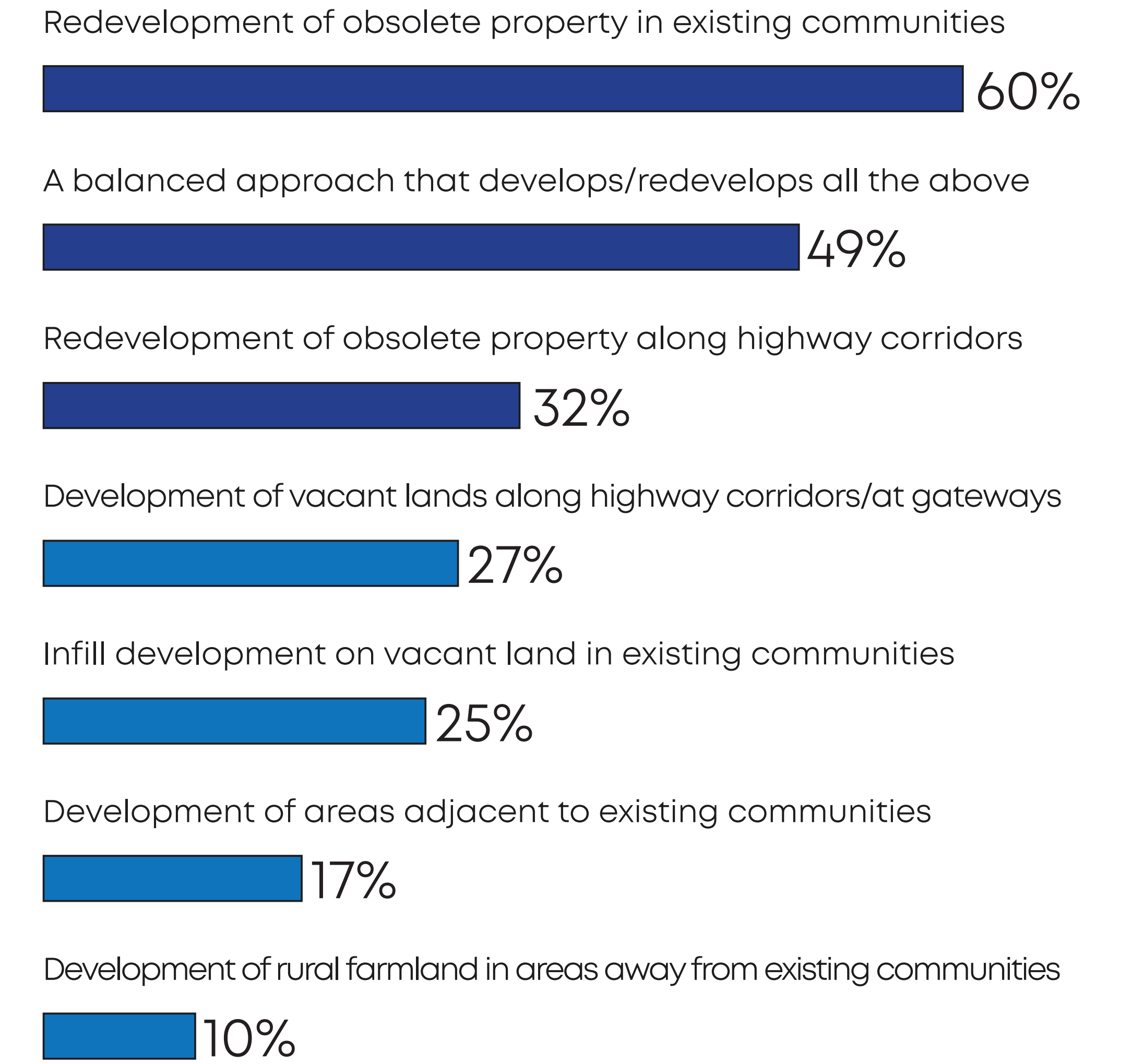
**58% of survey participants both live and work in Haywood County**



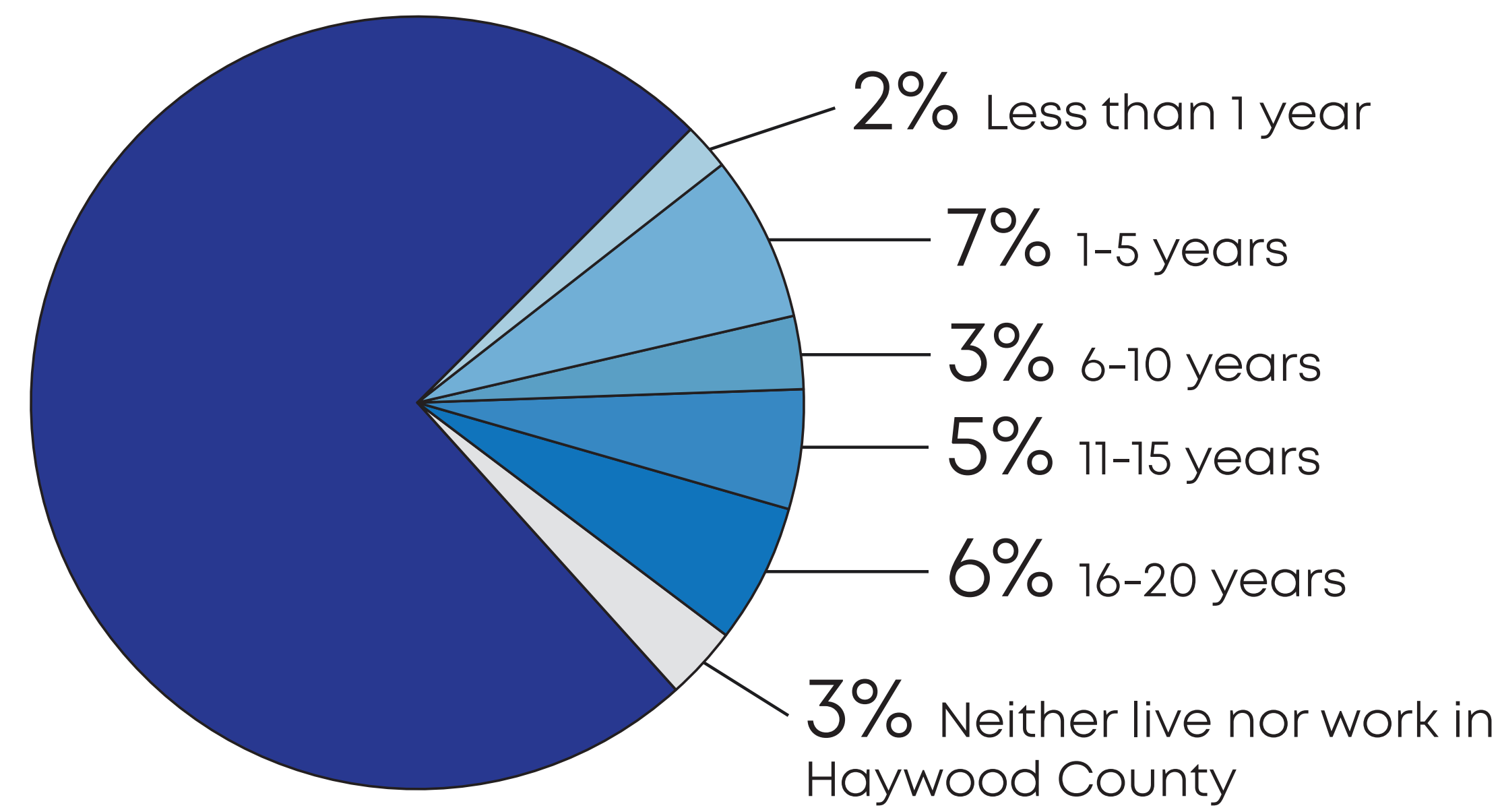
**Top activities and features that survey participants would like to see in Haywood County and within a 15-minute walk from their home**



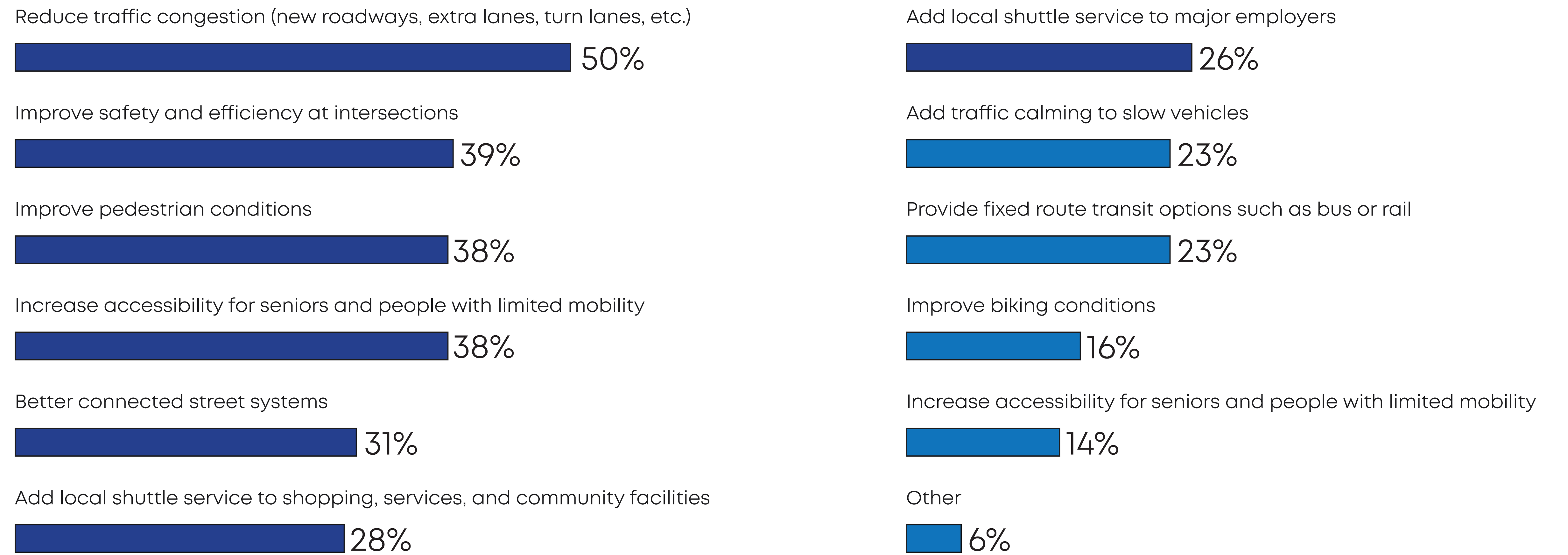
**Locations survey participants would most prefer development / redevelopment across Haywood County**



**74% of survey participants have lived or worked in Haywood County over 20 years**












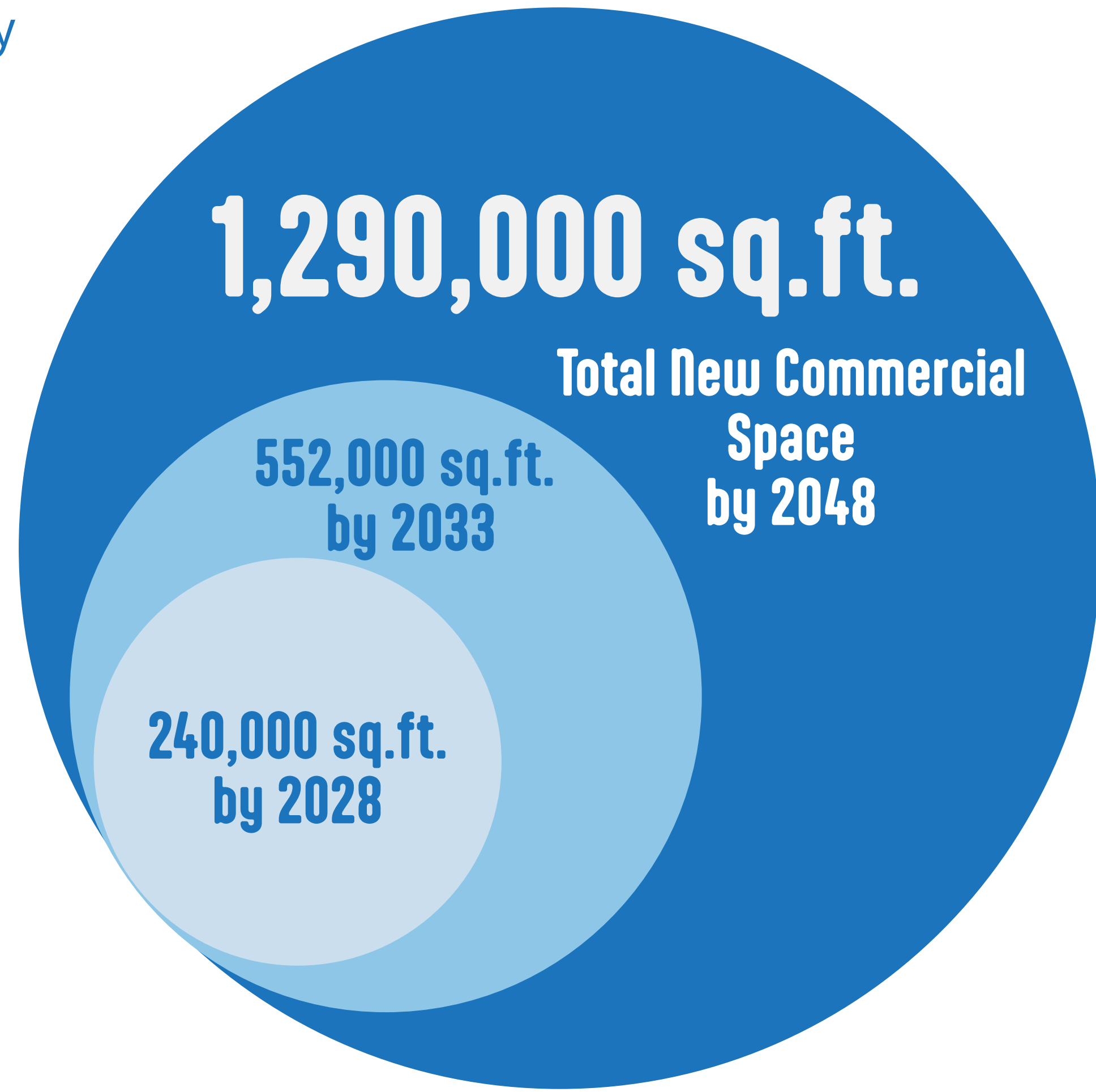
**As growth occurs in Haywood County, which of the following would you like to see to make it easier for you to get to your destinations?**



## Commercial Growth

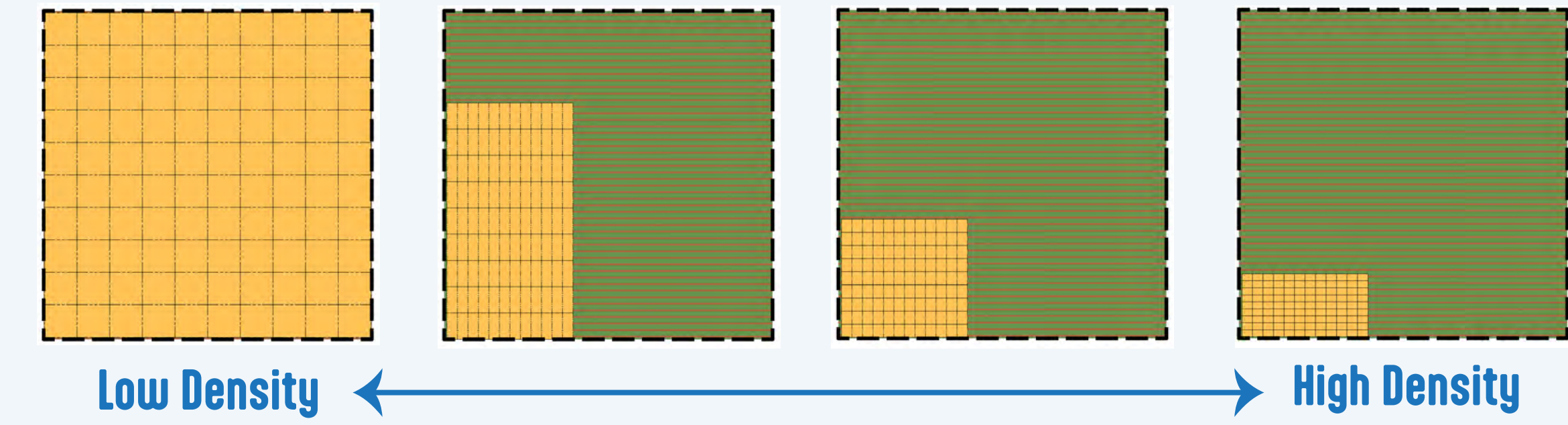
As Haywood County grows, the local economy is expected to support additional commercial space for shopping, dining, and working.

-  **333,000** SQ. FT. in Food and Drink
-  **166,000** SQ. FT. in General Merchandise
-  **40,000** SQ. FT. in Furniture
-  **155,000** SQ. FT. in Transportation
-  **94,000** SQ. FT. in Drugstore
-  **87,000** SQ. FT. in Apparel
-  **102,000** SQ. FT. in Hardware
-  **132,000** SQ. FT. in Vehicle Service
-  **181,000** SQ. FT. in Miscellaneous



## Residential Growth

Land consumption decreases as housing density increases.

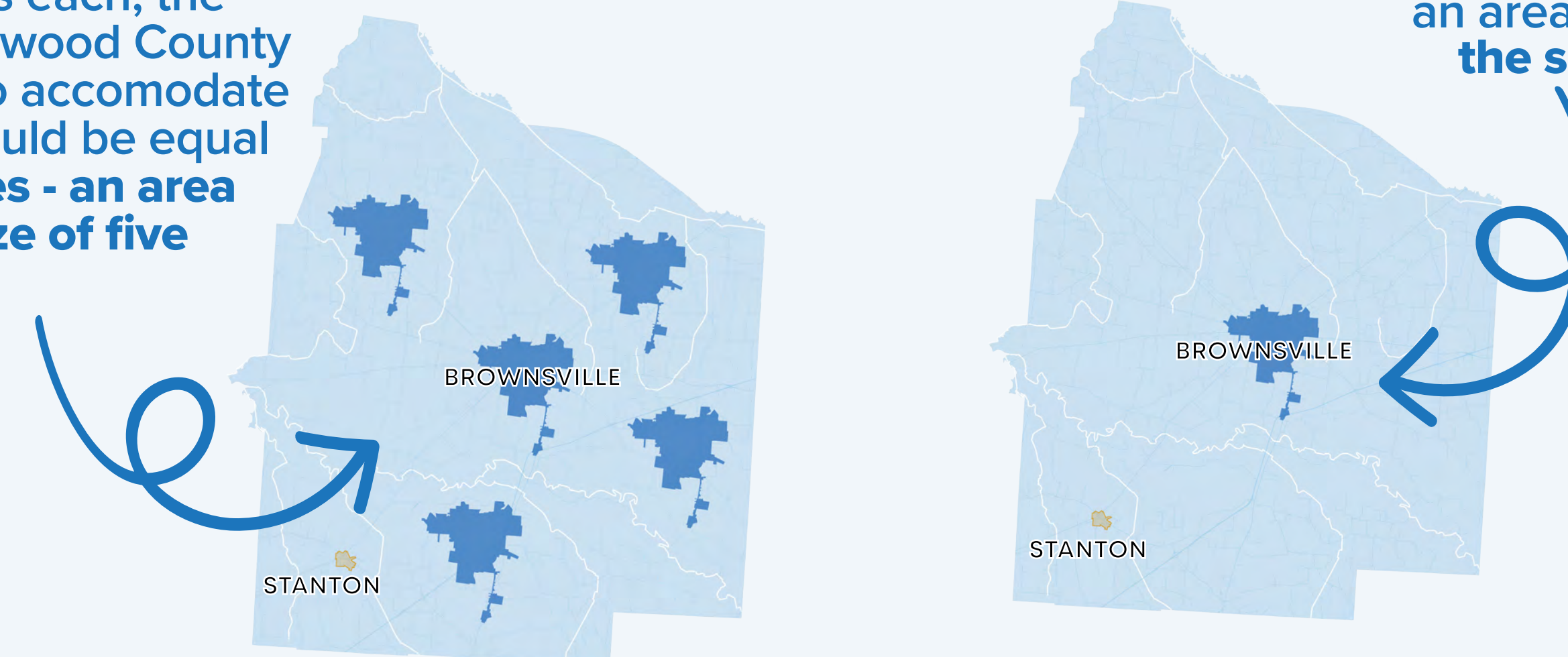


Each square represents 100 homes on 100 acres, at varying densities.

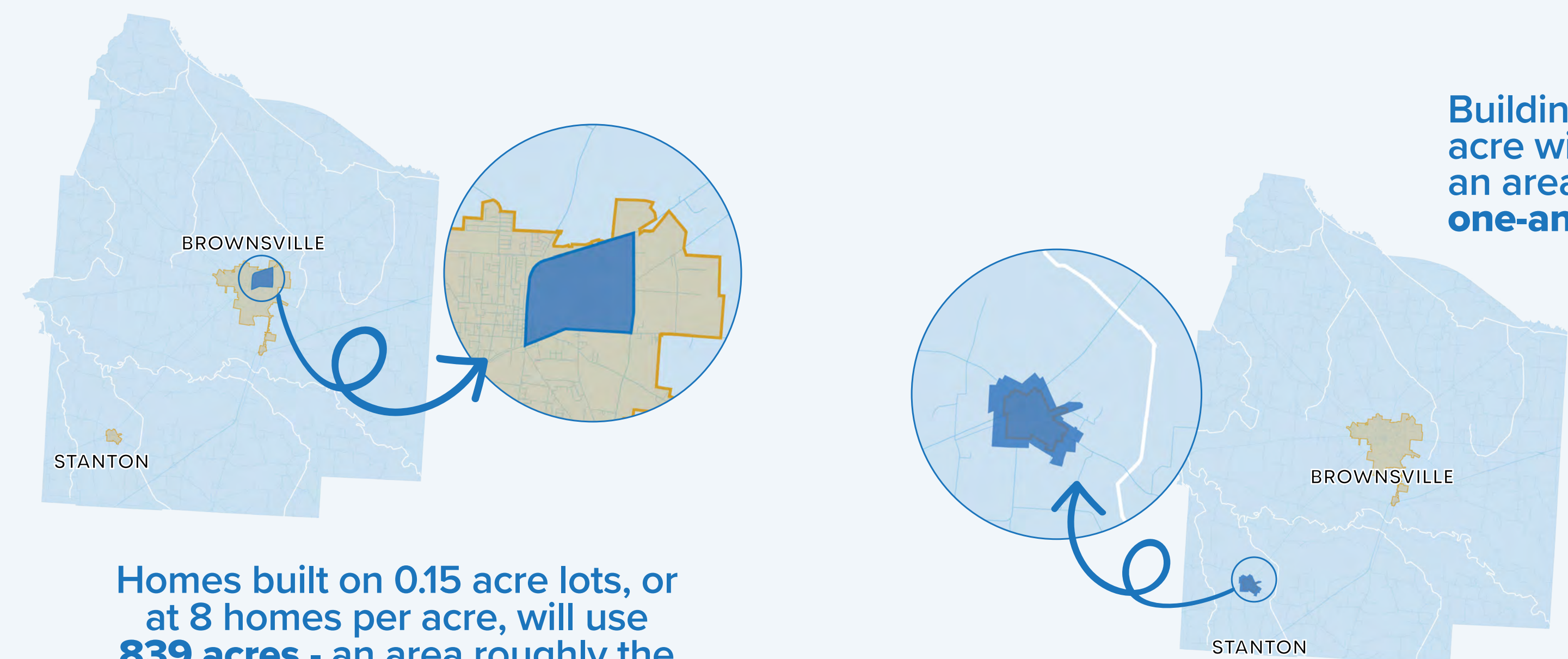
A comparison of land consumption over the next 20 years, based on lot size

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**




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

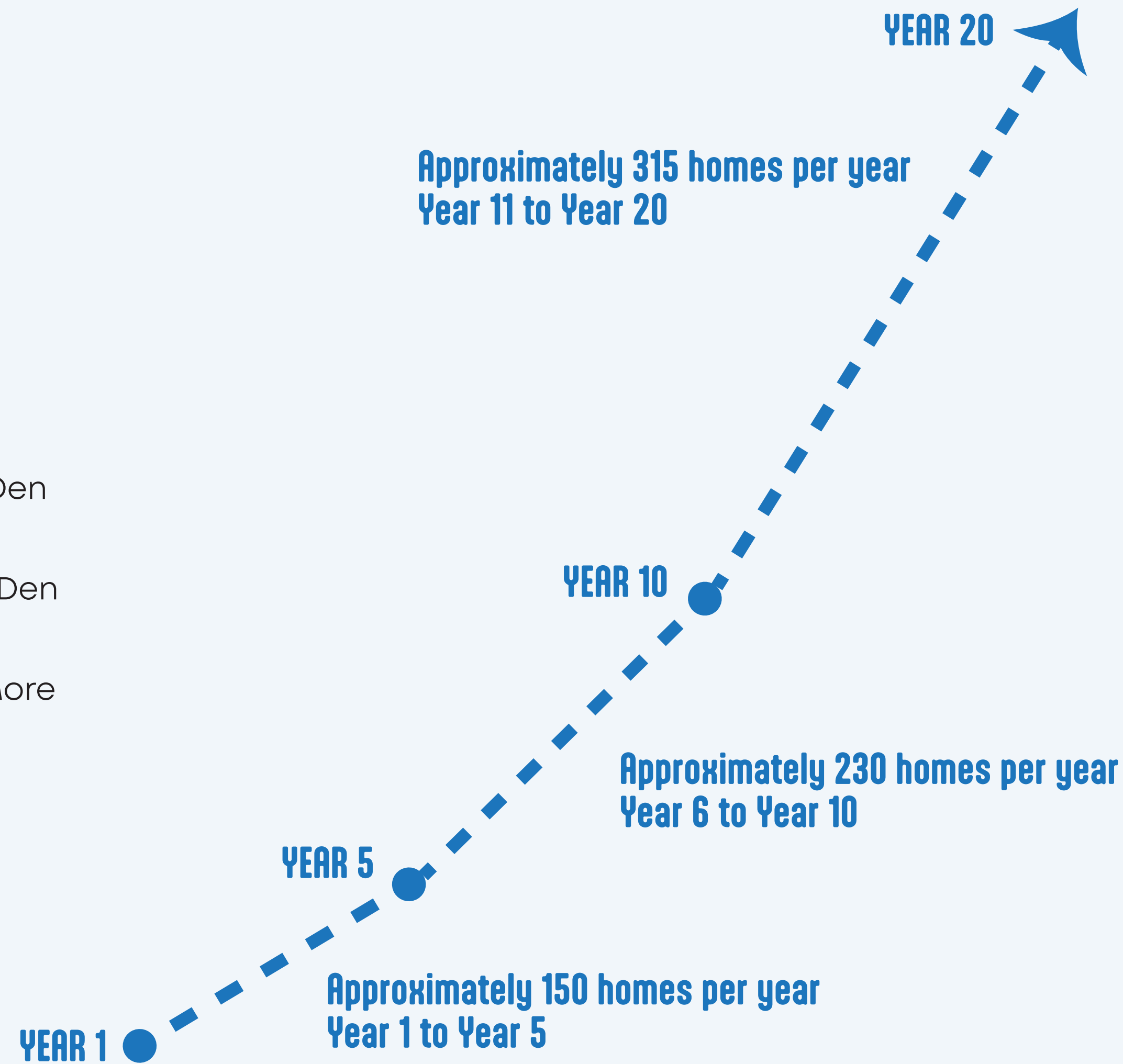


Homes built on 0.15 acre lots, or at 8 homes per acre, will use **839 acres - an area roughly the size of the northeast corner of Brownsville.**









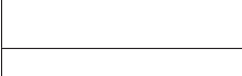
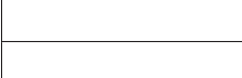
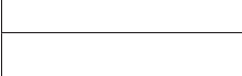
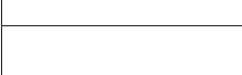












## Residential Growth

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

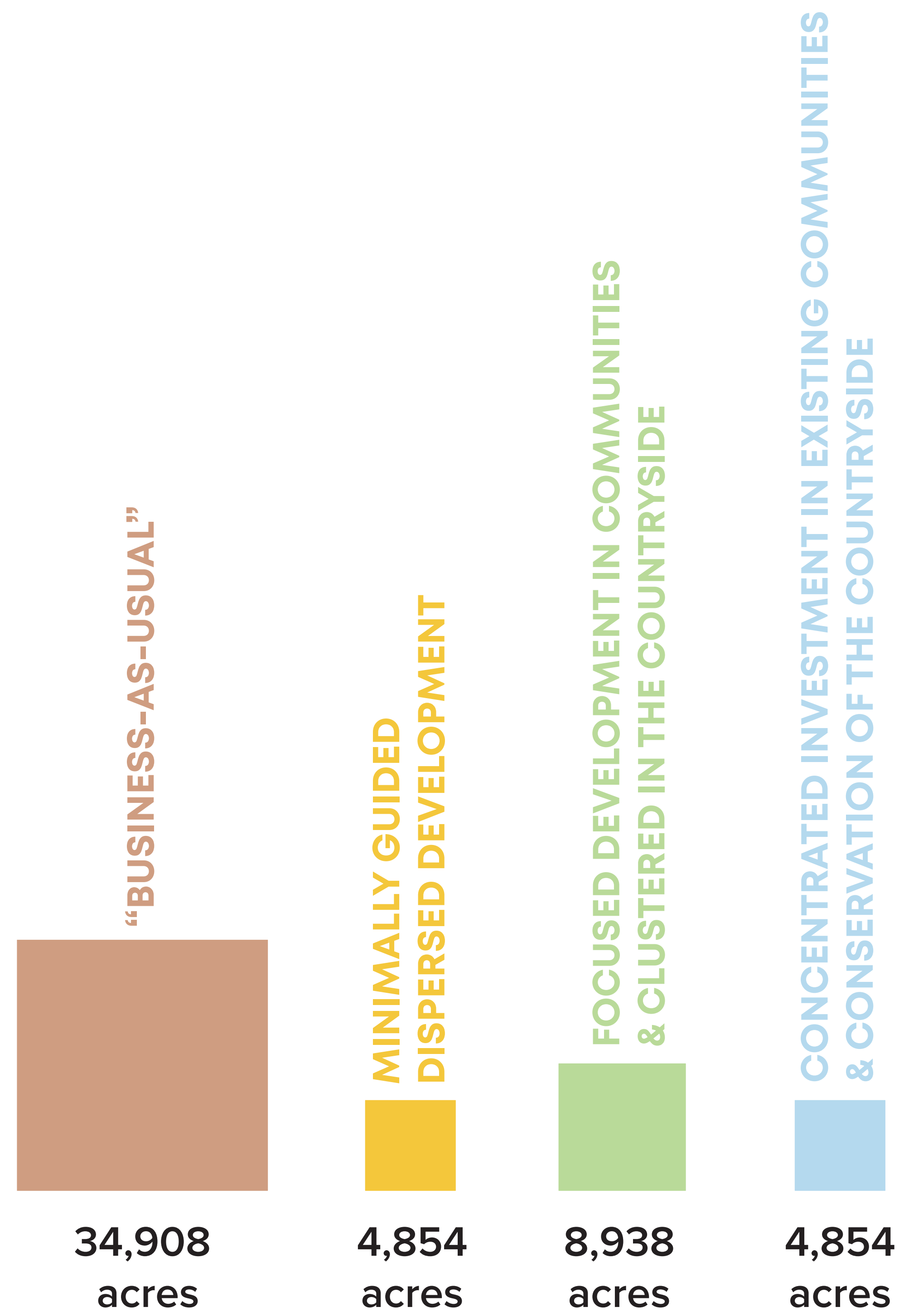
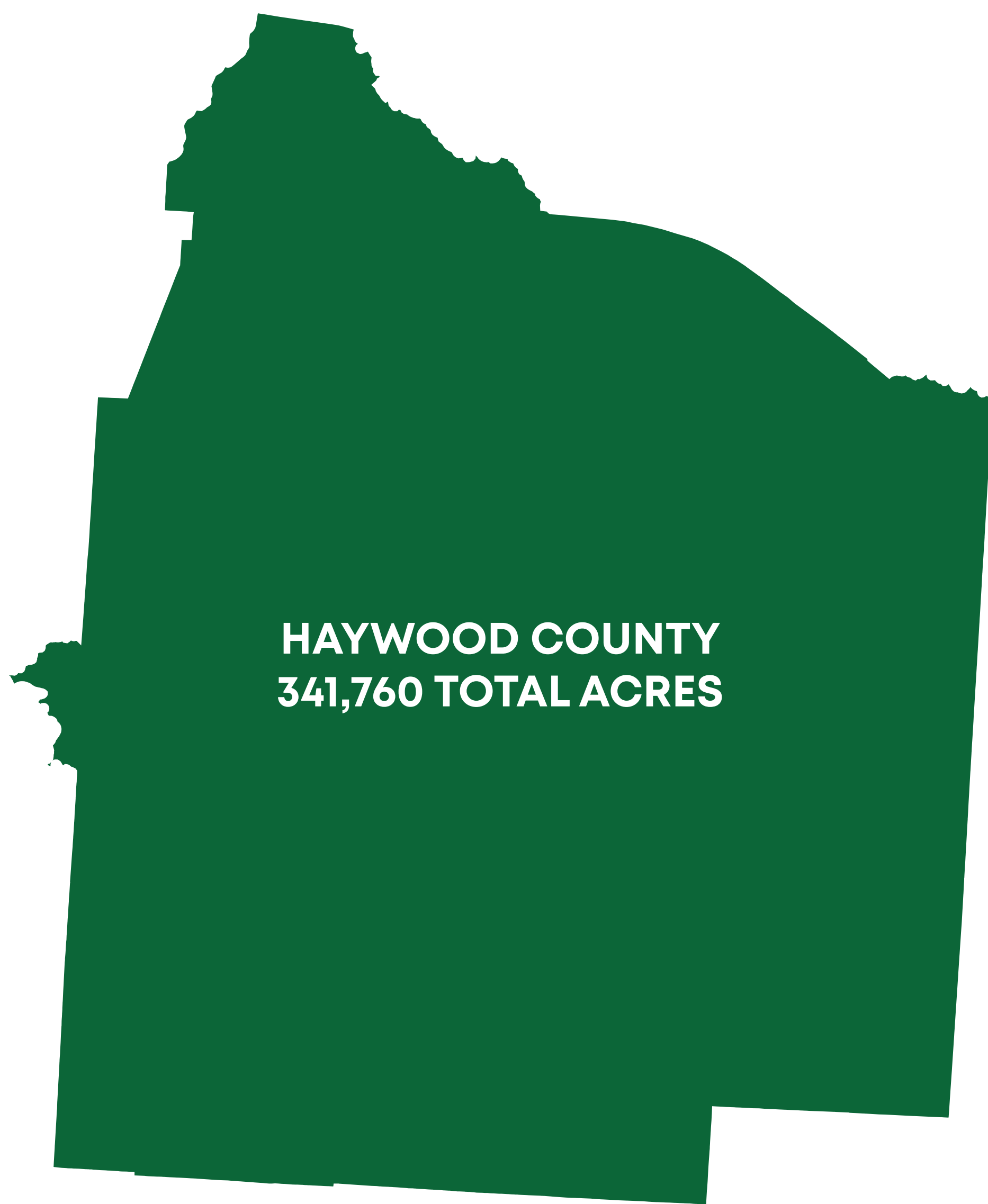
-  **6,713** Units total in Housing (over the next 20 years)
-  **270** Units with 1 Bedroom
-  **1,879** Units with 2 Bedrooms / 1+ Den
-  **3,356** Units with 3 Bedrooms / 2+ Den
-  **1,208** Units with 4 Bedrooms or More



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

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

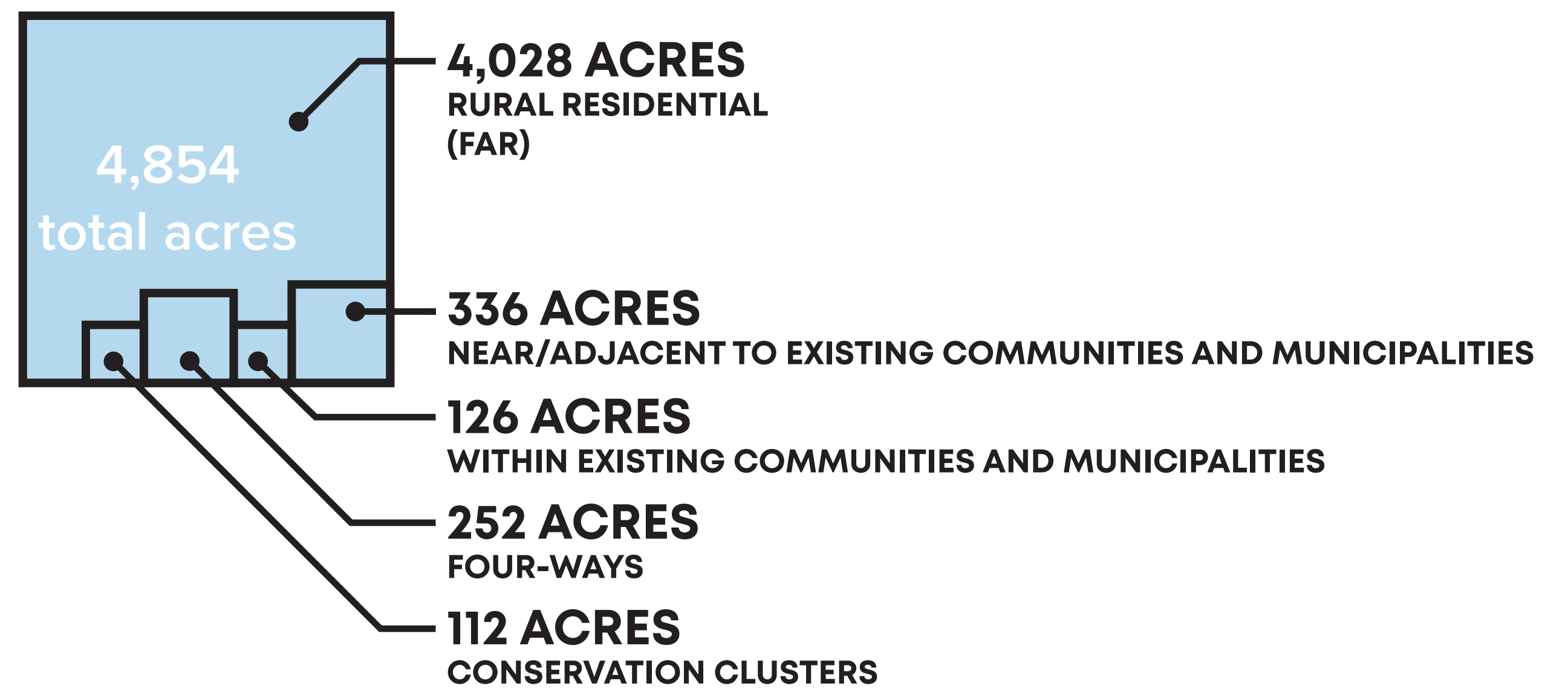




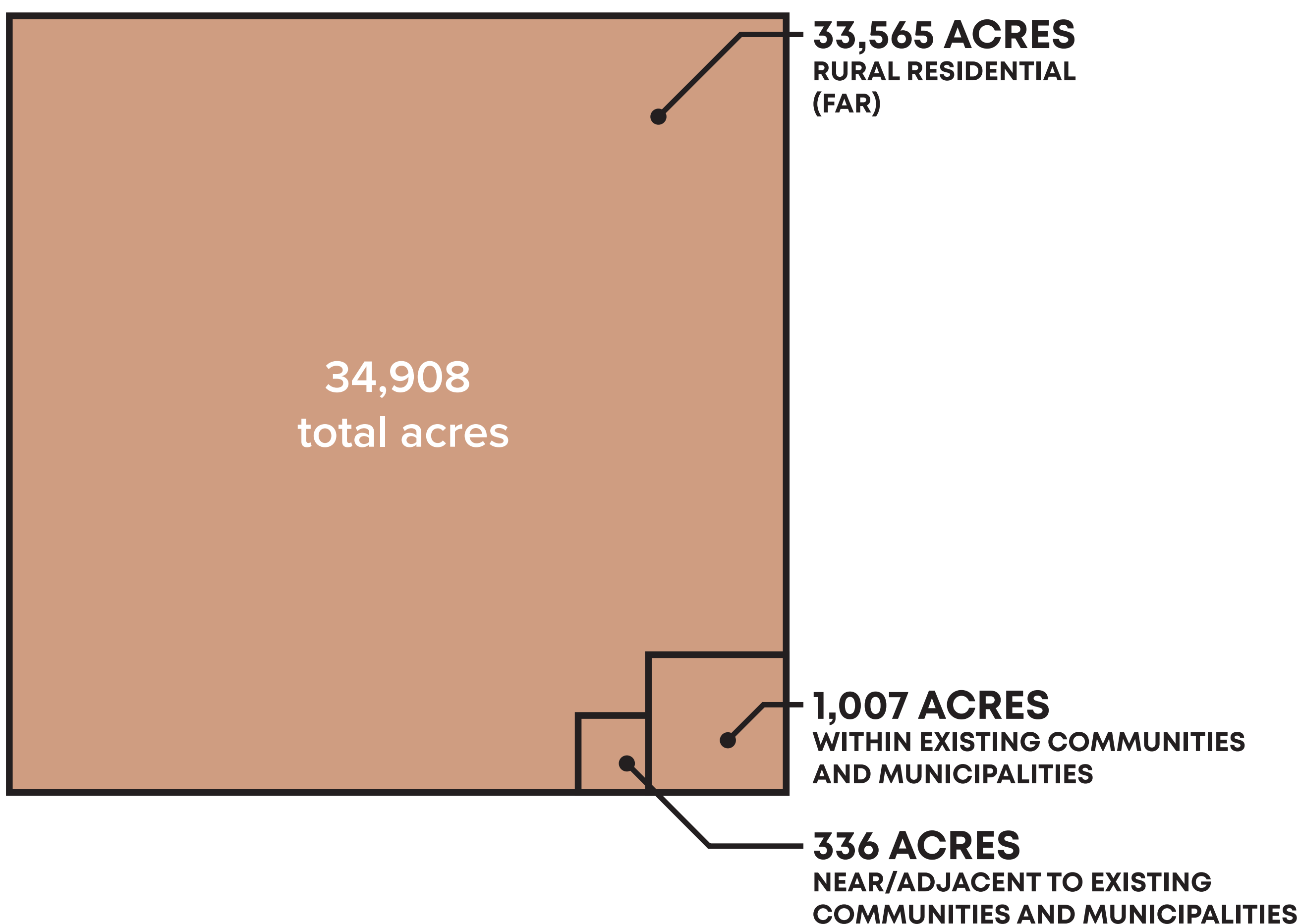
**MINIMALLY GUIDED DISPERSED DEVELOPMENT**



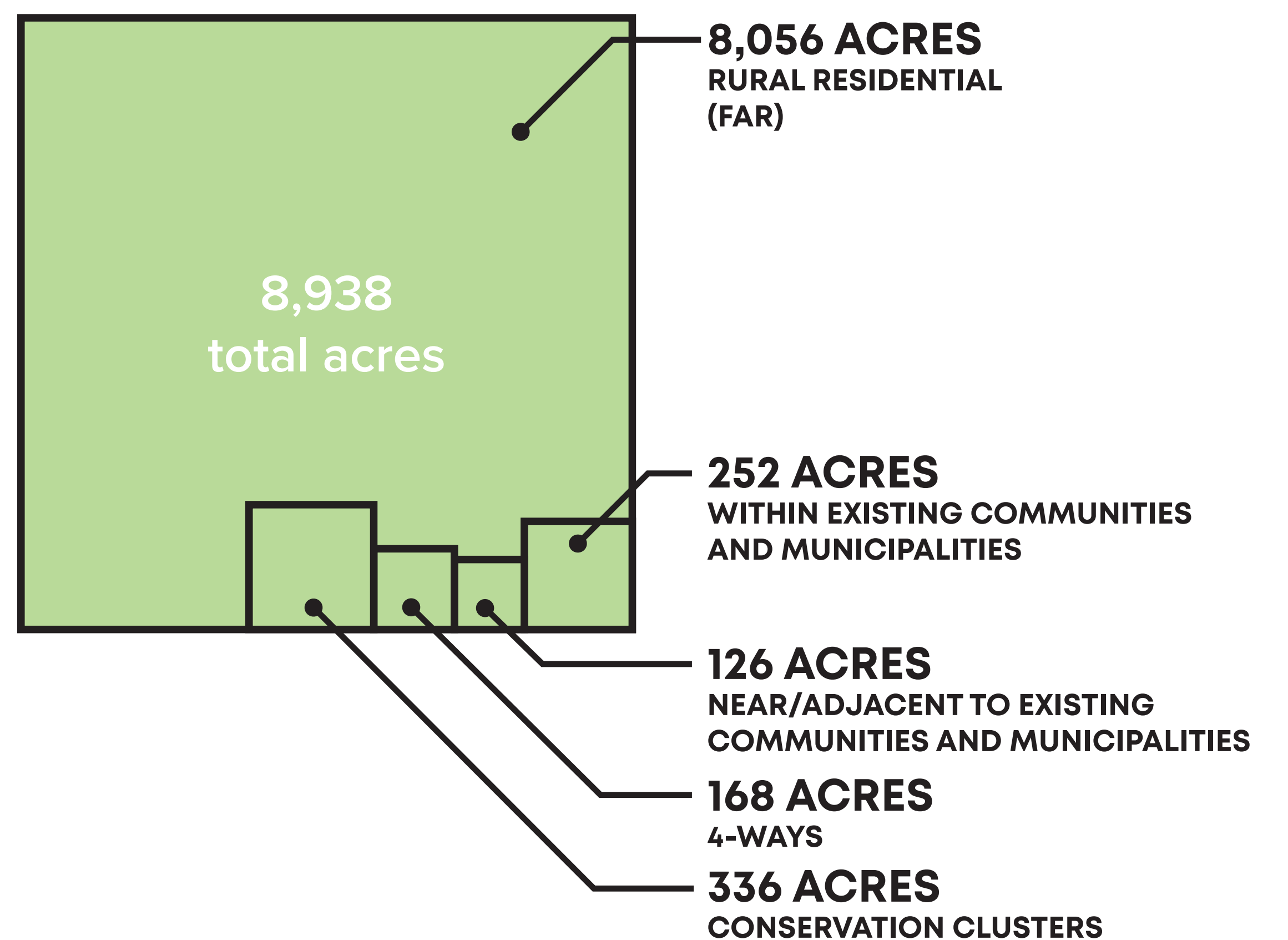
**CONCENTRATED INVESTMENT IN EXISTING COMMUNITIES & CONSERVATION OF THE COUNTRYSIDE**



**"BUSINESS-AS-USUAL"**



**FOCUSED DEVELOPMENT IN COMMUNITIES & CLUSTERED IN THE COUNTRYSIDE**



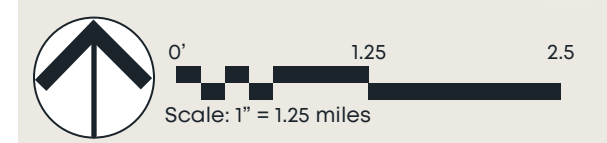
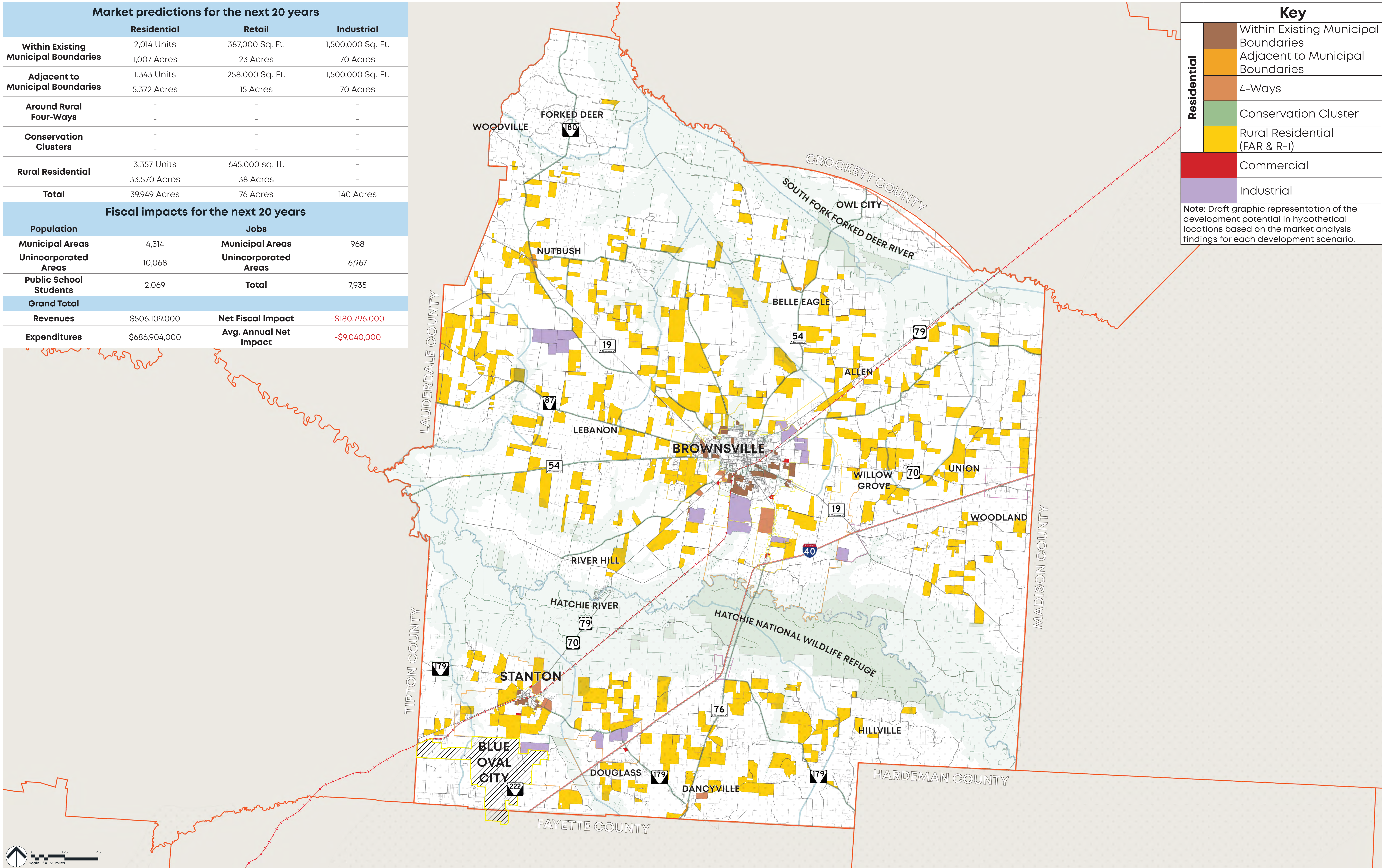
Market predictions for the next 20 years			
	Residential	Retail	Industrial
<b>Within Existing Municipal Boundaries</b>	2,014 Units 1,007 Acres	387,000 Sq. Ft. 23 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Adjacent to Municipal Boundaries</b>	1,343 Units 5,372 Acres	258,000 Sq. Ft. 15 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Around Rural Four-Ways</b>	-	-	-
<b>Conservation Clusters</b>	-	-	-
<b>Rural Residential</b>	3,357 Units 33,570 Acres	645,000 sq. ft. 38 Acres	-
<b>Total</b>	39,949 Acres	76 Acres	140 Acres

Fiscal impacts for the next 20 years			
	Population	Jobs	
<b>Municipal Areas</b>	4,314	<b>Municipal Areas</b>	968
<b>Unincorporated Areas</b>	10,068	<b>Unincorporated Areas</b>	6,967
<b>Public School Students</b>	2,069	<b>Total</b>	7,935
<b>Grand Total</b>			
<b>Revenues</b>	\$506,109,000	<b>Net Fiscal Impact</b>	-\$180,796,000
<b>Expenditures</b>	\$686,904,000	<b>Avg. Annual Net Impact</b>	-\$9,040,000

**Key**

Residential		Within Existing Municipal Boundaries
		Adjacent to Municipal Boundaries
		4-Ways
		Conservation Cluster
		Rural Residential (FAR & R-1)
		Commercial
		Industrial

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



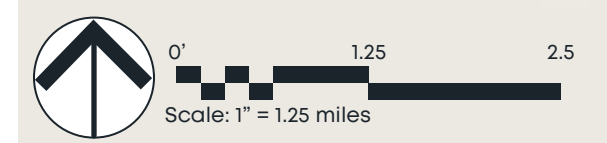
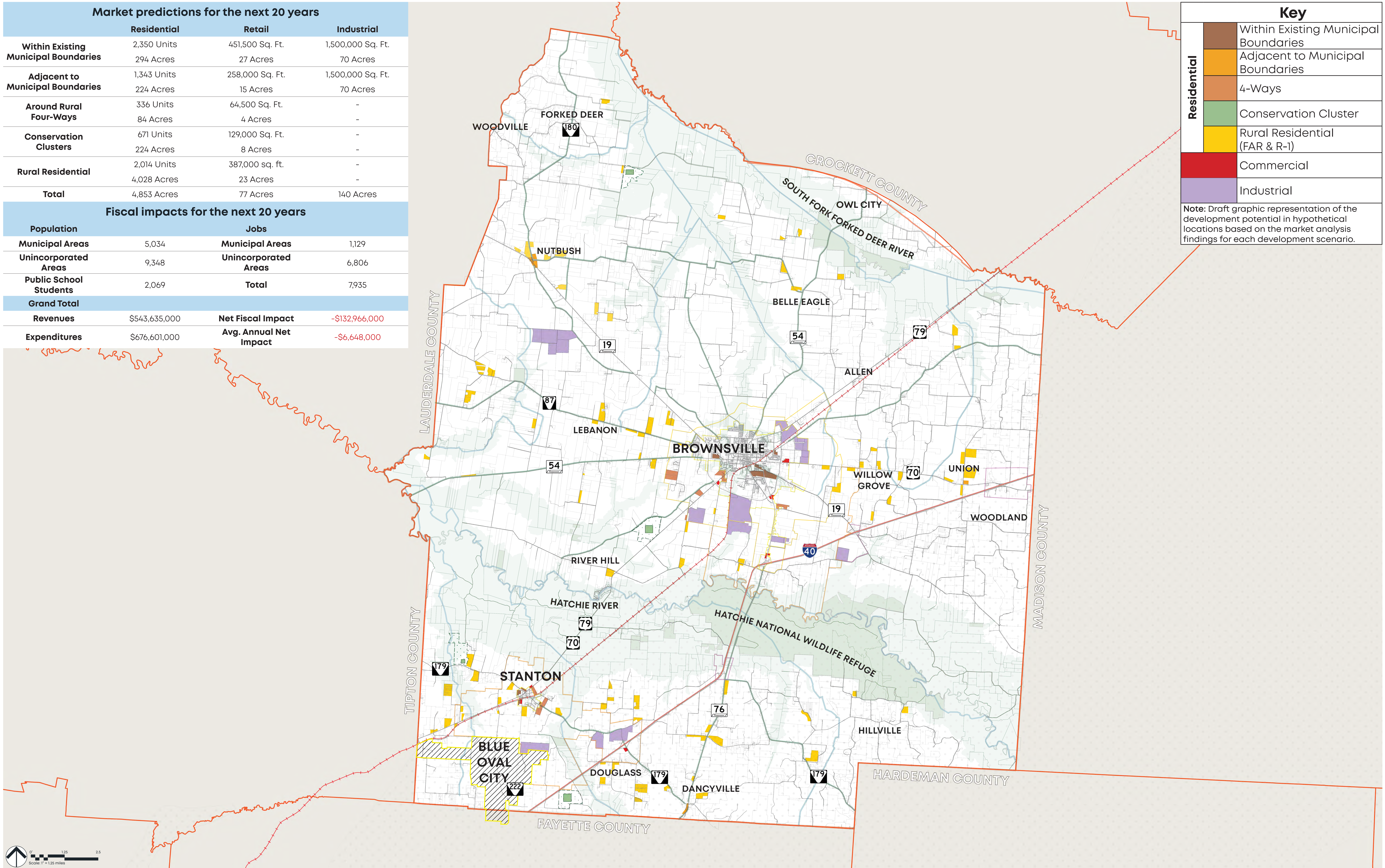
Market predictions for the next 20 years			
	Residential	Retail	Industrial
<b>Within Existing Municipal Boundaries</b>	2,350 Units 294 Acres	451,500 Sq. Ft. 27 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Adjacent to Municipal Boundaries</b>	1,343 Units 224 Acres	258,000 Sq. Ft. 15 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Around Rural Four-Ways</b>	336 Units 84 Acres	64,500 Sq. Ft. 4 Acres	- -
<b>Conservation Clusters</b>	671 Units 224 Acres	129,000 Sq. Ft. 8 Acres	- -
<b>Rural Residential</b>	2,014 Units 4,028 Acres	387,000 sq. ft. 23 Acres	- -
<b>Total</b>	4,853 Acres	77 Acres	140 Acres

Fiscal impacts for the next 20 years			
	Population	Jobs	
<b>Municipal Areas</b>	5,034	<b>Municipal Areas</b>	1,129
<b>Unincorporated Areas</b>	9,348	<b>Unincorporated Areas</b>	6,806
<b>Public School Students</b>	2,069	<b>Total</b>	7,935
<b>Grand Total</b>			
<b>Revenues</b>	\$543,635,000	<b>Net Fiscal Impact</b>	-\$132,966,000
<b>Expenditures</b>	\$676,601,000	<b>Avg. Annual Net Impact</b>	-\$6,648,000

**Key**

Residential		Within Existing Municipal Boundaries
		Adjacent to Municipal Boundaries
		4-Ways
		Conservation Cluster
		Rural Residential (FAR & R-1)
		Commercial
		Industrial

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



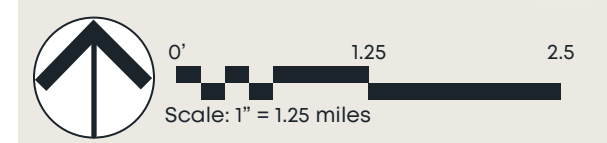
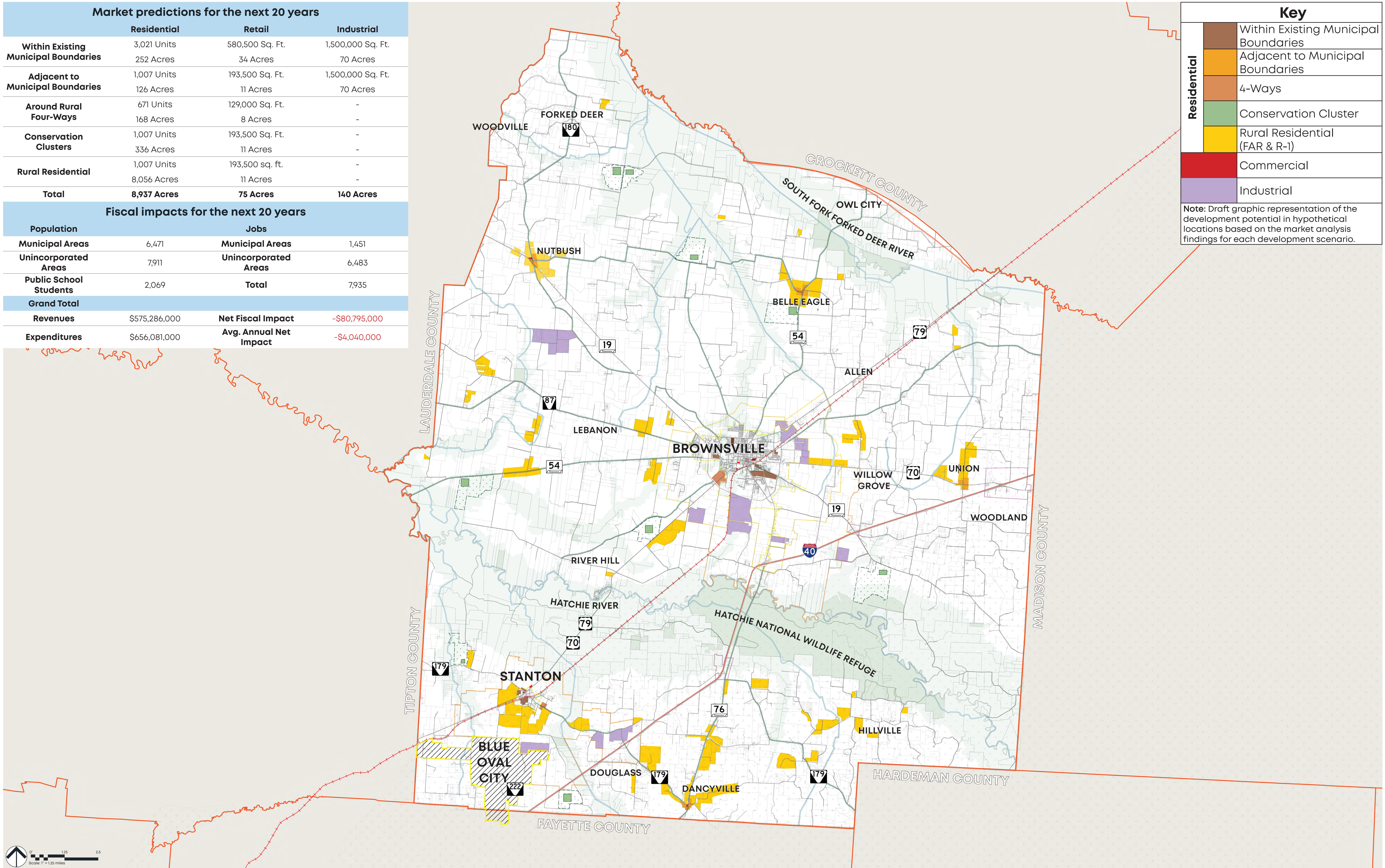
Market predictions for the next 20 years			
	Residential	Retail	Industrial
<b>Within Existing Municipal Boundaries</b>	3,021 Units 252 Acres	580,500 Sq. Ft. 34 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Adjacent to Municipal Boundaries</b>	1,007 Units 126 Acres	193,500 Sq. Ft. 11 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Around Rural Four-Ways</b>	671 Units 168 Acres	129,000 Sq. Ft. 8 Acres	- -
<b>Conservation Clusters</b>	1,007 Units 336 Acres	193,500 Sq. Ft. 11 Acres	- -
<b>Rural Residential</b>	1,007 Units 8,056 Acres	193,500 sq. ft. 11 Acres	- -
<b>Total</b>	<b>8,937 Acres</b>	<b>75 Acres</b>	<b>140 Acres</b>

Fiscal impacts for the next 20 years			
	Population	Jobs	
<b>Municipal Areas</b>	6,471	<b>Municipal Areas</b>	1,451
<b>Unincorporated Areas</b>	7,911	<b>Unincorporated Areas</b>	6,483
<b>Public School Students</b>	2,069	<b>Total</b>	7,935
<b>Grand Total</b>			
<b>Revenues</b>	\$575,286,000	<b>Net Fiscal Impact</b>	-\$80,795,000
<b>Expenditures</b>	\$656,081,000	<b>Avg. Annual Net Impact</b>	-\$4,040,000

**Key**

Residential		Within Existing Municipal Boundaries
		Adjacent to Municipal Boundaries
		4-Ways
		Conservation Cluster
		Rural Residential (FAR & R-1)
		Commercial
		Industrial

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



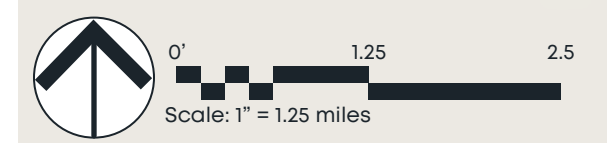
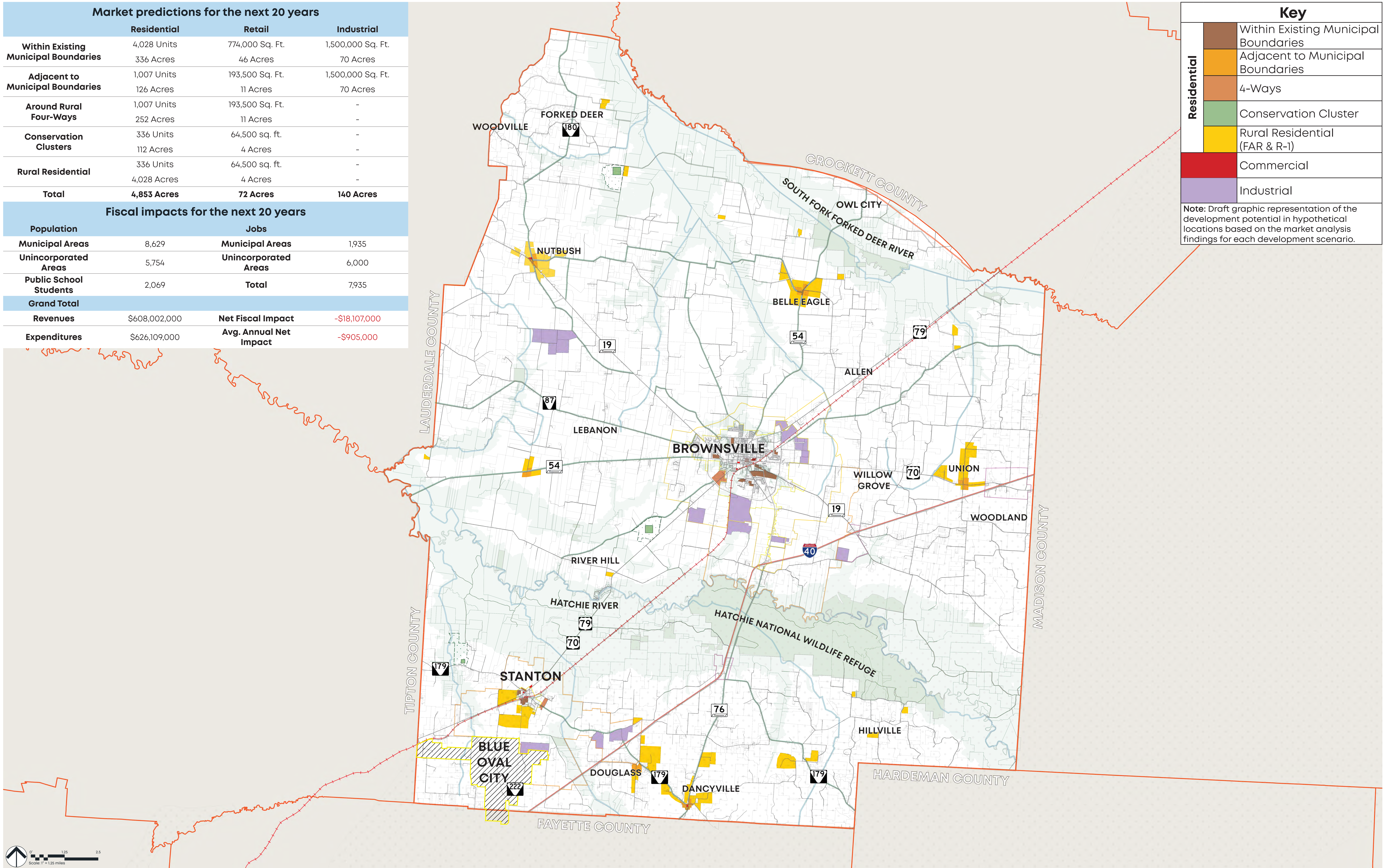
Market predictions for the next 20 years			
	Residential	Retail	Industrial
<b>Within Existing Municipal Boundaries</b>	4,028 Units 336 Acres	774,000 Sq. Ft. 46 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Adjacent to Municipal Boundaries</b>	1,007 Units 126 Acres	193,500 Sq. Ft. 11 Acres	1,500,000 Sq. Ft. 70 Acres
<b>Around Rural Four-Ways</b>	1,007 Units 252 Acres	193,500 Sq. Ft. 11 Acres	- -
<b>Conservation Clusters</b>	336 Units 112 Acres	64,500 sq. ft. 4 Acres	- -
<b>Rural Residential</b>	336 Units 4,028 Acres	64,500 sq. ft. 4 Acres	- -
<b>Total</b>	<b>4,853 Acres</b>	<b>72 Acres</b>	<b>140 Acres</b>

Fiscal impacts for the next 20 years			
	Population	Jobs	
<b>Municipal Areas</b>	8,629	<b>Municipal Areas</b>	1,935
<b>Unincorporated Areas</b>	5,754	<b>Unincorporated Areas</b>	6,000
<b>Public School Students</b>	2,069	<b>Total</b>	7,935
<b>Grand Total</b>			
<b>Revenues</b>	\$608,002,000	<b>Net Fiscal Impact</b>	-\$18,107,000
<b>Expenditures</b>	\$626,109,000	<b>Avg. Annual Net Impact</b>	-\$905,000

**Key**

Residential		Within Existing Municipal Boundaries
		Adjacent to Municipal Boundaries
		4-Ways
		Conservation Cluster
		Rural Residential (FAR & R-1)
		Commercial
		Industrial

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





# Cumulative Fiscal Results: Haywood County

Cumulative Fiscal Results by Fund - Scenario Comparisons  
Haywood County Fiscal Impact Analysis

Category	SCENARIO			
	BUSINESS AS USUAL	MINIMALLY GUIDED DISPERSED DEVELOPMENT	COMMUNITY FOCUSED AND CLUSTERED COUNTRYSIDE	COMMUNITY CONCENTRATION AND COUNTRYSIDE CONSERVATION
<b>General Fund</b>				
Revenues	\$200,049	\$220,313	\$237,117	\$251,373
Expenditures	\$222,840	\$214,554	\$197,659	\$173,167
<b>GENERAL FUND NET FISCAL IMPACT</b>	<b>(\$22,791)</b>	<b>\$5,759</b>	<b>\$39,458</b>	<b>\$78,207</b>
<b>Solid Waste Fund</b>				
Revenue	\$10,919	\$10,923	\$10,915	\$16,368
Expenditures	\$16,760	\$16,765	\$16,753	\$16,791
<b>SOLID WASTE FUND NET FISCAL IMPACT</b>	<b>(\$5,841)</b>	<b>(\$5,843)</b>	<b>(\$5,838)</b>	<b>(\$424)</b>
<b>Highway Fund</b>				
Revenue	\$12,280	\$13,842	\$15,186	\$16,368
Expenditures	\$31,350	\$30,706	\$30,356	\$28,565
<b>HIGHWAY FUND NET FISCAL IMPACT</b>	<b>(\$19,070)</b>	<b>(\$16,864)</b>	<b>(\$15,170)</b>	<b>(\$12,197)</b>
<b>General Purpose School Fund</b>				
Revenue	\$266,542	\$279,224	\$290,137	\$299,697
Expenditures	\$241,251	\$241,251	\$241,220	\$241,251
<b>GENERAL PURPOSE SCHOOL FUND NET FISCAL IMPACT</b>	<b>\$25,291</b>	<b>\$37,973</b>	<b>\$48,917</b>	<b>\$58,447</b>
<b>General Debt Service Fund</b>				
Revenue	\$16,319	\$19,332	\$21,932	\$24,196
Expenditures	\$174,703	\$173,324	\$170,094	\$166,335
<b>GENERAL DEBT SERVICE FUND NET FISCAL IMPACT</b>	<b>(\$158,384)</b>	<b>(\$153,992)</b>	<b>(\$148,162)</b>	<b>(\$142,140)</b>
<b>GRAND TOTAL</b>				
TOTAL REVENUE	\$506,109	\$543,635	\$575,286	\$608,002
TOTAL EXPENDITURES	\$686,904	\$676,601	\$656,081	\$626,109
<b>GRAND TOTAL NET FISCAL IMPACT</b>	<b>(\$180,796)</b>	<b>(\$132,966)</b>	<b>(\$80,795)</b>	<b>(\$18,107)</b>
<b>AVERAGE ANNUAL NET IMPACT</b>	<b>(\$9,040)</b>	<b>(\$6,648)</b>	<b>(\$4,040)</b>	<b>(\$905)</b>

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# Cumulative Fiscal Results: Brownsville

Cumulative Fiscal Results—Scenario Comparisons  
City of Brownsville Fiscal Impact Analysis

Category	SCENARIO			
	BUSINESS AS USUAL	MINIMALLY GUIDED DISPERSED DEVELOPMENT	COMMUNITY FOCUSED AND CLUSTERED COUNTRYSIDE	COMMUNITY CONCENTRATION AND COUNTRYSIDE CONSERVATION
<b>General Fund</b>				
Revenues	\$39,487	\$46,074	\$59,124	\$78,976
Expenditures	\$28,874	\$33,644	\$43,148	\$57,540
<b>GENERAL FUND NET FISCAL IMPACT</b>	<b>\$10,613</b>	<b>\$12,430</b>	<b>\$15,976</b>	<b>\$21,436</b>
<b>Solid Waste Fund</b>				
Revenue	\$9,009	\$10,513	\$13,514	\$18,019
Expenditures	\$7,379	\$8,618	\$11,070	\$14,774
<b>SOLID WASTE FUND NET FISCAL IMPACT</b>	<b>\$1,631</b>	<b>\$1,895</b>	<b>\$2,444</b>	<b>\$3,245</b>
<b>State Street Aid Fund</b>				
Revenue	\$0	\$0	\$0	\$0
Expenditures	\$2,036	\$2,376	\$3,042	\$4,073
<b>STATE STREET AID FUND NET FISCAL IMPACT</b>	<b>(\$2,036)</b>	<b>(\$2,376)</b>	<b>(\$3,042)</b>	<b>(\$4,073)</b>
<b>Capital Fund</b>				
Revenue	\$0	\$0	\$0	\$0
Expenditures	\$3,906	\$4,489	\$5,753	\$7,502
<b>STATE STREET AID FUND NET FISCAL IMPACT</b>	<b>(\$3,906)</b>	<b>(\$4,489)</b>	<b>(\$5,753)</b>	<b>(\$7,502)</b>
<b>GRAND TOTAL</b>				
TOTAL REVENUE	\$48,496	\$56,586	\$72,638	\$96,995
TOTAL EXPENDITURES	\$42,195	\$49,126	\$63,014	\$83,889
<b>GRAND TOTAL NET FISCAL IMPACT</b>	<b>\$6,301</b>	<b>\$7,461</b>	<b>\$9,624</b>	<b>\$13,106</b>

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# Cumulative Fiscal Results: Stanton

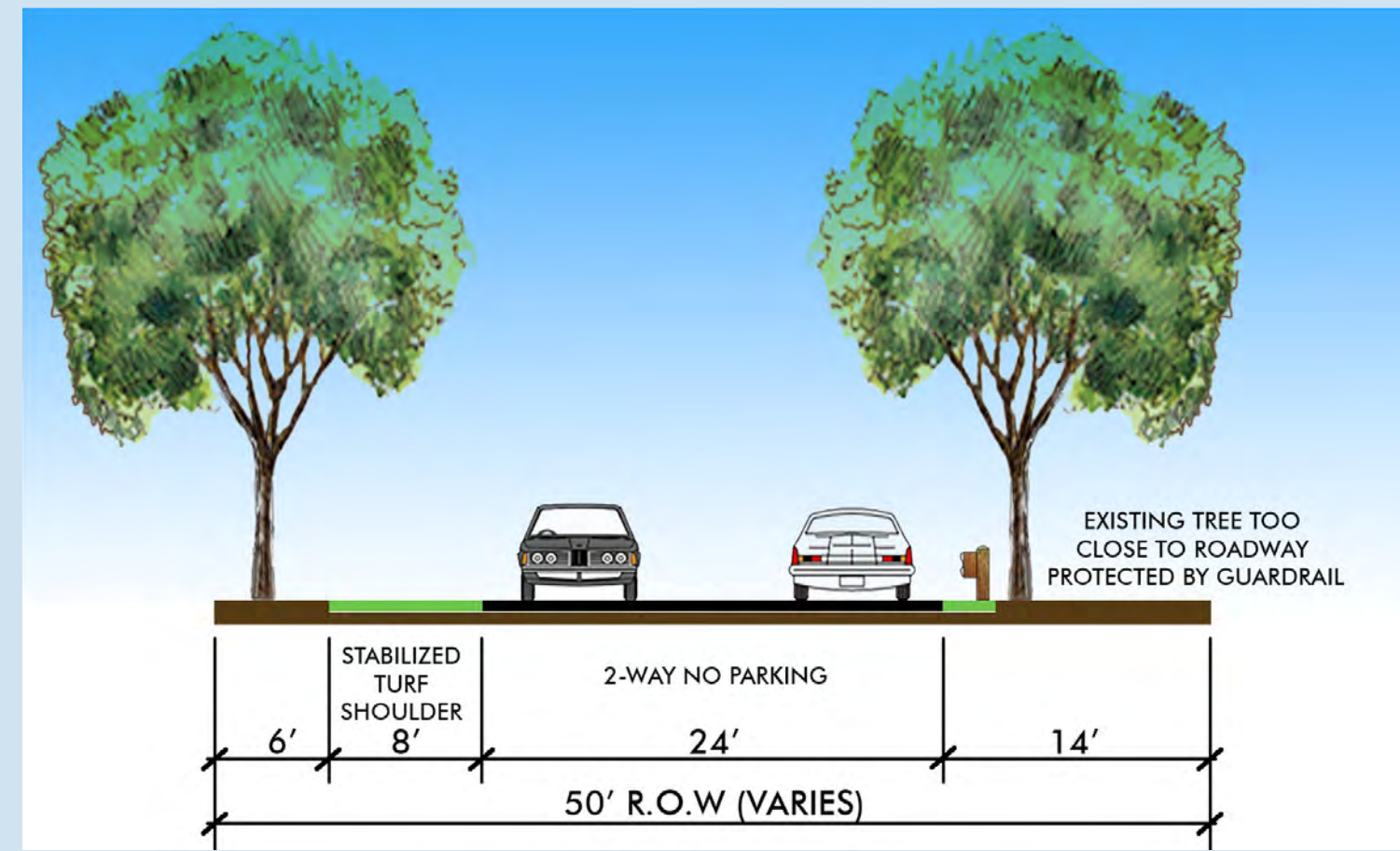
Cumulative - Scenario Comparisons  
Town of Stanton Fiscal Impact Analysis

Category	SCENARIO			
	BUSINESS AS USUAL	MINIMALLY GUIDED DISPERSED DEVELOPMENT	COMMUNITY FOCUSED AND CLUSTERED COUNTRYSIDE	COMMUNITY CONCENTRATION AND COUNTRYSIDE CONSERVATION
<b>General Fund</b>				
Revenues	\$2,901	\$3,385	\$4,351	\$5,802
Expenditures	\$993	\$1,159	\$1,490	\$1,986
<b>GENERAL FUND NET FISCAL IMPACT</b>	<b>\$1,908</b>	<b>\$2,226</b>	<b>\$2,862</b>	<b>\$3,816</b>
<b>Solid Waste Fund</b>				
Revenue	\$293	\$342	\$440	\$586
Expenditures	\$294	\$343	\$441	\$588
<b>SOLID WASTE FUND NET FISCAL IMPACT</b>	<b>(\$1)</b>	<b>(\$1)</b>	<b>(\$1)</b>	<b>(\$1)</b>
<b>State Street Aid Fund</b>				
Revenue	\$0	\$0	\$0	\$0
Expenditures	\$1	\$1	\$2	\$2
<b>STATE STREET AID FUND NET FISCAL IMPACT</b>	<b>(\$1)</b>	<b>(\$1)</b>	<b>(\$2)</b>	<b>(\$2)</b>
<b>GRAND TOTAL</b>				
TOTAL REVENUE	\$3,194	\$3,727	\$4,791	\$6,388
TOTAL EXPENDITURES	\$1,288	\$1,503	\$1,932	\$2,576
<b>GRAND TOTAL NET FISCAL IMPACT</b>	<b>\$1,906</b>	<b>\$2,224</b>	<b>\$2,859</b>	<b>\$3,812</b>

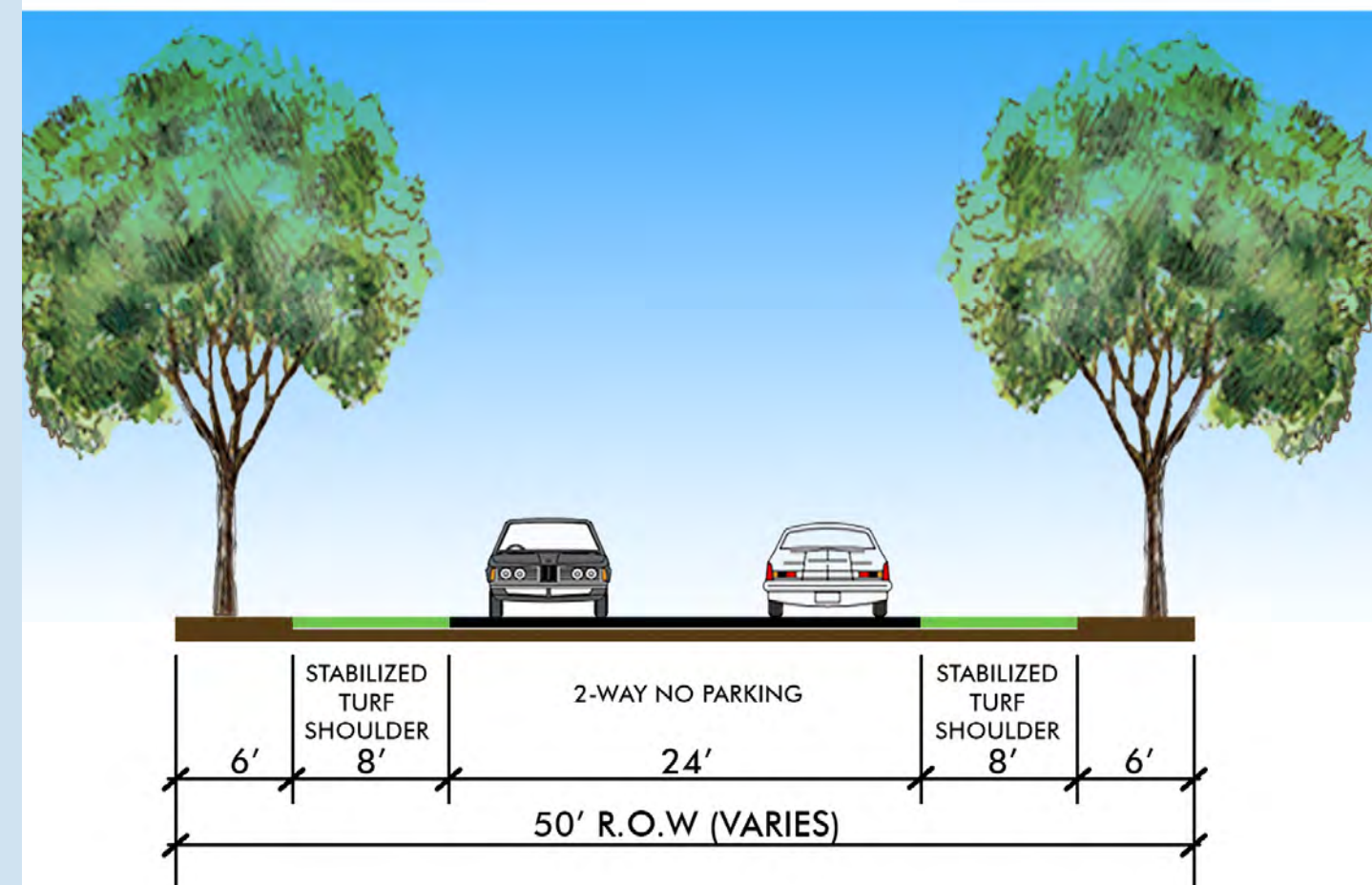
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\* All numbers shown above are representative of 1,000's (for example \$1,906 = \$1,906,000)

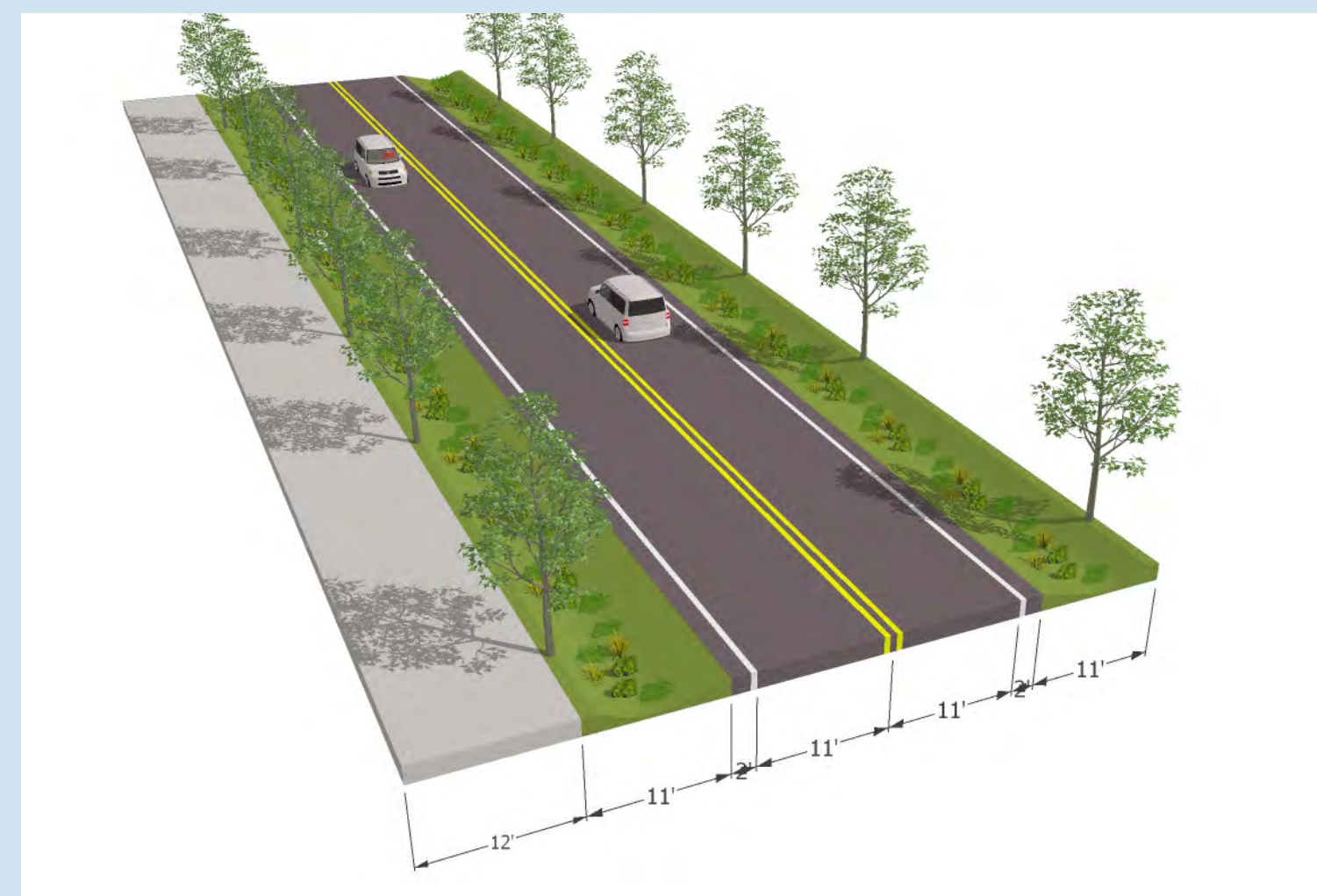
## RURAL ROADS



Rural Road with Guardrail to protect existing trees



Rural Road (Typical)



Rural road with Multi-modal Trail

### Transition from Rural Area to Rural Four-Way



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

## CITY STREETS



Neighborhood Road (Typical)



Town Road (Typical)



City Road (Typical)

## HIGH LEVEL STRATEGIES:

- 1 Preserve scenic vistas and viewsheds
- 2 Focus any roadway capacity enhancements/widenings near Blue Oval City, such as TN 222 south to I-40
- 3 Begin planning for widening I-40 at some point in the future
- 4 Continue development and support of I-69 corridor planning efforts
- 5 Address safety on current 2-lane highways
  - a. Add left turn bays where needed at intersections
  - b. Create shoulders where none exist (reinforced turf preferable to gravel to maintain rural character)
  - c. Similar to shoulder areas, provide occasional pull-offs for agricultural vehicles to move out of the way of queues of faster moving traffic on rural highways
  - d. Eliminate sharp curves where impacts to surrounding context allows
  - e. Preserve canopy sections and add small segments of guardrail where necessary to prevent vehicles from impacting trees
  - f. Consider roundabouts at locations where there would be potential for high speed T-bone type crashes, as well as either at entries/gateways to Towns or within Four Ways
- 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.
  - a. 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
  - b. Develop gateway for Four Ways with signage, entry feature, and beginning of curbed section
  - c. Within core area of Four Way, develop curb and gutter, on street parking (if needed), and continuous sidewalks, lighting, and streetscape on both sides.



## OPEN SPACE

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



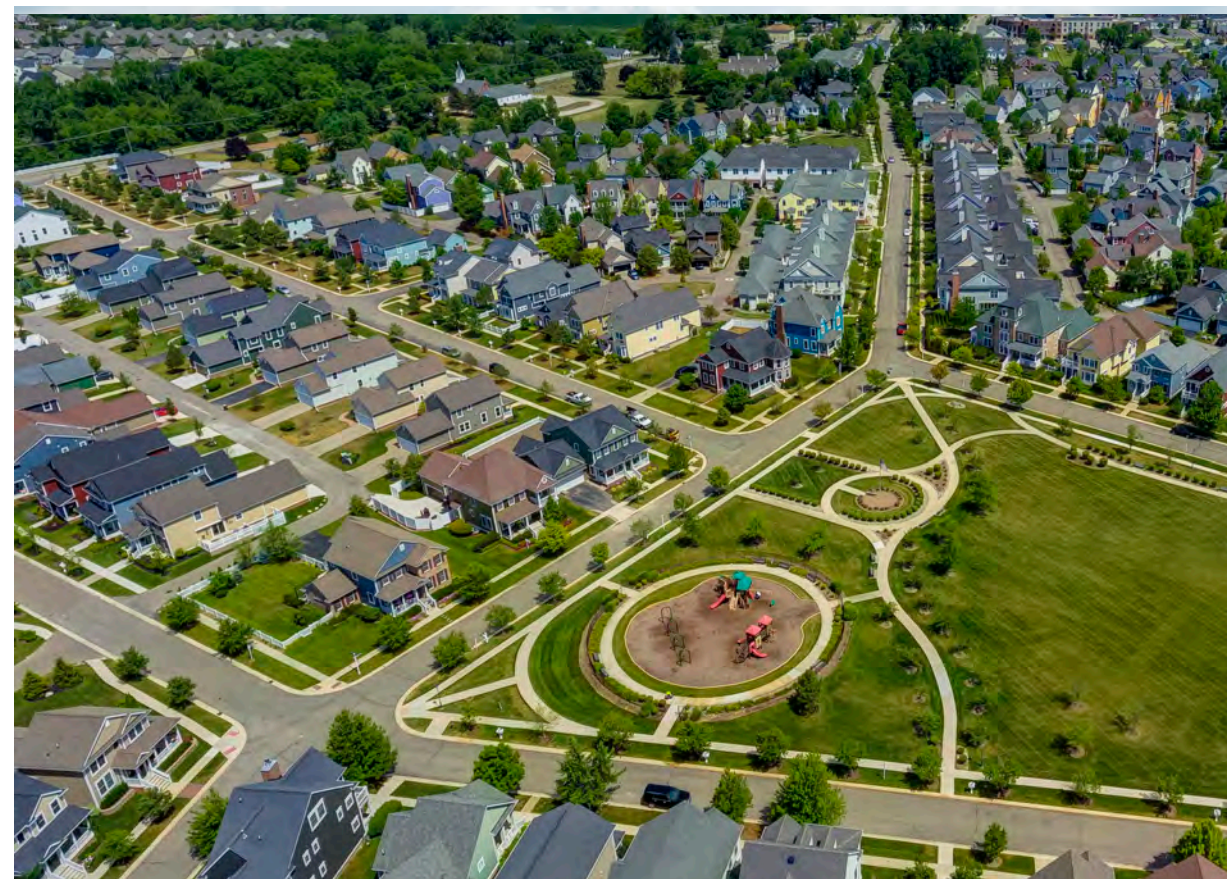
## FARR

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.