

# Bryson City Land Use Plan

Overview Presentation

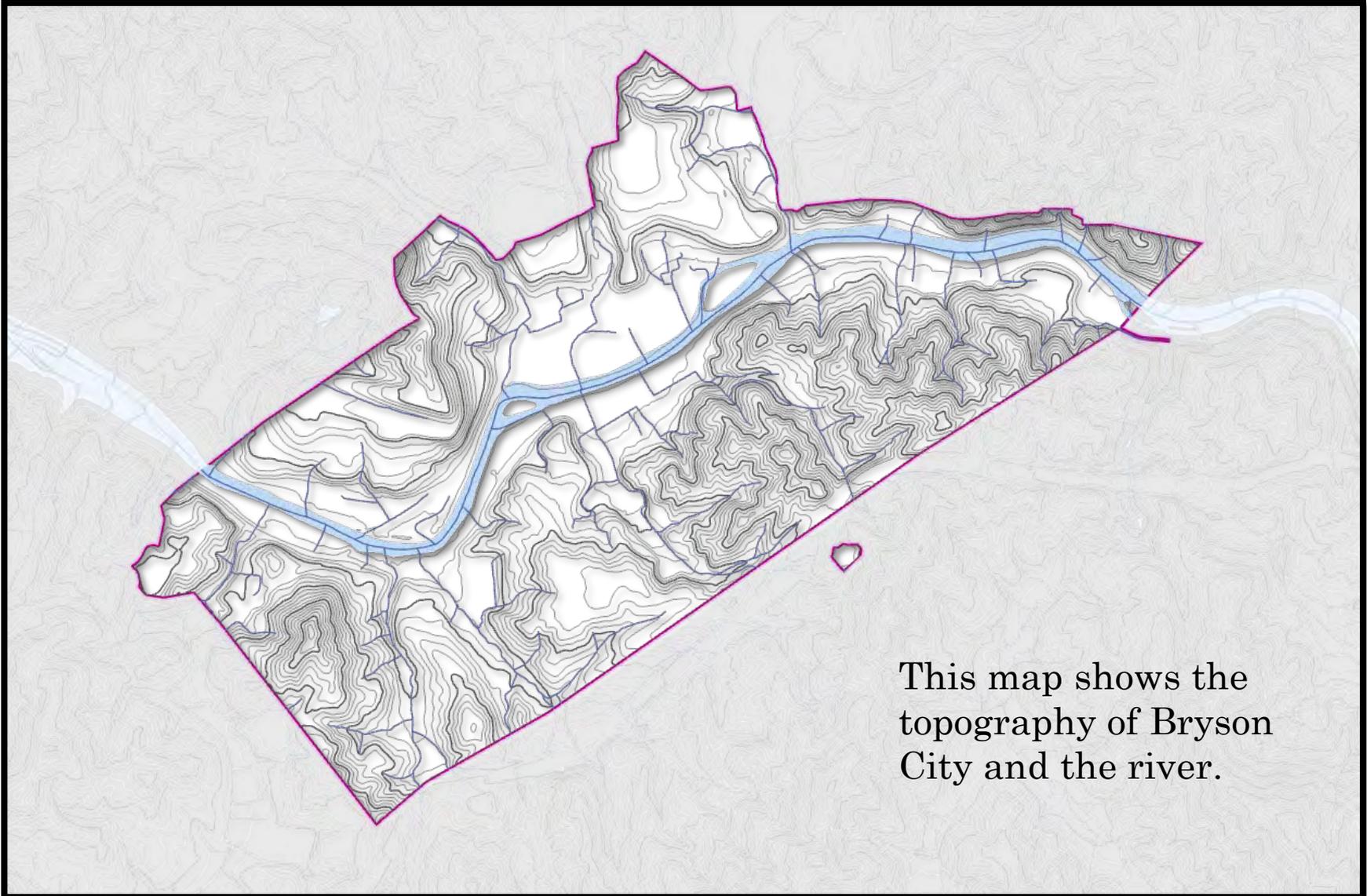
Updated 5/12/22

# Why is planning important?

- Creates a common framework for addressing land use issues
- Protects public investments
- Helps plan development in a way that protects valued resources (natural, historical, etc.)
- Provides guidance for shaping the appearance of a community
- Promotes economic development
- Provides justification for decision making
- Creates a collective vision for the future

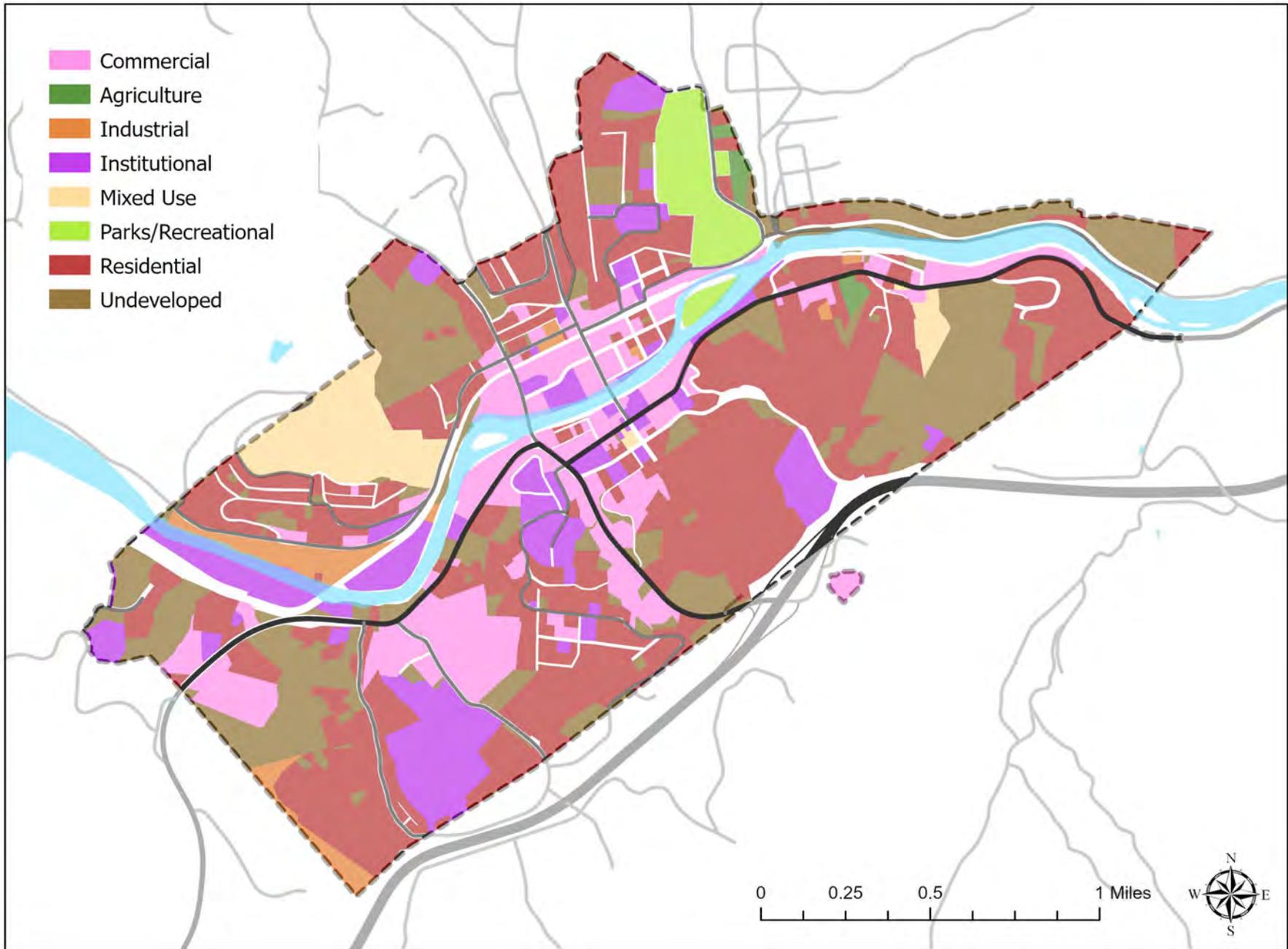


# Existing Natural Features



This map shows the topography of Bryson City and the river.

- Commercial
- Agriculture
- Industrial
- Institutional
- Mixed Use
- Parks/Recreational
- Residential
- Undeveloped

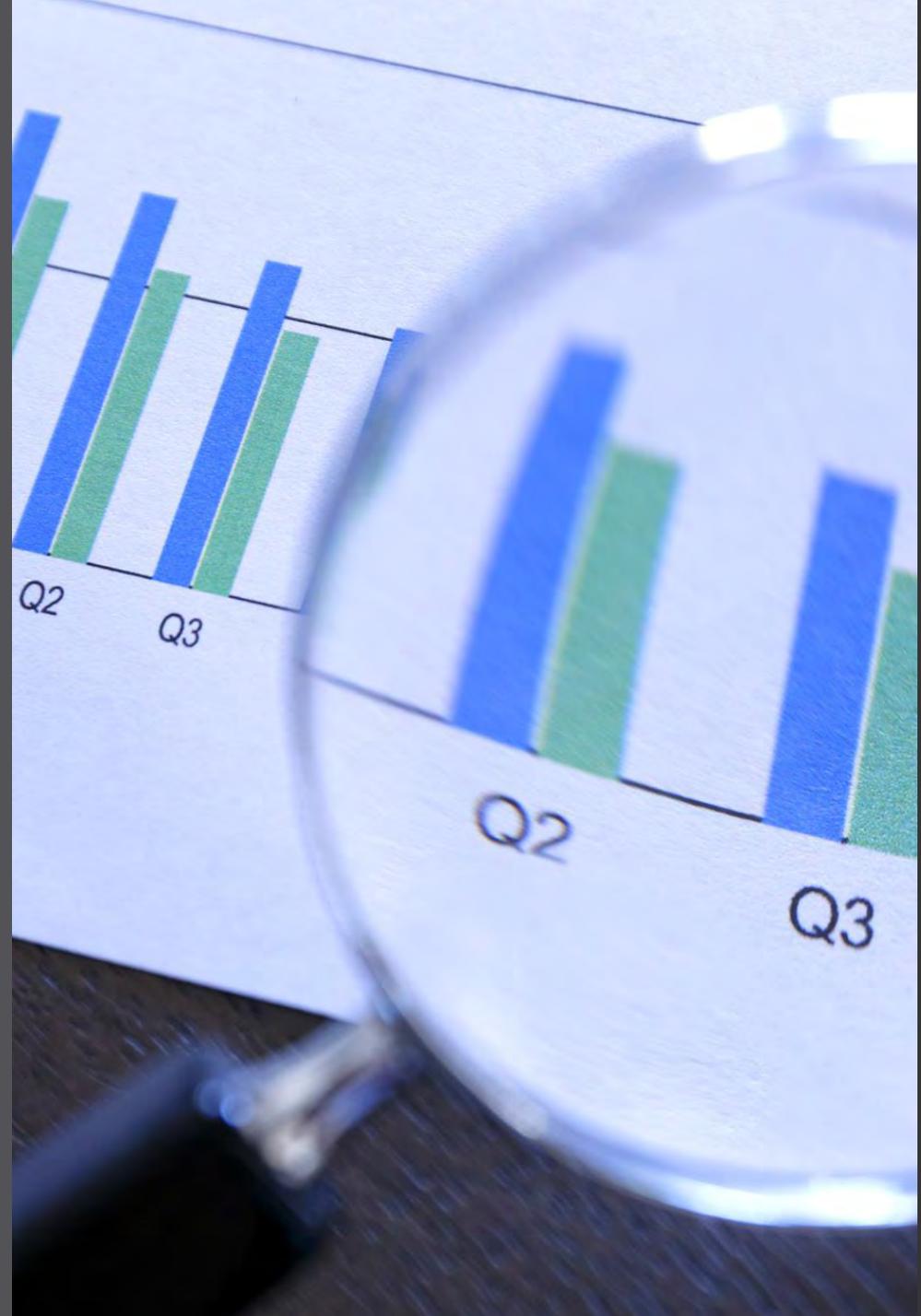


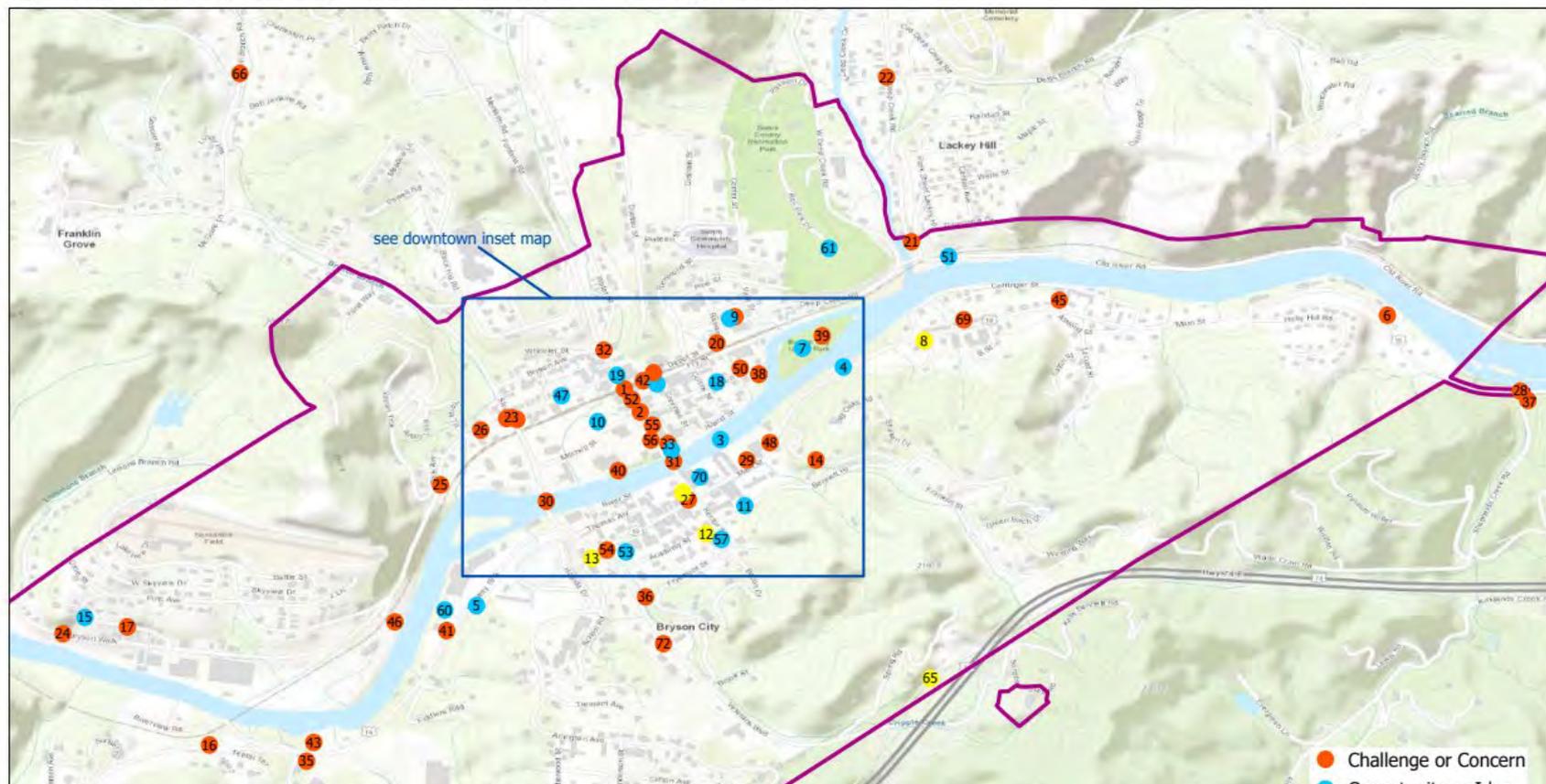
# Vision 2045

*The people who know and love Bryson City envision a thriving, walkable, business-friendly town with abundant outdoor recreation opportunities. The vision of Bryson City acknowledges and respects the culture and natural resources while encouraging positive changes that will improve the quality of life for current and future residents and visitors.*



# Survey #1 Results

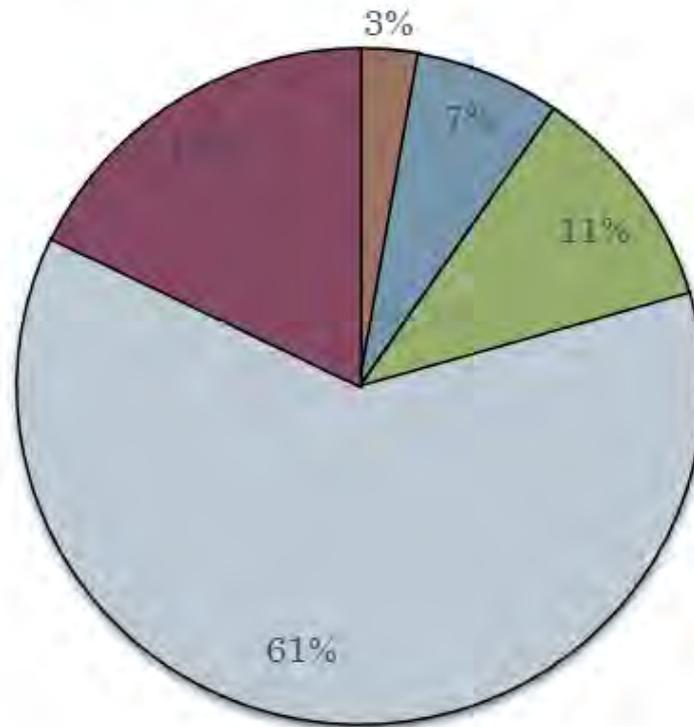




# Survey #1 Response

- Survey period open August 9 – September 21 (44 days)
- 71 responses to online survey
- 2 paper surveys received at Town Hall
- Wikimap – 29 points entered, with 45 total comments

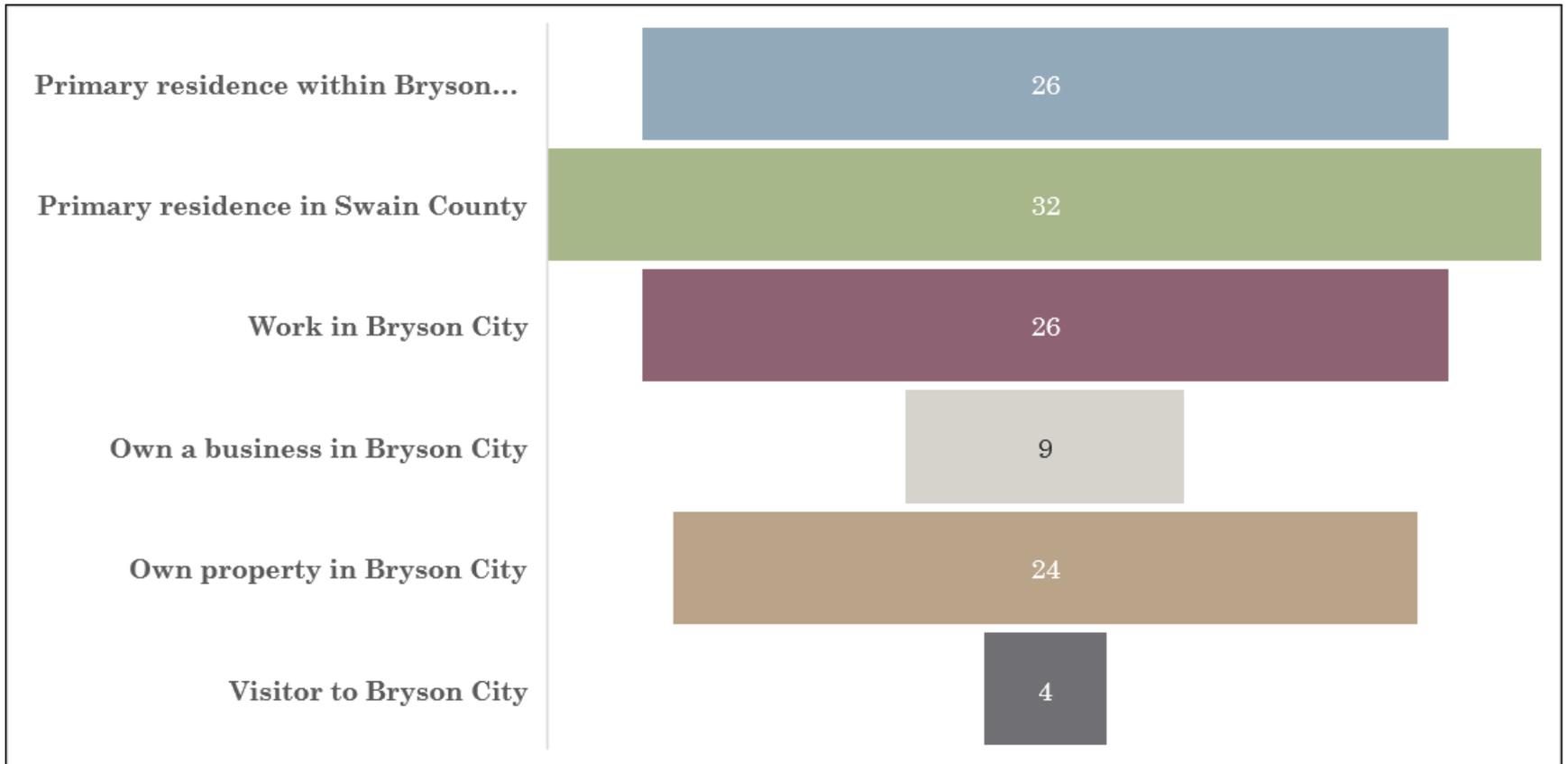
## Response by Age



■ 0-17 ■ 18-25 ■ 26-40 ■ 41-64 ■ 65+

Age	Responses
0-17	2
18-25	5
26-40	8
41-64	45
65+	13
<b>Total</b>	<b>73</b>

## All Respondents



WHAT IS YOUR FAVORITE  
THING ABOUT BRYSON  
CITY?

**DOWNTOWN**  
(5 RESPONSES)

**CLIMATE/GEOGRAPHY**  
(12 RESPONSES)

**SMALL-TOWN  
ATMOSPHERE**  
(29 RESPONSES)

**NATURAL RESOURCES**  
(14 RESPONSES)

**WALKABILITY**  
(3 RESPONSES)

**OUTDOOR  
RECREATION**  
(2 RESPONSES)

**COMMUNITY/CULTURE**  
(11 RESPONSES)

**LOCAL BUSINESSES**  
(4 RESPONSES)

**WHERE DO YOU SEE  
OPPORTUNITIES FOR  
IMPROVEMENT?**



## SURVEY QUOTES

### Favorite Thing about Bryson City

- “The geography, hospitality, the preservation of buildings and structures. I love the overall look of Bryson City.”
- “Small town feel, bustling downtown area yet space to get away when you want.”

### Opportunities for Improvement

- “Things for kids and families to do”
- “Housing availability and more sustainable land use (when the mountains are the selling point, it is imperative to keep in mind to maintain biodiversity and greenery)”

### Challenges or Concerns

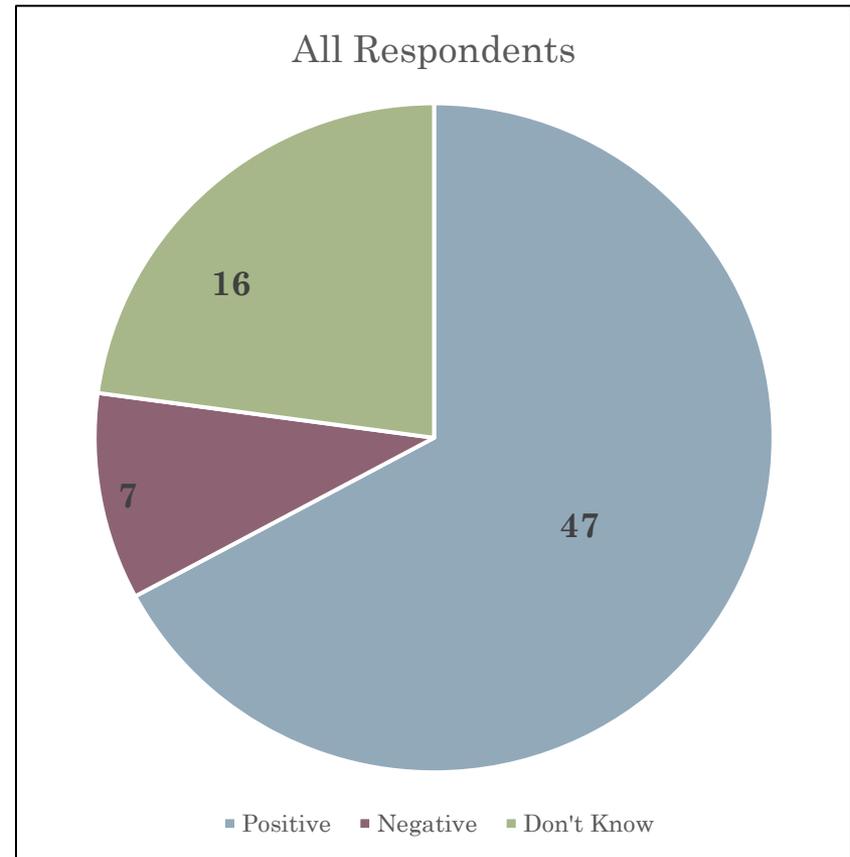
- “Keeping the charm, while accommodating the visitor traffic.”
- “Affordable housing. It’s getting more and more difficult for people to find a place to live that they can afford.”

## ZONING

Many small towns in our region have some degree of zoning to regulate development (Hayesville, Murphy, Franklin, Sylva). Bryson City could consider adopting zoning districts (such as Residential, Commercial, and Industrial) that focus on certain uses in different areas of Town.

How do you feel about zoning districts to guide land development?

- 67% Mostly positive - I think zoning could help our Town.
- 10% Mostly negative - I think zoning could hurt our Town.
- 23% I don't know - I would need more information.



## Goals and Themes

Based on survey results:

- **PRESERVE OR MAINTAIN:**
  - Preserve the vibrant, bustling, small-town feel
  - Maintain the walkable downtown, unique character, and business-friendly nature of the town
  - Preserve the natural beauty of the river and the mountains
  - Maintain the community and culture
  - Preserve the outdoor recreation opportunities

## Goals and Themes

Based on survey results:

- **ENHANCE OR IMPROVE:**
  - Balance the economic benefits of tourism with the associated demands on local resources
  - Improve the diversity of housing options, focusing on affordability and density
  - Enhance the connection to the river and its resources
  - Enhance bicycle and pedestrian safety and connectivity
  - Enhance commercial corridors to maintain safe access to businesses
  - Encourage denser development along existing water and sewer corridors to maximize previous infrastructure investments
  - Enhance partnerships with local groups

# Zoning:

## What it is:

- Zoning says what types of uses can co-exist in a particular area (adult establishment next to elementary school or church, junkyard next to a park)
- Preserves character, culture, health and safety of the community
- Can be commercial only
- Can require new commercial development to look a certain way to maintain downtown character
- Can require sidewalks or parking with new development

## What it is not:

- Zoning will never tell you what color to paint your house
- Zoning is not to control barking dogs
- Zoning is not a Homeowner's Association

# Proactive vs. Reactive Zoning



Lack of planning does not prevent change from happening.



You can either impact change or let change impact you.



You can either have plans in place to protect your property values and the character of your town or you can hope for the best and see how things turn out.