

Why plan?

Planning is a process to identify community goals and aspirations of future development.



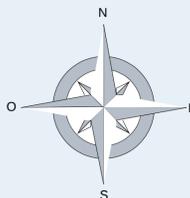
Common framework for addressing land use issues



Protects public investments



Helps plan development in a way that protects valued resources (natural, historical, etc.)



Guidance for shaping the appearance of a community



Promotes economic development



Creates a collective vision for the future

Updating existing 2008 Bryson City Land Use Plan

Land Use Plans are updated every 10-20 years.

Land Use Plans take a snapshot of the community's existing conditions, engage the public in a survey and workshop, and identify goals and recommendations to guide future development.

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.





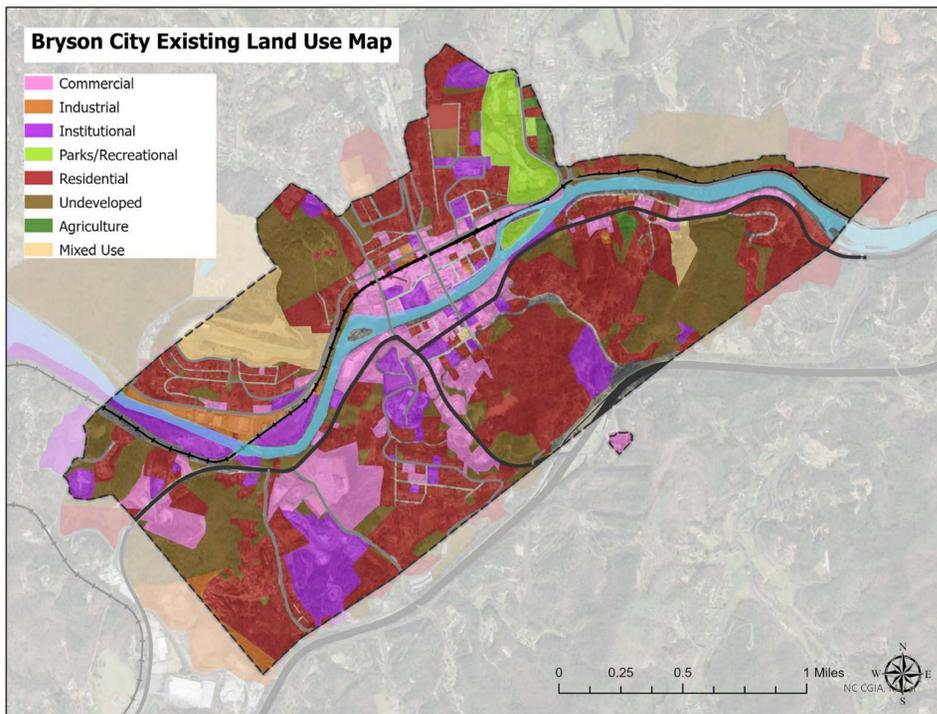
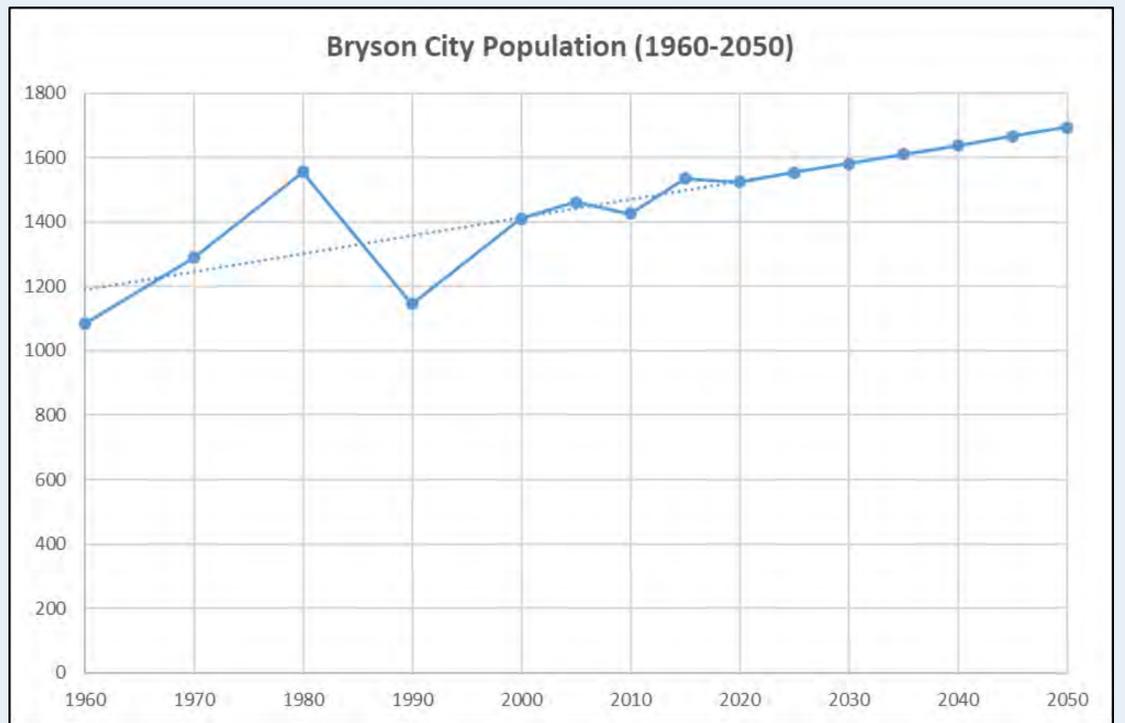
Existing Conditions

One of the initial steps in the preparation of Bryson City's Land Use Plan update is the assessment of existing conditions, natural features, infrastructure and demographics.

Median Household Income: \$47,700 (Swain County)

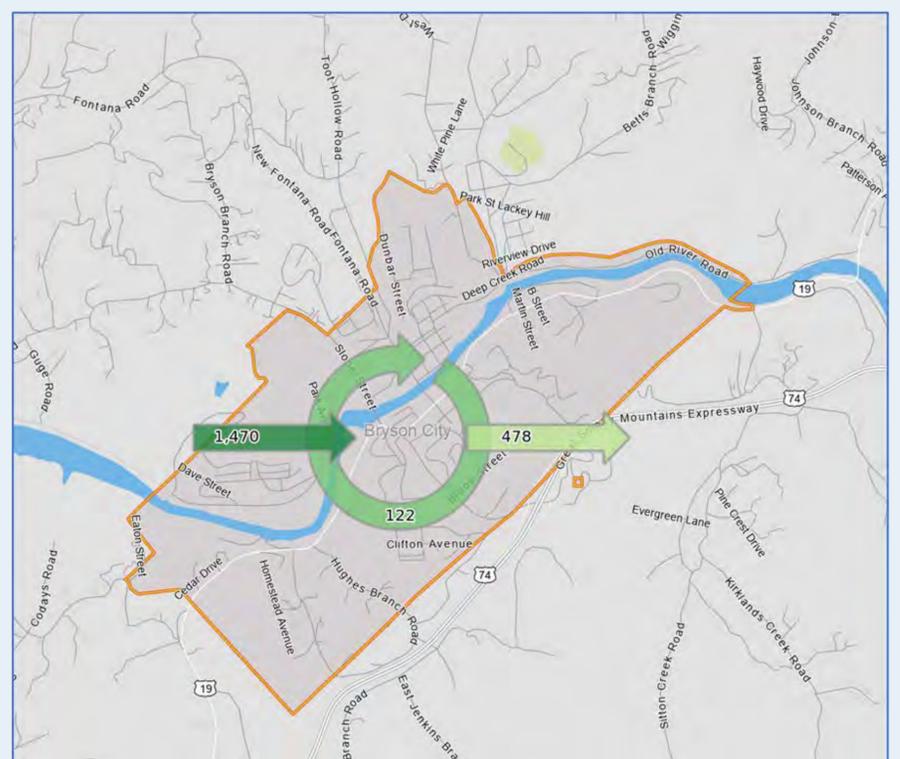


Median Home Value: \$149,300 (Swain County)



This existing land use map shows how Bryson City has naturally developed over time. It also shows how few undeveloped parcels remain within city limits.

122 people live and work in Bryson City. 1,470 commute into Bryson City for work and 478 leave Bryson City to commute somewhere else for work.

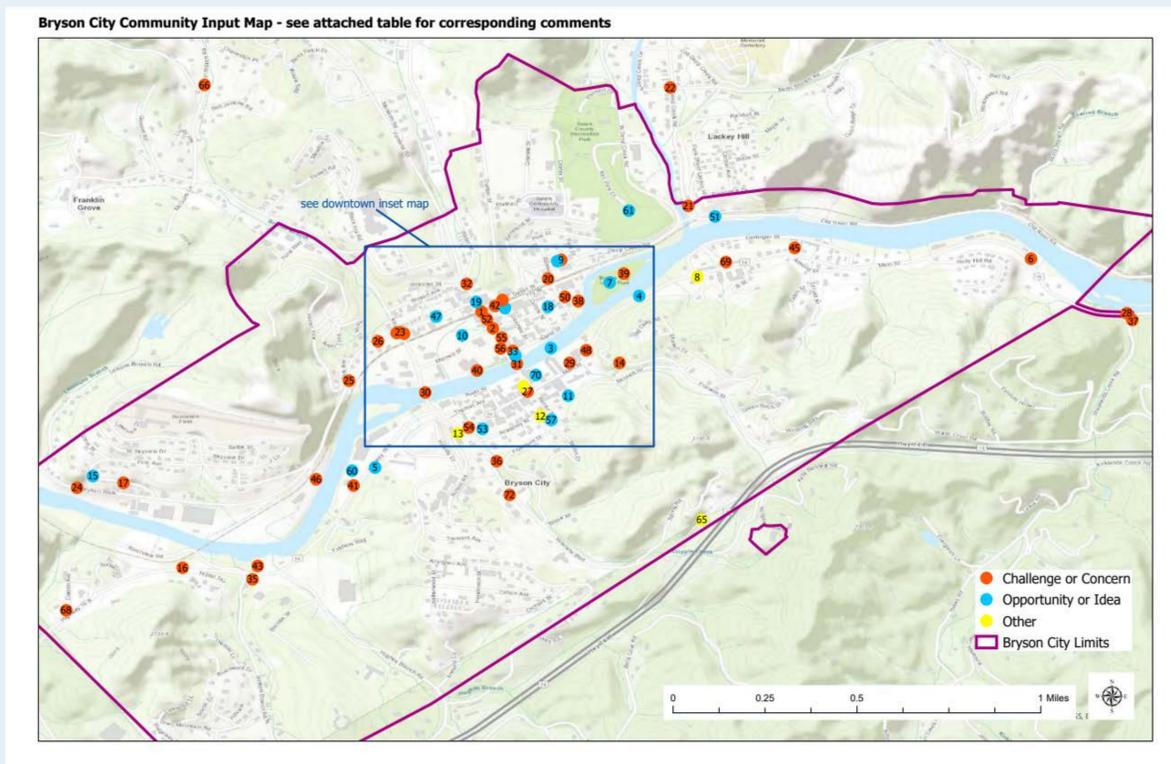


What We Heard



Public input survey was open from August 9 - September 21 (44 days)

Over 70 responses to online survey.



Interactive Wikimap received lots of comments, also!

61% of respondents were between the ages of 41-65

The majority of respondents' primary residence is in Bryson City or Swain County.

An opportunity for improvement quote from survey response:
"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."

What is your favorite thing about Bryson City?

- Business friendly downtown**
- Natural resources, climate and geography**
- Walkability**
- Outdoor recreation**

Where do you see opportunities for improvement?

- Public facilities and infrastructure**
- Affordable housing**
- Natural resources and hazards**

Do you think zoning districts to guide land development would be helpful or harmful?

- 67% Mostly positive-zoning could help our town**
- 10% Mostly negative-zoning could hurt our town**
- 23% Not sure- need more information**

Proposed Goals



Goal 1: Protect and enhance the unique features that give Bryson City its character and make it a desirable place to live, work and play.



Goal 2: Balance the benefits of a thriving tourism economy with the associated demands on local resources.



Goal 3: Encourage land development and/or redevelopment that provides a balance in land uses and promotes a sense of community and overall quality of life.



Goal 4: Align land development with the capacity of existing and planned infrastructure.



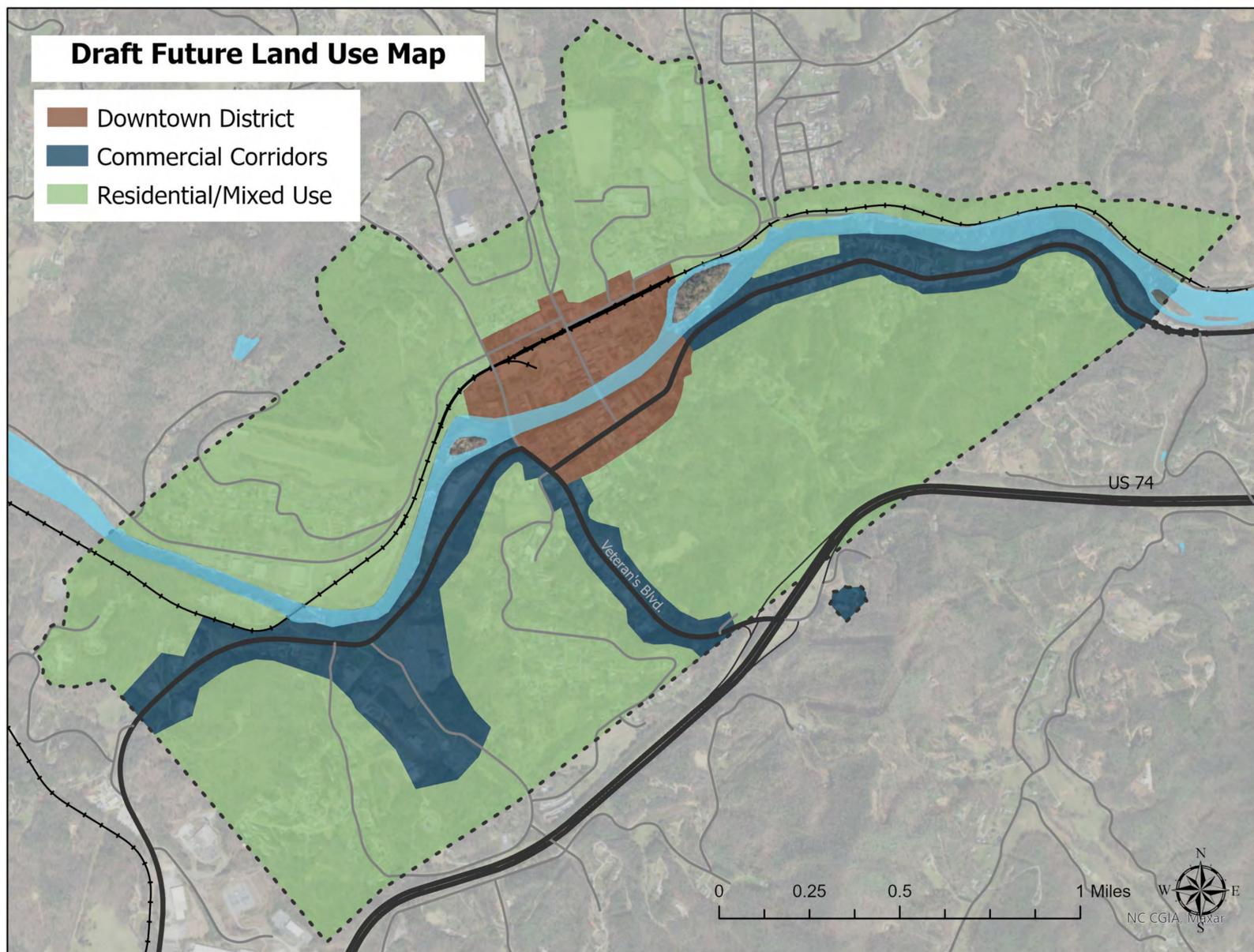
Goal 5: Develop a transportation system that provides safe and convenient access for all users to places of work, shopping and services.



Goal 6: Increase the diversity of housing options and opportunities for residents with varying levels of density, price, and style.

Draft Future Land Use

Land Use



Downtown District: Encourage mixed use development and redevelopment that is similar in scale and style to existing structures to preserve history, culture and small-town feel.

Commercial Corridors: Encourage vibrant commercial activity, enhance walkability, and protect the mobility, safety, and character of Bryson City.

Residential Mixed Use: Encourage primarily residential uses with light commercial/industrial that does not interfere with the residential quality of life.