



Second Home Symposium

Linda Giltz, AICP

Senior Planner

lindag@landofsky.org 828-251-6622



Land-of-Sky Regional Council

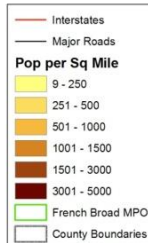
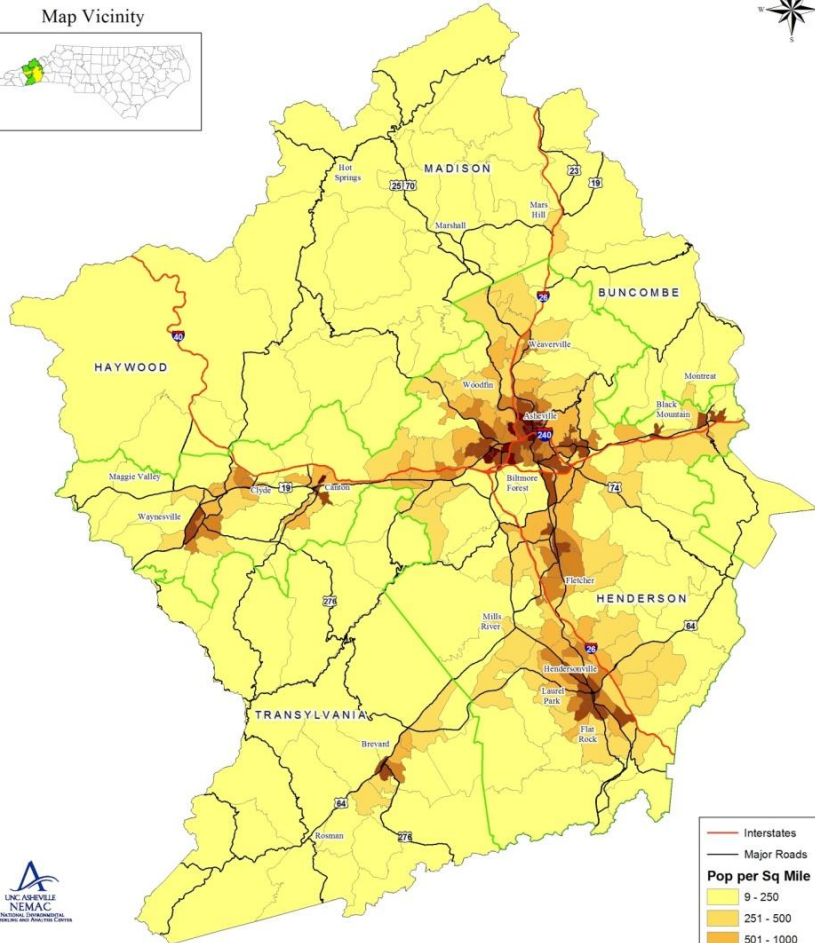
- Where is the growth occurring and what are the issues related to our pattern of growth?

Here are a few ways to look at this...

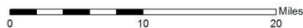
Where People Live – a Collection of Villages

2005 Population by Census Block Group
Land-of-Sky Regional Council Transportation Planning Area

Map Vicinity

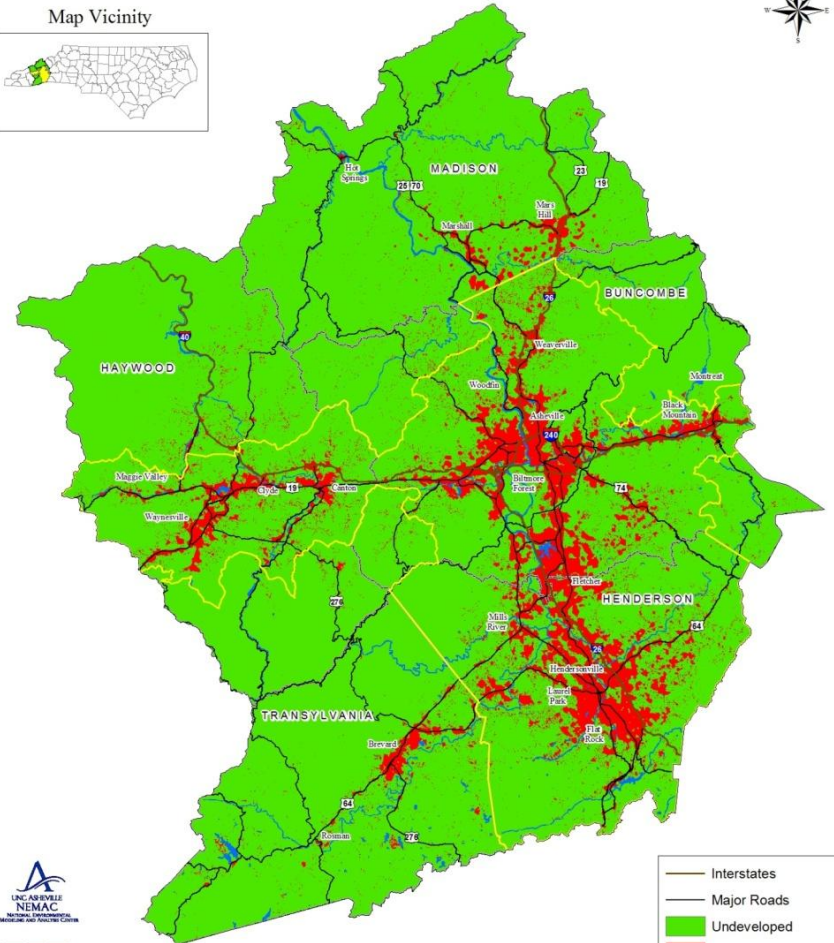


The population in the 5 county region typically follows the transportation corridors.

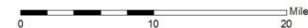


Projected Development in Year 2030
Land-of-Sky Regional Council Transportation Planning Area

Map Vicinity

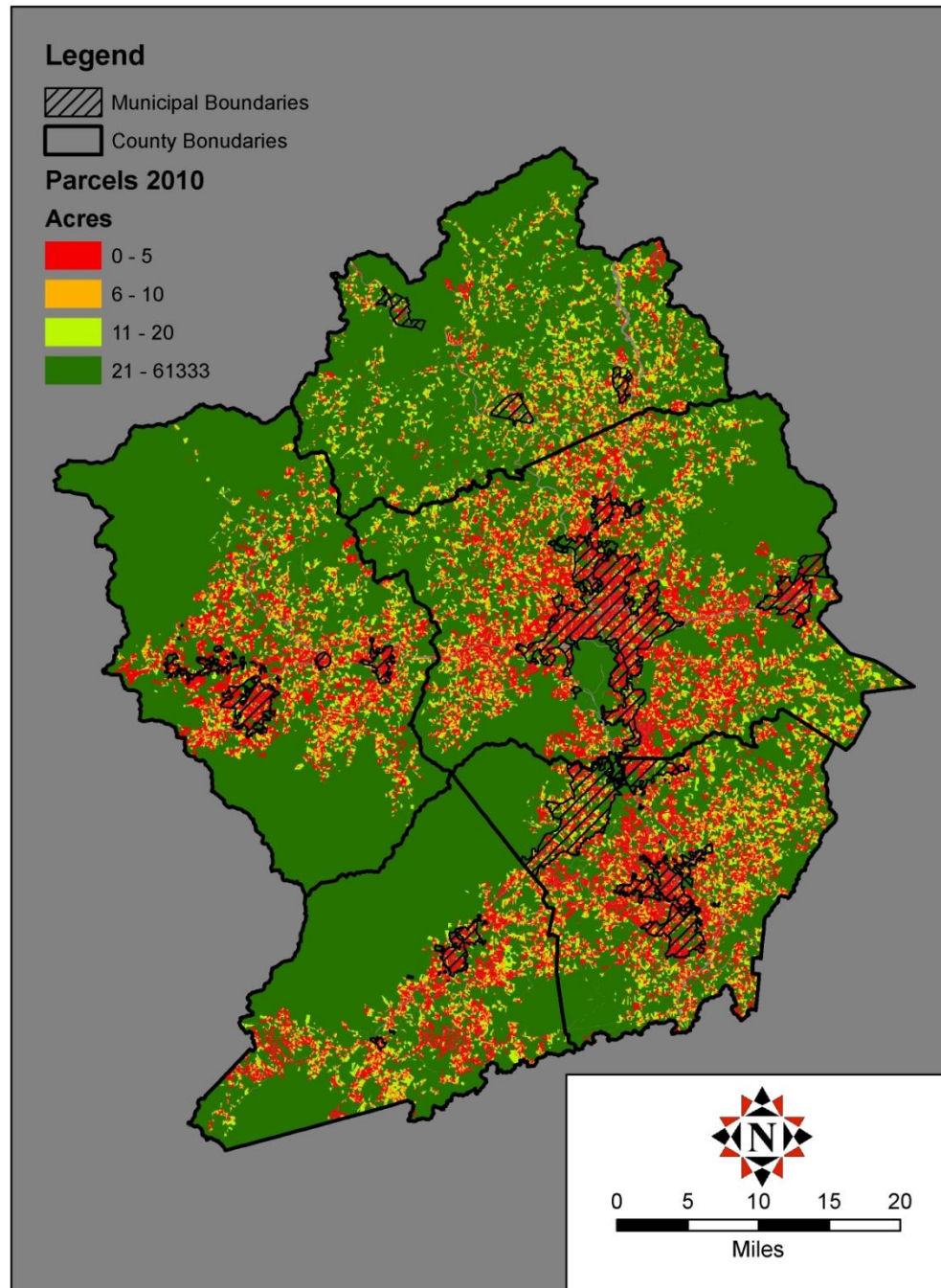


This dataset represent Urban Growth Modeling by the RENCI at UNC Charlotte Engagement Center.



Parcel Sizes across the region

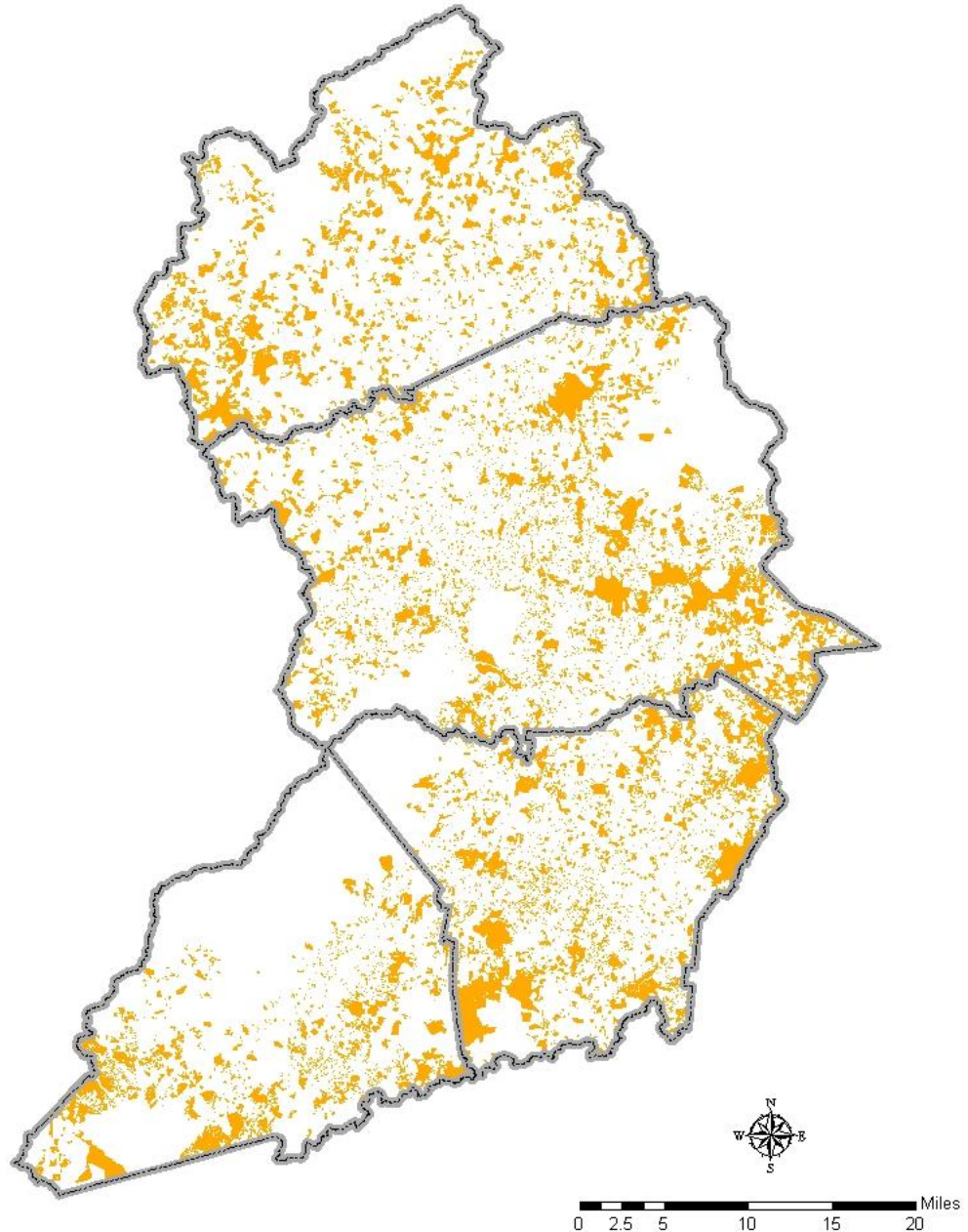
*a lot of smaller
parcels are
scattered across
the landscape,
representing urban
and urbanizing
areas*



Map produced by
Neil Thomas,
Resource Data, Inc.

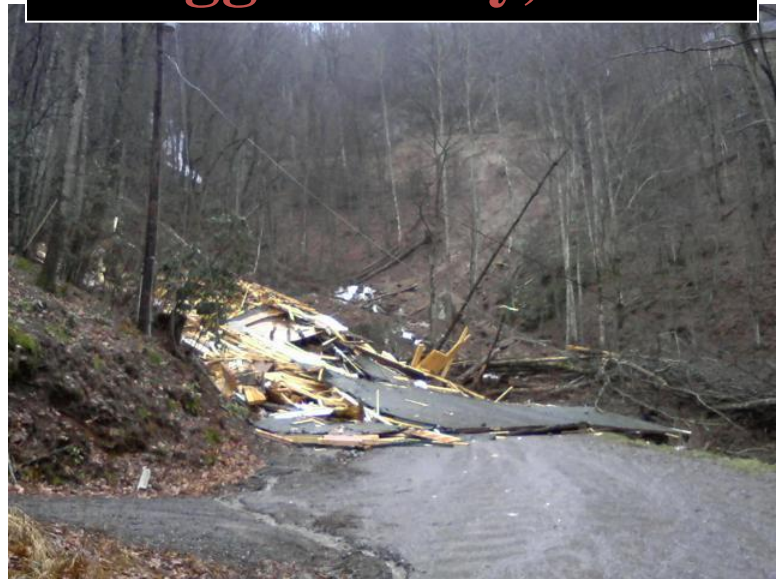
Parcel Ownership Outside the Region

The colored areas represent parcels whose owners have mailing addresses outside the four-county region.





Maggie Valley, 2009



2000 Census Data - Seasonal Housing Units			
	Total	Seasonal	
	Housing	Housing	Percent
County	Units	Units	Seasonal
Macon	20,746	6,305	30.4%
Watauga	23,155	5,098	22.0%
Avery	11,911	4,751	39.9%
Jackson	19,291	4,609	23.9%
Henderson	42,996	2,729	6.3%
Haywood	28,640	2,488	8.7%
Transylvania	15,553	2,319	14.9%
Buncombe	93,973	2,042	2.2%
Ashe	13,268	1,974	14.9%
Cherokee	13,499	1,910	14.1%
Rutherford	29,535	1,513	5.1%
Graham	5,084	1,350	26.6%
Alleghany	6,412	1,315	20.5%
Swain	7,105	1,281	18.0%
Yancey	9,729	1,230	12.6%
Clay	5,425	1,186	21.9%
Madison	9,722	681	7.0%
Polk	9,192	664	7.2%
McDowell	18,377	573	3.1%
Wilkes	29,261	545	1.9%
Mitchell	7,919	478	6.0%
Cleveland	40,317	189	0.5%

