

## **2005 Comprehensive Plan Review**

### **GOAL I: POPULATION AND ECONOMIC GROWTH**

**Preserve Transylvania County's distinctive rural character, mountain heritage, natural environment and ambiance, while promoting proactive planning and economic growth.**

#### **Objectives**

- ✓O 1. **Encourage public/private collaborations to solve common problems.**
- ✓ 2. **Work with NC State Offices to anticipate future population growth trends.**
  - Each year the department works with the State Office of Planning to update population information for Schenk Job Corps and to verify State population projection numbers.
  - Starting in 2008 through June of 2010 there was a significant amount of work completed by staff to support the 2010 US Census.
- ✓O 3. **Coordinate with the Tax Office to observe development trends to better plan for future needs.**
  - Prior to 2005, the Planning Office frequently worked with the Tax Office to obtain tax maps of areas where development was anticipated. Subsequently, the Tax Office has upgraded its on-line mapping capabilities multiple times and there has not been the need for as much interaction except for special projects.
- X 4. **Develop short and long-term strategies to encourage younger populations to remain in or move to Transylvania County.**
  - No one group or organization has taken responsibility for this objective.
- ✓O 5. **Promote a strong, diversified economic base, provide future employment opportunities, and expand tax base.**
  - Staff and the EDAB developed and County Commissioners approved two (2) Strategic Economic Development Plans (2006-2009 and 2010-2012). Results were reported to elected officials and posted on the County's Planning and Economic Development website.
  - Successfully completed the AdvantageWest Certified Entrepreneurial Community program of work (2008).
  - Completed the construction and development of the Blue Ridge Community small business incubator.
- ✓O 6. **Promote employment training programs and encourage higher employment rates and wages.**
  - Transylvania County Planning and Economic Development host workforce development meetings with BRCC, TC Schools, Brevard College and EON.
  - Blue Ridge Community College (BRCC) has taken the lead role with this objective. Efforts of the past ten years include customized training for companies like Gaia Herbs, Excelsior Packaging, Oskar Blues, TVS, Genie Products and Smith Systems.
  - BRCC offers education, training, counseling and referral services through BRCC's Small Business Center.
  - BRCC delivers Leadership, Safety, OSHA and maintenance skill training to local governments and businesses.
  - BRCC created the Oskar Blues (now Brew School) training program.
  - BRCC has and is Implementing several short term skills training programs through state funded Back to Work and Jobs certifications in areas of advanced manufacturing, automotive, machining, welding, computer and nurse training.
  - BRCC partnered with Mayberry's Just Sauces to establish a Culinary Institute which offers workforce training classes in the culinary arts.

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- ✓O 7. **Promote growth by recommending the extension of infrastructure to desired areas.**
- The County has worked with the City of Brevard and Town of Rosman regarding water and wastewater connections several times; worked with private property owners in the Lake Toxaway area to explore public water and wastewater; and directed different organizations to the City of Brevard to discuss possible connections to the City's system.
  - Assisted the Town of Rosman with water and sewer grants.
  - Applied for grants to extend City of Brevard water to the Davidson River Road area following the floods of 2004 (Hurricane Ivan).
  - Wrote a successful NC Rural Center grant to cover the expense of extending City of Brevard water to Gaia Herbs (2006-2007).
  - Worked with PSNC Natural Gas to extend a major gas line to the Excelsior Packaging facility (2007).
  - Currently working with the City on their desire to site a new water treatment facility.
- ✓O 8. **Better communication between the local government entities on future annexations or ETJs.**
- Planning Board spent over a year to develop the ***Pisgah Forest Community Zoning Ordinance*** in response to communications between the City of Brevard, the County Commissioners and residents of the Pisgah Forest Community.
  - Continue to work with the City of Brevard on ETJ related issue associated with the Flood Damage Control Ordinance and "junk" issues.
  - Recent NC legislation (2013 Session) severely limits ETJ expansion and involuntary annexation.
- ✓O 9. **Encourage more redevelopment in the county, particularly via historic properties.**
- Worked extensively with Renova Partners in their efforts to clean up and redevelop the former Ecusta site (now Davidson River Village). Work is on-going.
  - DuPont – Extensive work to assist Ilford/Oji in acquiring the former facility (2005-2006).
  - PARI – Although Pisgah Astronomical Research Institute acquired the property in 1999, staff has continued to work PARI to support their business growth.
  - Coats America – attracted Excelsior Packaging to this 225,000 sq ft facility and continue to work on ways to help Excelsior.
  - Served on the Land-of-Sky Regional Brownfield's advisory council and sought ways to assist property owners in Brevard and Transylvania County through this organization, including Renova Partners.
  - Wrote a successful grant to the NC Rural Center to assist the property owner of the Aethelwold Hotel with redevelopment plans (2008).
  - Lead the initial Transylvania County Courthouse reuse studies.
- ✓ 10. **Support the TC Arts Council and other arts organizations to diversify economic well-being.**
- Staff served on the Transylvania Community Arts Council Board until replaced by Commissioner Mike Hawkins.
  - Worked with AdvantageWest and the TC Arts Council to support the film industry including initial scout work for ***The Hunger Games*** and other smaller films and ads.
- ✓O 11. **Actively support private efforts to provide state-of-the-art technology and promote TC as such.**
- Worked with Citizens Telephone on many occasions to help the public understand

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their broadband technology including the deployment of a grant to small businesses (with assistance from the Transylvania Partnership).

- Worked with ERC and others looking at Transylvania County to expand broadband capabilities for the County, Hospital and education facilities.

### **12. NEW ADDITIONAL ACTIVITY NOT IN THE 2005 COMPREHENSIVE PLAN**

- 150<sup>TH</sup> Community Outreach by EDAB and Planning Board and the 150<sup>th</sup> Survey and final report to the County Commissioners and public (2011).
- Support the Transylvania Partnership and the \$10,000 Business Plan Competition.

## **GOAL II: ENVIRONMENTAL CHARACTER**

**Conserve the valuable land, water and air resources within the county for present and future generations.**

### **Objectives**

- ✓O 1. **Develop strategies to minimize damage to the environment during development.**
  - Updated the Transylvania County Subdivision Ordinance to help ensure better designed roads for both safety and environmental concerns, particularly water runoff.
  - Planning Board recommended and the County Commissioners approved a local erosion control provision (as part of the County Subdivision Control Ordinance) for disturbed areas greater than 4,000sqft and less than one acre. This was designed primarily to prevent run off from new home construction.
  - Planning Board recommended and the County Commissioner created the Community Appearance Initiative (CAI) to help remove junk and unwanted manufactured homes from road right-of-aways.
  - Multiple efforts to remove storm debris from the French Broad River to minimize erosion damage.
  - Worked with Land-of-Sky Regional Council on Air Quality issues affecting the region.
  - County Commissioners created the Transylvania Natural Resources Council to help advise them on environmental issues.
  - Currently developing a strategy to address *High Impact* land uses.
- X 2. **Encourage well-designed developments located in areas where infrastructure is in place - increase density.**
- ✓O 3. **Support reasonable regional and state legislative initiatives to reduce pollution.**
  - Worked with Land-of-Sky Regional Council on air quality issues.
  - Supported citizens' concerns regarding trout waters.
- ✓ 4. **Work with other agencies to monitor stream quality in Transylvania County.**
  - Soil Conservation Office along with volunteers helped monitor and provide input on water quality throughout the County, and particularly the French Broad River.
  - NC DENR evaluated streams (Morgan) near Rosman for water quality.
- ✓ 5. **Evaluate the existing Transylvania County Flood Damage Control Ordinance, monitor existing flood control measures, and identify new tools to help alleviate and mitigate future flooding, soil erosion and water quality issues.**
  - County Commissioners hired McGill and Associates to review the County's Flood Damage Control Ordinance and the City of Brevard's Flood Ordinance.
  - County Commissioners updated/revised the County's Flood Damage Control Ordinance in September 2009.
- ✓O 6. **Continue to work with local developers, contractors and land owners with flood-prone properties.**

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- On-going efforts primarily through the County's Building Permits Department to enforce the Flood Damage Control regulations that the County adopted.
- ✓O 7. **Encourage the expansion of existing and new industries/ businesses in ways that minimize harmful air or water discharges.**
  - Worked with Excelsior Packaging to obtain natural gas to minimize air pollution.
- ✓O 8. **Promote voluntary farmland preservation and encourage best management practices.**
- N/A 9. **Monitor and advise County Boards on the Federal and State Stormwater Control Phase II legislation.**
  - Transylvania County was not required to implement Phase II stormwater controls. Continue to monitor state and federal legislation.
- ✓O 10. **Develop recommendations that encourage the preservation of aesthetically and economically valuable views and green spaces.**
  - Note: The State and several non-profits have taken a leadership role in this area by purchasing property throughout the County.
  - Note: Private property owners have placed a number of deed restriction or conservation restrictions on property that will effectively help preserve the aesthetic and economically valuable views and green spaces throughout the County.
  - Created and funded the Community Appearance Initiative effort.
  - Currently working on the Telecommunications Tower Control Ordinance.
- ✓O 11. **Work with landowners to develop riparian conservation along the French Broad River and its tributaries.**
  - Ongoing efforts by the Soil Conservation Office and the NC Cooperative Extension Office.

### **GOAL III: TRANSPORTATION**

**Collaborate with the NC Department of Transportation (NCDOT) to provide the best possible roads for Transylvania County and promote alternative transportation.**

#### **Objectives**

- ✓O 1. **Actively encourage the NCDOT and/or the RPO to fund and complete identified TIP: safety improvement and climbing lanes on US 64, relocation and construction of NC 215, improving and paving NC 281 N to Jackson County.**
  - Paving of NC 281 to Jackson County complete.
  - The County's Transportation Advisory Board, Manager and County Commissioners continue to champion either a new or improved NC 215 to Balsam Grove.
  - NCDOT is in process of upgrading sections of US 64 W from Indian Creek to the Toxaway Bridge.
  - NCDOT widened shoulders and resurfaced US 64 E from the Penrose area to the Henderson/Transylvania County line.
- O 2. **Work with NCDOT and other state and federal agencies to identify new funding sources to improve existing State or Federal highways on a regional basis.**
  - This is an ongoing process working primarily through the Regional Planning Organization housed at Land-of-Sky Regional Council.
  - Provided extensive support to Renova Partners to accelerate their road project at Davidson River Village.
- ✓O 3. **Assist developers to ensure that access roads meet minimum standards.**
  - County staff advises subdivision developers about the minimum road requirements to

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- meet the County Subdivision Control Ordinance.
- County staff worked with three different developments that failed, but either had letters of credit or surety bonds in place to complete the access/subdivision roads.
- ✓O 4. **Encourage private companies and the County's Transportation program to extend transportation services to areas within and outside Transylvania County.**
  - The County's Transportation Department supports City Cab by scheduling medical appointment for citizens to other areas outside the County (for medical services not provided in TC).
  - Provided transportation for dialysis patients (no longer required).
- ✓O 5. **Encourage the growth and development of adequate air transportation facilities within the County and at Asheville Regional Airport.**
  - Supported the Transylvania County Airport and its development.
  - Work with other economic developers from the CarolinaWest region to support the Asheville Regional Airport – sending airport usage surveys to TC businesses and meeting with representatives from American Airlines while on economic development trips to Dallas, TX.
- ✓O 6. **Work to maintain and preserve the existing Norfolk Southern Railway extension to Ecusta and the Jennings Industrial Park.**
  - Ongoing effort by the County Commissioners with a stated position that the County will support maintaining the rail tracks until there is no longer an economic need for them.
  - TC has contacted manufacturers and business owners to determine if there is need for rail service.
  - Worked with two manufacturers and Norfolk Southern to determine cost to reestablish rail service.
- O 7. **Work with NCDOT, City of Brevard and Town of Rosman to identify and construct safe bike lanes and pedestrian paths throughout the County.**
- ✓O 8. **Work with NCDOT to increase the safety of existing and new intersections while minimizing the need for new stoplights.**
  - While there have been no special efforts to minimize new stoplights the County Commissioners, TC Transportation Advisory Board and the City of Brevard all work with NC DOT on transportation issues.
  - NC DOT installed a coordinated traffic light system through Brevard (2006).
- ✓O 9. **Evaluate the Subdivision Control and Manufactured Home Park Ordinances to ensure road standards are adequate, address safety and environmental issues and minimize developer's expenses.**
  - Subdivision Control Ordinance was amended in August 2012. Road standards were part of the revised standards.
  - Adopted the Pisgah Forest Community Zoning Ordinance with road access standards for parcels joining NC 280 and US 64 (May 2010).

### **GOAL IV: WATER, WASTEWATER AND SOLID WASTE**

**Collaborate with the City of Brevard and Town of Rosman to supply reliable and safe drinking water, wastewater treatment and solid waste collection and disposal.**

#### **Objectives**

- O 1. **Plan with Brevard and Town of Rosman for water and sewer extension to encourage industry, commercial developments, and higher density residential development.**

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- Worked with the City of Brevard to extend water to Gaia Herbs.
- Continue to work with the City of Brevard regarding the Joint Water and Sewer extension agreement that was adopted in 2004.
- ✓O 2. **Plan for future water and wastewater services to areas outside of existing municipal district and investigate future water treatment facilities or water intake lines.**
  - Currently being addressed by the City of Brevard and Transylvania County.
- ✓O 3. **Continue to enforce the County's Water Supply Watershed Ordinance.**
  - The County continues to enforce the Water Supply Watershed protecting Cathey's Creek.
- ✓ 4. **Maintain and encourage an efficient and environmentally sound system of solid waste collection, recycling, and disposal.**
  - Explore alternative waste disposal methods minimize the use of the landfill and costs. [Note: seeking input from Jeff Brookshire.]
- X 5. **Work with industries to help them maintain and acquire water and wastewater permits issued by the State.** [Note: no identified needs by industry].
- ✓ 6. **Support volunteer groups and the continued use of community service workers and/or inmates to pick up litter along the County's roadsides. Develop a litter campaign to keep Transylvania clean.**
  - Worked with BSA Troop 703 on designated litter pick up campaigns.

### **GOAL V: HOUSING**

**Promote affordable, safe and adequate housing for all residents.**

#### **Objectives**

- ✓O 1. **Encourage well-designed subdivisions or developments that coordinate with necessary facilities and services such as water, sewer, roads and emergency services.**
  - Multiple meetings with subdivision developers/owners to discuss these issues as part of our pre-development review process. The effort is ongoing.
- ✓O 2. **Promote development and construction of affordable housing units.**
  - Work with Western Carolina Community Action (WCCA) and other non-profit organizations within the county to promote affordable housing initiatives such as WCCA's English Hills.
  - Promote affordable housing efforts at the regional level by being a member of the Asheville Regional Housing Consortium.
  - The City of Brevard worked with developers who successfully constructed two new affordable housing projects (French Broad Terrace and The Cottages at Brevard.
- O 3. **Provide/coordinate funds to rehabilitate substandard housing to meet minimum building codes.**
  - Obtained and managed three (3) CDBG Scattered Site Rehab grants totaling \$1.2 million (FY 2005, FY 2008 and FY 2011).
  - Worked with the Community Land Trust (CLT) on the development of affordable housing for TC teachers and faculty.
  - Obtained grant funds from Asheville Regional Housing Authority, USDA and TC United Way to assist the CLT.
  - Work with WCCA, United Way and the City of Brevard on affordable housing opportunities.
- X 4. **Review and modify existing ordinances and/or policies that affect residential development.**

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- ✓O 5. **Work with JHPC and other organizations to protect historic structures.**
  - Since 2005 a total of 18 properties have been locally designated: 5 in the County and 13 in the City of Brevard.
  - The JHPC with the City of Brevard and the property owners living on East Main Street to have that area designated as a local historic district.
  - Assisted Tim Hall with the successful submission of a NC Rural Center grant to help redevelop the former Aethelwold Hotel.
- ✓O 6. **Coordinate efforts to obtain funding through the Asheville Regional Housing Consortium.**
  - Total funding to support eligible projects from the Asheville Regional Housing Consortium since 2005 is \$498,800. Western Carolina Community Action has been the primary recipient of these funds.
  - County Staff has continuously served as the ARHC Vice-Chair since 2003.
- ✓O 7. **Work with the City of Brevard and Town of Rosman to extend water and sewer lines.**
  - Note: See response to Goal IV.

### **GOAL VI: COMMUNITY FACILITIES**

**Plan and provide appropriate public facilities and services for County residents and businesses.**

#### **Objectives**

- ✓O 1. **Continue to implement a Capital Improvement Plan (CIP), funding all county facilities and services.**
  - Every year the County Finance Department seeks input on current and anticipated capital improvement needs from each department. Ongoing effort by staff and the County Commissioners.
- ✓O 2. **Plan and promote adequate public facilities, staffing and services to meet existing and anticipated needs.**
  - TC Library (2006)
  - TC Law Enforcement Center (2009)
  - TC Maintenance Facility (2009)
  - TC Animal Control Shelter (2013)
  - TC Tax Assessor and Register of Deeds (2012)
  - TC Courthouse Study (2008 and current)
  - TC Administration Building (current)
  - Blue Ridge Community College Applied Technology Building (2007)
  - Transylvania County Schools CTE Edition (2011)
  - Developed a Recreation Master Plan (2008)
- ✓ 3. **Maintain and coordinate County emergency services to meet growing rural needs and eliminate duplicative services provided within the County and between local governments.**
  - New Quebec EMS Substation based on demographic trends.
  - Greater coordination of all Fire Departments.
  - Replace and update emergency services (ambulances, sheriff's vehicles, communication equipment and other essential emergency service equipment.
  - Help eliminate duplicative service through a number of "mutual aid" agreements between different law enforcement agencies (local, state and federal) and among the different fire departments.
- ✓O 4. **Implement a countywide address system to coordinate addresses with the postal system.**
  - Majority of effort was completed in 2004 by the Emergency/Communications Department with help and coordination with multiple agencies (private and public).

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Effort is ongoing.

- ✓O 5. **Actively support and facilitate communication between all educational entities in the community.**
  - Staff and County Commissioners have facilitated meetings between Transylvania County School System, Brevard College and BRCC.
  - EDAB members include a representative from BRCC and Transylvania County Schools.
  - Budget and other workshops between the County Commissioners and Transylvania County Schools.
- ✓O 6. **Work to ensure that adequate child and elder care facilities are available for all County residents.**
  - Ongoing efforts by DSS and the Child Development Center (New Adventure Learning Center and the review/certification of private childcare facilities).
  - Work by DSS to support KOALA as a standalone entity and now a part of Transylvania Regional Hospital campus.
- ✓O 7. **County Commissioners/EDAB to assist TC Community Hospital to meet the changing needs of our citizens.**
  - Staff served on the Transylvania Regional Hospital's Transylvania Services, Inc. board dealing with the hospital's property and physical plant. Staff also facilitated conversations with regional players in the health care industry.
  - Staff has assisted in the development a recent study looking at the potential for a wellness facility coupled with an indoor pool.
- ✓ 8. **County Government to collaborate and work with other entities and develop a weaponry practice/training facility.**
  - Planning and Economic Development staff assisted the owner of Bear Arms indoor shooting range and provided leads on other business opportunities.
- X 9. **Encourage local governments to implement a trail system for motorcycles and four wheelers.**
  - While this specific objective has not been completed, TC has worked with Gorges State Park and DuPont Recreation Area to define and encourage hiking/biking/horseback trails as well as promoting other recreational uses of those areas.

### **GOAL VII: LAND USE**

**Promote the best use of land while protecting citizen's property rights.**

#### **Objectives**

- ✓O 1. **Continue developing the County's geographic information system (GIS) that shows where existing resources are located in relation to floodplain, steep slopes, existing roads, etc.**
  - Tax Assessor's Office has deployed different GIS tools on line that all citizens can access.
- ✓ 2. **Update and promote the County's Best Management Practices for Corridors.**
  - This effort was discontinued; however, the County Commissioners adopted the Pisgah Forest Community Zoning Ordinance in 2010. This ordinance focuses on corridor access and management (specifically along NC 280 and US 64E).
- ✓O 3. **Collect and review different land use practices from other rural jurisdictions.**
  - Ongoing by Economic Development and Planning Staff as well the Planning Board.