



**Transylvania County Planning Board
February 15, 2024, at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor**

AGENDA

CALL TO ORDER

- I. WELCOME**
- II. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- III. AGENDA MODIFICATIONS**
- IV. CONSENT AGENDA**
 - A. Minutes (January 18, 2023)
 - B. Subdivision Approval and Updates
 - C. Transportation Updates
- V. INFORMATIONAL OR DISCUSSION ITEMS**
 - A. Comprehensive Plan Work Session: Outreach and Survey Questions & Issue Areas
- VI. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- VII. BOARD MEMBERS' COMMENTS**

ADJOURNMENT

**PLANNING AND
COMMUNITY DEVELOPMENT**

Jeff Adams, Director
Ashley Minery, Planner
Darby Terrell, Planner



106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205
planning.transylvaniacounty.org

**Transylvania County Planning Board
January 18, 2024 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:00PM. Ms. Wendy Warwick, Mr. Herschel Johnson, Mr. Mike Privette and Mr. Greg Cochran were present. A quorum was present. Mr. Kimsey Jackson was absent. Planning Department staff Jeff Adams, Darby Terrell, and Ashley Minery were also present. One member of the public was present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
Alan Mercaldo inquired about surveyors' recent work on county property that is near the airport. He wanted to know if any plans for the property had been confirmed. Staff informed him they were unaware of any projects in the area.
- III. **AGENDA MODIFICATIONS:** Rick announced that meeting minutes from December 21, 2023, would need to be tabled until the next meeting. Ms. Warwick made the motion, and Mr. Privette seconded the motion. All present members voted in favor and the motion carried.
- IV. **CONSENT AGENDA:**
 - A. Subdivision Approval and Updates
 - B. Transportation Updates

Ms. Minery explained the subdivision approvals and updates for the month. The numbers were also compared to other months in 2023. Mr. Adams provided an update on transportation ridership and possible future changes to fixed route stops. There was no further discussion of the consent agenda. Mr. Privette moved to approve the consent agenda. Ms. Warwick seconded the motion. All present members voted in favor and the motion carried.
- V. **INFORMATIONAL OR DISCUSSION ITEMS:**
 - A. Comprehensive Plan Work Session, Outreach and Survey Questions
Mr. Adams gave a brief review of the survey and questions that were discussed at the previous meeting. He also presented a copy of the survey questions with the

suggested updates. Mr. Privette thought the rearranged survey worked better. The board briefly discussed some of the demographic answer options. Mr. Adams also provided an academic article from the *Research Journal*. The article explores options forming the best survey questions, and highlights what to avoid. Mr. Adams encouraged the board to review the article prior to the next meeting, along with the updated survey.

- VI. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.) There were no public comments.

- VII. **BOARD MEMBERS' COMMENTS:** There were no board member comments.

- VIII. **ADJOURNMENT:** Mr. Johnson motioned to adjourn the meeting. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried. The meeting adjourned at 6:40PM.

Ashley Minery, Planner

Rick Lasater, Chair

<i>Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Your responses to this survey are completely confidential.</i>							
1	Please tell us where you live most of the year?	City of Brevard	City of Rosman	Unincorporated Transylvania County	Henderson County	Buncombe County	Elsewhere in North Carolina
		South Carolina	Other:	Prefer not to Answer			
2	If you live within Transylvania County, what Community do you call home?	Balsam Grove	Catheys Creek	Cedar Mountain	Dunns Rock	Eastatoe	Lake Toxaway
		Little River	Quebec	Sapphire	See Off	Silversteen	Williamson Creek
		Brevard	Other...	Rosman	Don't know	Prefer not to answer	
3	How many years have you lived in the region?	Born and raised in the region	20 or more years	10-19 years	5-9 years	5 or fewer years	Don't live in region, but have a second home in the area
		Don't live in region, but work in region	Don't live in region, just a guest	Prefer not to Answer			
<i>The following set of questions asks specifically about your Community, whether Balsam Grove, Brevard, Williamson Creek or whichever you identified as your home community in question #2 above, please consider the following:</i>							
4	Please rate the quality of your Community on each of the items listed below.	Very Good	Good	Average	Bad	Very Bad	No Opinion
	as a place to live	1	2	3	4	5	6
	as a place to raise children	1	2	3	4	5	6
	as a place to retire.....	1	2	3	4	5	6
	access to everyday needs (i.e., grocery shopping, services, and amenities).....	1	2	3	4	5	6
	safety of community members.....	1	2	3	4	5	6
	affordable quality housing.....	1	2	3	4	5	6
	arts and cultural opportunities.....	1	2	3	4	5	6
	recreational opportunities.....	1	2	3	4	5	6
<i>The following set of questions asks you to imagine the future of Transylvania County and what you envision for that future:</i>							
5	Please rate the quality of the environment in Transylvania County on each of the items listed below.	Very Good	Good	Average	Bad	Very Bad	No Opinion
	Air quality.....	1	2	3	4	5	6

	Water quality.....	1	2	3	4	5	6
	Recycling programs.....	1	2	3	4	5	6
	Conservation efforts.....	1	2	3	4	5	6
	Overall quality of the environment.....	1	2	3	4	5	6
6	Please tell us how safe you feel in or on each of the following in Transylvania County.	Always safe	Usually safe	Sometimes safe/Sometimes unsafe	Usually unsafe	Always unsafe	No opinion
	Parks	1	2	3	4	5	6
	Natural areas/open spaces.....	1	2	3	4	5	6
	Recreation facilities.....	1	2	3	4	5	6
	Trails	1	2	3	4	5	6
	Transylvania County overall during the day.....	1	2	3	4	5	6
	Transylvania County overall at night.....	1	2	3	4	5	6
7	Please rate the quality of each of the following in Transylvania County	Very Good	Good	Average	Bad	Very Bad	No Opinion
	Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5	6
	Disaster response and restoration of services	1	2	3	4	5	6
	Fire prevention/education.....	1	2	3	4	5	6
	Fire response time.....	1	2	3	4	5	6
	Fire services overall	1	2	3	4	5	6
	Crime prevention.....	1	2	3	4	5	6
	Sheriff patrol.....	1	2	3	4	5	6
	Sheriff response time	1	2	3	4	5	6
	Sheriff services overall.....	1	2	3	4	5	6
	Code enforcement (weeds, rubbish/trash, etc.)	1	2	3	4	5	6
	Noise enforcement.....	1	2	3	4	5	6
	Animal control	1	2	3	4	5	6
8	Please rate the quality of each of the programs or facilities listed below.	Very Good	Good	Average	Bad	Very Bad	No Opinion
	Natural areas and open space	1	2	3	4	5	6
	Parks	1	2	3	4	5	6
	Trails	1	2	3	4	5	6
	Solid Waste/Landfill Collection Services.....	1	2	3	4	5	6
	Athletic fields.....	1	2	3	4	5	6
	Silvermont Mansion.....	1	2	3	4	5	6
	Rosman County Park.....	1	2	3	4	5	6
	Transylvania County Recreation Facility.....	1	2	3	4	5	6

	Community Services Building.....	1	2	3	4	5	6
	Transylvania County Library	1	2	3	4	5	6
	Transylvania County Library Programs	1	2	3	4	5	6
	Community Centers	1	2	3	4	5	6
	Adult recreation programs.....	1	2	3	4	5	6
	Senior recreation programs.....	1	2	3	4	5	6
	Youth/teen recreation programs.....	1	2	3	4	5	6
9	Overall, how would you rate the over-all quality of the services provided by the County of Transylvania County?	Very Good	Good	Average	Bad	Very Bad	No Opinion
10	Please rate the following areas of transportation in Transylvania County.	Very Good	Good	Average	Bad	Very Bad	No Opinion
	Ease of travel by car.....	1	2	3	4	5	6
	Ease of travel by public transportation	1	2	3	4	5	6
	Ease of walking	1	2	3	4	5	6
	Accessibility for people with disabilities (e.g., people with low vision or in wheelchairs)	1	2	3	4	5	6
	Ease of travel by bicycle.....	1	2	3	4	5	6
	Traffic flow.....	1	2	3	4	5	6
	Street maintenance	1	2	3	4	5	6
	Availability of electric vehicle charging stations.....	1	2	3	4	5	6
	Access to Asheville Regional Airport	1	2	3	4	5	6
11	In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Transylvania County?	2 times a week or more	2-4 times a month	Once a month or less	Not at all		
	Visited a park.....	1	2	3	4		
	Utilized Transylvania in Motion services...	1	2	3	4		
	Attended a community-sponsored event.....	1	2	3	4		
	Attended a government-organized event (open house, County appointed or elected Board or Commission session, etc.).....	1	2	3	4		
	Attended a school function, event or performance...	1	2	3	4		
	Attended a local church service, activity or function...	1	2	3	4		
	Attended a local arts event or musical performance...	1	2	3	4		
	Attended a local civic meeting, event or function...	1	2	3	4		
	Volunteered your time in Transylvania County	1	2	3	4		
12	Please indicate how frequently, if ever, you or other members of your household use each of the following sources for information regarding County issues, services and programs	Always	Frequently	Sometimes	Never		
	Online video of Commissioner Board Meetings...	1	2	3	4		

	County's website (www.transylvaniacounty.org)	1	2	3	4		
	County Clerk's Email or Sunshine List	1	2	3	4		
	Newsletters or brochures from County departments ...	1	2	3	4		
	County employees or departments (e.g., contacting by phone, email or in person)...	1	2	3	4		
	Word of mouth.....	1	2	3	4		
	Newspaper (print or online) ...	1	2	3	4		
	Radio...	1	2	3	4		
	Television news...	1	2	3	4		
	Social media (Facebook, Twitter, Nextdoor, YouTube, etc.) ...	1	2	3	4		
	County booths at local events...	1	2	3	4		
	Other (please specify) _____	1	2	3	4		
13	When you think of the future of Transylvania County, what is important to you...	Very Important	Important	Average	Not Important	Not Very Important	No Opinion
	as a place to live	1	2	3	4	5	6
	as a place to raise children.....	1	2	3	4	5	6
	as a place to retire.....	1	2	3	4	5	6
	as a place to attend college.....	1	2	3	4	5	6
	as a place to work	1	2	3	4	5	6
	safety of community members.....	1	2	3	4	5	6
	shopping opportunities.....	1	2	3	4	5	6
	dining opportunities	1	2	3	4	5	6
	entertainment opportunities.....	1	2	3	4	5	6
	civic, social and spiritual opportunities...	1	2	3	4	5	6
	job opportunities.....	1	2	3	4	5	6
	affordable quality housing.....	1	2	3	4	5	6
	arts and cultural opportunities.....	1	2	3	4	5	6
	recreational opportunities.....	1	2	3	4	5	6
	quality healthcare	1	2	3	4	5	6
	affordable quality childcare.....	1	2	3	4	5	6
	quality of public schools.....	1	2	3	4	5	6
	quality of public library services.....	1	2	3	4	5	6
	openness and acceptance of the community toward people of diverse backgrounds...	1	2	3	4	5	6
	access to family and friends....	1	2	3	4	5	6
	access to natural areas, parks and trails...	1	2	3	4	5	6
	appearance of the County	1	2	3	4	5	6

	quality of life in Transylvania County.....	1	2	3	4	5	6
14	When you think of the future of Transylvania County, what is important to you...	Very Important	Important	Average	Not Important	Not Very Important	No Opinion
	Managing and planning for growth.....	1	2	3	4	5	6
	Efficient operation of programs and services...	1	2	3	4	5	6
	Protection of private property rights...	1	2	3	4	5	6
	Promotion of the social health of Transylvania County (providing human services, promoting public health, through medical and mental health care programs, alleviating homelessness, etc.)...	1	2	3	4	5	6
	Promotion of the workforce through development of quality affordable housing...	1	2	3	4	5	6
	Promotion of the workforce through support of affordable child care...						
	Promotion of the economic health of Transylvania County...	1	2	3	4	5	6
	Encouraging a variety of businesses...	1	2	3	4	5	6
	Retaining existing businesses...	1	2	3	4	5	6
	Attracting new businesses...	1	2	3	4	5	6
	Attracting new industry and manufacturing ventures...	1	2	3	4	5	6
	Expanding water and wastewater infrastructure...	1	2	3	4	5	6
	Improving existing transportation facilities, state roadways and intersection treatments...	1	2	3	4	5	6
	Expanding transportation facilities, state roadways and intersection treatments...	1	2	3	4	5	6
	Improving and expanding pedestrian and cycling transportation facilities, such as sidewalks and trails...	1	2	3	4	5	6
	Improving and expanding park facilities, such as sports fields, dog parks, aquatics, etc...	1	2	3	4	5	6
	Improving and expanding recreational services, such as sports leagues, exercise programs, etc....	1	2	3	4	5	6
	Supporting a regional hospital facility and accessible medical care...	1	2	3	4	5	6
	Providing superior public educational facilities and services, from K-12 and vocational training to higher education...	1	2	3	4	5	6
	Supporting superior Sheriff, Fire, Life-Safety and Emergency preparedness resources and services...	1	2	3	4	5	6
	Providing library programming and services, such as reference support, timely and accessible educational and research materials and meeting facilitation...	1	2	3	4	5	6
	Listening to community members...	1	2	3	4	5	6
	Informing community members...	1	2	3	4	5	6
	Providing opportunities to participate in government activities ...	1	2	3	4	5	6
	Providing volunteer opportunities to community members..	1	2	3	4	5	6

	Providing emergency information...	1	2	3	4	5	6
15	First, please select the option that best describes how you think the County should address each of the following aspects of the community. Then, please select which three (3) should be the top priorities for the County to focus on in the next 5 years.	More effort	Same effort	Less effort	No Opinion	Top 3 priorities	
	Economy: Includes economic planning and development activities, workforce training and development, tourism promotion and development and providing diverse employment opportunities...	1	2	3	4		?
	Environment: Includes efforts to ensure adequate and resilient water resources, good air quality, land conservation, erosion control, recycling, and maintaining an attractive community	1	2	3	4		?
	Education & Public Health: Includes providing superior public education, public health, social services and supporting public welfare...						
	Community Livability: Includes ensuring historic preservation, an adequate supply of quality affordable housing for all socio-economic groups, addressing poverty and homelessness, creating engaged and inclusive community centers....	1	2	3	4		?
	Safety: Includes police and sheriff services, fire services, stormwater facilities, emergency medical response, building inspection and emergency preparedness....	1	2	3	4		?
	Arts & Culture: Includes supporting the practice and proliferation of the arts, galleries, public art, historic museums, music and cultural events...						
	Parks & Recreation: Includes providing recreational programming for all walks of life, maintaining and expanding access to parks, recreational facilities, trails and natural areas.....	1	2	3	4		?
	Transportation and Mobility: Includes transportation planning and development, maintaining roads and traffic operations, Transylvania In Motion bus operations, and bicycle and pedestrian safety	1	2	3	4		?
	General Government: Includes internal support functions, County management, Council, boards and commissions, volunteers, technology, communicating with community members and building maintenance and repair.....	1	2	3	4		?
16	Thinking about the next five years, what is ONE item or focus area you would like the County to improve?						
17	Why is it important to you, or the community overall, for the County to focus on the area you mentioned?						
18	Please indicate how likely or unlikely you are to do each of the following:	Very likely	Somewhat likely	Somewhat unlikely	Very Unlikely	Don't Know	
	Recommend living in Transylvania County to someone who asks	1	2	3	4	5	
	Remain in Transylvania County for the next five years.....	1	2	3	4	5	
DEMOGRAPHICS							
19	What is your age?	18-24	25-34	35-44	45-54	55-64	65-74

		75+	Prefer not to Answer				
20	What is your gender?	Female	Male	Prefer not to Answer			
21	What is your race/ethnicity?	Asian or Asian-American	Black or African-American	Native American or Islander	White or Caucasian	Hispanic or Latino	Two or More Races
		Other:	Prefer not to Answer				
22	What is your Household Income prior to taxes?	Under \$25,000	\$25,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000 & Over
		Prefer not to Answer					
23	What is your highest grade of school completed?	Did not graduate from high school	High school graduate or GED	Associates degree	Some college	College graduate	Post-graduate or professional degree
		Prefer not to Answer					
24	What is your type of employment?	Self-Employed/Private Business Owner	Private Business Employee	Public Employee	Non-Profit Owner/Operator	Non-Profit Employee	Retired
		Student	Unemployed	Other:	Prefer not to Answer		
25	Where do you currently work?	City of Brevard	City of Rosman	Unincorporated Transylvania County	Henderson County	Buncombe County	Remotely
		Elsewhere in North Carolina	South Carolina	Other:	Retired	Unemployed, actively seeking work	Unemployed, not seeking work
		Prefer not to Answer					
Thank You!							

Economic Health Objectives

Objective 1) Actively supports efforts to promote and grow existing businesses and create places and policies to attract new businesses

Objective 2) Initiates efforts to maintain and enhance infrastructure in order to improve our unique quality of place

Environmental Health Objectives

Objective 1) Actively supports efforts to conserve and protect the natural resources

Objective 2) Promotes and protects a diversity of agricultural, working lands and forestry operations throughout the county

Land Use and Livability Objectives

Objective 1) Supports land use that increases the economic opportunities while preserving the cultural and natural resources

Objective 2) Ensures public safety efforts are financially supported, well-coordinated and prepared for future growth

Objective 3) Promotes exceptional community facilities throughout the county

Health, Culture & Equity Objectives

Objective 1) Values the physical and mental health of all citizens, and is recognized as a leader in Western North Carolina for actively providing access to excellent health care facilities and services

Objective 2) Recognizes and actively advocates for the diverse interests and cultures of the community and fosters cooperation between citizens and communities throughout the county, while valuing the county's rich cultural and historic heritage

Objective 3) Actively encourages and supports high-quality art (music, performing, and visual) and recognizes the cultural, economic and educational impacts of these cultural resources

Objective 4) Promotes the health and well-being of its citizens, by providing and actively supporting high-quality and well-maintained parks, recreational facilities, programs and services throughout the county

Objective 5) Supports life-long learning and personal advancement that enables the county to retain an educated workforce and maintain the high-quality of life

2050 Comprehensive Plan - DRAFT Work Plan Schedule																					
Project Step	2023				2024								2025								
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Jan	Feb	Mar	Apr	May	June
Step 1. Project Planning	S/PB																				
a. 2025 Comprehensive Plan Review																					
b. Comprehensive Plan Examples																					
c. Work Plan and Schedule																					
e. Marketing and Branding																					
f. <i>Report to Commissioners</i>																					
Step 2. Community Assessment	S/PB																				
a. Technical Planning Elements Report																					
b. Key Indicators																					
c. <i>Report to Commissioners</i>																					
Step 3. Community Participation	S/PB/P																				
a. Survey and Other Questions																					
b. Kickoff Meeting																					
c. Open Houses (Community Areas)																					
d. Vision Statement																					
e. Opportunities and Challenges																					
f. <i>Report to Commissioners</i>																					
Step 4. Focus on 2050	S/PB																				
a. Survey of Values																					
b. Priority Building																					
c. 2050 Community Priority Sessions																					
d. <i>Report to Commissioners</i>																					
Step 5. Action Plan	S/PB																				
a. Focus Areas																					
b. Action Plan																					
c. <i>Report to Commissioners</i>																					
Step 6. Refine Action Plan	S/PB/CC/P																				
a. County Commissioners																					
b. Public Comment																					
c. Planning Board Revisions																					
d. County Commissioners Adoption																					
Step 7. Next Steps (2026-2050)																					S/PB
a. Monitoring and Reporting																					S/PB
b. Updating																					S/PB
c. <i>Annual Report to Commissioners</i>																					

S = Staff
PB = Planning Board
SME=Subject Matter Experts
CC = County Commissioners
P = Public