
**Transylvania County Planning Board
Thursday, November 21, 2024, at 6:00 PM
101 South Broad Street, Brevard
Multipurpose Chambers**

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 (August 15, 2024)

V. OLD BUSINESS

A. Transylvania County Comprehensive Housing Study Community Engagement and Housing Survey Report

VI. NEW BUSINESS

A. Consideration of CAI# 24-05, Mark Burdett requesting Community Appearance Initiative assistance for 1662 Solomon Jones Road, Cedar Mountain, NC 28718

The applicant, Mark Burdett, on behalf of Garland Blythe, is requesting CAI assistance to remove junk collecting on the premises, along with the demolition debris of dilapidated structure at 1662 Solomon Jones Rd., PID# 9512-75-8783-000, in an un-zoned area of Cedar Mountain. The request will be reviewed under the Community Appearance Initiative policy, as amended on November 27, 2023.

B. Consideration of CAI# 24-07, Lisa Fletcher, on behalf of Transylvania County Board of Education is requesting Community Appearance Initiative assistance for 41 Confederate Lane, Brevard, NC

The applicant, Lisa Fletcher, on behalf of Transylvania County Board of Education, is requesting CAI assistance to remove junk collecting on the premises at 41 Confederate Lane, PID# 8564-62-4660-000, in an un-zoned area of the County. The request will be reviewed under the Community Appearance Initiative policy, as amended on November 27, 2023.

VII. INFORMATIONAL OR DISCUSSION ITEMS

A. Subdivision & Exemptions Update

- B. Transportation Update
- C. Comprehensive Plan Update
- D. Community Appearance Initiative Update
- E. Transylvania County Comprehensive Housing Study Update

VII. PUBLIC COMMENT (15-minute time limit. Speakers are limited to three minutes.)

VIII. BOARD MEMBERS' COMMENTS

IX. ADJOURNMENT

**PLANNING AND
COMMUNITY DEVELOPMENT**

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



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Brevard, NC 28712
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Agenda Item: V-A

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Planning Board
Date: November 15, 2024
Meeting Date: November 21, 2024

Subject: Transylvania County Comprehensive Housing Study Community Engagement and Housing Survey Report

Contact Info: Ashley.Minery@transylvaniacounty.org

Attachment(s): Transylvania County Stakeholder Engagement Summary

Purpose: Review and provide comments on summary and status of the housing study. After being presented to Transylvania County Commissioners, the project will move to a survey portion, before drafting a final document.

Background: In June of 2024, TPMA conducted two workshops with invited stakeholders from various organizations across the county. There were 36 stakeholders in attendance. These sessions aimed to receive input from community organizations with experience in housing needs, governments, construction, economic development, real estate and nonprofits. TPMA summarized the themes of those meetings, how they relate to Transylvania County housing needs, and how the study will use that information going forward.

Recommendations: Several members of the Planning Board were present at these workshops. Review the summary for accuracy and clarity. Provide feedback as needed.

TPMA

Transylvania County Stakeholder Engagement Summary

Submitted to

Transylvania County Government



Submitted by



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Introduction

Transylvania County Government collaborated with TPMA, a national consulting firm, to guide the development of a comprehensive housing study. On June 5-6, 2024, two workshops were held to gather community stakeholders' input for the housing study. Thirty-six (36) stakeholders attended the workshops. This summary outlines the key themes and insights shared during the sessions with backgrounds in local or regional government, housing development, real estate, economic development, and community-based work attended the workshops.

Stakeholder perspectives are crucial to meaningful research because they inform the context of assets, gaps, and challenges that confront communities from those with lived experience. By incorporating diverse viewpoints from those directly affected by or involved the project team can identify targeted solutions that account for the community's context. Thus, engaging stakeholders throughout the research process increases the likelihood that findings will be relevant, actionable, and effectively implemented in practice. When stakeholders feel their voices are heard and their experiences valued, they are also more likely to support and champion outcomes, leading to greater impact and sustained positive change in their communities or organizations.

This summary aggregates the feedback collected throughout the workshop sessions and stakeholder interviews. It is worth noting that the summary does not reflect the full extent of the ideas and input received; rather, it is intended to represent significant themes that emerged from the workshop.

Methodology

Stakeholder Workshops

Prior to the key stakeholder workshops, the project team conducted background research, including reviewing existing plans and studies for Transylvania County and the greater western North Carolina region, as

well as local and regional housing and economic data. Stakeholders comprised of individuals, businesses, and organizations with an interest in or influence over the success of the comprehensive housing study. Transylvania County staff and TPMA collaborated to compile a diverse list of key stakeholders representing government, economic development, real estate, construction, housing-specific organizations, and community-based entities. Invitations to the in-person workshops were distributed to stakeholders before the sessions. Registration reminders were then issued to promote participation, and relevant materials (including the session agenda and data overview) were given to registrants before the event.

The planned workshop activities were designed to be highly interactive, employing various approaches to ensure each stakeholder had many opportunities to provide substantive input. Notably, these workshops constitute only one component of the research and outreach conducted for the housing plan. The information gathered during these sessions will be integrated with other data sources (including interviews, public surveys, business surveys, and data analysis) before finalizing recommendations for the strategic plan.

Attendees

Blue Ridge Community College
Chamber of Commerce
Chamber of Commerce Board
City of Brevard
County Planning Board
Dogwood Health Trust
Dogwood Housing Trust Board
Economic Alliance Board
Economic Alliance Director
First Citizens Bank
Fisher Realty
Gaia Herbs
Givens Communities
Habitat for Humanity

Haywood EMC
Heart of Brevard Board
Land of Sky Rural Planning Organization
Norma Clayton Realty Co, LLC.
Pisgah Health Foundation
Pisgah Legal Services
Self-Help Credit Union
Sharing House`
TC Habitat for Humanity
The Haven of TC
Tourism Director
Transylvania Christian Ministry
Transylvania County Board of Commissioners
Transylvania County Government
Transylvania County Planning Board
Transylvania County Schools, Board of Education
Transylvania Regional Hospital

Stakeholder Interviews

To gain deeper insights from local housing experts, the project team facilitated stakeholder interviews. Through close collaboration with Transylvania County government staff, the team identified and prioritized key housing professionals for targeted discussions. These interviews occurred in both individual and small group settings, allowing for focused dialogue tailored to each participant's specific expertise.

The structured interviews incorporated both broad strategic questions about market trends, challenges, and opportunities, as well as detailed inquiries designed to uncover systemic housing issues within the county. Following the interviews, the team synthesized the session notes to extract dominant themes. These emergent patterns directly informed the plan's findings and shaped its strategic recommendations.

Stakeholder Session Activities and Results

Visioning Themes

While participants developed a wide range of vision statements comprised of several aspects of the future housing landscape in the county, a few themes were presented across the board. These include:

- **Variety and Accessibility of Housing Options**
- **Affordability and Workforce Housing**
- **Community-Centered and Safe Living Environments**
- **Supportive and Inclusive Housing Policies**
- **Strategic and Sustainable Development**

Recommended Vision Statement

Transylvania County is a safe, beautiful, and resilient community where expanded infrastructure and well-established intergovernmental partnerships can ensure diverse housing options and sustainable development practices that provide opportunities for all residents to live in a safe and thriving community.

Current Assets

When creating long-term housing solutions, people often focus on existing barriers and challenges. However, numerous efforts are already underway. After establishing vision statements, stakeholders were asked to identify key assets and initiatives currently occurring across the county. These ongoing efforts should be highlighted and considered for support within broader housing initiatives.

Organizations

- Asheville Regional Housing Consortium
- Brevard Housing Authority
- B-T Housing Coalition
- City of Brevard
- Dogwood HealthTrust
- Given's Estates
- Habitat for Humanity
- Housing Assistance Corporation
- Land of Sky Regional Council
- Meadow Fair Haven
- North Carolina Department of Transportation
- Pisgah Legal Services
- Self-Help
- Sharing House
- Town of Rosman
- Transylvania County
- WNC Home Builders Association
- WNC Source

Initiatives

- City of Brevard is partnering with DFI school of government, faith organizations, and nonprofits to look for opportunities to create more LMI units
- Housing Coalition and housing working group
- Employer-led involvement, housing developments (Gaia Herbs, Torre Homes)



- Feasibility studies and project funding to support the expansion of infrastructure at Rosman and Brevard systems that would support additional housing from Transylvania County government and partners, approximately \$40 million in 4 years.
- The Sharing House's efforts to expand and create more units
- County Commissioners advocating for higher voucher limits (Fair Market Rent) from HUD
- Several faith-based organizations working to address housing issues
- Development in Rosman to support housing for educators
- County and City (Brevard and Rosman) collaboration with Asheville Housing Consortium
- County RFQ for public-private partnership to develop housing on county property.
- County and partners HOME funds housing repair

Challenges

Participants were asked to write down as many housing-related challenges across Transylvania County as possible on sticky notes. They organized these challenges into categories as a group and identified top priorities to address in the following activity. The challenges are listed in order of frequency, from most to least mentioned; however, all identified issues were considered priorities.

Funding and Resources

- Lack of gap funding for housing development
- Lack of developable land
- Economic constraints, including cost of building and general market costs, are high
- Low wages relative to housing costs across the county
- Lack of federal and state support for housing development

Policies, Ordinances, and Regulations

- Lack of zoning and inclusionary zoning¹
- Short-term rentals vs. long-term rentals
- Excessive development codes
- Policy resistance

Infrastructure

- Lack of existing water and sewer infrastructure
- Infrastructure expansion is complicated by flood plains, steep slopes, and other topographical concerns.
- Lack of accessible transportation

Collaboration and Capacity Building

- Lack of collaboration among the County and local municipalities
- Political polarization
- Limited capacity of local organizations to work together
- Lack of public and private partnerships
- State and regional support needed for more collaborative efforts

Other

- Fear that greater density will change the character of the town
- NIMBY (ism) – “Not in my back yard”²
- Heirs’ property³

¹ NOTE: Mandated inclusionary zoning is not currently permitted under North Carolina state policy. However, local governments can use creative strategies to incentivize affordable housing development.

² Refers to the phenomenon where residents oppose new developments or changes, particularly those perceived as undesirable, near their own homes or communities. This opposition often arises despite residents recognizing the general need for such projects.

³ Heirs’ property refers to land or real estate that has been passed down without a clear legal title or formal probate process, often due to a lack of a will. This results in shared ownership among multiple descendants, each having an undivided interest in the property. The lack of clear title can create legal and financial challenges, such as difficulties in accessing financing, selling the property, or making improvements.



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-
- Difficulty creating multi-unit developments due to legal and policy constraints



Resources

- NCDOT housing relocation assistance where people are forced to relocate due to a transportation project
- Land of Sky and Dogwood Health Trust grants, Self-Help Credit Union loans/support, Lake Toxaway Charities
- Resources provided by various organizations across Transylvania County (see organizations listed above)
- Natural resources and proximity to airport, interstate, and major highways
- Grants and state appropriations for infrastructure

Opportunities

After identifying their key challenges and assets, participants were asked to create opportunity statements to address challenges and build on current assets. They then spent time first independently and then in groups, brainstorming what strategies and actions needed to take advantage of that opportunity.

Participants suggested a range of opportunities to support the comprehensive housing plan for the Transylvania County. Themes included funding strategies, housing development priorities, processes and capacity building, policy changes, and local initiatives. Below is a summary of these themes and the related actions suggested by participants.

NOTE: Items with asterisks will require state or federal legislative changes. Transylvania County government and partners would need to advocate for the ability to execute these items.

Funding

- Combine funding resources to systematically build affordable housing projects
- Explore additional funding opportunities for water/sewer infrastructure upgrades
- Dedicating financial resources to obtain developable land*



- Obtain financial incentives for private sector to build affordable housing* in line of high dollar residences*
- Create a tax for areas of the county that offer utilities infrastructure such that the utilities infrastructure maintenance and potential expansion is supported*

Housing Development

- Find, purchase land, and reserve for housing projects, conditional zoning/development agreements*
- Create multiple types of housing to meet a diversity of needs
- Repurposing (Ingles/BiLo), blight in community, mixed use;
- Infrastructure creation (w/s) in line with property acquisition
- Expand water and sewer infrastructure
- Use Mountain Town Communities for Workforce Housing model
- Convert warehouses to workforce housing
- Affordable housing, cottage-style, or duplex/quad
- Make existing land more useable by grading it to make it useable (slopes/drainage)
- Prioritize sustainable development and protect natural resources
- Identify the land that is available for housing

Processes and Capacity Building

- Build a coalition, consensus, and collaborate on a path forward; Form a coalition to address housing that is empowered to resolve or improve housing barriers
- Task/empower/form an entity to lead*
- Increase community leader collaboration
- Facilitate the community's acceptance and engagement to help overcome NIMBY-ism
- Combine resources/funding to get a project off the ground
- Continuum of Housing Needs Plan
- Get the city/county to work together to improve the process for development and to hold to the same set of standards* and rules for all, expedite the process for developers - time is money

Policies

- Establish a consolidated water district



-
- Zone Transylvania County to encourage more housing development
 - Pass workforce housing legislation*
 - Regulate short-term rentals; decrease non-resident (corporation) owned short-term rentals*
 - Apply for grants/lobby for funding to help build/remodel housing
 - Increase fair market rent*
 - Add incentives for property owners to allow subsidized housing in existing infrastructure*

Initiatives

- Housing/wealth building programs "reimbursable nest-egg" portion of rent*
- Permanent supportive housing for those with identified mental/physical disabilities who can live on their own with some case work assistance
- Provide incentives for families that are selling their family home/land to sell to people that are going to invest in the strategy of building housing units - affordable income-based*
- Work with landowners to purchase property at a reasonable price
- Work with building contractors and utilities to reduce the cost to build and install

Other

- Quantify the need (how many rentals and for-sale housing units are needed, price/cost targets)
- Expand the public transportation system to support all areas of the county

Accelerating Momentum

During the in-person stakeholder meetings, each group member chose one of the opportunities and worked to further explore its potential using a matrix worksheet. The worksheet focused on identifying ideals.

- **Opportunity:** What is the opportunity?
- **Outcomes:** If we accomplish this, what will be the outcome?



-
- **Steps:** What steps should we take? What steps can I take?
Collaborators: Who should lead and who else should work on this?
 - **Resources:** What resources might help
 - **Catalysts:** What is happening that could boost progress?
 - **Metrics:** How might we measure progress?
 - **Timeline:** How long will it take?
 - **Difficulty:** Is this easy, moderate, or hard?

Opportunities and Actions Plans

Opportunity 1: Foster and be committed to stronger partnerships between municipal and county governments

- Identify key stakeholders from other municipalities and county officials or government departments
- Analyze the current state of the relationships and collaborations between the municipal and county governments
- Research best practices and successful models of intergovernmental collaborations
- Establish clear objectives for improving communication, enhancing resource sharing, and aligning strategic initiatives.
- Establish and empower a dedicated committee responsible for overseeing, implementing, and ensuring the successful completion of housing development projects.
- Align shared vision and mission that reflects the goals and authorities of municipal and county government
- Organize training and capacity building to create a culture of collaboration
- Implement a tracking system to report progress and outcomes to generate feedback

Opportunity 2: Expand water and sewage infrastructure through intergovernmental agreements to support future housing developments



-
- Identify all relevant stakeholders including local government, neighboring municipalities, regional planning agencies and utility providers
 - Audit the existing water and sewage infrastructure to identify current capacities, deficiencies, and area needs
 - Prioritize urgency, impact, feasibility, and future development projects.

Opportunity 3: Develop and implement a code ordinance policy and implement compliance

- Analyze existing policies, regulations, and ordinances related to current issues
- Research best practices from other municipalities and assess the community's needs and concerns
- Examine land use policy and individual lot sizes
- Consider future roadway and transit expansions*
- Gather input from public meetings and build consensus
- Create a draft for review by internal stakeholders
- Present draft public comments
- Develop an implementation plan
- Continuous monitoring and evaluation

Opportunity 4: Develop dedicated housing developments for essential workers

- Form a coalition of stakeholders to include government officials, developers, community organizations and employers
- Analyze the feasibility of a project-land, infrastructure, and zone regulations
- Locate potential funding sources including grants, private-public partnership, and philanthropic

Opportunity 5: Initiate a comprehensive program to rehabilitate the existing affordable housing portfolio



-
- Conduct an inventory to assess the condition of the existing housing unit
 - Identify the specific rehabilitation needs for each property
 - Establish the scope of work for the program
 - Secure funding sources and create a budget
 - Create guidelines and regulations for the program
 - Access impact, report outcomes, and document best practices

Opportunity 6: Locate available usable land for workforce housing development while considering geographical and environmental barriers

- Initiate data collection on current land use, ownership, and environmental conditions
- Utilize GIS technology and identify flood zones, protected habitats, soil quality, and topography
- Secure funding sources

Opportunity 7: Support, advocate for, and educate on the importance of heirs' property

- Identify key stakeholders –heirs' property owners, legal professionals, non-profits, and government agencies
- Analyze and collect data regarding current challenges regarding heirs' property
- Define objectives by raising awareness, providing legal support, and advocate for policy changes
- Develop a public awareness campaign
- Create educational material
- Setup legal clinics or partner with law firms/legal aid
- Develop guidelines for preventing or resolving heirs' property issues

Opportunity 8: Enhance job training programs and apprenticeships designed to nurture a skilled workforce

- Identify current and future workforce barriers in the local job market



-
- Partner with local employers to understand their needs and the skills that are required
 - Build relationships with technical and institutions of higher learning to develop programs and implement apprenticeship programs

Opportunity 9: Recognize the need for various housing options to accommodate the community's unique needs

- Analyze the demographic needs of current and future residents of the community
- Identify key stakeholders to include local government community leaders, housing developers, and non-profits
- Develop incentives to attract workforce housing developers*
- Recognize the physical and geographical barriers that cause housing affordability

Opportunity 10: Identify, educate, and advocate for funding sources to develop or address funding gaps for workforce housing.

- State/ Federal government funding
- Philanthropic opportunities
- Private-public partnerships
- Grants
- Developer incentives*

Stakeholder Interviews

Key Topics

Housing Development

Assets

- Privately owned land



-
- Charming community character
 - Effective permitting processes, specifically the City of Brevard
 - *Town of Rosman assessment to expand infrastructure through a capital plan in partnership with Transylvania County*

Barriers

- Cost to build
- Limited capacity of water and sewer infrastructure
- Topography and terrain
- Ability to revitalize housing due to Heirs' Property
- Lack of publicly owned land that can be used for housing
- Lack of zoning across the county, hindering developers
- 'Not In My Back Yard' (NIMBY) perspectives

Opportunities

- Adopting adaptive reuse strategies to construct homes in old commercial buildings
- Land banking to procure more developable land that meets the needs of residents in the area
- Focusing on smaller multi-unit developments to maintain the character of the area but also increase housing density
- Supporting mixed-use and mixed-income housing developments
- Creating pre-approved housing development plans to expedite the building process for developers
- Explore new, creative, and innovative strategies for housing development

Funding

Assets

- Revenue from Tourism
- Growing Appetite from Some Businesses to Provide Funding Support

Barriers

- Ability to Fully Utilize the Community Development Block Grant Programs and the HOME Investment Partnerships Program



-
- Uncollected Tax Revenue Due to Heirs' Property
 - Low taxes compared to the rest of the region
 - *Low voucher rates set by HUD do not meet the needs of the fair market rate in Transylvania County*
 - *Inadequate supply of rental units and low vacancies*
 - *Utilizing HOME funds surpasses the homeowner applicants' needs due to exceeding the eligibility threshold*
 - *Proximity to amenities (pharmacies, grocery stores, hospitals, etc.) to receive priority for LIHTC applications*

Opportunities

- Explore additional opportunities to finance housing development, including bonds, tax incentives, utility incentives, tax increment financing (TIFs), community development finance institutions (CDFIs), and more*
- Working with high-wealth philanthropists to develop funding mechanisms for housing
- The county cannot address the housing crisis alone and will need additional support from the federal and state Government

Support for Unhoused and Low-to-Moderate Income Individuals

Assets

- A Strong Network of Grass Roots Organizations Providing Support to Individuals

Barriers

- Limited amount of "good paying" jobs
- Housing Choice Vouchers do not support the fair housing market rent
- The Housing Choice Voucher amount is insufficient to meet the needs of renters (would need to be closer to \$2,500 or more)

Opportunities



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-
- Economic development partners to support the business attraction and retention efforts, particularly those that bring higher wages
 - Create a comprehensive Continuum of Care plan
 - Developing and supporting a more robust Land Trust model
 - Rental and home payment assistance, particularly for low-income residents*

Regional Collaboration

Assets

- Community engagement sessions, including the Rosenwald listening sessions and the faith and housing summit
- *Transylvania County working with housing partners to advocate for increasing vouchers to levels that are closer to actualized rental rates*
- *Land of Sky Regional Housing Coalition*

Barriers

- Disconnect among private, governmental, and community-based organizations
- Staff capacity to support new initiatives

Opportunities

- Greater accountability and more strategic execution to build on current efforts
- Work with neighboring counties and the greater WNC region to approach housing solutions
- Bringing for-profit organizations into conversations
- Connecting housing experts and service providers to coalitions and collaborative efforts

Current Housing Stock

Assets

- Charming neighborhood character and core



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- Employers contributing to housing development

Barriers

- Number of short-term rentals and the inability to regulate them
- Lack of “traditional lodging” such as hotels to support tourist economy
- Number of residents with multiple homes and vacation homes that remove housing stock from community residents

Opportunities

- Create housing to support local workforce, especially essential workers such as educators, law enforcement, firefighters, emergency medical staff
- Available grants, state and federal funding
- Review best practices with from neighboring regions

Transylvania County Planning Board

Staff Report:

COMMUNITY APPEARANCE INITIATIVE APPLICATION **CAI# 24-05**, A REQUEST BY MARK BURDETT; PIN# 9512758783000; FOR ASSISTANCE IN REMOVAL OF JUNK AND A JUNKED MOBILE HOME FROM AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 1662 SOLOMON JONES, CEDAR MOUNTAIN, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28718.

Agenda Date: November 21, 2024

Prepared By: Staff

GENERAL INFORMATION

NOTICE

None required;

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

“A” Exhibits – Application Materials

A-1 Community Appearance Initiative Application, CAI# 24-05, 1662 Solomon Jones Road Property;

A-2 Aerial of 9512-75-8783 Transylvania County Parcel Information;

A-3 Site Photographs;

“B” Exhibits – Transylvania County Supplemental Materials

B-1 Email estimate from Solid Waste Department

Background

Mark Burdett, the applicant of the 2.5-acre property at 1662 Solomon Jones Road, on behalf of Mr. Garland Blythe, the property owner, requests assistance through the Community Appearance Initiative (CAI) in the removal of a mobile home and junk located on the property. The aging mobile home, located on the property, was trashed by previous renters and remains in a state of disrepair. The site continues to attract wildlife and vermin and due to faulty flooring and roof leaks, could be considered an unsafe structure. The site is visible from State Road (SR-1559) Solomon Jones Road, and Mr. Blythe, and his son, who maintain the property are both disabled and seeking assistance in the clean-up of the property.

Dwayne Smith, Solid Waste Operations Director, spoke with the property owner and performed an inspection of the site on July 18, 2024. Photos from the inspection of the mobile home (A-3) and email correspondence regarding a cost estimate for the project are provided (A-4). The photos show the extent of damage to the structure, with holes in the flooring and visible deterioration to the aging

structure. Mr. Smith stated in the correspondence that there is a neighbor willing to provide demolition services, as well as helping to haul off the debris and junk located on the property. From the inspection, Mr. Smith anticipates that the County could provide the tipping fees for the project, while the remaining work would fall to the applicant. Mr. Smith notes that the mobile home or any other type of metal that might be extracted from the property are not acceptable materials for the County landfill processing and thus other means of disposal will be required.

The cost estimate below reflects the correspondence Mr. Smith had with Kim Bishop, a local contractor.

Proposed project costs:

Description	Estimate Cost
Demolition, Hauling and Removal (Contractor)	\$7,000
Tipping Fees for Junk	\$3,500
Grand Total	\$10,500

Notes:

- Solid Waste’s estimate of tipping fees reflects the volume of junk which can be processed by the landfill and does not include any metal from the mobile home or junk metal associated with the cleanup.

Applicable Criteria

TRANSYLVANIA COUNTY COMMUNITY APPEARANCE INITIATIVE

GOALS-

The goals of the Transylvania County Community Appearance Initiative (CAI) are:

- *Preserve and protect the natural beauty of Transylvania County*
- *Promote and protect property rights*
- *Promote and protect the health and safety of Transylvania County*
- *Promote economic development while protecting individuals and businesses from burdensome regulations.*

Staff comment: This project meets the first and third goals of the program by cleaning up an area that due to junk is affecting its overall natural beauty, and with the junk sitting over time potentially the health and safety due to the attraction of wildlife.

MISSION-

Transylvania County will assist citizens to remove and dispose of abandoned manufactured housing, junked / abandoned motor vehicles and junk.

The County will help identify areas for improvement, coordinate efforts and may provide financial assistance in some cases to aid in this effort.

Staff comment: The mobile home presents a safety hazard and a nuisance to the surrounding community.

SCOPE AND PRIORITITES-

The initiative will apply to abandoned manufactured homes, junked / abandoned motor vehicles, junk and junkyards visible from state roads. Priority will be given to safety and health and to the major corridors in the County; U.S. 64, U.S.178, U.S. 276, NC 215 and NC 280, but shall include all property visible to an NCDOT state-maintained public right-of-way in Transylvania County.

Staff comment: The junk can be seen from Solomon Jones Road, which is a NCDOT state-maintained public right of way.

DEFINITIONS-

Junk: *Wrecked, scrapped, disassembled, unusable, cannibalized, inoperable, or un-repairable boats, trailers, camping trailers, construction equipment, appliance, vehicle parts, **building materials, scrap metal, rope, rags, paper, and rubber.***

Staff comment: The mobile home itself needs to be demolished and removed due to safety concerns, and the junk within the mobile home that is a concern of attracting wildlife.

STAFF RECOMMENDATION

The Technical Advisory Committee recommends this property to the Planning Board for consideration and approval, upon the following conditions:

1. Staff will work with the property owner to obtain agreements and waivers of liability to implement the improvement effort.
2. Limitations or conditions to be placed on the agreement:
 - a. Time period for cleanup and pick up date of box;
 - b. Not to exceed amount of County funds;
 - c. Others?

Decision and Conditions

Motion: Having considered the evidence in the record, based on a motion by Board Member (Name) and seconded by Board Member (Name), the Transylvania County Planning Board, acting as the Community Appearance Advisory Committee, moves to (approve, conditionally approve or deny) **the Burdett, Community Appearance Initiative Application CAI# 24-05.**

Community Appearance Application

Address of property. *

1662 Solomon Jones Road Cedar Mountain NC 28718

Are you the owner of the property? *

Yes

No

Type of concern. *

- Unsafe or unsecured structure
- Structure in disrepair or dilapidated
- Junk collecting on premises
- Household garbage collecting on premises
- Abandoned vehicles
- Other:

Details of the concern (please be specific) *

Attracting wildlife and vermin

Are there any known or suspected hazards at this location, such as dangerous or unstable residents, dogs, suspected criminal activity, etc.? *

Yes

No

Unknown

If yes, please identify the hazard(s) in detail:

Would you like to be contacted regarding this matter? *

Yes

No

If yes, please provide an email address or phone number where we may reach you.

markburdette@comporium.net 828.577.7019

Is the concern visible from a roadway? *

Yes

No

If yes, from which road is the concern visible?


solomon jones road


Are you a neighbor of the property in question? *


Yes

No

If you have photos or other related information that might aid in our investigating the concern, please submit the information by attaching below. The documents submitted will not be returned and will become part of the evidence in the County's record of the property.

 20240706_1222...

 20240706_1222...

 20240706_1221...

 Add file

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Google Forms

VI-A A A-

The screenshot displays a web-based map interface for a tax administration portal. The map shows an aerial view of a rural area with green-outlined parcel boundaries. A search bar at the top left contains the text "1662 SOLOMON JONES RD" and shows search results for this address. A pop-up window on the right side of the map provides detailed information for the selected address: 1662 SOLOMON JONES RD. The map includes various navigation and utility icons on the left side, such as zoom in/out, home, and print. The bottom of the map shows a scale bar (300 feet) and coordinates (-82.617 35.143 Degrees). The map is powered by Esri and Maxar.

Address: 1662 SOLOMON JONES RD

ADDRESS	1662 SOLOMON JONES RD
POSTAL COMMUNITY	CEDAR MOUNTAIN
ZIP CODE	28718
ESN	12
COUNTY	TRANSYLVANIA
LAST UPDATED	8/26/2024 8:49 AM
PARCEL	9512758780000
UNIT	

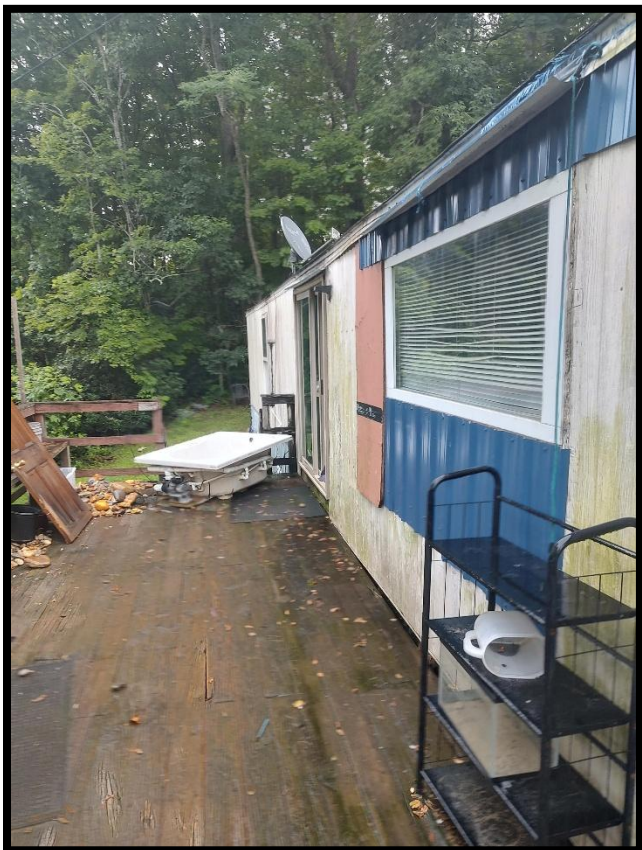
[Zoom to](#) ...

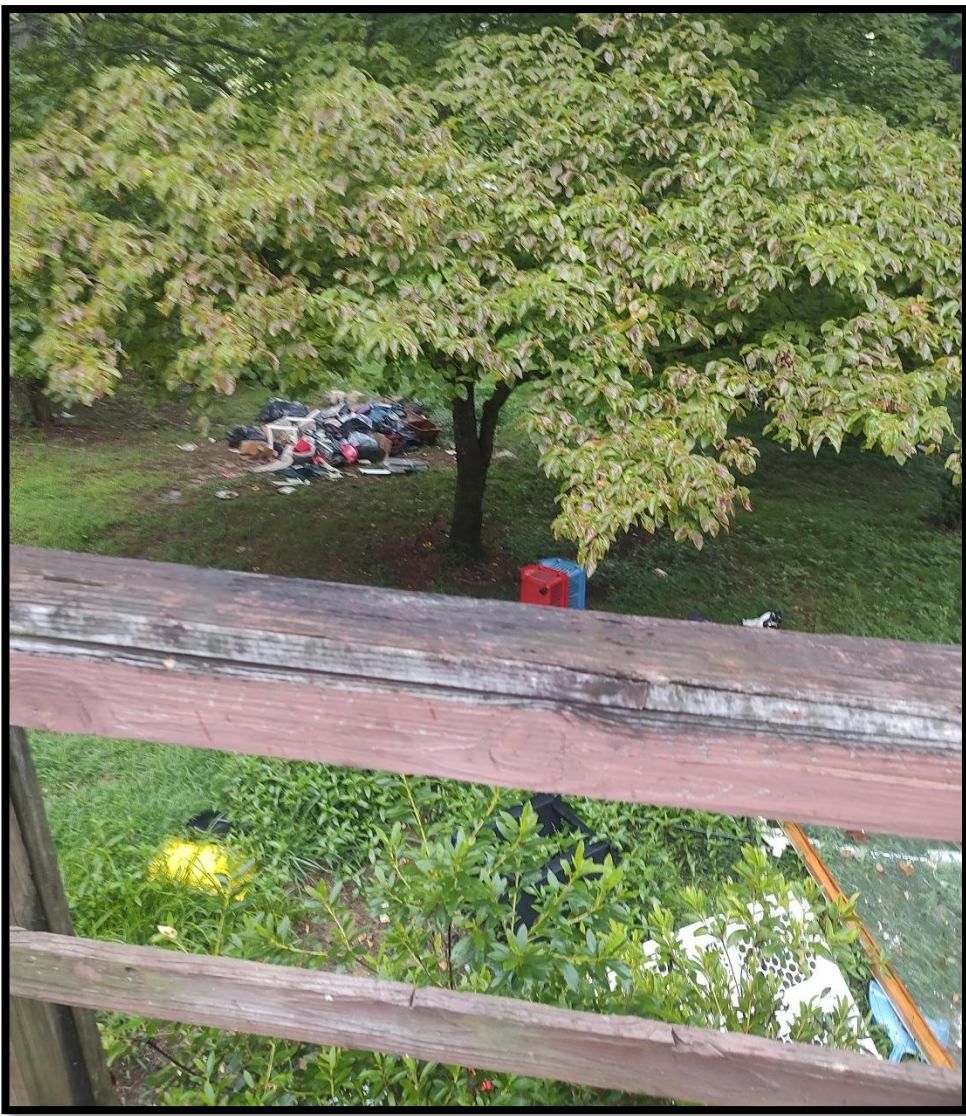


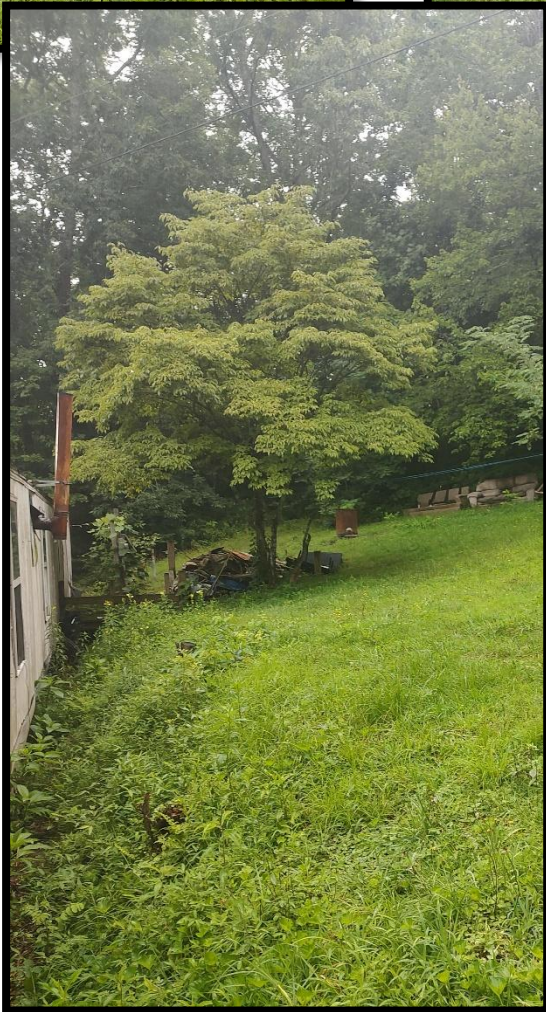
CAI#24-05: Burdett

Pictures Taken by Dwayne Smith, Solid Waste Operations Director during Inspection of Property

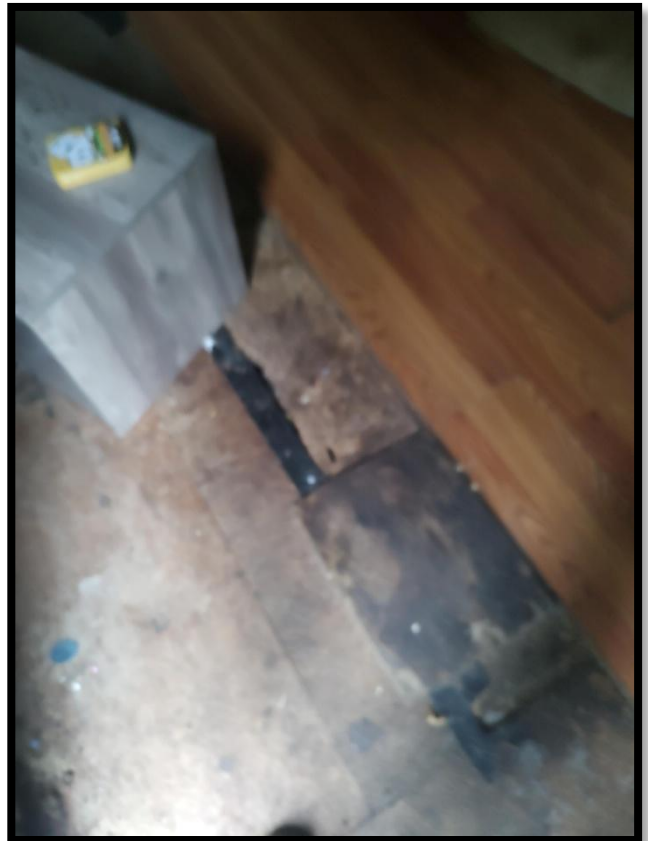
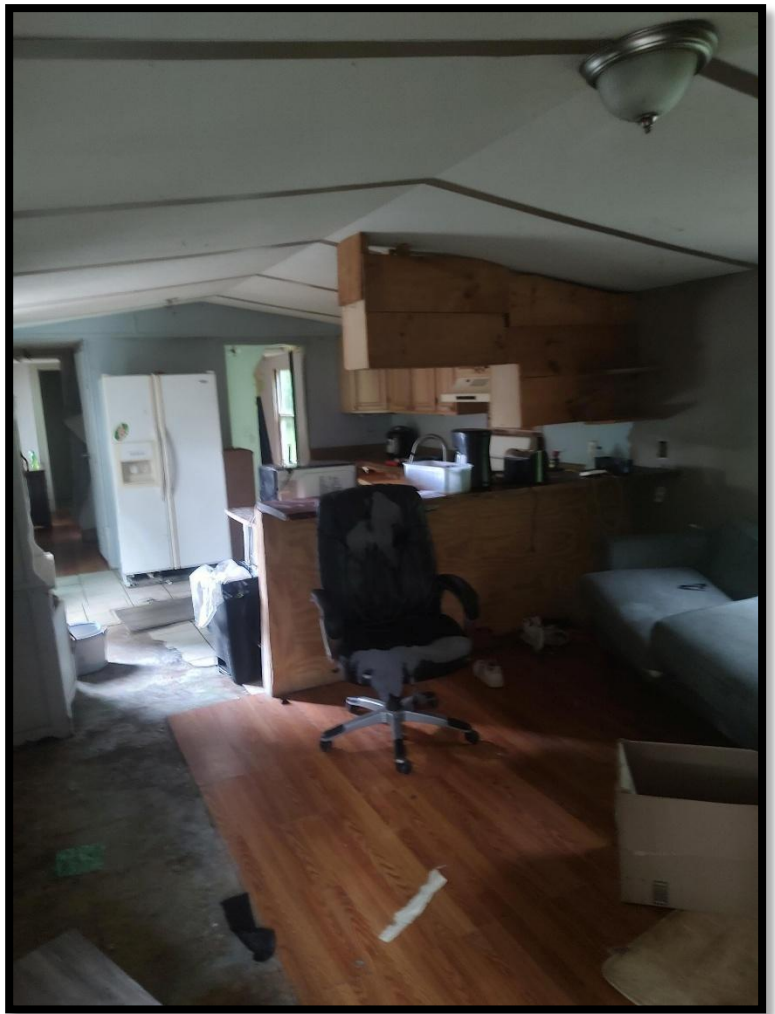
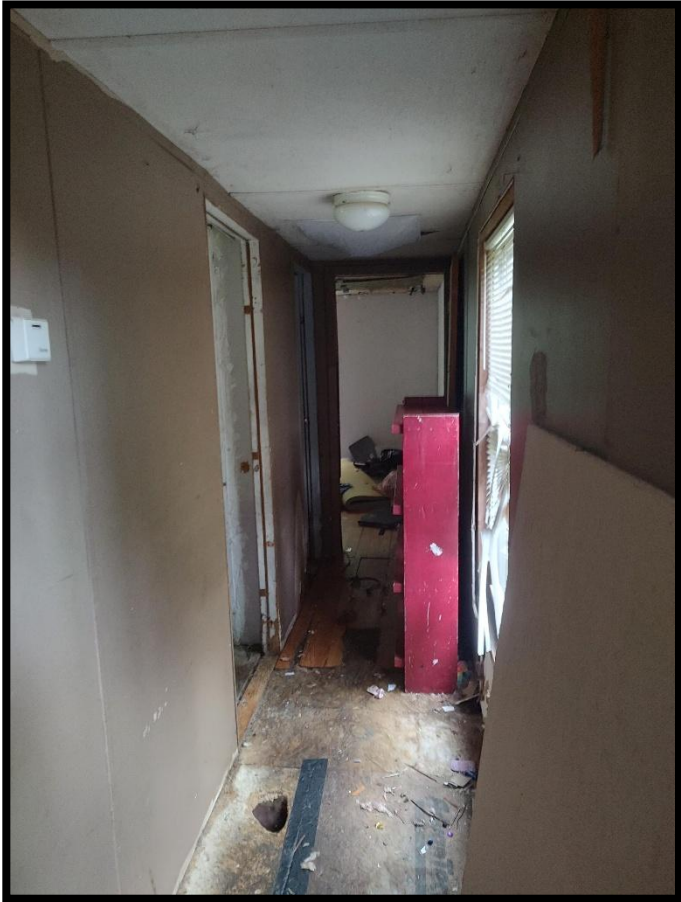
Outside Pictures







Inside the Mobile Home Pictures



Re: Solomon Jones Rd.

From Dwayne Smith <Dwayne.Smith@transylvaniacounty.org>

Date Thu 9/12/2024 4:12 PM

To Jeffrey Adams <Jeffrey.Adams@transylvaniacounty.org>

Cc Kenn Webb <Kenn.Webb@transylvaniacounty.org>; Darby Terrell <Darby.Terrell@transylvaniacounty.org>; Neill Cagle <neill.cagle@transylvaniacounty.org>

Talking with Mark Burdett, the guy that is helping Mr Blyth with the Project. Kim Bishop is estimating the job to be around \$7000 to haul off the mobile home and clean up the property. I do not know how much the community is going to be involved in money part of the project. Mark Burdett is the contact on that.

Dwayne "Smitty" Smith
Solid Waste Operations Director
500 Howell Rd Brevard NC 28712
828-577-1950

From: Jeffrey Adams <Jeffrey.Adams@transylvaniacounty.org>

Sent: Thursday, September 12, 2024 4:06:57 PM

To: Dwayne Smith <Dwayne.Smith@transylvaniacounty.org>

Cc: Kenn Webb <Kenn.Webb@transylvaniacounty.org>; Darby Terrell <Darby.Terrell@transylvaniacounty.org>; Neill Cagle <neill.cagle@transylvaniacounty.org>

Subject: Solomon Jones Rd.

Smitty,

Do you have any estimates on the Solomon Jones Rd. application. I looked in the folder and looks like you went out there for an inspection, but was there any discussion over the amount they are requesting, what if any they are providing in support or estimates? The next PB meeting is scheduled for next Thursday so we'd need to get packets to them tomorrow. I've left a message with Rick, the Chair, on whether to cancel the meeting, but they have the documentation and are ready to go, I'd hate for them to have to wait until October's meeting on the 24th. Let me know your thoughts.

Transylvania County Planning Board

Staff Report:

COMMUNITY APPEARANCE INITIATIVE APPLICATION **CAI# 24-07**, A REQUEST BY LISA FLETCHER, ON BEHALF OF TRANSYLVANIA COUNTY BOARD OF EDUCATION; PIN# 8564624660000; FOR ASSISTANCE IN REMOVAL OF JUNK AND POTENTIAL HAZARDOUS MATERIALS FROM AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 41 CONFEDERATE LANE, BREVARD, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28712.

Agenda Date: November 21 , 2024

Prepared By: Staff

GENERAL INFORMATION

NOTICE

None required;

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

“A” Exhibits – Application Materials

- A-1 Community Appearance Initiative Application, CAI# 24-07, TC School Property;
- A-2 Aerial of PID# 8564-62-4660-000 Transylvania County Parcel Information;
- A-3 Site Photographs.

“B” Exhibits – Transylvania County Supplemental Materials ;

- B-1 Estimate from Solid Waste Department;
- B-2 Email correspondence from Sheriff’s Department (forthcoming);
- B-3 Email correspondence from Environmental Health Department.

Background

Lisa Fletcher, on behalf of the Transylvania County Board of Education, is seeking assistance in the removal of debris and hazardous materials from the 0.48-acre property at 41 Confederate Lane, accessed and visible from Little Egypt Rd. (State Road SR-1185). The property was declared a nuisance property and a potential site for workforce housing earlier this year. Solid Waste, Environmental Health and Planning Department Staff met with School Board representatives on November 12, 2024, for a site visit and an inspection of the property.

The property, as found in the accompanying pictures (A-3), is in a dilapidated condition, with all manner of junk and hazardous debris distributed throughout the property. The property offers many signs of being utilized as an illegal substance production facility and may still be an active site, as signs of illegal

trespass, drug paraphernalia and recent use are in evidence. Due to the nature of the hazards involved with this location, staff reached out to the Sheriff's Department to investigate whether there had been any recent reports involving this site.

The Sheriff's Department response (B-2) states that thousands of reports have been filed on the property and it continues to cause community concerns. The Sheriff's Department also requested that if approved for demolition or removal that the site be considered for training opportunities.

The site is served by a shared well and septic. Environmental Health's site analysis is attached (B-3), which explains the limitations of the current septic system. The School Board is currently working with the Transylvania Home Trust to convert a site in the Town of Rosman for three workforce housing units and is hoping to convert this site, once cleared, for teacher and public employee housing and has included a cost estimate below.

Proposed project costs:

Description	Estimate Cost
Demolition, Hauling and Removal (Contractor)	\$7,000
Tipping Fees for Junk	\$8,000
Grand Total	\$15,000

Notes:

- The Board of Education has been quoted by the Housing Authority an estimate of \$77,000 for total project costs (e.g. demolition, new well, grading, landscaping and septic)
- Solid Waste's estimate of tipping fees reflects the volume of junk which can be processed by the landfill and does not include any metal from the mobile home or junk metal associated with the cleanup.

Applicable Criteria

TRANSYLVANIA COUNTY COMMUNITY APPEARANCE INITIATIVE

GOALS-

The goals of the Transylvania County Community Appearance Initiative (CAI) are:

- *Preserve and protect the natural beauty of Transylvania County*
- *Promote and protect property rights*
- *Promote and protect the health and safety of Transylvania County*
- *Promote economic development while protecting individuals and businesses from burdensome regulations.*

Staff comment: Although the property is only slightly visible from the Little Egypt roadway, the project would preserve and protect the natural beauty, protect surrounding property rights and protect the health and safety of the entire county, by converting a known production facility for illicit activities, into one of the county's most needed assets.

MISSION-

Transylvania County will assist citizens to remove and dispose of abandoned manufactured housing, junked / abandoned motor vehicles and junk.

The County will help identify areas for improvement, coordinate efforts and may provide financial assistance in some cases to aid in this effort.

Staff comment: The mobile home in question is a safety hazard, and the property remains a possible facility until remedial action is taken.

SCOPE AND PRIORITIES-

The initiative will apply to abandoned manufactured homes, junked / abandoned motor vehicles, junk and junkyards visible from state roads. Priority will be given to safety and health and to the major corridors in the County; U.S. 64, U.S.178, U.S. 276, NC 215 and NC 280, but shall include all property visible to an NCDOT state-maintained public right-of-way in Transylvania County.

Staff comment: Although not on a major scenic corridor (see supplemental picture, below), the junk and mobile home can be seen from Little Egypt Road, which is a NCDOT state-maintained public right of way.

DEFINITIONS-

Junk: *Wrecked, scrapped, disassembled, unusable, cannibalized, inoperable, or un-repairable boats, trailers, camping trailers, construction equipment, appliance, vehicle parts, **building materials, scrap metal, rope, rags, paper, and rubber.***

Staff comment: The mobile home should be demolished and the hazardous materials should be removed due to safety concerns.

STAFF RECOMMENDATION

The Technical Advisory Committee recommends this property to the Planning Board for consideration and approval, upon the following conditions:

1. Staff will work with the property owner to obtain agreements and waivers of liability to implement the improvement effort.

2. Limitations or conditions to be placed on the agreement:
 - a. Time period for cleanup and pick up date of box;
 - b. Not to exceed amount of County funds;
 - c. Others?

Decision and Conditions

Motion: Having considered the evidence in the record, based on a motion by Board Member (Name) and seconded by Board Member (Name), the Transylvania County Planning Board acting as the Community Appearance Advisory Committee moves to (approve, conditionally approve or deny) **the Fletcher, Community Appearance Initiative Application CAI# 24-07.**

Supplemental Picture



**Site view from Little
Egypt Road**

Community Appearance Application

Your Name

Lisa Fletcher

Address of property. *

41 Confederate Lane, Brevard NC

Are you the owner of the property? *

Yes

No

Type of concern. *

Unsafe or unsecured structure

Structure in disrepair or dilapidated

Junk collecting on premises

Household garbage collecting on premises

Abandoned vehicles

Other: possible previous drug paraphernalia

Details of the concern (please be specific) *

We (TCBOE) just acquired this property as nuisance property. The neighbors are concerned with the amount of trash accumulating on the property, dangerous structures, and possible items hazardous to humans.

Are there any known or suspected hazards at this location, such as dangerous or unstable residents, dogs, suspected criminal activity, etc.? *

Yes

No

Unknown

If yes, please identify the hazard(s) in detail:

Neighbors claim this was a drug house and said it could be verified with local law enforcement.

Would you like to be contacted regarding this matter? *

Yes

No

If yes, please provide an email address or phone number where we may reach you.

lfletcher@tcsnc.org

Is the concern visible from a roadway? *

Yes

No

If yes, from which road is the concern visible?


Little Egypt


Are you a neighbor of the property in question? *


Yes


No


If you have photos or other related information that might aid in our investigating the concern, please submit the information by attaching below. The documents submitted will not be returned and will become part of the evidence in the County's record of the property.


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 Add file

This content is neither created nor endorsed by Google.

Google Forms

VI- A A-

Tax Administration Portal

41 CONFEDERATE LN

Show search results for 41 CO...

Address: 41 CONFEDERATE LN

ADDRESS	41 CONFEDERATE LN
POSTAL COMMUNITY	BREVARD
ZIP CODE	28712
ESN	62
COUNTY	TRANSYLVANIA
LAST UPDATED	8/26/2024 8:47 AM
PARCEL	8564624660000
UNIT	

Zoom to

NC CGIA, Maxar, Microsoft

esri

POWERED BY

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CAI#24-07: Fletcher

41 Confederate Lane Application Pictures







From: Dwayne Smith
Sent: Friday, November 15, 2024 1:39 PM
To: Jeffrey Adams; Kenn Webb
Cc: Darby Terrell
Subject: Re: 41 Confederate Lane

Guys, I may be way high but that place is a disaster. As far as demo, I would think around \$5000 to \$7000 to tear it down and haul it to the Landfill. This is just an estimated guess. There is a lot of work going on right now for big \$\$\$ from the storm. Things are not going to be cheap.

Dwayne "Smitty" Smith
Solid Waste Operations Director
500 Howell Rd Brevard NC 28712
828-577-1950

From: Dwayne Smith <Dwayne.Smith@transylvaniacounty.org>
Sent: Friday, November 15, 2024 1:31:25 PM
To: Jeffrey Adams <Jeffrey.Adams@transylvaniacounty.org>; Kenn Webb <Kenn.Webb@transylvaniacounty.org>
Cc: Darby Terrell <Darby.Terrell@transylvaniacounty.org>
Subject: Re: 41 Confederate Lane

With the house full of junk and the yard like it is, I would estimate it at \$ 8,000 tipping fee. There is a lot of trash , furniture and it is full of just junk. Not counting the outside. I would not be surprised if it was higher than that.

Dwayne "Smitty" Smith
Solid Waste Operations Director
500 Howell Rd Brevard NC 28712
828-577-1950

From: Jeffrey Adams <Jeffrey.Adams@transylvaniacounty.org>
Sent: Friday, November 15, 2024 12:05:07 PM
To: Kenn Webb <Kenn.Webb@transylvaniacounty.org>; Dwayne Smith <Dwayne.Smith@transylvaniacounty.org>
Cc: Darby Terrell <Darby.Terrell@transylvaniacounty.org>
Subject: 41 Confederate Lane

Kenn or Smitty,

Would y'all have an estimate we can place in the attached staff report for the project's tipping fees or any of the other numbers. We'll also see what the Schools forward us, but I'd like to get this in the packets and emailed by the end of today. We can always update next week before Thursday's meeting.

Thanks, and have a great weekend,
Jeff

Jeffrey S. Adams, PhD

Transportation, Planning & Community Development Director
828.884.1710

jeff.adams@transylvaniacounty.org

106 E. Morgan St., Suite 207
Brevard, NC 28712



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

DISCLOSURE NOTICE: Messages to and from this email address may be subject to North Carolina Open Records Law.

Keep up with the latest Transylvania County Planning and Community Development happenings by visiting our [Upcoming Events](#) quick link page, for the latest meetings and events.

From: Neill Cagle
Sent: Thursday, November 14, 2024 9:50 AM
To: Jeffrey Adams
Subject: 41 Confederate Dr.
Attachments: Septic AS BUILT DIAGRAM Master Copy 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Jeff,

This is Neill in Environmental Health. Letting you know that I can not find the septic record for this lot. I did go back out to the site and located the septic tank and one gravel drainline. It looks as though there may be damage to the septic tank, or it was having some kind of problem in the past. I would advise to budget a septic repair for this lot. The repair may be just a tank replacement, or it could be a full repair (including new drainlines). I have included a site sketch I did while on the site yesterday that may aid in deconstruction of the house. Before a new house is built or placed on the site we will need to do an existing system inspection. At which time, the top of the septic tank will need to be uncovered to check its structural integrity. General setbacks for the new home are 5' minimum off any part of the septic system and 25' minimum off the well. I love the idea of this project, let me know if I can do anything to help.

Thank you,

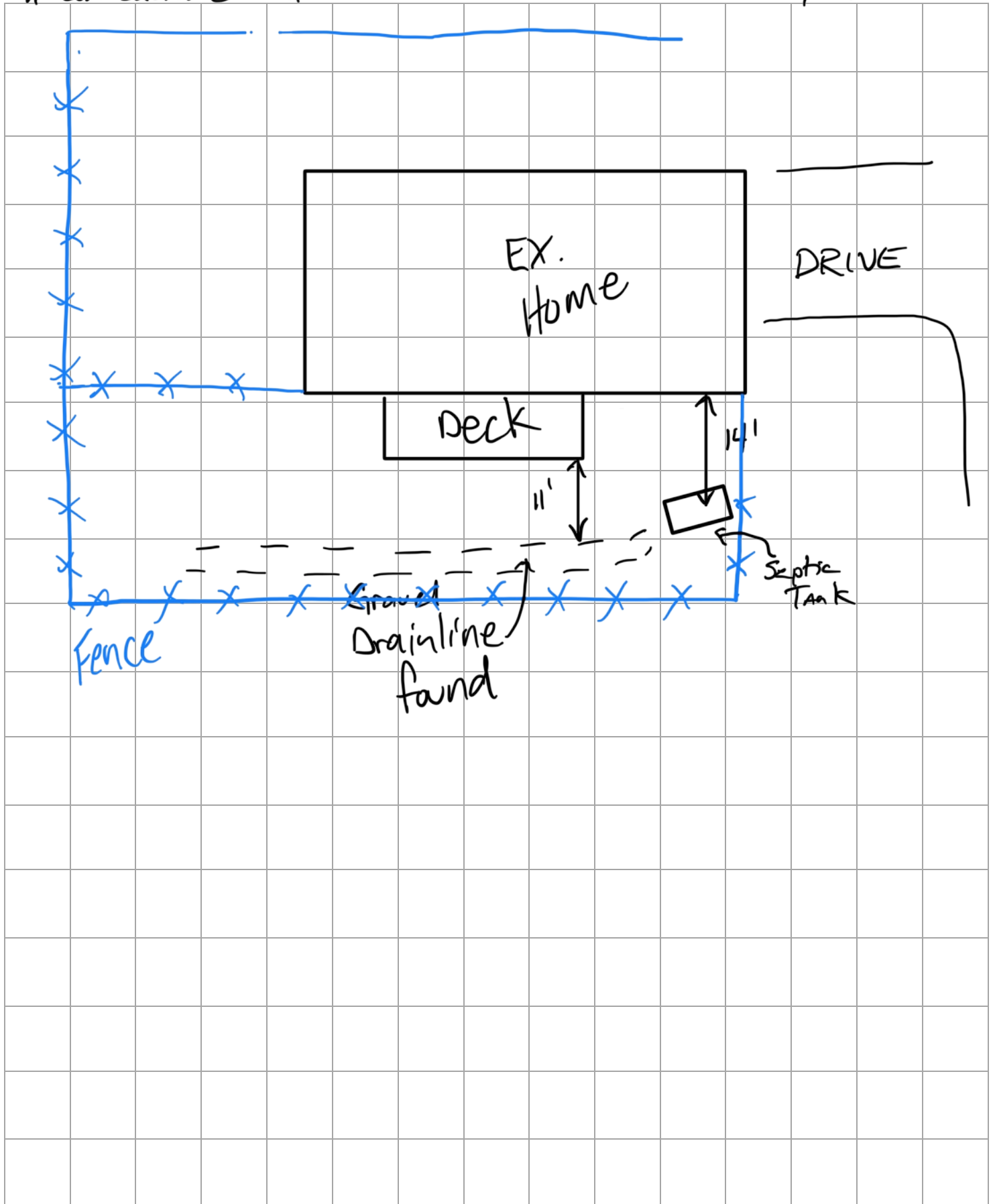
Neill O. Cagle, REHS
Environmental Health Program Specialist

TRANSYLVANIA CO. ENVIRONMENTAL HEALTH "AS BUILT" DIAGRAM

FILE NAME _____ PERMIT NO. _____ PIN 8564-62-4660-003

41 Confederate Ln.

Date 11/13/24



Transylvania County Transportation, Planning & Community Development

November 2024

Transylvania 2050:

Staff provided a Draft Summary of the Kick-Off & Community Center Engagement, along with a Draft of the Community Survey for internal review and will forward the approved Working Drafts to the Planning Board for their consideration at their November Meeting.

Transylvania County Comprehensive Housing Study:

The Housing Team has completed the business survey and individual interviews of area stakeholders, which will be incorporated into the Transylvania County Stakeholder Engagement Summary. The Summary will function as an appendix to the final report and will be released in November, after internal and Planning Board review.

Asheville Regional Housing Consortium (ARHC):

No update. Next meeting has not been scheduled, post-Helene.

Land of Sky Regional Housing Alliance (LOSRHA):

The LOSRHA met September 11th and developed a proposed set of working groups to further regional affordable and workforce housing across the four counties. The working groups are based on supporting housing supply for 'for sale' and one for 'rentals,' with a third focused on preservation. The City of Hendersonville gave a demonstration of how they are utilizing Microsoft Power BI for a [Housing Dashboard](#), which could be mobilized regionally. The next meeting will focus on the Land of Sky's role in supporting work in forwarding regional strategies, from providing an information hub for grant activity to streamlining processes and shared messaging on the affordable and workforce housing front.

Due to the impact of Hurricane Helene, the October meeting was cancelled.

Brevard-Transylvania Housing Coalition (BTHC):

Due to the storm, the BTHC's "Housing for All: Community Tour," in recognition of World Homelessness Day on October 10th, was cancelled and a small gathering at Grace Church of Brevard was held. In preparation for this Tour, various members of the BTHC were prepared to speak about housing in the community at upcoming City, Town and County meetings to raise awareness of the Tour.

HAC is serving as a central point for those requiring temporary housing due to storm damage and recovery. Amy Fisher, Realty, is working with HAC to offer rental property matching for property owners who would like to volunteer their STR properties to help the effort. Habitat started a GoFundMe page to raise funds for displaced families. They are assisting citizens in muck-out, repairs and relocation. The City of Brevard is allowing temporary building permits for recovery repair but will require all substantially improved structures to comply with FEMA requirements in three years' time, with good-faith efforts towards raising their structures within a year. Brevard Music Center has offered their faculty cabins as temporary housing for service workers and others. SparkPoint and the Boys and Girls Club has provided a day camp for youth during the emergency.

The Planning Board (PB):

The PB will review two new applications for Community Appearance Initiative funding and provide review of the Transylvania County Comprehensive Housing Study Community Engagement and Housing Survey Report.

Community Appearance Initiative (CAI):

The CAI Team completed the Hoxit Property project for \$2,445 and is working with the Hamilton Property representatives to complete a project in Little River for a 'not to exceed' amount of \$6,700. The CAI Team has received two other applications for funding, which will be before the Planning Board at their November meeting.

The Transportation Advisory Board (TAB):

Staff released the Fixed-Route Transportation Survey as the first step towards updating stops on the Fixed-Route System. There were only 32 survey responses received through the monthlong response window. The TAB reviewed the results at their November meeting and decided to relaunch the survey, with a trimmed-down version targeting key questions. The process involves removing and adding stops, getting property approvals for re-locating the stops and updating signage and stop facilities.

Silver Squirrels funding: Transylvania County Transportation applied for an FY25 St. Philip's Episcopal Women's grant for \$10,000 to extend the program for another year.

The Transportation Advisory Committee (TAC):

The TAC recently held a discussion on a proposed new roundabout in Cedar Mountain to address safety concerns at Cascade Lake and Hwy 276. Major projects in Transylvania County continue along Hwy 64 and Wilson Road and the Davidson River pedestrian bridge is in place.

Joint Historic Preservation Committee (JHPC):

The JHPC welcomed Sam Hayes and Chelsea Preciado to the Committee to its meeting of November 12

The Inn at Brevard was informed they would be de-designated as a local landmark if they did not repair the damaged (and improperly repaired) exterior that was the result of 2022 storm damage. De-designation would result in the property owner repaying the past three years of deferred taxes they received from the Local Designation program. Staff was informed ownership of the Inn at Brevard would be transferred on November 15th. The new owners have agreed to make the necessary repairs. JHPC was made aware of this and agreed to pause the de-designation process and give the new owners a chance to comply.

Transylvania 250 Committee

The America 250th Committee and staff are preparing to apply for the Local Grant for County Committees that is administered by the NC Dept. Of Natural and Cultural Resources. This is a \$10,000 noncompetitive grant that would require no match by the County. Our application will request funding

for a Colonial Garden at Silvermont, Costumes and Recording for an Edenton Tea Party reenactment, and property markers of significant historic sites in the county. This grant application is due December 16th.

Friends of Silvermont had hoped to Commemorate the Edenton Tea Party in October, but due to the storm, the event was postponed until Spring 2025. Staff is also working on a webpage for events and information.

Community Center Regional Leadership Group:

Staff booked meetings with each of the Community Centers to review the room booking and shared calendar software suggested by the County's Information Technology Department, and to discuss the Community Centers' role throughout the storm event and recovery period.

Upcoming Meetings: *due to the disaster recovery, please be aware of new times and locations*

Planning Board

Thursday, December 19, 6PM, at Board of Commissioners Chambers

Transportation Advisory Committee

Tuesday, January 14, 6PM, at Board of Commissioners Chambers