
**Transylvania County Planning Board
Thursday, December 19, 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 (November 21, 2024)

V. OLD BUSINESS

A. Continuation 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. The application was presented in November and tabled to this agenda.

B. Transylvania County 2050 Comprehensive Plan Update Kick-Off & Community Engagement Report

C. Transylvania County 2050 Comprehensive Plan Update Draft Community Survey

VI. NEW BUSINESS

No new business

VI. INFORMATIONAL OR DISCUSSION ITEMS

- A. Subdivision & Exemptions Update
- B. Transportation Update
- C. Transylvania 2050 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



106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205
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**Transylvania County Planning Board
November 21, 2024, at 6:00 PM
Multipurpose (Commissioners) Chambers
101 S. Broad Street, Brevard, NC**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:00PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Kimsey Jackson, Mr. Bramley Fisher, and Mr. Greg Cochran were also present. A quorum was present. Mr. Jeff Adams, of the Planning Department, was also present. There were six members of the public present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
No comments were made.
- III. **AGENDA MODIFICATIONS:** As applicants were present for the Community Appearance Initiative (CAI) cases, under New Business, the Planning Board on a motion by Mr. Lasater and second by Mr. Privette proposed agenda modifications to allow the New Business items to immediately follow the consent agenda. The motion carried.
- IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.
 - A. **Minutes (August 15, 2024)**
There was no discussion of the August meeting minutes. Mr. Fisher moved to approve the minutes as presented. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried.
- V. **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.

Mr. Adams presented the staff report and explained the current budget for CAI projects for FY24/25. Mr. Burdett, the applicant, provided testimony that the owner and representatives had been before the Magistrate seven times over the past two

years to remove the tenants who damaged the property. Mr. Privette discussed reviewing both CAI cases prior to a decision on either case. Mr. Privette reasoned that since the remaining funding for the year would not cover both applications, they reserve their decisions until after both cases were made. Ms. Warwick moved to review both cases prior to the decision and Mr. Privette seconded the motion. The Board approved unanimously. Following the decision, Mr. Jackson and Mr. Cochran discussed their involvement with the Board of Education and Ms. Warwick moved to recuse Mr. Cochran and Mr. Jackson from the discussion and decision of CAI# 24-07, considering their relationship to the Board of Education. The remaining members unanimously approved.

Ms. Warwick stated both the father and son have disabilities and Mr. Privette confirmed that the property was highly visible from Solomon Jones Road. Mr. Lasater suggested that just as the Confederate Lane property had a history of illegal activities, the same could be said for the Solomon Jones Road property. Ms. Warwick moved to conditionally approve the expenditure of \$10,500, as estimated in the staff report, upon a signed agreement to clean up the property within 30 days from this decision, and the project completed within 60 days from the date of fully executed agreement. Mr. Privette seconded the motion and Chairman Lasater, Mr. Fisher, Mr. Privette and Ms. Warwick voted to approve, with Mr. Cochran and Mr. Jackson abstaining. The motion carries.

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.

Mr. Adams presented the staff report and Ms. Fletcher, the applicant, provided testimony that the Board of Education became the owners of this nuisance property earlier this year and were hoping to clean up the property so that the School Board could build teacher housing upon the site. The Sheriff's Department provided a letter regarding the suspected drug production and other illegal activities associated with the property over the previous years. Mr. Privette stated his reservations on providing another public entity funds and Ms. Warwick suggested that the Board of Education's partners, such as Habitat, could provide such clean up support. Mr. Lasater motioned for the Board to table the decision, until CAI# 24-05 funding was exhausted and the Board could gauge remaining available funds, Ms. Warwick seconded the motion and the Board unanimously approved to table the item to the regularly scheduled December meeting.

V. OLD BUSINESS

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

Mr. Adams presented the Report and reviewed the main takeaways from the stakeholder meetings and interviews. Mr. Privette expressed his concern over the 'barriers' found on page 18 of the report, over 'un-collected tax revenue due to heirs' property' and 'low taxes compared to the rest of the region,' stating that the County collects something like 99% of its taxes. Mr. Adams said he was under the impression that these were collected comments from the 36 stakeholders present at the meetings at that they were likely referring to improvements of the heirs' properties and the relative percentage of taxes that could be collected on residential properties, as opposed to the more commercially and industrially oriented revenues of neighboring counties. Mr. Adams said he would provide this feedback to the consultant team and ask for clarification. Mr. Privette moved to approve the recommendation of the study to the Board, with the stated clarifications, Mr. Jackson seconded and the Board unanimously approved.

VI. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Mr. Adams provided the staff report for the Planning Department's recent approvals. During the month of October, the department approved 6 total exemptions and 6 subdivisions.

B. Transportation Update

Mr. Adams provided recent ridership statistics for the Transylvania County Public Transportation's fixed route and demand response services. There were over 100 riders for the Fixed Route service in October, outpacing 2024 total. The Demand Response service was well below previous years for September, and it is expected October will also be down, due to the recent storm event. Mr. Adams, also explained that the Transportation Advisory Board (TAB) has asked to extend the survey of public transportation services, with plans to re-route the fixed-route system in FY26.

C. Housing Study Update

Mr. Adams announced TPMA's housing study survey and recently recommended engagement report would be forwarded to the Board of Commissioners for their consideration.

D. Community Appearance Initiative Update

Mr. Adams announced that the Hamilton project is still awaiting a signed agreement for clean-up.

E. Transylvania 2050 Comprehensive Plan Update

Mr. Adams explained the amended timeline for the 2050 Comprehensive Plan. His goal is to have the revised community survey ready for next month's review and released to the public in the coming year. The report from the data collected so far will likely be available to the board next month.

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

There was no public comment.

VIII. BOARD MEMBERS' COMMENTS: There was no comments by the Board. Mr. Privette moved to adjourn the meeting. Mr. Cochran seconded the motion. All present members voted in favor and the meeting adjourned at 7:28 PM.

IX. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

DRAFT

Memorandum

From: Jeff Adams, Planning, Transportation & Community Development
To: Transylvania County Planning Board

Agenda Date: December 19, 2024

Subject: Continuation 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

Contact: Staff

Attachment(s): 1. Staff Report for CAI# 24-07 and materials from November meeting packet
Purpose: Update of Tabled agenda item

Background: The Planning Board, acting as the Community Appearance Initiative Committee, tabled the November agenda item to continue to this December agenda. The County PB/CAI approved CAI# 24-05 for up to \$10,500 of CAI funding, which equates to \$23,450 expended of a \$20,000 budget for FY24/25, of which only \$2,445.90 has been released, \$19,645.90 expended and pending utilization, with only \$354.10 remaining in current funding.

Financial Impact:

CAI BUDGET

Approved Expenditures:

CAI# 23-01	December 2023	FY23/24	\$1,000
CAI# 24-03	July 2024	FY24/25	\$5,250
CAI# 24-04	July 2024	FY24/25	\$6,700
CAI# 24-05	November 2024	FY24/25	\$10,500

Actual Expenditures:

CAI# 24-03	July 2024	FY24/25	\$2,445.90
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FY 24/25 Available:

Budgeted	\$20,000.00
Approved	\$11,950.00
Expended + Pending	\$19,645.90
Pending Available	\$354.10

Strategic Plan Goal & Strategy:

Goal 3: *“County government is service driven, transparent and performance based with more active and engaged citizens.”*

Strategy 3B: *“Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery.”*

Recommendations: **Without any new expenditures and no change in available funding, staff recommends tabling the item until the January 2025 agenda.**

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 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: 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

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Google Forms

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







Jeffrey Adams

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.

OFFICE OF THE SHERIFF

Chuck Owenby, Sheriff

TRANSYLVANIA COUNTY
153 PUBLIC SAFETY WAY
BREVARD, NC 28712



Telephone 828-884-3168

Fax 828-884-6890

Matthew C. Owen

Operations Captain

Transylvania County Sheriff's Office

153 Public Safety Way

Brevard, NC 28712

11/21/2024

Jeff Adams

Director

Transylvania County Planning and Community Development

106 East Morgan Street

Brevard, NC 28712

Dear Jeff Adams :

The purpose of this letter is to inform you of the involvement of the Transylvania County Sheriff's Office in this matter. Transylvania County Sheriff's Office began having issues at 41 Confederate Lane several years ago. The issues were primarily drug-related or the results of the consumption of illicit substances.

Over the course of several years, the calls for service increased and it was not uncommon for patrol deputies to respond to this address several times a week for various issues. The issues included drug usage and sales, prostitution, fugitives, breaking and entering investigations, stolen vehicles, public displays of sexual acts, prowlers, etc. We have also done multiple search warrants at this address as well.

Due to the overwhelming number of calls to this residence and the fact that this was a nuisance property we were able to work with the North Carolina Department of Alcohol Law Enforcement's Nuisance Abatement team and have the property deemed a nuisance and for lack of better term shut down.

The neighbors of this property dealt with a tremendous nuisance over the years and deserve to live a peaceful life free from drugs and the results thereof.

Sincerely,

A handwritten signature in black ink that reads "MCO".

Matthew C. Owen

Operations Captain

Transylvania County Sheriff's Office

"To Protect and To Serve"



Jeffrey Adams

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,

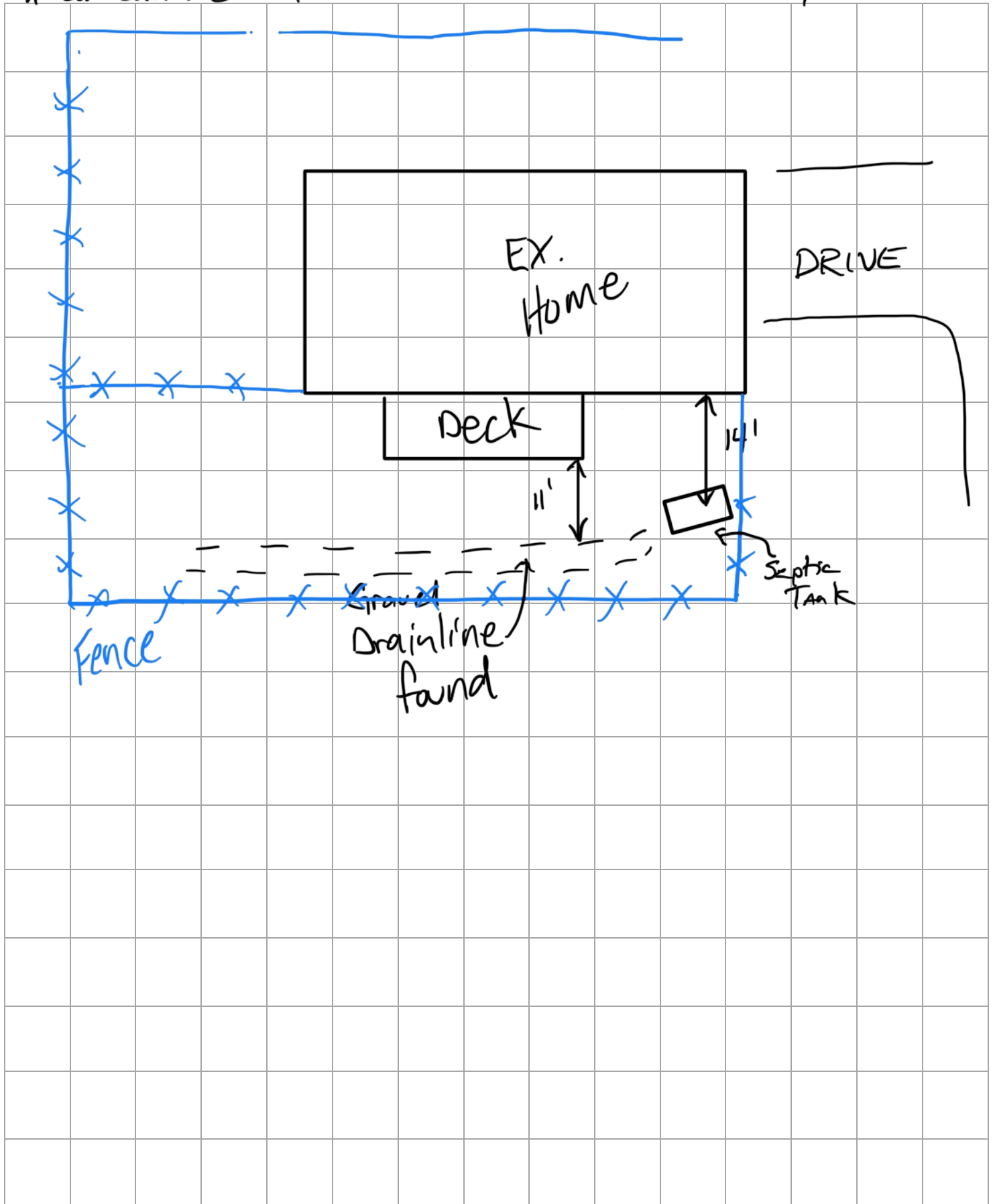
Neill O. Cagle, REHS
Environmental Health Program Specialist

TRANSYLVANIA CO. ENVIRONMENTAL HEALTH "AS BUILT" DIAGRAM

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

41 Confederate Ln.

Date 11/13/24



Memorandum

From: Jeff Adams, Planning, Transportation & Community Development
To: Transylvania County Planning Board

Agenda Date: December 19, 2024

Subject: **Transylvania County 2050 Comprehensive Plan Update Kick-Off & Community Engagement Report**

Contact: Staff

Attachment(s): **1. Kick-Off & Community Engagement Report**
Purpose: **Review the Report for inclusion in the Transylvania County 2050 Draft Plan**

Background: The County launched their update of the 2015 Comprehensive Plan with a series of Community Engagement events held in the Town of Rosman, City of Brevard and at Community Centers throughout the county. The Report provides a summary of those engagement activities.

Financial Impact: **None**

Strategic Plan Goal & Strategy:

Goal 3: *“County government is service driven, transparent and performance based with more active and engaged citizens.”*

Strategy 3B: *“Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery.”*

Recommendations: Review the attached Report and provide feedback for its inclusion in the final Update.



Transylvania County 2050 Comprehensive Plan Update: *Kick-Off & Community Center Engagement Events Summary | September 2024*

Executive Summary

The Transylvania County 2050 Comprehensive Plan Update began with a series of kick-off events scheduled in June 2024 at 11 community centers and public meetings spaces throughout the county. Group activities designed by the Transylvania County Planning staff were utilized to create an environment for conversation and engagement. The kick-off event opportunity required a longer commitment of time to participate but offered participants an opportunity for more in depth discussion to start the comprehensive plan process and initiate public engagement. With 229 participants, of which, 113 filled out their individual field journals, providing a demographic set inconsistent with the countywide population, the sample size does not represent a statistically valid sample size to draw countywide conclusions on vision, public perception or desired outcomes, but does offer thematic value that could be used as the Planning Board continues the comprehensive plan process and starts to build the structure of the plan itself.

Common themes included economic prosperity, innovative industrial solutions, integration of the naturally resource-rich outdoor opportunities, quality education, and creative Appalachian-rooted arts and crafts cultural expressions that build on the history of the county. Medical care that supports children and the aging population, affordable and workforce housing opportunities, water and sewer access and broadband were identified as core elements of infrastructure were indicated as important to the county's future. The importance of a future that serves both those who have rich family history in the county and those who have chosen the county as their home. The Transylvania County 2050 Comprehensive Planning process empower the County Planning board to set a vision based on a series of meaningful engagement that will drive the process post kick-off. The engagement sessions reflect a desire for participation from the community and a recognition that an enduring commitment to collaboration and cooperation will be necessary to bridge to the future vision the plan will create.

Staff and the planning board were pleased to see the dedication to civil discourse shown by all who participated. Each event collected individual-level and group-level feedback from discussions ranging across what were perceived as the most essential assets of the community to its biggest challenges.

Expedition Essentials

The Transylvania 2050 Kick-Off and Community Engagement Events incorporated thirteen scheduled in-person two-hour meetings, beginning with Kick-Off Events in the City of Brevard, on June 4th and the Town of Rosman, on June 6th, followed immediately by Community Center Events held throughout the remainder of June 2024. Two additional events were added to provide additional hours and opportunities, incorporating an additional weekend and evening-hour event each. The Engagement Events collected 113 total individual Field Journals. The sample group compared favorably to the county demographic population on gender, race and ethnicity, but was not representative of the county



population in age and income distribution (see Appendix). 53% of respondents identifying as being 65 years of age or older and 78% of respondents being 51 years of age or older. In comparison to the general population, taken from the 2020 Census, where just 37% of the population is 65 years of age or older and 63% is 51 years of age or older. Nearly half of the sample (49%) drawn to these Community Engagement Events identifying as having household incomes of \$100,000 or more, compared to just 19% of the general population. 35% of the respondents identifying as being in the current workforce compared to 43% in the 2020 census. These comparisons reflect over-representation of affluent households and under-representation of the workforce in the sample group.

There is not a data source to compare length of tenure at the county level, but the sample size indicated nearly half of our respondents (49%) have lived in the region for twenty or more years and three-quarters (75%) of respondents having lived in the region more than five years. 3% said they were guests to Transylvania County, were only working in the community or were second homeowners.

The Kick-Off and Community Center Engagement Events were held as two-hour sessions, at the Transylvania County Library, Rosman Town Hall or around N County at various active Community Centers. The meetings began with sign-in upon entry and an entry exercise that asked participants to answer the four following questions through a mapping exercise of placing dots on various maps positioned in the room:

- 1. *Where were you born?***
- 2. *Where you graduated or last attended high school or college?***
- 3. *Where you lived in the year 2000?***
- 4. *Where you live now?***
- 5. *Where you see yourself living in 2050?***

Mapping Timeline Summary

Participant responses to the questions above provided a point of entry to the community events. The Regional, State and National Maps of these Community Events can be found in the Appendix below. The maps tell a story of the demographics represented in the sample size with many participants born and raised in the region and others born in other locations. Although a good number of participants graduated or last attended high school or college in the region, the majority were educated outside the region, with a good portion living in other states in 2000. The overwhelming majority see themselves in 2050 still living in the region.

Upon entry to the event, participants were each given a brown-paper sack containing ten tokens and a table assignment identifier. Participants were randomly placed at tables of up to six or seven members, for group exercise activities. For our Community Center events, participants could sit where they pleased. After a short introduction by staff to the event including explanation of the Comprehensive Planning process, goals and timeline, participants were then given instructions on the ground rules of participation.



The initial exercises asked participants to fill in ten blanks for “I am...” and “Transylvania is...” and then, asked each participant to introduce themselves to their fellow tablemates by telling them ‘what brought them to Transylvania County?’ After introductions, tables were asked to identify a ‘recorder’ for their Camp Guidebooks and a ‘reporter.’ The ‘recorders’ were asked to record group thoughts, as throughout the event groups were asked, through guidebook questions, to form consensus around important issues. These thoughts were then conveyed to the larger group at each event, through each Camp’s ‘reporter,’ during frequent report-outs.

Mapping preferences

The groups began their expedition to Transylvania 2050 through a group mapping preferences exercise where each participant was asked the following questions:

- 1. The first place you take someone when they visit Transylvania?***
- 2. The one place that gives you peace?***
- 3. The place you last met friends?***
- 4. The one place you would want to keep, as is, for generations to come?***
- 5. The place you feel could use some help, support, or transformation?***
- 6. The place you most avoid due to traffic congestion, or parking concerns?***
- 7. Your favorite place to shop?***
- 8. The last place you went on vacation or on a trip?***
- 9. What we could use more of?***
- 10. What we could use less of?***

Mapping preferences summary

When asked ‘the first place that they take visitors to Transylvania County?’ most respondents reported that they take them to outdoor destinations such as Pisgah National Forest and DuPont State Park. Other locations included the Ridge Parkway and Downtown Brevard. Respondents reported that forest areas also represented a place that gives them peace while other responses included their homes or other special spots along the Parkway or communities.

The City of Brevard was the place where the community ‘last met friends?’, with many respondents also mentioning the Cedar Mountain Area and other locations sprinkled throughout the County. A much more dispersed picture presented itself when participants were asked, ‘the one place they would want to keep, as is, for generations to come?’ Clusters around many of the Community Centers, from Cedar Mountain and Balsam Grove to Lake Toxaway and Little River were the top responses, while other respondents identified Pisgah, DuPont and the Parkway as what ‘they would like to keep for future generations?’

When it comes to ‘the place which could use some help, support or transformation?’, in both the mapping component and in the Guidebook discussion, identified vacant retail including the former Bi-Lo’s and K-mart as well as the brownfields site of the former Ecusta Paper Mill. Many other areas



around Brevard were identified, including numerous comments about roundabouts, traffic facilities and highways, area schools and the Town of Rosman.

Respondents were asked to identify ‘the place you most avoid due to traffic congestion, or parking concerns?’ Participants indicated Downtown Brevard and the roads leading into the city were by far the largest area of concern. Many identified the tourists and specifically tourist season as a key component in their transportation concerns, with many identifying specific issues and locations including the Pisgah Forest entrance, the DuPont State Forest area and area schools as congested areas.

When participants were asked about their ‘favorite places to shop?’, they mentioned many local shops, from DD Bullwinkels and OP Taylors to Harris Hardware and Mud Dabbers Pottery. Downtown Brevard was identified as a general shopping destination inside the county. Regional and national chains in the county were also identified including Aldi, Ingles and Lowes with Amazon cited for online shopping. Some participants mentioned locations outside of the county, including Arden, Asheville, Hendersonville and Greenville.

Participants were then asked about ‘the location of their last vacation or trip?’, with a third of respondents identifying the beach as their most popular destination. Half of the destinations were regional, trips to areas within the Carolinas or adjacent states. Additional responses included other counties and destinations across the country.

Participants were asked, ‘what we could use more of?’, and were prompted to answer with post-it notes on the maps on the table before them, the groups identified affordable housing as the overwhelming top response. Industry, jobs and economic development followed in importance. Additional responses included childcare, medical/health care, schools/education, and funding. On the other end of the spectrum, participants then considered ‘what we could use less of?’ Participants indicated tourists, traffic and roundabouts as the primary responses with additional responses including breweries, Dollar General Stores, fast food, Mexican restaurants, Air-BnB’s/Short-term rentals, partisan politics/governmental grievances.

Mapping the Future

After the mapping preference exercise, group recorders and reporters were asked to share similarities and disparities of their group’s answers and highlights from their discussions, which usually focused on ‘what we could use more of? Or less of?’

Staff then presented a ten-minute presentation on the Transylvania 2050 Community Snapshot, a summary of the latest data collected on Cultural, Demographic, Environmental, Health, Housing, Transportation, and Workforce since, the last Comprehensive Plan, spanning from 2015 to today. Staff also identified four major trends that are impacting Transylvania: Mobility, Aging, Workforce and Housing. Staff explained how many of these impacts are global in nature and have multi-level effects on each of the subject areas, from Cultural and Demographic to Housing and Transportation.



Participants were then given a refresher of the meeting’s ground rules, to first jot their answers to the questions in their individual Field Journals, before sharing their answers with their tablemates and answering their Guidebook group questions. (Please note that data from the individual Field Journals and group-level Guidebooks can be found in the Appendix.)

Question 1: Knowing the goals and expectations from the current 2025 Comprehensive Plan, which goal is the most important you feel to carry forward to 2050?

Participants agreed with the Planning Board’s early discussions that the 2025 Comprehensive Plan was overly broad. The four goals in the 2025 plan included:

Focus Area 1: Economic Health Goal

Transylvania County has a diverse and vibrant economic base that is business-friendly and is supported by exceptional infrastructure.

Focus Area 2: Environmental Health Goal

Transylvania County preserves, conserves, protects, enhances and utilizes its environmental and agricultural resources to provide access for outdoor experiences while increasing recreational and economic development opportunities.

Focus Area 3: Land Use and Livability Goal

Transylvania County recognizes and supports private property rights while actively seeking ways to promote new growth and development through citizen driven policies and procedures that include, but are not limited to, safety, livability, extension of utilities, road improvements and community character.

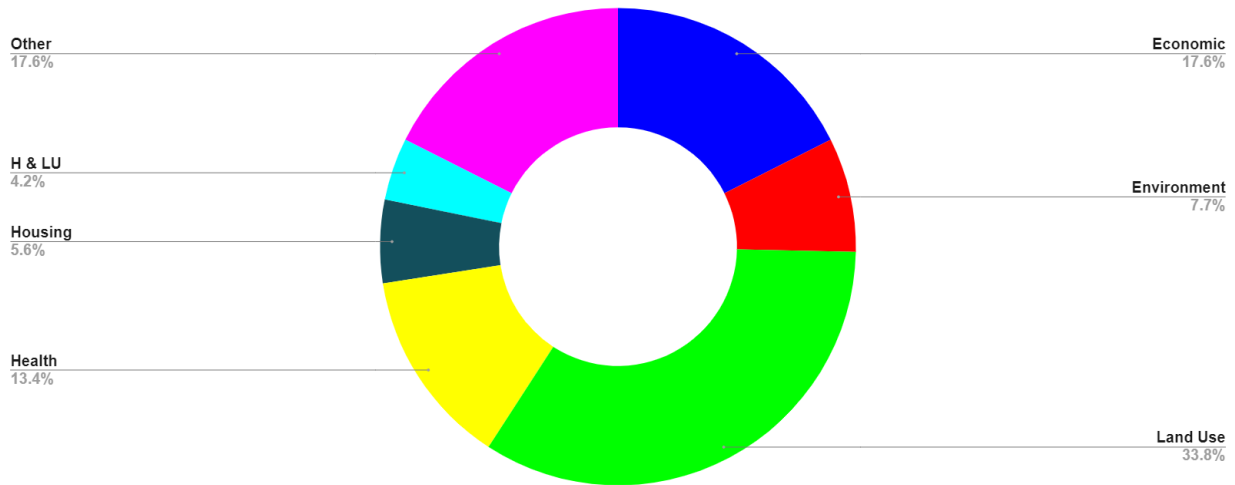
Focus Area 4: Health, Culture, and Equity Goal

Transylvania County is an inclusive, healthy and well-rounded collection of communities and neighborhoods that all have access to the cultural, recreational, educational and service-oriented resources that support a high quality of life.



2025 Transylvania County Comprehensive Plan Goals

The exercise asked tables to narrow down to one of the four goals as the most important goal. Both individually and in groups, the participants struggled to come to complete consensus on a single most important goal. 34% of individuals chose to carry Focus Area 3: Land Use and Livability goal forward. Field journal and guidebook reviews by staff noted themes of Housing (6%), Housing and Land Use (4%) consistent with that Focus Area. Other Focus Areas were indicated with 18% Economic, 13% Health and 8% Environment. Of the 18% choosing Other, a range of areas were offered, including transportation, drugs, housing and other narrower topics. (Please note that data from the individual Field Journals and group-level Guidebooks can be found in the Appendix.)



Question 2: When preparing for the journey to Transylvania 2050, please list at least three of the essential supplies, assets or resources you feel the County will need to reach its destination.

Responses were received in order of “1st, 2nd and 3rd” by respondents, listing essential supplies, assets or resources. Most responses revolved around building inter-governmental cooperation, bipartisan efforts, and shared community goals. The 2nd most common response involved issues of “Land Use and Housing,” where ‘affordable and workforce housing,’ and ‘planning and zoning’ were stated as top priorities. The 3rd most popular response identified “Infrastructure” as an essential resource, with many focusing on transportation improvements and public water and sewer expansion. The 4th most popular response was “Jobs and Economic Changes”, while the 5th most common response could be termed, “Regulations and Policy”.

Mapping the future Table-Level Guidebook Prompt: The goal from 2025 that still resonates and how it could be measured, along with the one essential supply, or resource you’ll need?

The responses mirrored the Focus Area responses, but there was no general consensus or theme on what one essential supply or resource that the various table-top discussions reported. Instead, tables spoke of many of the earlier concerns, such as cooperation, workforce housing and infrastructure improvements, to concerns around available lands, schools, education and training, along with childcare and healthcare.

The Journey Begins

Question 3: When thinking about the logistics of reaching Transylvania 2050, please list at least three of the essential members you’ll need on your team, either people, organizations, or relationships, which will form vital connections to our destination?



The question asked participants to focus on the groups and relationships which are needed to reach their 2050 goals and again, answers were recorded in the order of the “1st, 2nd and 3rd” essential team members that are needed. The most popular essential team member was identified as the “County, Brevard and Rosman Governments”. The 2nd most common response was “Local Citizens and Businesses”, followed by the 3rd most common response, local “Churches and Nonprofits”. Other popular responses were “Doctors and Healthcare” providers and “Teachers, Schools and Education”.

Question 4: How will we need to work differently from the current state to reach that destination?

Respondents cited “Mindset, Compromise/Collaboration, and Prioritization” as the main strategy. This category includes both individuals and organizations working better together. The 2nd most popular response was “Policy, Planning and Land Use Regulation”. Participants expressed a desire to see policy changes, land use regulation and long range planning to reflect the high priority goals. The third most popular response was “Citizen Involvement,” with participants identifying citizen apathy to participate or lack of knowledge surrounding ongoing efforts.

Question 5: In our journey to Transylvania 2050, what are the three greatest obstacles facing such a venture?

This exercise asked participants to anticipate potential difficulties in reaching identified goals of the Comprehensive Plan. Once again responses were received in order of “1st, 2nd and 3rd” greatest obstacles. The most popular response was “Mindset, Apathy and Cooperation” with specific quotes showing “cohesiveness,” “community divisions” and “extreme partisanship” as barriers to success. The second most popular response was “Housing and Land Affordability/ Use.” At the table-level discussions, affordable and workforce housing was an emphasis. Respondents expressed concern that the inability to find affordable housing in Transylvania County has ripple effects, impacting the Economic Health and Equity goals of the community. Young families and a diverse workforce were identified as vital assets to Transylvania County’s future success, but the high housing costs and scarcity of buildable land was felt to hinder future progress. With an equal number of interest, “Funding” seems to be central to the threats to success in the coming years.

The Journey Begins Table-Level Guidebook Prompt: The biggest obstacle, followed by how you might better utilize or develop your greatest asset or resource to overcome such obstacles?

Participants mainly focused on coordination and communication among governmental entities as the biggest obstacle with obstacles identified of “lack of funding” and “resistance to change.” Tables felt that building consensus, planning and visioning, accountability, and fiscal responsibility are ways to overcome such obstacles.

Highs & Lows

Question 6: Considering our assets and resources, what can we do to better utilize or develop them for the future?



Participants identified “Cooperation and Mindset” (48 responses) would better utilize our assets and resources, with answers including “working together”, “use community centers/community involvement,” “accountability,” and “intergovernmental collaboration with goals”. The second most suggested category was “Regulation and Policy” (34 responses), but responses varied with both increasing and decreasing the use of land use controls being indicated. The third highest category of responses involved respondents identifying the need to seek Grants and Funding (24 responses).

Question 7: In every journey there’s always an unexpected event, a surprise encounter, a sudden change in the environment or situation that throws even the best laid plans aside and makes everyone scramble to save the expedition. For instance, can anyone say COVID?

In this question we gave each group an unexpected event and then asked them to state the probability of such an event occurring before 2050. These events ranged from natural disasters, civic unrest or war to technological failures, or dealing with another pandemic, which led to group-level discussions around how the Transylvania community might mitigate and respond to such events.

Question 8: Describe how we might prepare or mitigate such events in the future?

Many discussed utilizing the Community Centers more in preparation and community education for not only emergency events, but for educational and outreach for social services, meal delivery or feeding sites and other essential community functions. Participants mentioned Hazard Mitigation Planning, Community Emergency Response Teams and Emergency Management Planning as key preparation and mitigation for everything from natural hazard events to public health and technological or utility system failures. Many participants and group-level discussions centered around how Community Centers might be reimagined to serve our changing community and changing needs for 2050.

Question 9: On the other hand, if we had one moonshot, or Big Hairy Audacious Goal (BHAG) for 2050, what might that be?

Participants spoke of planning and economic development, of “housing for all” and “controlled economic growth.” ‘Moonshots’ ranged from the very specific visions of “a world class research park on old Ecusta” and “best school system – max 20 kids per class, teachers well-paid and respected,” to more broad “infrastructure,” “planned community (liveable/walkable/quality of life) to direct investment to priorities,” and “leaders in affordable housing in WNC.” Many spoke of building a ‘sense of community,’ through ‘consensus,’ ‘cooperation’ and ‘responsible government.’ Protecting and conserving environmental resources, while addressing climate change were mentioned alongside the need for more developable land.

Highs & Lows Table-Level Guidebook Prompt: How we might prepare for such an event and what moonshot has the best chance of hitting the target?

The table-level discussion emphasized the County’s emergency management and hazard mitigation planning, as well as outreach and education through community centers and working across jurisdictional lines to incorporate the local, state and national resources and private and non-profit partnerships.



After the lowest of lows, or how the community might respond to an external or internal shock, each table was then asked what the highest of high might be, which prompted participants to consider what might that wildest dream, their ‘moonshot,’ be for Transylvania 2050. Although many participants spoke of specific projects or policies, such as a “Recreation Center,” a “Planned Community,” or “Ecusta plant property, old K-Mart next to Ingles and Bi-Lo properties to communities with affordable housing, businesses on bottom, living on top,” others had broader responses, such as, “develop some attraction worthy of destination planning for people to be drawn to,” “leaders in affordable housing in WNC,” or “everyone working together for a common goal.” Other notable mentions were the many that hoped for a Transylvania 2050 with “world class education” or “economic development,” especially around vacant properties and the Ecusta site.

Overall, each event indicated that with cooperative solutions, world-class educational programs and institutions could be built, workforce development and housing could be supported and the area’s natural resources could be preserved and continue to act as the foundation for a thriving economy. In other words, the envisioned ‘moonshots,’ on the whole, weren’t ‘pie in the sky’ dreams, but were often in the context of revitalizing old shopping centers, industrial sites or working with our current educational or workforce training institutions to build a multi-generational pipeline for growth and development. As one table said, “Leave Transylvania better for the next generation.”

Happy Trails

Question 10: We all know the shouts of discontent that arise over a long journey, those usually from the back seat, those shouting...“Are we there yet?” How will we know when we’ve arrived at our destination?...What is an indicator, a metric or will it be something else?

Responses to the question included generalized responses such as “we will never arrive,” “harmony,” the majority offered measures that revolved around more concrete metrics, such as “jobs,” “education” or “housing.” Responses referenced the theme of collaboration such as “all coming together,” “no more shouting...” and “when we come to common senses.” Participants focused on existing metrics, such as the poverty rate, education funding or balanced budgets, while others looked at “fewer young people leaving Transylvania County,” or “when more children stay in school...” or simply, “schools improve/teachers stay.”

Question 11: If “are we there yet?” is not the most constructive question we might be asking to get us to where we need to be going, what question should we be asking ourselves and others, so that it spurs action?

“How can we learn to listen to understand and unite in our differences (rather than become polarized)” is just one example of the many responses on collaboration and communication. Some spoke to the steps that need to be taken, mapping a direction, moving forward and accountability in such actions.



From both questions regarding metrics of success and what we should be asking, respondents indicated cards or reporting, tracking goal development, well-being surveys or benchmark scoring.

Question 12: The next step will be to take your feedback, which will help inform our Community Survey, and take those results to bring back to you and your fellow citizens in a series of Community Priority Sessions, to be held in the Fall. How likely are you to attend those events?

Finally, we asked respondents their likelihood of participating in a future event. The majority of participants (67) did not respond to the question at all and thus, a large portion of our participants withheld their decision on future involvement. For those who chose to respond, 85% of those that answered the question were favorable to taking part in the fall priority sessions (48 participants stating they were 'very likely,' and 34 'likely'). Of those not favorable, 11 answered that it 'depended', and only 4 people divulged that they were unlikely or very unlikely to participate in the fall priority sessions.

Budgeting Basics & Adjournment

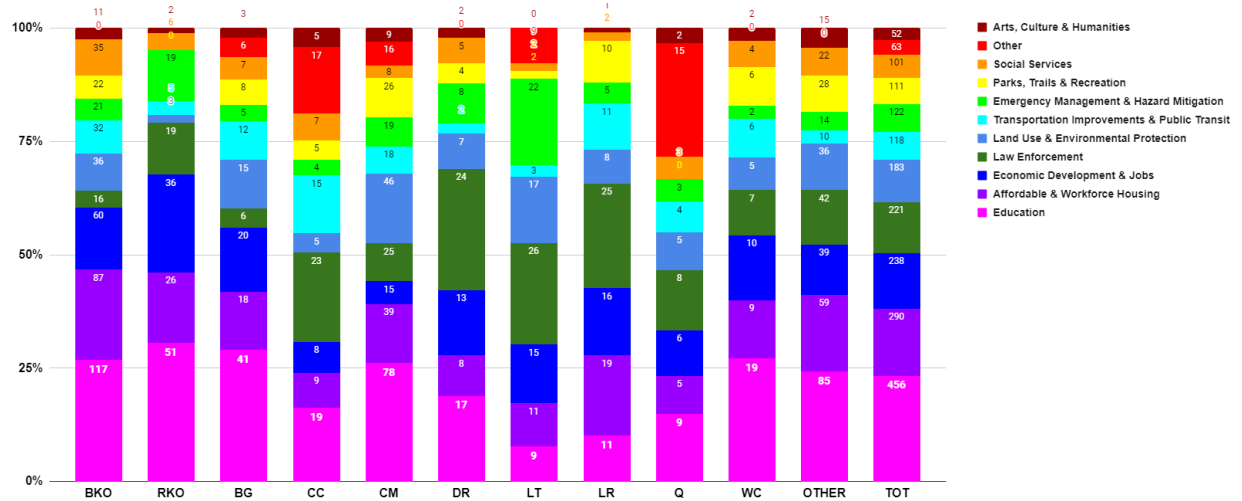
Before exiting the event, each participant was asked to deposit their ten tokens across ten buckets, labelled, 'Affordable & Workforce Housing,' 'Arts, Culture & Humanities,' 'Economic Development & Jobs,' 'Education,' 'Emergency Management & Hazard Mitigation,' 'Land Use & Environmental Protection,' 'Law Enforcement,' 'Parks, Trails & Recreation,' 'Social Services,' 'Transportation Improvements & Public Transit,' & one labelled 'Other,' which provided a post-it note for jotting those concerns that may have fell outside these ten areas yet warranted inclusion.

The budgeting exercise across all participants favored Education (23%), Affordable & Workforce Housing (15%) and Economic Development (12%), which held over 50% of the budget. There was some variation by event in the breakdown of priorities; however the sample size is not large enough to suggest that the results reflect differences by region. A comparison of the budgeting exercise, across the various events, along with the percentage of total respondents is shown in the chart below for reference.

Participants were reminded of the Transylvania 2050 Comprehensive Plan Update project timeline, thanked by staff for attending the event and reminded to follow the project's progress through the County's Transylvania 2050 website or sign-up by providing their email address before leaving.



Kick-Off & Community Center Engagement Event Budgeting Comparison



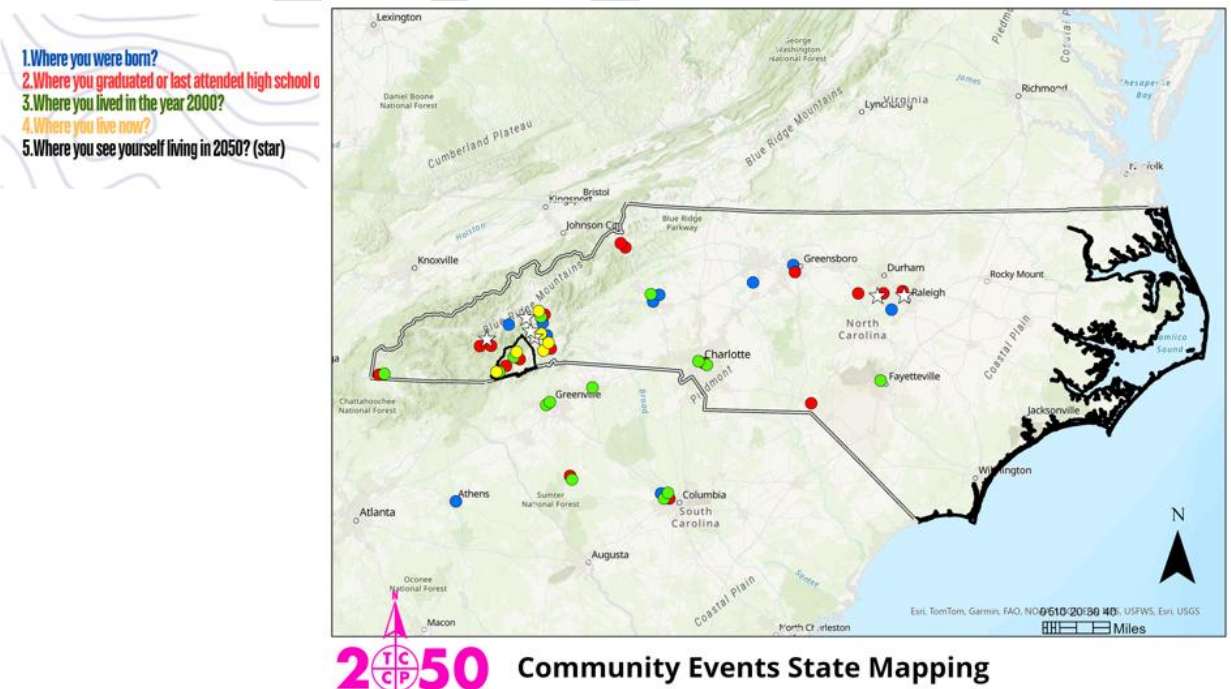
Key:

- Brevard Kick-Off Event (BKO)
- Rosman Kick-Off Event (RKO)
- Balsam Grove Community Center Event (BG)
- Cathey's Creek Community Center Event (CC)
- Cedar Mountain Community Center Event (CM)
- Dunn's Rock Community Center Event (DR)
- Lake Toxaway Community Center Event (LT)
- Little River Community Center Event (LR)
- Quebec Community Center Event (Q)
- Williamson Creek Community Center Event (WC)
- Other Community Center Event (OTHER)
- Total Community Center Event (TOT)



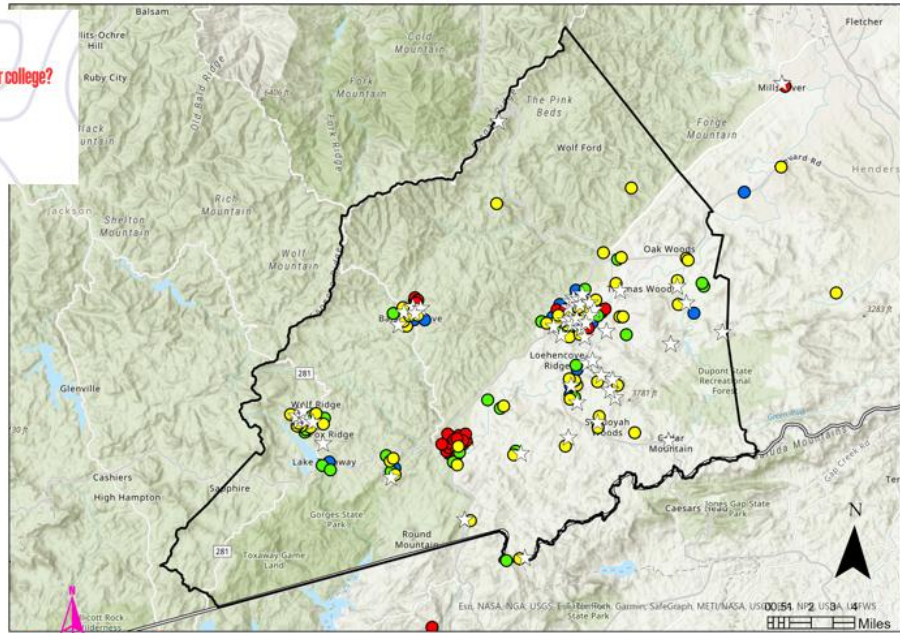
Appendix:

2050 Community Center Engagement Event Mapping





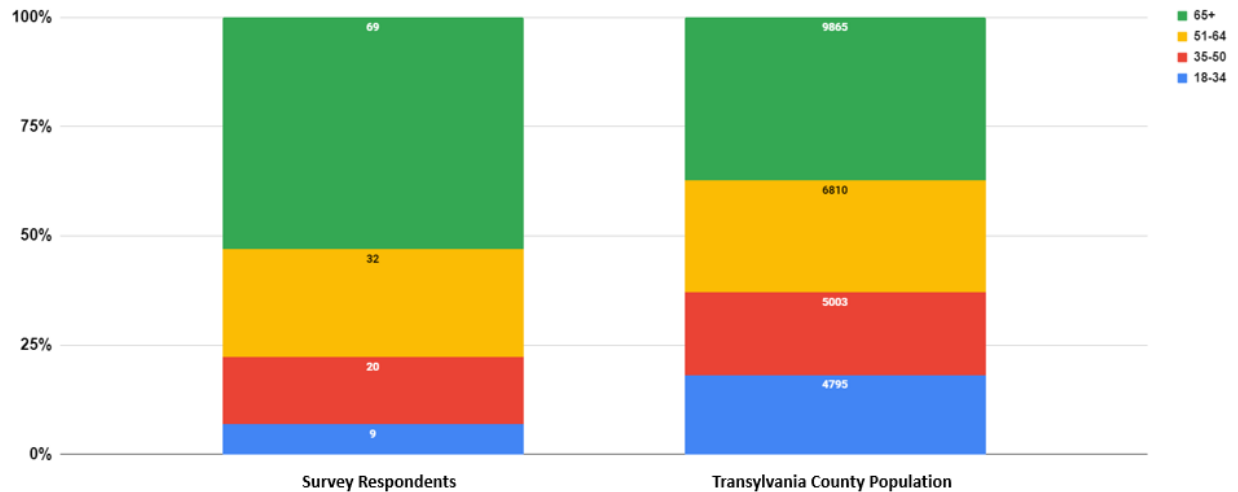
1. Where you were born?
2. Where you graduated or last attended high school or college?
3. Where you lived in the year 2000?
4. Where you live now?
5. Where you see yourself living in 2050? (star)



TC50 Community Events Regional Mapping

2050 Field Journal Demographic & Socio-Economic Results

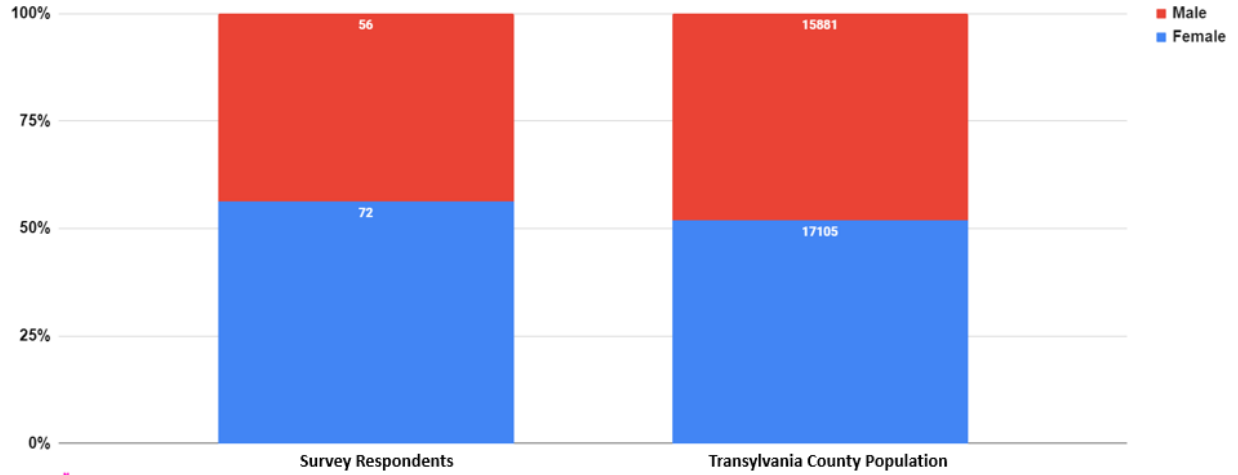
What is your age?



TC50 2050 Field Journals: Age

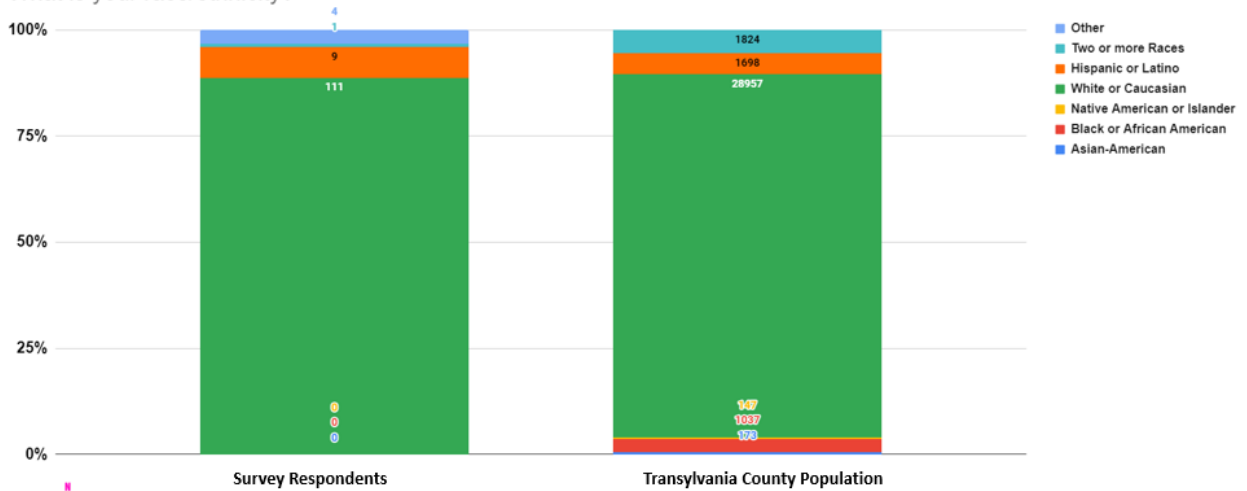


What is your gender?



2050 2050 Field Journals: Gender

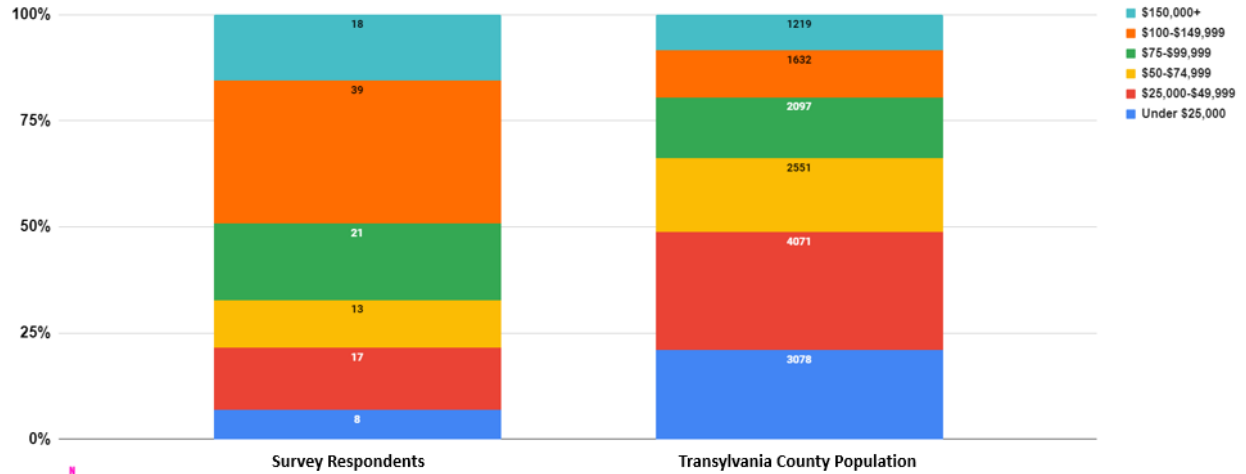
What is your race/ethnicity?



2050 2050 Field Journals: Race & Ethnicity

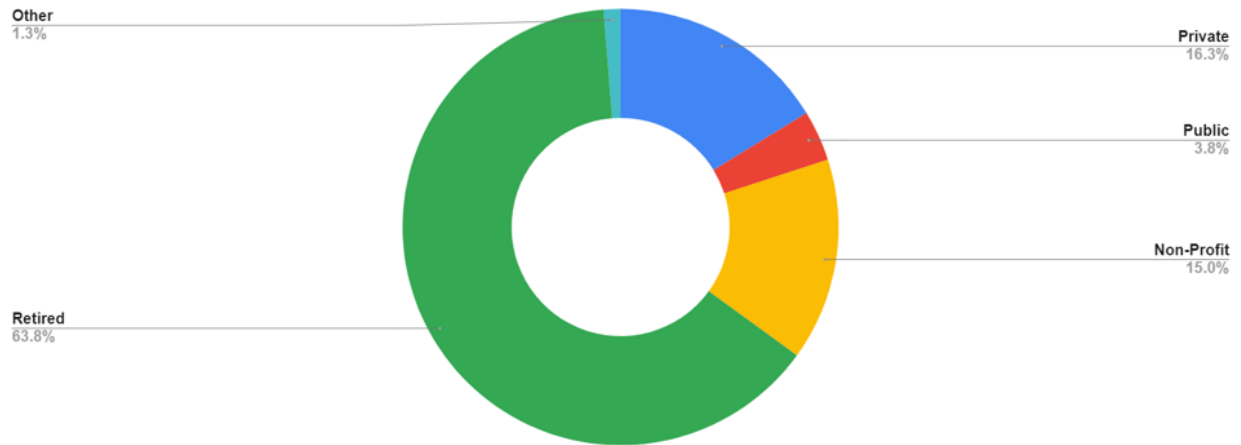


What is your Household Income prior to taxes?



2050 Field Journals: Income

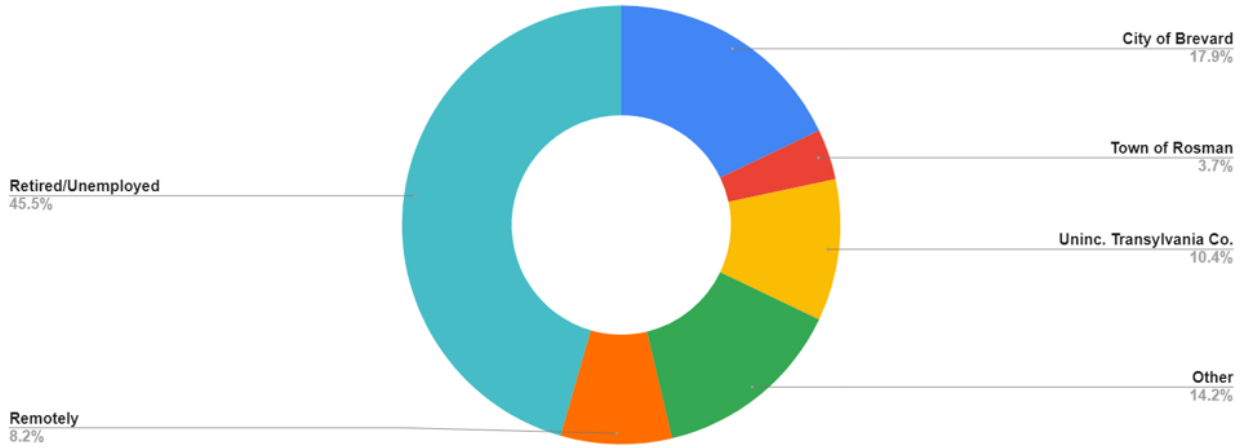
What is your type of employment?



2050 Field Journals: Type of Employment

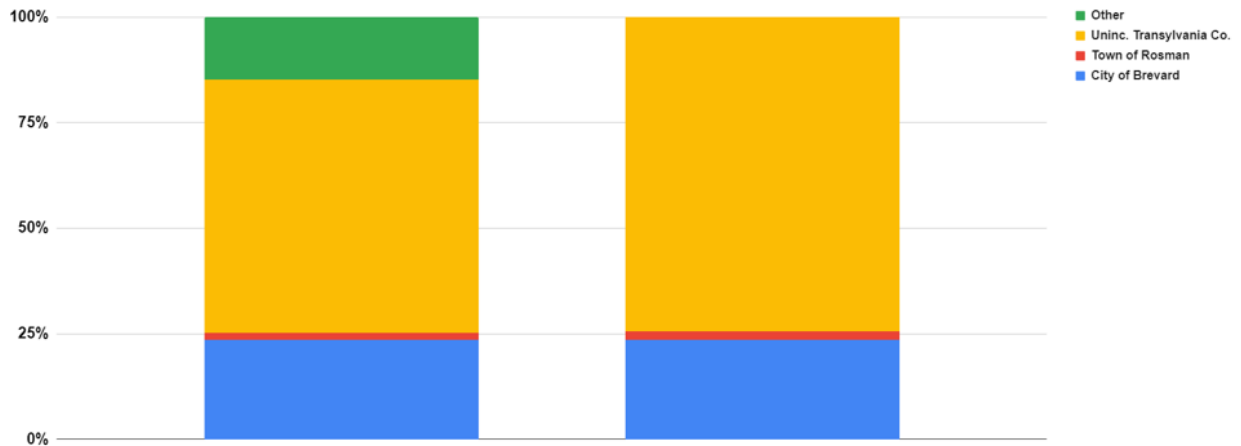


Where do you work?



2050 Field Journals: Place of Work

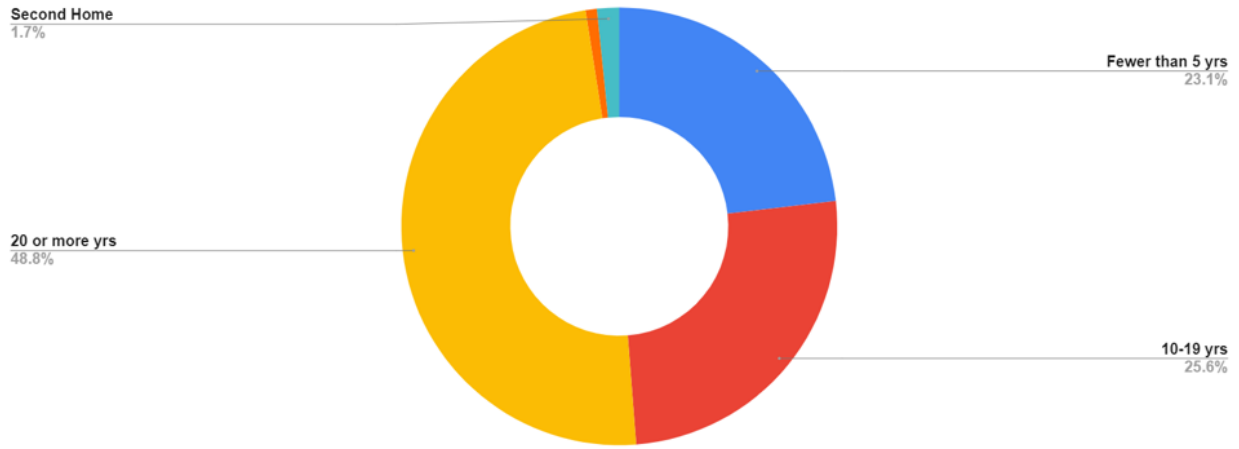
Where do you live?



2050 Field Journals: Place of Residence



How many years have you lived in the region?

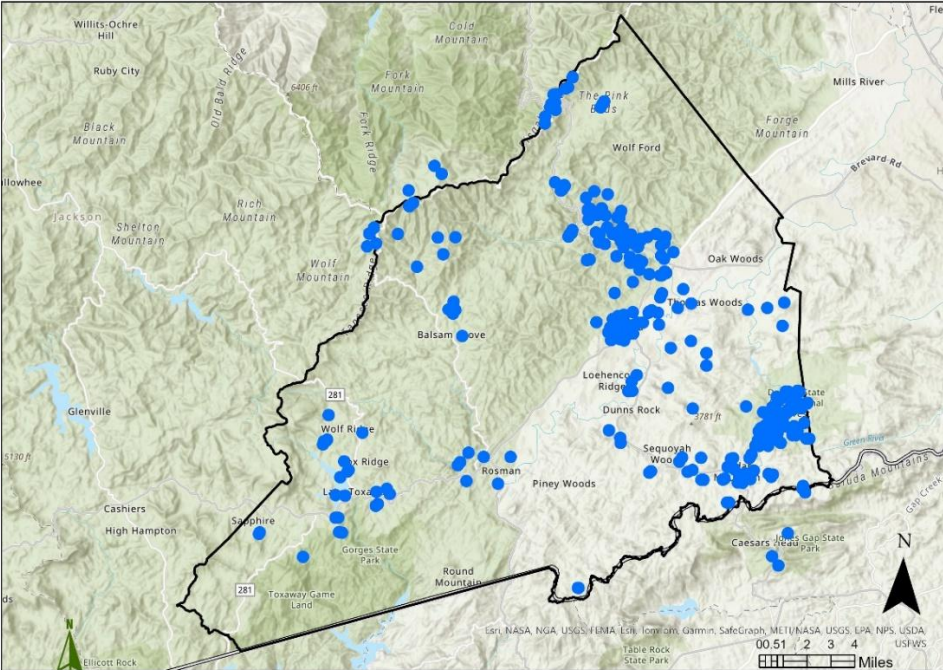


2050 Field Journals: Time in Region

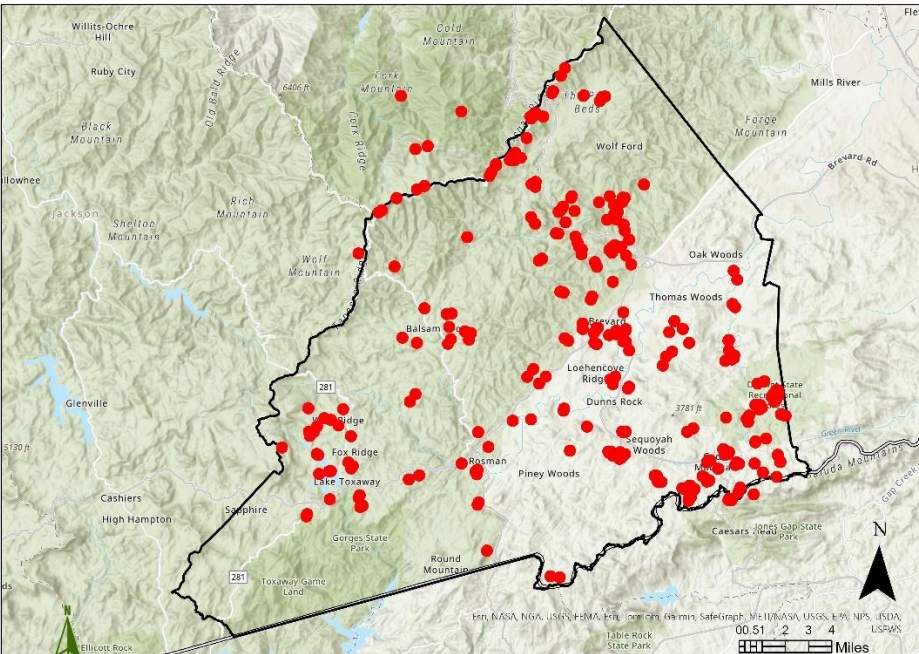
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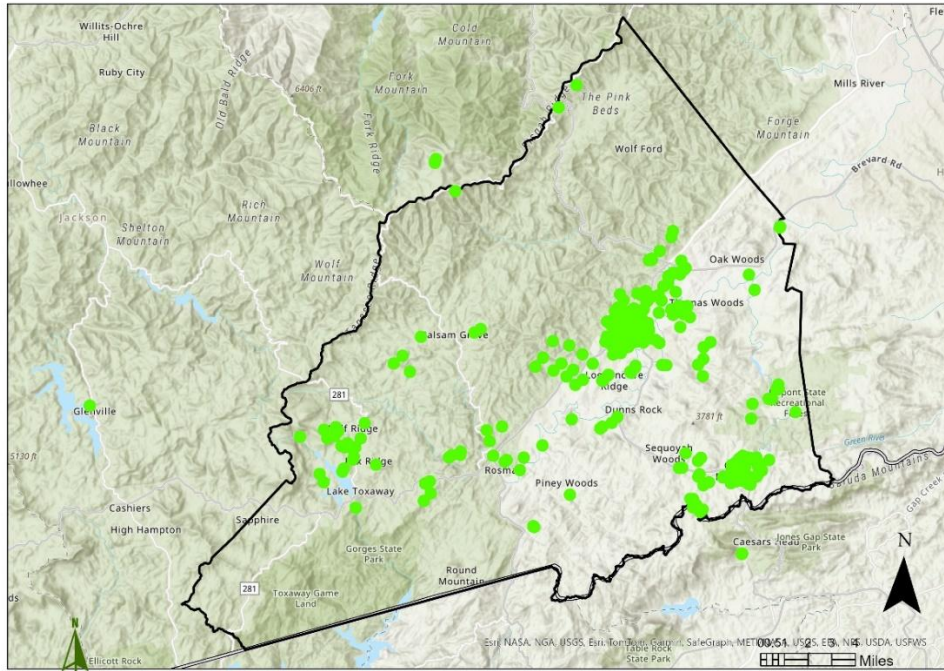
2050 Table-level Mapping Preferences



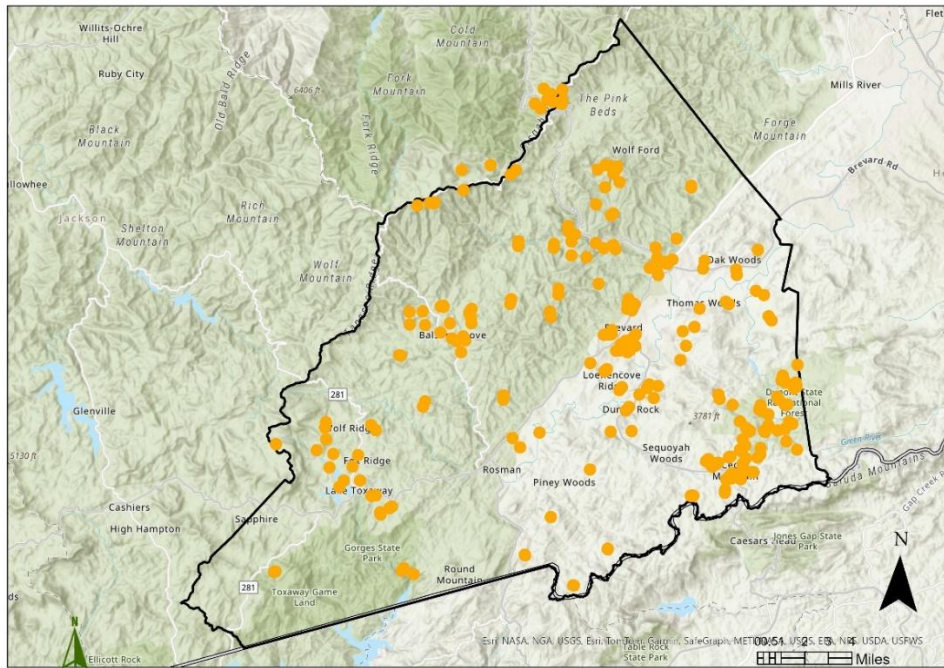
The first place you take someone when they visit Transylvania?



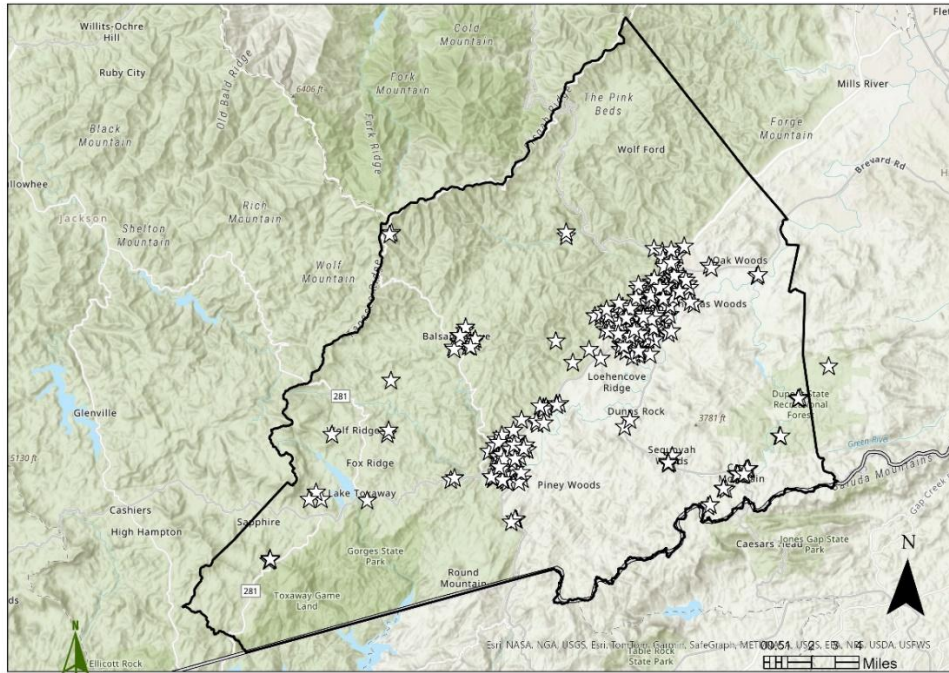
The one place that gives you peace?



TC50 The place you last met friends?



TC50 The one place you would want to keep, as is, for generations to come?



2025 TC/CP The place you feel could use some help, support or transformation?

DRAFT

Memorandum

From: Jeff Adams, Planning, Transportation & Community Development
To: Transylvania County Planning Board

Agenda Date: December 19, 2024

Subject: Transylvania County 2050 Comprehensive Plan Update Draft Community Survey

Contact: Staff

Attachment(s): 1. Draft Community Survey

Purpose: Review the Community Survey for general release

Background: The second phase of Community Engagement for the Transylvania 2050 Comprehensive Plan Update will include a general survey of the citizens of the County. The County will employ two methods of reaching the citizens. The first is a general survey to be released through social media, posting on the County's website and hard copy versions to be distributed throughout the community at strategic locations over a six-week period in the coming months. The second method will employ a randomized quasi-scientific controlled replicate of the general survey sent through the US Mail system.

The Draft Survey incorporates a shortened version of the Draft Survey developed over a series of Planning Board meetings throughout the past year, by the Planning Board and staff. This version reflects input from the County Manager's office and is built on various community survey instruments that were reviewed, analyzed and developed for Transylvania County.

Financial Impact: None

Strategic Plan Goal & Strategy:

Goal 3: "County government is service driven, transparent and performance based with more active and engaged citizens."

Strategy 3B: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."

Recommendations: Review the attached Survey and provide feedback for inclusion in the final version to be approved for release.



Transylvania 2050 Community Survey

transylvaniatpcd@gmail.com [Switch account](#)

Not shared

Now let's think about **Transylvania County in 25 years**: Of the following list, check the **top five** things you would want the community to focus on between now and then?

	Needs a lot of improvement	Needs some improvement	Average	Above average	Excellent	Not sure
Historical Protection and Resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access and Quality of Water and Sewer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Broadband	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you were going to write a vision statement to describe Transylvania County in 25 Years, what **three** words would you prioritize to include?

- Affordable
- Attractive
- Close-Knit
- Cultured
- Diverse
- Educated
- Lively
- Quaint
- Resilient
- Safe
- Vibrant
- Other: _____

Where do you live most of the year?

- Transylvania County
- Buncombe County
- Henderson County
- Elsewhere in NC
- Out of State
- Prefer not to Answer



Transylvania 2050 Community Survey

transylvaniatpcd@gmail.com [Switch account](#)

Not shared

What is your gender?

- Female
- Male
- Prefer not to answer

What is your age?

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+
- Prefer not to answer

What best describes 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
- Prefer not to answer

What is your household income before 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



Transylvania 2050 Community Survey

transylvaniatpcd@gmail.com [Switch account](#)

Not shared

What is your highest grade completed?

- Did not Graduate from High School
- High School or GED
- Associates Degree
- Some College
- College Graduate
- Post-Graduate or Professional Degree
- Prefer not to answer

Where do you currently work?

- Transylvania County
- Buncombe County
- Henderson County
- Jackson County
- Elsewhere in NC
- South Carolina
- Remote Worker
- Retired
- Prefer not to answer

Thank you for your feedback!

Transylvania County Transportation, Planning & Community Development

December 2024

Transylvania 2050:

The Draft Summary of the Kick-Off & Community Center Engagement, along with a Draft of the Community Survey is before the Planning Board for their consideration at their December Meeting.

Transylvania County Comprehensive Housing Strategy:

The Planning Board recommended Transylvania County Stakeholder Engagement Summary for Board Review, with minor clarification on tax matters. The Summary and Housing Survey Results will be included in the Comprehensive Housing Strategy.

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 December 12, 2024 on Zoom. The focus of the meeting was identifying various resources and methods for approaching Hurricane Helene housing recovery efforts. The group will transition to seeking resources and funding for long term storm recovery and ways it ties into the existing affordable housing needs.

Brevard-Transylvania Housing Coalition (BTHC): The next BTHC is scheduled for December 17th at Grace Church. The group will be discussing long-term storm recovery efforts and the preexisting affordable housing needs.

The Planning Board (PB):

The PB approved one Community Appearance Initiative project, to not exceed \$10,500 in CAI funding and tabled another project for review in December. The PB will review the Transylvania 2050 Comprehensive Plan Update Draft Community Survey to be released to the general public in the coming months.

Community Appearance Initiative (CAI):

The CAI Team received the signed agreement for the Blythe Property for a 'not to exceed' amount of 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 not received any new applications for funding, while CAI# 24-07, which was tabled in November, will be before the Planning Board at their December meeting.

The Transportation Advisory Board (TAB):

The TAB reviewed the changes to the Fixed-Route Survey recommended at their November meeting and approved the trimmed-down version for release to the general public. The route changing 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 senior transportation for another year and the selection committee is expected to announce funding in the coming weeks. The Silver Squirrels service provided 373 rides over the past quarter to seniors travelling throughout the county and region.

The County received funding from Pisgah Health foundation to extend the County's service to the outlying areas of the County, through its purchase of a new minivan in FY25. The County budgeted for an additional part-time driver to extend a pilot program, which accounted for 111 rides, which recaptured \$4,780 of funding that would have gone to a third-party operator. While this is an improvement in the County's ability to provide ADA-compliant access to areas not normally reached by County-operated services, it is still just 17% of the new minivan's rides. Transportation staff will continue to on-board and reroute rides over the second quarter to capture more of the outlying area share in-house.

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.

The TAC will more than likely be given the final draft of the Comprehensive Transportation Plan for Transylvania County. The last update from NCDOT informed the committee it was still in the review process by NCDOT's Communication department. At the next meeting in January, staff foresees the regular update from NCDOT about projects and construction, as well as the after effect of Hurricane Helene for NCDOT.

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 sold to new owners and repairs will hopefully be made soon to ensure the property remains a locally designated property.

Ashley Minery attended a workshop hosted by the NC Department of Natural and Cultural Resources in Raleigh on November 14th. Staff will be submitting JHPC's Annual Report to maintain Certified Local Government status by December 20th.

Transylvania 250 Committee

The America 250th Committee and staff have submitted their grant application for to the North Carolina Department of Cultural and Natural Resources funding for designated America 250 County Committees. This request will seek funding for a Colonial Garden construction at the Transylvania Heritage Museum and an Edenton Tea Party Reenactment in Rosman in 2025.

The group has also discussed other projects and funding sources for the commemoration.

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.

Community Center Grant Review:

The Community Center Grant Review Committee met on December 10th and agreed to award ten Community Centers continuing and one new Connected Public Space Grants, for \$16,500. The Committee awarded ten grants for \$20,764 dollars for the Public Health/Safety Grants and nine Public Purpose Project Grants for \$45,000, for a total of \$82,264 grant funds.

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

Thursday, January 23, 6PM, at Board of Commissioners Chambers

Transportation Advisory Committee

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