
**Transylvania County Planning Board
Thursday, January 16, 2025, at 6:00 PM
101 South Broad Street, Brevard
Multipurpose (Commissioners) 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 (12-19-2024, 4-18-2024, 5-9-2024, 7-18-2024, 8-15-2024, 11-21-2024)

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 Draft Community Survey

VI. NEW BUSINESS

No new business

VII. 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

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

IX. BOARD MEMBERS' COMMENTS

X. ADJOURNMENT

**PLANNING AND
COMMUNITY DEVELOPMENT**

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



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**Transylvania County Planning Board
December 19, 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, Mr. Herschel Johnson, and Mr. Greg Cochran were also present. A quorum was present. Ms. Ashley Minery of the Planning Department and Mr. Dewayne Smith of the Solid Waste Department were also present. There were no members of the public in attendance.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
There were no public comments.
- III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications.
- IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.
 - A. **Minutes (November 21, 2024)**
Mr. Fisher moved to approve the consent agenda as presented. Ms. Warwick seconded the motion. All present members voted in favor and the motion passed.
- V. **OLD BUSINESS**
 - A. **Continuation of CAI# 24-07, Lisa Fletcher, on behalf of the Transylvania County Board of Education is requesting Community Appearance Initiative assistance for 41 Confederate Lane, Brevard, NC.**
Mr. Kimsey Jackson and Mr. Greg Cochran recused themselves for this discussion as they are members of the Transylvania County School Board. Mr. Smith explained the potentially hazardous conditions at the property and recommended complete demolition of the structure. Other approved CAI projects have not been completed. The totals from other approved projects may come in under their approved budgets. Other CAI applications, such as CAI # 24-07 can be revisited when the board has a better picture of what funding is still available for projects. Mr. Johnson moved to direct staff to see what projects have expired and if any more funding will be freed in coming months to address other CAI applications. Mr. Privette seconded the motion. All present un-recused members voted in favor and the motion passed.
 - B. **Transylvania County 2050 Comprehensive Plan Update Kick-Off & Community Engagement Report**

The board briefly discussed their concerns with the bias of public engagement, namely the political affiliations and income disparity of participants. Staff informed the board that some demographics tend to have higher turnouts of public engagement, but the upcoming community survey will be easily accessible to those that were unable to participate during the in-person sessions. Mr. Privette moved to accept the Community Engagement Report and Mr. Johnson seconded. All present members voted in favor and the motion passed.

C. Transylvania County 2050 Comprehensive Plan Update Draft Community Survey

The board requested more time to review the proposed changes to the community survey. Mr. Johnson moved to table this discussion until the next meeting. Mr. Cochran seconded the motion. All members voted in favor and the motion passed.

VI. NEW BUSINESS: There was no new business to discuss.

VII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Mr. Minery provided the staff report for the Planning Department's recent approvals. During the month of November, the department approved 10 total exemptions and 6 subdivisions.

B. Transportation Update

Ms. Minery provided presented ridership statistics for the Transylvania County Public Transportation's fixed route and demand response services. Both the fixed route and demand response services had more riders than in previous years.

C. Transylvania 2050 Comprehensive Plan Update

Upon Planning Board's approval of the community engagement survey, it will be made available to the public. Due to Hurricane Helene and other delays the completion of the 2050 Comprehensive Plan Update is now projected for late summer or early fall of 2025.

D. Community Appearance Initiative Update

The board directed staff to present future CAI information and budgets in the form of a chart/spreadsheet for clarity.

E. Transylvania County Comprehensive Housing Study Update

TPMA is working on their findings and summary documents from the Stakeholder Engagement Survey. That document will be presented to the Planning Board when it is received from TPMA.

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

There was no public comment.

IX. BOARD MEMBERS' COMMENTS: The board thanked Mr. Smith for attending and his hard work on Community Appearance Initiative projects. Mr. Privette moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the meeting adjourned at 7:15 PM.

X. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

DRAFT

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

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:07PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Kimsey Jackson and Mr. Greg Cochran were present. A quorum was present. Mr. Herschel Johnson and Mr. Bramley Fisher were absent (excused). Planning Department staff Jeff Adams, Darby Terrell, and Ashley Minery were also present. Commissioner Jake Dalton was present. One member of the public was also present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.): There were no public comments.
- III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications.
- IV. **CONSENT AGENDA:**
 - A. Minutes (March 21, 2024)
 - B. Subdivision Approval and Updates
 - C. Transportation Updates
- V. **INFORMATIONAL OR DISCUSSION ITEMS:**
 - A. Community Appearance Initiative Update

Ms. Minery explained the subdivision approvals and updates for the month. The Planning Department approved two subdivisions and nine exemption permits since the previous meeting. Ms. Terrell discussed driver changes for the Transportation Department. There was no further discussion of the consent agenda. Ms. Warwick moved to approve the consent agenda. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried.

Mr. Adams showed maps of townships and voter precincts and explains the different ways of classifying jurisdictions. He also presented a map of past Community Appearance Initiative Properties. He also briefly explained the options for making changes to the current meeting room or moving future meetings to the Commissioners' Chambers. After a brief discussion, Mr. Privette moved to stay in the Community Services Conference Room. Ms. Warwick seconded the motion. All present members voted in favor and the motion passed. Mr. Adams also explained he would soon be meeting with the Tourism

Development Authority (TDA) to provide an update on the Community Appearance Initiative and the program's future funding.

B. Comprehensive Plan Work Session: Community engagement Schedule & Infographics

Mr. Adams presented a variety of infographics for various focus areas. He sought feedback on the style, readability, and relevance of the graphs. Data in areas such as demographics, home ownership, workforce commuting patterns, soil and water, agriculture lands, education, arts, environmental factors, health risk areas, tourism revenue, driving patterns, and collision reports. Mr. Adams also presented different branding options for the Comprehensive Plan. The board liked a design with a mountain scene.

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

Commissioner Dalton talked about the economic success of farming in Transylvania County. He also answered some of the board members' questions on clean water and farmland sales. Mr. Bryan O' Neil, a member of the public, asked for clarification on the Comprehensive Plan's process and timeline.

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

VIII. **ADJOURNMENT:** Mr. Jackson moved to adjourn the meeting. Mr. Cochran seconded the motion. All present members voted in favor and the meeting adjourned at 7:50PM.

Ashley Minery, Planner

Rick Lasater, Chair

**Transylvania County Planning Board
May 9, 2024 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Jeff Adams called the meeting to order at 6:04PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Bramley Fisher, and Mr. Greg Cochran were present. A quorum was present. Mr. Rick Lasater (Chair), and Mr. Kimsey Jackson (Vice Chair), and Mr. Herschel Johnson were absent. Due to the absence of the Chair and Vice Chair, Mr. Mike Privette presided over the meeting. Planning Department staff Darby Terrell and Ashley Minery were also present. Ms. Jaime Laughter, Transylvania County Manager, and two members of the public were also present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
There were no public comments.
- III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications.
- IV. **CONSENT AGENDA:**
 - A. Minutes (April 18, 2024)
 - B. Subdivision Approval and Updates
 - C. Transportation Updates

Mr. Adams explained the subdivision approvals and updates for the month. The numbers were also compared to other months in 2023 and 2024. Mr. Adams and Ms. Terrell provided an update on transportation ridership. The new minivan service and route alterations were also briefly discussed. Ms. Warwick requested Community Appearance Initiative (CAI) updates be added to future consent agendas. There was no further discussion of the consent agenda. Mr. Cochran moved to approve the consent agenda. Ms. Warwick seconded the motion. All present members voted in favor and the motion carried.

V. NEW BUSINESS

- A. Transylvania County Housing Study Steering Committee

Ms. Laughter explained the Housing Study Process and explained the process of selecting TPMA to complete the study. The Transylvania County Planning Board will serve as the steering committee for this study. TPMA will host two community engagement events in

June. They will prepare a county-wide study that involves multiple interest groups, public engagement sessions, and local business participation. The goal of the study is to identify potential areas of growth for affordable housing and policy recommendations for the Transylvania County Board of Commissioners. Ms. Laughter will provide the Planning Board with updates as the study progresses.

VI. INFORMATIONAL OR DISCUSSION ITEMS:

A. Comprehensive Plan Work Session, Outreach and Survey Questions & Issue Areas

Mr. Adams showed the board the draft annual report to the Board of Commissioners. He also showed the updated work schedule for the 2050 Comprehensive Plan. Community engagement events have also been scheduled. Mr. Adams encouraged members to look for community groups that staff could invite to the Comprehensive Plan events.

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

Former Commissioner Lynn Bullock offered his opinions on the primary issues facing the Rosman community. He expressed concern for affordable housing, traffic, community walkability, and the condition of several manufactured home parks.

VIII. BOARD MEMBERS' COMMENTS: Ms. Warwick and Mr. Privette said they would be out of town for some of the Comprehensive Plan events. Mr. Fisher thanked staff for their work and Mr. Bullock for his advice.

IX. ADJOURNMENT: Ms. Warwick motioned to adjourn the meeting. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried. The meeting adjourned at 6:58PM.

Ashley Minery, Planner

Rick Lasater, Chair

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

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Kimsey Jackson, Planning Board's Vice Chair, called the meeting to order at 6:00PM. Ms. Wendy Warwick, Mr. Mike Privette, and Mr. Herschel Johnson were present. A quorum was present. Mr. Rick Lasater (Chair), Mr. Bramley Fisher, and Mr. Greg Cochran were absent (excused). Mr. Jeff Adams, Ms. Darby Terrell, Ms. Ashley Minery, and Mr. Dwayne Smith were also present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
There were no public comments.
- III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications. Mr. Johnson moved to approve the agenda as presented. Mr. Privette seconded the motion. All present members voted in favor and the motion carried.
- IV. **CONSENT AGENDA:**
 - A. **Minutes (May 9, 2024)**
There was no discussion of the minutes from May's meeting. Mr. Privette moved to approve the consent agenda as presented. Mr. Johnson seconded the motion. All present members voted in favor and the motion carried.
- V. **NEW BUSINESS**
 - A. **Transylvania County Community Appearance Initiative Visibility Policy Text Amendment**
Mr. Adams discussed the proposed text amendments to the Transylvania County Community Appearance Initiative Policy. The previous CAI policy, from the last time the program was active, was geared towards the appearance of scenic corridors in the county. Last year, in the new CAI policy, this was changed to now include any properties that are visible from any state-maintained road. The Planning Board has been hesitant to approve current CAI applications based on their location falling outside the scope of the current CAI policy. After a discussion of previously approved projects, Mr. Privette moved to table this until the next meeting so they can seek further direction from Transylvania County's Board

of County Commissioners. Mr. Johnson seconded the motion. All present members voted in favor and the motion carried.

B. Consideration of CAI# 24-03, John Hoxit requesting Community Appearance Initiative Assistance

Mr. Adams explained the request is for removing junk on the property and the demolition debris of a dilapidated structure. It is located at 95 Tom McKinney Drive. Mr. Smith, of Transylvania County Solid Waste, also explained the owners' motivations for cleaning the property and building a new home in the future. Mr. Smith explained the property owners were covering the labor and the CAI funding would cover the tipping fees for depositing the dumpster contents in the landfill. Mr. Smith quoted \$5250 for these fees, but predicted the final cost would be lower. Mr. Privette moved to allocate up to \$5250 of CAI funds for the Jonathan Hoxit property. Mr. Johnson seconded the motion. Mr. Johnson, Mr. Privette, and Mr. Jackson voted in favor. Ms. Warwick was opposed. The motion carried.

C. Consideration of CAI #24-04, Rodney Hamilton, on behalf of Christine Hamilton is requesting Community Appearance Initiative assistance.

Ms. Terrell presented the staff report for the Hamilton property. Junk has been collected in an outdoor carport. The property is located at 50 Maple Hill Rd. Mr. Smith also said most of the junk is paper, cardboard, and building materials. He will oversee approved projects to ensure costs remain as low as possible. He estimated \$6700 for the tipping fees of this project, but predicted the final cost would be lower. Mr. Johnson moved to allocate up to \$6700 of CAI funds for the Rodney Hamilton property. Ms. Warwick seconded the motion. All present members voted in favor and the motion carried.

VI. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department's recent approvals. From May 9, 2024, to July 17, 2024, the department approved 9 subdivision applications. This resulted in the creation of 15 new lots. The department also approved 23 subdivision exemption applications. Of these, 15 were for recombination and 6 were for lot line adjustments.

B. Transportation Update

Ms. Terrell provided recent ridership statistics for the Transylvania County Public Transportation's fixed route and demand response services. The board questioned advertising efforts and possible changes to the fixed route stops. Ms. Terrell explained those changes and the marketing campaign will be a priority of the department in the coming months.

C. Comprehensive Plan Update

Mr. Adams informed the board of the next steps in the Comprehensive Plan process. Phase 2 of the project will involve drafting goals, strategies and a community survey. This will likely continue through the fall of 2024, with the final phase of the project beginning in 2025. There was high participation in many of the Kickoff Events. So far, Land Use and

Livability has been identified as the highest priority focus area. Staff also identified affordable housing, quality healthcare, high paying jobs and education improvement as popular concerns of the community.

D. Community Appearance Initiative Update

Mr. Adams explained the CAI funding's is a result of a grant from the Tourism Development Authority (TDA) and is matched by county funds. He also discussed projects that were approved in the past.

E. Housing Study Update

Mr. Adams explained TPMA has received around 500 responses from their surveys so far. These will be available until the end of July.

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

Mr. James Green, a driver for Public Transportation, attended the meeting. He explained that his job exposes him to many types of people around the county. He agreed he often hears concerns about good jobs and housing in the county.

VIII. BOARD MEMBERS' COMMENTS: Mr. Johnson said his perspective on the scope of the CAI policy is evolving. Mr. Jackson explained he doesn't want people to abuse the program but is glad it does so much good in the community. Mr. Johnson moved to adjourn the meeting. Mr. Jackson seconded the motion. All present members voted in favor and the meeting adjourned at 7:32PM.

IX. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

**PLANNING AND
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Jeff Adams, Director
Ashley Minery, Planner
Darby Terrell, Planner



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**Transylvania County Planning Board
August 15, 2024 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:00PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Herschel Johnson, Mr. Kimsey Jackson, Mr. Bramley Fisher, and Mr. Greg Cochran were also present. A quorum was present. Mr. Jeff Adams, Ms. Darby Terrel and Ms. Ashley Minery were also present. There was one member of the public present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
Mr. James Green greeted the board and said he became interested in ongoing projects at the last meeting. They thanked him for attending again.
- III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications
- IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.
 - A. **Minutes (July 18, 2024)**
- V. **OLD BUSINESS**
 - A. **Transylvania County Community Appearance Initiative Visibility Policy Text Amendment**

There was no discussion of the July meeting minutes. Ms. Warwick moved to approve the minutes as presented. Mr. Johnson seconded the motion. All present members voted in favor and the motion carried.

Transylvania County Planning is requesting consideration of a text amendment to the Community Appearance Initiative, Scope and Priorities, broadening the scope from the restrictive reading of visibility from State Roadways.

Mr. Adams explained the current standards and regulations of the Community Appearance Initiative (CAI). He presented the board with different options for text amendments including changing the standards or widening the scope of the CAI. The Planning Board discusses if they wanted to change the CAI scope to include any property that abuts a state-maintained road, or if junk should have to be visible from state road (current scope). Mr. Privette moved to leave the CAI scope as it currently reads, and Mr. Johnson seconded the motion. All present members voted in favor and

the motion carried.

VI. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department's recent approvals. During the month of July, the department approved 11 total exemptions and 5 subdivisions. Ms. Minery predicted the totals for August would be higher than previous months, based on the approvals at the time of the meeting.

B. Transportation Update

Ms. Terrell provided recent ridership statistics for the Transylvania County Public Transportation's fixed route and demand response services. There were 107 riders for the Fixed Route service in July. The Demand Response service was consistent with previous years. Ms. Terrell also explained the current survey for public transportation and its effort to evaluate what the community would like to see in available services.

C. Housing Study Update

Mr. Adams announced TPMA's housing study survey received over 500 responses. They will continue to work on the study in coming months.

D. Community Appearance Initiative Update

Mr. Adams announced the Hoxit property project was completed and came in under budget. The tipping fees for the project totaled \$2445.90 of the approved \$5250. More applications will likely be brought before the board next month.

E. Transylvania 2050 Comprehensive Plan Update

Mr. Adams explained the amended timeline for the 2050 Comprehensive Plan. His goal is to have a survey made available to the public in October. He asked the board to review the current draft survey and bring their editing suggestions to September's meeting. 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: Mr. Cochran questioned the number of past CAI projects. Mr. Adams estimated it was over 40, and that number was later confirmed to be over 60. Mr. Fisher expressed his surprise at the average age of participants, so far, have been over 65 years old. He would like to see more young people involved in the Comprehensive Plan and Housing Study process. Mr. Privette moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the meeting adjourned at 7:13PM.

IX. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

DRAFT

**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: January 16, 2025

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
 2. CAI Budget Sheet, January 9, 2025

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	\$23,450.00
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.


 freeconvertimag...

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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,

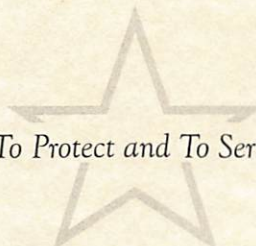
A handwritten signature in black ink that reads "M C Owen".

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,

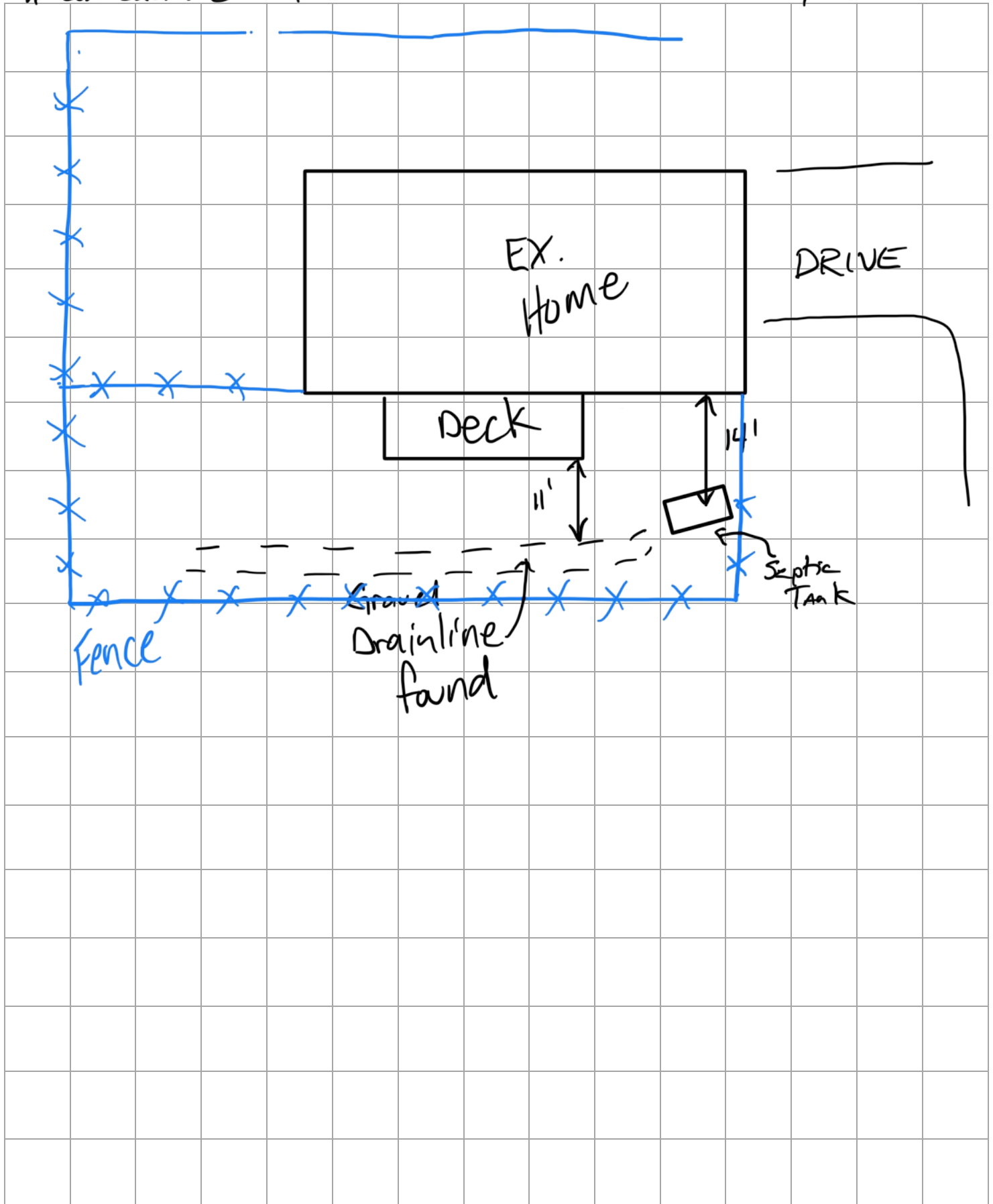
Neill O. Cagle, REHS
Environmental Health Program Specialist

TRANSYLVANIA CO. ENVIRONMENTAL HEALTH "AS BUILT" DIAGRAM

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

41 Confederate Ln.

Date 11/13/24



CAI Budget | January 9, 2025

V.A2

Case#	Applicant	Owner	Address	PIN#	Requested	Approved	Expended	Pending	Available	Actual
CAI#24-01	Purple Bucket Enterprises, LLC	Purple Bucket Enterprises, LLC	2427 Greenville Highway	8594083173000	\$3,419.00	WITHDRAWN	\$0.00	CLOSED	#VALUE!	\$20,000.00
CAI#24-02	McCall	Evans	95 Tom McKinney Dr.	8564947726000		WITHDRAWN	\$0.00	CLOSED	#VALUE!	\$20,000.00
CAI#24-03	Hoxit	Evans	95 Tom McKinney Dr.	8564947726000	\$6,500.00	\$5,250.00	\$2,445.90	CLOSED	#VALUE!	\$17,554.10
CAI#24-04	Hamilton	Hamilton	50 Maple Hill Rd.	9516713318000	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00	\$10,854.10	\$17,554.10
CAI#24-05	Burdett	Blythe	1662 Solomon Jones Rd.	9512758783000	\$10,500.00	\$10,500.00	\$0.00	\$10,500.00	\$7,054.10	\$17,554.10
CAI#24-06			Minerva Lane			WITHDRAWN	\$0.00	CLOSED	#VALUE!	\$17,554.10
CAI#24-07	Fletcher	Transylvania Co. Board of Education	41 Confederate Lane	8564624660000	\$15,000.00	TABLED	\$0.00	CLOSED	#VALUE!	\$17,554.10
									\$0.00	
									\$0.00	
									\$0.00	
									\$0.00	
									\$0.00	
									\$0.00	
									\$0.00	
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									\$0.00	
									\$0.00	
FY24/25					\$42,119.00	\$22,450.00	\$2,445.90	\$17,200.00	\$354.10	\$17,554.10



Memorandum

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

Agenda Date: January 16, 2025

Subject: Transylvania County 2050 Comprehensive Plan Update Draft Community Survey

Contact: Staff

Attachment(s): 1. Draft Community Survey
 2. Planning Board Draft Community Survey, with revisions

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-scientifically 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.

In the Planning Board’s March 2024 Draft (ATT 2), the sections removed have been highlighted and the language added are shown in red.

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!

Planning Board Community Survey March 2024 Draft with proposed summary of changes

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

Access to health care/
mental health services

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

	Senior recreation programs.....	1	2	3	4	5	6
	Youth/teen recreation programs.....	1	2	3	4	5	6
10	Please rate the following areas of transportation in Transylvania County.	Very Bad	Bad	Average	Good	Very Good	No Opinion
	Ease of travel by car.....	1	2	3	4	5	6
	Ease of travel by public transportation	1	2	3	4	5	6
	Ease of walking	1	2	3	4	5	6
	Accessibility for people with disabilities (e.g., people with low vision or in wheelchairs)	1	2	3	4	5	6
	Ease of travel by bicycle.....	1	2	3	4	5	6
	Traffic flow.....	1	2	3	4	5	6
	Street maintenance	1	2	3	4	5	6
	Availability of electric vehicle charging stations.....	1	2	3	4	5	6
	Access to Asheville Regional Airport	1	2	3	4	5	6
11	In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Transylvania County?	Not at all	Once a month or less	2-4 times a month	2 times a week or more		
	Visited a park.....	1	2	3	4		
	Utilized Transylvania in Motion services...	1	2	3	4		
	Attended a community-sponsored event.....	1	2	3	4		
	Attended a government-organized event (open house, County appointed or elected Board or Commission session, etc.).....	1	2	3	4		
	Attended a school function, event or performance...	1	2	3	4		
	Attended a local church service, activity or function...	1	2	3	4		
	Attended a local arts event or musical performance...	1	2	3	4		
	Attended a local civic meeting, event or function...	1	2	3	4		
	Volunteered your time in Transylvania County	1	2	3	4		
12	Please indicate how frequently, if ever, you or other members of your household use each of the following sources for information regarding County issues, services and programs	Never	Sometimes	Frequently	Always		
	Online video of Commissioner Board Meetings...	1	2	3	4		
	County's website (www.transylvaniacounty.org)	1	2	3	4		
	County Clerk's Email or Sunshine List	1	2	3	4		
	Newsletters or brochures from County departments ...	1	2	3	4		
	County employees or departments (e.g., contacting by phone, email or in person)...	1	2	3	4		
	Word of mouth.....	1	2	3	4		
	Newspaper (print or online) ...	1	2	3	4		
	Radio...	1	2	3	4		

	Television news...	1	2	3	4		
	Social media (Facebook, Twitter, Nextdoor, YouTube, etc.) ...	1	2	3	4		
	County booths at local events...	1	2	3	4		
	Other (please specify) _____	1	2	3	4		
13	When you think of the future of Transylvania County, what is important to you...	Not Very Important	Not Important	Average	Important	Very Important	No Opinion
	as a place to liveRepeat list from Transylvania Today question...	1	2	3	4	5	6
	as a place to raise children.....	1	2	3	4	5	6
	as a place to retire.....	1	2	3	4	5	6
	as a place to attend college.....	1	2	3	4	5	6
	as a place to work	1	2	3	4	5	6
	safety of community members.....	1	2	3	4	5	6
	shopping opportunities.....	1	2	3	4	5	6
	dining opportunities	1	2	3	4	5	6
	entertainment opportunities.....	1	2	3	4	5	6
	civic, social and spiritual opportunities....	1	2	3	4	5	6
	job opportunities.....	1	2	3	4	5	6
	affordable housing...community.....	1	2	3	4	5	6
	arts and cultural opportunities.....	1	2	3	4	5	6
	recreational opportunities.....	1	2	3	4	5	6
	quality healthcare	1	2	3	4	5	6
	quality eldercare facilities and services....	1	2	3	4	5	6
	affordable quality childcare.....	1	2	3	4	5	6
	quality of public schools.....	1	2	3	4	5	6
	quality of public library services.....	1	2	3	4	5	6
	openness and acceptance of the community toward people of diverse backgrounds...	1	2	3	4	5	6
	access to family and friends....	1	2	3	4	5	6
	access to natural areas, parks and trails...	1	2	3	4	5	6
	appearance of the County	1	2	3	4	5	6
14	When you think of the future of Transylvania County, what is important to you...	Not Very Important	Not Important	Average	Important	Very Important	No Opinion
	Managing and planning for growth.....	1	2	3	4	5	6
	Efficient operation of programs and services...	1	2	3	4	5	6
	Protection of private property rights...	1	2	3	4	5	6

Vision Statement: Affordable, Attractive, Close-knit, Cultured, Diverse, Educated, Lively, Quaint, Resilient, Safe, Vibrant, Other...

Promotion of the social health of Transylvania County (providing human services, promoting public health, through medical and mental health care programs, alleviating homelessness, etc.)...	1	2	3	4	5	6
Promotion of the workforce through development of affordable housing...	1	2	3	4	5	6
Promotion of the workforce through support of affordable child care...						
Promotion of the economic health of Transylvania County...	1	2	3	4	5	6
Encouraging a variety of businesses...	1	2	3	4	5	6
Retaining existing businesses...	1	2	3	4	5	6
Attracting new businesses...	1	2	3	4	5	6
Attracting new industry and manufacturing ventures...	1	2	3	4	5	6
Expanding water and wastewater infrastructure...	1	2	3	4	5	6
Improving and expanding transportation facilities, state roadways and intersection treatments...	1	2	3	4	5	6
Improving and expanding pedestrian and cycling transportation facilities, such as sidewalks and trails...	1	2	3	4	5	6
Improving and expanding park facilities, such as sports fields, dog parks, aquatics, etc...	1	2	3	4	5	6
Improving and expanding recreational services, such as sports leagues, exercise programs, etc...	1	2	3	4	5	6
Supporting a regional hospital facility and accessible medical care...	1	2	3	4	5	6
Providing superior public educational facilities and services, from K-12 and vocational training to higher education...	1	2	3	4	5	6
Supporting superior Sheriff, Fire, Life-Safety and Emergency preparedness resources and services...	1	2	3	4	5	6
Providing library programming and services, such as reference support, timely and accessible educational and research materials and meeting facilitation...	1	2	3	4	5	6
Organizing a water district for protecting water rights...	1	2	3	4	5	6
Providing opportunities to participate in government activities ...	1	2	3	4	5	6
Providing emergency information...	1	2	3	4	5	6
15 First, please select the option that best describes how you think the County should address each of the following aspects of the community. Then, please select which three (3) should be the top priorities for the County to focus on in the next 5 years.	Less Effort	Same Effort	More Effort	No Opinion	Top 3 Priorities	
Economy: Includes economic planning and development activities, workforce training and development, tourism promotion and development and providing a variety of employment opportunities...	1	2	3	4		☐
Environment: Includes efforts to ensure adequate and resilient water resources, good air quality, land conservation, eroision control, recycling, and maintaining an attractive community	1	2	3	4		☐

	Education & Public Health: Includes providing superior public education, public health, social services and supporting public welfare...						
	Community Livability: Includes providing an adequate supply of quality affordable housing for all socio-economic groups, addressing poverty and homelessness, creating engaged and engaged community centers....	1	2	3	4		?
	Safety: Includes police and sheriff services, fire services, stormwater facilities, emergency medical response, building inspection and emergency preparedness....	1	2	3	4		?
	Arts & Culture: Includes supporting the practice and proliferation of the arts, galleries, public art, historic museums, music and cultural events, while ensuring historic preservation...						
	Parks & Recreation: Includes providing recreational programming for all walks of life, maintaining and expanding access to parks, recreational facilities, trails and natural areas.....	1	2	3	4		?
	Transportation and Mobility: Includes transportation planning and development, maintaining roads and traffic operations, Transylvania In Motion bus operations, and bicycle and pedestrian safety	1	2	3	4		?
	General Government: Includes internal support functions, County management, Council, boards and commissions, volunteers, technology, communicating with community members and building maintenance and repair.....	1	2	3	4		?
16	Thinking about the next five years, what is ONE item or focus area you would like the County to improve?						
17	Why is it important to you, or the community overall, for the County to focus on the area you mentioned?						
18	Please indicate how likely or unlikely you are to do each of the following:	Very Unlikely	Somewhat Unlikely	Somewhat Likely	Very Likely	Don't Know	
	Recommend living in Transylvania County to someone who asks	1	2	3	4	5	
	Remain in Transylvania County for the next five years.....	1	2	3	4	5	
DEMOGRAPHICS							
19	What is your age?	18-24	25-34	35-44	45-54	55-64	65-74
		75+	Prefer not to Answer				
20	What is your gender?	Female	Male	Prefer not to Answer			
21	What is your race/ethnicity?	Asian or Asian-American	Black or African-American	Native American or Islander	White or Caucasian	Hispanic or Latino	Two or More Races
		Other:	Prefer not to Answer				

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

KEY:

Highlighted Text is proposed for removal

Red Text is proposed new language

Transylvania County Transportation, Planning & Community Development

January 2025

Transylvania 2050:

The Draft Summary of the Kick-Off & Community Center Engagement was approved for release and inclusion in the Transylvania 2050 Comprehensive Plan Update. The Draft of the Community Survey was forwarded to the Planning Board's January Meeting, for their consideration and recommendations for general release.

Transylvania County Comprehensive Housing Strategy:

County Staff's next meeting with TPMA will be January 22nd to discuss the latest draft of the Stakeholder Engagement Summary and Findings so far.

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 on January 8th on Zoom. The group will transition to seeking resources and funding for long term storm recovery and ways it ties into the existing affordable housing needs. The group's focus this coming month will be drafting a regional needs document to be used for storm recovery advocacy and funding requests.

Brevard-Transylvania Housing Coalition (BTHC): The BTHC met on December 17th at Grace Church Brevard. The group is now refocusing on pre-storm affordable housing needs instead of storm recovery efforts. The City of Brevard and various nonprofit organizations are working on affordable housing projects. The County provided the following update on its infrastructure investments:

- Brevard- Rosman Interconnect for Water: The final bid has been approved by DEQ and is moving forward to contracting/construction. This project will allow for emergency sharing of water resources between the Town and City. The need for resilience infrastructure was emphasized in our region due to the storm impacts. Estimated completion in summer 2025.
- Brevard Gallimore Road sewer improvements: This project will allow the Boys and Girl's Club expansion to continue as planned while also improving a section of sewer infrastructure that serves approximately 30% of the City's customers, including a good portion of multifamily units in the southern portion of the city. The Boys and Girls Club is paying for the engineering and the county is funding construction and easement for this project and a sewer lift station project at the request of the City.
- Extension of infrastructure to Pisgah Labs: Transylvania County commissioners have approved the city's grant match at up to \$650k and to additional costs to complete the

project that the City's RDA recent grant award. The additional costs are preliminarily expected to be an additional \$700k in county funds. This project will support the Pisgah Labs expansion plans for pharmaceutical manufacturing including new job creation. Pisgah Labs has also been in discussions about building some housing at their site along the Ecusta Trail to support workforce in the future.

- There are several other projects in study or pre-development. Additionally, the state budget last year awarded the City of Brevard \$13 million, Town of Rosman \$10 million and the County \$10 million to be used for infrastructure. These are not expected to be repeat funding allotments in future state budgets. The City and Town are both completing their Asset Inventory Assessments and CIPs funded by state grants that will help show the big picture of the status of their systems, project needs and establish the baseline for future planning. Commissioners have requested these in order to deliberate on the best way to invest the \$10 million on behalf of the county as a whole and are tentatively scheduled to consider funding requests in the first quarter of 2025.

The Planning Board (PB):

The PB is scheduled to consider a tabled Community Appearance Initiative project and 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 \$10,500 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 and continued in December, will be before the Planning Board at their January meeting. The CAI has \$354.10 of available funds in the FY25 CAI budget remaining, pending expenditures.

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 received extended funding for an FY25 St. Philip's Episcopal Women's grant for \$10,000, which continues free senior transportation services for another year. 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):

This month's TAC has been moved to February 11th, as the Comprehensive Transportation Plan for Transylvania County is still under state review.

Joint Historic Preservation Committee (JHPC):

The Inn at Brevard is back on the market. Staff have communicated necessary repairs to potential buyers.

Staff submitted an Annual Report of JHPC activities to the North Carolina Department of Cultural and Natural Resources on December 20th. This along with training sessions allows Transylvania County to maintain its status as a Certified Local Government (CLG) for historic preservation.

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 next commemoration events are being planned for Spring 2025.

Community Center Regional Leadership Group:

Staff received a contract for review for a centralized booking and calendar software service, which is currently being reviewed by IT and County legal staff prior to approval and implementation.

Community Center Grants:

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 in grant funding.

CC Grant Award Letters and Contracts were issued to Transylvania Community Centers on December 30, 2024 and signed contracts are beginning to be received by staff.

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

Planning Board

*Thursday, January 16, 6PM, at Board of Commissioners Chambers
Thursday, February 20, 6PM, at Board of Commissioners Chambers*

Joint Historic Preservation Committee

Tuesday, January 14, 4PM, at Mary C. Jenkins Community Center

Transportation Advisory Committee

Tuesday, February 11, 6PM, at Board of Commissioners Chambers