

# 2025 Transylvania County

C O M P R E H E N S I V E P L A N



## Community Open Houses Report

Thursday, August 27, 2015

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## Overview and Summary of Findings

In May, June, and July, the Planning Board and Planning and Community Development staff visited communities throughout Transylvania County to collect citizen input for the 2025 Comprehensive Plan. The following report details the input collected from these Community Open Houses. This report summarizes the work that was devoted to this project and the hundreds of comments and concerns our citizens provided. This information, combined with the data from the 2025 Survey and the April 28, 2015 public input meeting, will provide the framework for the 2025 Comprehensive Plan.

Community input provided during the Community Open Houses revealed several common assets, needs and top priorities:

- **Assets:** natural resources, library and education
- **Needs:** road improvements, sewer/water/internet infrastructure, affordable housing and jobs (manufacturing and professional) and bike safety
- **Top Priorities:** jobs, keeping/attracting young families and bike safety

## Background

When the Transylvania County Planning Board and Planning and Community Development Department began the 2025 Comprehensive Plan, it was important that public input drive the plan's content. The Planning Board recruited more than 40 "Community Advocates" to assist with the public participation component of the plan. Together, the Planning Board, Community Advocates and staff generated an 1) Existing Conditions Report, 2) a survey, 3) a consensus building workshop (The April 28<sup>th</sup> 2015 Public Input Meeting) and 4) Open Houses. The April 28<sup>th</sup> Public Input Meeting served as the keystone for the public participation component, but the Community Open Houses were opportunities for the public to give input by community and geographical location.

There were a total of 33 Community Open House events divided into 4 categories: "Community Centers," "Private Invites" (i.e. clubs, Home Owners Associations, etc.), "Special Events," and "Door-to-Door." All of the open houses were advertised through multiple sources including the Planning and Community Development website, the Planning and Community Development newsletter, *The Transylvania Times*, two local radio stations, a local cable channel and billboards of Community Centers. Below is a complete list of Open Houses, by date and category (Figure 1).



<b>Community Open Houses - 2025 Comprehensive Plan Public Participation (May, June, July 2015)</b>		
<b>Type</b>	<b>Location</b>	<b>Date</b>
<b>Community Center</b>	Rosenwald Block Party - Silversteen Park	5/16/2015
	Eastatoe Community Center	5/28/2015
	See Off Community Center	6/1/2015
	Sapphire-Whitewater Community Center	6/1/2015
	Dunn's Rock Community Center	6/4/2015
	Transylvania County Library Rogow Room	6/9/2015
	Cedar Mountain Community Center	6/12/2015
	Little River Community Center	6/15/2015
	Quebec Community Center	6/16/2015
	Transylvania County Parks & Rec Center	6/23/2015
	Rosman Town Hall	6/25/2015
	Balsam Grove Community Center	6/30/2015
	Lake Toxaway Community Center	7/2/2015
	North Transylvania Fire Rescue	7/7/2015
	<b>Private Invite</b>	Stoneybrook Homeowners Association - Williamson Creek Community Center
Brevard Wesleyan Church		5/8/2015
Connestee Falls Clubhouse		6/11/2015
Slick Rock Community Pavilion		6/24/2015
<b>Special Event</b>		Heart of Brevard
	White Squirrel Festival	5/23/2015
	White Squirrel Festival	5/24/2015
	Transylvania County Library - Family Music Show	6/10/2015
	Tiny Houses Rally - Transylvania County Library	6/18/2015
	Farmer's Market	6/20/2015
	Rise and Shine Parent's Meeting	6/25/2015
	Farmer's Market	7/4/2015
July Fourth Celebration	7/4/2015	
<b>Door-to-Door</b>	Balsam Crest	6/23/2015
	English Hills, Pine Crest and Beech Crest	6/29/2015
	Holly Crest and Cedar Crest	7/1/2015
	Rosenwald Area (Houses on Oakdale St, Carver St, Hemphill Circle and Jenkins Rd)	7/7/2015
	Silversteen Dr, Loeb Dr and Keith Ct	7/16/2015
	Gallimore Rd. (Apartments)	7/30/2015

Figure 1.

The Community Open Houses provided a platform for community members to express their concerns, aspirations, and ideas for the future of Transylvania County. Planning Board members and Community Advocates were critical in setting up and hosting many of these events. Without them, the Open Houses would not have been as successful.

Almost all Open House events were scheduled between the hours of 5:00 PM and 7:00 PM and were designed to be “drop-ins.” When people came into the space, they were greeted by staff and Planning Board. They were then invited to take a self-guided tour of the information provided, ask questions, provide feedback, and take the survey. The self-guided tour included:

- “How Do You Want Transylvania County to Grow” video;
- Story boards of the “Existing Conditions Report” where each board highlighted each of the seven basic planning elements (Population, Housing, Economics, Transportation, Natural Resources, Community Services and Facilities, and Land Use);
- Mapping exercises identifying the needs and assets of the County;
- The three questions from April 28<sup>th</sup> meeting; and
- The survey.

Attendance at the Community Open House events ranged from as little as 3 to as many as 30. Overall, including “Special Events,” the approximate total number of people attending these open house and community events was in excess of 1,126.

## Data Summary

Citizen input was collected either by citizens filling out questionnaires, the mapping exercises, and/or conversations with staff and planning board and is summarized below. Each section below is classified by each Community Open House or event.

The three questions referenced in the tables below were the three questions asked at the April 28, 2015 Public Input meeting. These questions are as follows:

- Q1. Transylvania County has many assets. Some are used, some are under-utilized, while others are relied upon too much.** What are the things in Transylvania County that we can build upon in order to enhance our lives over the next 10, 20, 30 years? In other words, what are the County’s most important assets (to you) to be supported, maintained, and/or enhanced? Name 3 and use 1 word to name or describe each asset.
- Q2. Imagine you are in Transylvania County 10 years from now. The County is exactly as you have scripted it to be 10 years ago and you are now living in this County.** If you were to stop and take a photograph of it as it is in this future place, what do you see in the picture? Describe 3 things you see using 3 words or less for each item.
- Q3. You now know what your ideal Transylvania County will be like 10-20 years from now. Now let’s think about getting there from where we are today.** With your ideal picture in mind, name 3 things that are challenges or obstacles for achieving your ideal image and what we as a community can do to address them? In other words, name three obstacles the County will have to overcome, or be aware of, in order to become your pictured County. Describe 3 things using 3 words or less for each item.

**Stoneybrook HOA – Williamson Creek Community**

**Date:** Saturday, May 2, 2015

**Time:** 12:00 PM – 1:30 PM

**Attendance:** 21

**Planning Board Members Present:** Wayne Hennie and Maureen Copelof

**Staff:** Mark Burrows

**Type:** Private Invite

**Format:** Presentation

**Details:** Mark Burrows, Planning and Community Development Director gave a 15 minute presentation to the group after a potluck lunch. The group was very responsive to the efforts taken by the Planning Board and much discussion ensued concerning employment, biking, and roads.

**Results Summary:** Zoning: small area zoning vs. county-wide zoning, enforcement for cleaning up properties, City/County sewer and water, governmental collaboration, and Ecusta site.

Stoneybrook Home Owners Association, May 2, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
				Are we going to look into zoning? This led into a discussion of small area zoning vs county-wide zoning.
				Concerns about how property owners who do not maintain their property. Is there any type of enforcement mechanism? Specific example on Williamson Creek Rd was mentioned. Concerns were that it is now uninhabited and is becoming not just an eyesore but a safety concern.
				County and City Sewer and Water. Who owns it and why? Questions were raised about how large infrastructure improvements would be funded. What would be the benefit of these large infrastructure investments to communities such as Stoney Brook?
				Discussed something being done by the county to encourage industry and co-ordinate with Rosman/Brevard.
				Several members commented on how there really needed to be good communication and coordination between the county and city as well as between county departments.
				Comment on bringing in Jobs/Business-focus on getting everyone (Rosman/Brevard/County) on the same page, better communications between. A problem with conflicting rules and regulations was mentioned.
				Business development and controls.
				What is happening with Ecusta? There was a lot of interest concerning what had been done with the cleanup of this site as well as any potential for future development.

				Discussion regarding the issue of population density and what is the ideal for Transylvania county. One member mentioned that they moved here because where they lived previously had just grown to be too large.
				Comment on biking on roadways. There was concern that with the increase of Transylvania County as a biking mecca that the roads are not designed to accommodate both bikes and cars....not enough room and often no shoulders to the road. Can we encourage the NC DOT to improve our roads in this regard?
				Question concerning the Rail to Trail initiative and what was the county's policy regarding this? Question was asked if at least the RR crossing on Ecusta Rd could be paved over.
				Question concerning fire support for the community and what was happening with a fire station annex on US 276.
				Question brought up concerning the schools and whether there was projected growth or decline in the public school population. Comments were made about not paying the teachers enough.
				Wilson Road Improvements re: Flooding.
				Comments were made about the lack of affordable housing in the county for young people just starting careers (such as teachers).
				Question about how much dialogue there would be with the State and National agencies concerning the forest development plans. Members mentioned this coordination is critical since this involves such a large percentage of the county's area.
				Comment was made that it would be good to install electric car charging stations in the county as this would help encourage more visitors.

**Brevard Wesleyan Church**

**Date:** Friday, May 8, 2015

**Time:** 11:00 AM – 2:00 PM

**Attendance:** 7

**Planning Board Members Present:** Wayne Hennie, Mike West, Maureen Copelof and Kris Hovey

**Staff:** Mark Burrows, Chris Hnatin and April Alm

**Type:** Private Invite

**Format:** Open House

**Details:** The Planning Board and staff were invited by the Wesleyan Church. This was the first open house where staff prepared story boards of the Existing Conditions report, displayed the “How Do You Want Transylvania County to Grow” video, set up mapping exercises, offered surveys and the April 28<sup>th</sup> questions. The turn-out was small, however attendees provided good input.

**Results Summary:** Keep children here, improve roads and transportation, more industry and jobs, keep the railroad, capitalize on tourism, and government distinction.



Brevard Wesleyan Church, May 8, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
	Thriving for the benefit of all not just merchants. Many resources to utilize.		The lowest pay scale is in retail yet we keep increasing retail outlets and ignore industry.	Keep children here.
			Improve the county roads. They are too narrow with nowhere to pull off if needed. Don't give up the railroad line. Traffic is becoming an issue.	Non-industrial, not just bedroom.
			Do not get rid of the rail service! If you do it will eliminate any possibility of industry coming here.	Natural Resources are excellent.
			County needs some designations with the federal government separate from Buncombe. It will open the door for future grants. Transylvania can work independently.	Self-Educate.

				Tourism: Lots of money in that. i.e. Flat Rock Playhouse, Brevard Music Center, etc.
				Green Technology/ Education
				Traffic problems - make it easy for people to get in and out.

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Jobs - better paying, to keep young people here.		Better paying jobs.
Keep railroad for business.		Better transportation -infrastructure traffic becoming an issue.
		More local culture; history, locals, involved in government, etc.

### Rosenwald Block Party

**Date:** Saturday, May 16, 2015

**Time:** 11:00 AM – 5:00 PM

**Attendance:** Approx. 30

**Planning Board Members Present:** Wayne Hennie, Maureen Copelof and Jackie Whitmire

**Staff:** Mark Burrows and Brian Burgess (intern)

**Type:** Private Invite

**Format:** Festival Booth

**Details:** Planning Board member Maureen Copelof, arranged though NAACP to have a booth at the Rosenwald Block Party. It had been a priority for the Planning Board to reach the minority population and this was one opportunity to do so. Questionnaires and surveys were distributed – map exercises were not used.

**Results Summary:** Education, natural resources, and bike lanes are a priority. Also mentioned were the need for affordable housing, healthcare, transportation shuttle, and recreational amenities such as a dog park.

Rosenwald, May 16, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
Education, Natural Beauty, Park for Children.	Full support for public schools! Health care for ALL.	More businesses (clothing stores, shoe stores), restaurants, indoor basketball court.		
Schools, Nature, Parks.	Bike lanes, sidewalks, Health care for everyone.	Transportation, shuttle between Brevard and Asheville (with stop at airport) and loop to Hendersonville, or better, Hendersonville separate shuttle.		

Good Schools, Lots of natural resources, wonderful people.	Bike lanes/sidewalks, tiny homes, community gardens.	Compost collection on Mondays for community gardens <u>after</u> it mulches.		
Natural resources, arts, small community feeling.	Bike/Walking paths, parks, more public art, Better public parks, Better school buses.	Family friendly pathways, skateable spots, setting space aside.		
Great natural resources.	Better school buses, affordable housing, public transportation, community center w/ swimming pool in Rosenwald.	Dog park, cross walk at library and Brevard Ballet/ Rock Gym.		
Natural resources (Public land), small town character, arts.		Good county roads, keep neighborhood clean and safe for young children.		
Education, PTA meeting, representation on city/council boards county, good community.		More jobs, something to attract youth back into the county.		

**Eastatoe Community Center**

**Date:** Thursday, May 28, 2015

**Time:** 6:30 PM – 8:00 PM

**Attendance:** 25

**Planning Board Members Present:** Wayne Hennie, Mike West, Kris Hovey, Mark Tooley and Jackie Whitmire

**Staff:** Mark Burrows, Chris Hnatin, April Alm, and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** This was the first official Community Open House. Community Advocates, Matt Morgan and Corey Henson, and Planning Board Member Mike West assisted with the logistics. The open house was a success with approximately 25 people attending.

**Results Summary:** Jobs (economic development), bike and walking paths/routes, protecting water supply, solid waste planning, and doing things for our youth.





Eastatoo Community Center, May 28, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
				Close Planning Department.
				Protect water rights is necessary.

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Resurface US-178.	Parkway picnics.	Walk-ways and bike paths.
More activities for youth.	Hiking and biking.	Cantilever a bike-path/shoulder at blind curves, where needed for safety (especially between Brevard and Hap Simpson Park to make park more accessible).
No Zoning.	Forest/Parkway.	Living wage jobs.
Jobs.	County Rec fields.	Promotion of the Southern Appalachian Loop Trail.
History museum.		Small businesses or non-profits that will focus on energy use in older houses (insulation and gap sealing).
Rosman ball park.		Renovation of older, large homes into multi-family homes (e.g. duplex).
More sidewalks.		More bike lanes and Ecusta trail.
Ecusta Trail and other bike-friendly routes.		Public swimming pool - Olympic size for swimming laps.
Affordable Housing.		Start planning for future of solid waste disposal - make recycling a high priority.
Jobs - not minimum wage/industry but professional.		Joint vocational training between public schools and colleges.

		Plan for our youth and young adults - if we are a community of older people where will we live we be in 10 years - good questions -we need our young people to become more active in their community help us with activities, jobs, homes, and grants for our community centers and their programs.
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**See Off Mountain Community Center**

**Date:** Monday, June 1, 2015

**Time:** 6:30 PM – 7:30 PM

**Attendance:** 24

**Planning Board Members Present:** Wayne Hennie

**Staff:** Mark Burrows

**Type:** Private Invite (monthly potluck)

**Format:** Presentation

**Details:** Mark Burrows gave a brief presentation and overview to the group. Mark and Wayne also displayed 11 x 17 story boards and answered questions.

**Results Summary:** Natural beauty, music and arts, education, industry jobs, taxes, health care, sewer and water infrastructure.

See Off Mountain Community Center, June 1, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
Library, natural resources, beauty of land/mountains/rivers, friendly people, helpful community (social outreach), music, arts, restaurants, local businesses.	20% Growth, Lively community celebrating its assets (above) and history, more resources to serve children and seniors, better sewer and water resources to attract businesses, better economy.	Sewer system limitation, water limitation, lack of zoning (trash in neighbor's yards, sign blocking US 276 view and no ability to fix problem), bldg. department.		
Save Transylvania Regional Hospital- Don't let Mission destroy it. Jobs for young college graduates. Housing- affordable.				
Natural Beauty and Resources- Rare and Precious; Diverse citizens- Provides options; Caring and Compassion- Essential for community.	Multiple options for quality senior living; People of all ages, races, sexual orientation, viewpoints living together in peace; Trails, campsites, green areas that are well maintained.	People don't want to pay taxes- <u>I will</u> . Some are stuck in the past and afraid to change. Not enough real communication between diverse groups.		
Natural Beauty, including water; Wonderful people; Music and Arts; Good Schools.	Greater diversity of people (and celebration of same); <u>Jobs</u> that make sense for this county.	<u>Raise taxes</u> as needed. <u>Zone</u> as needed.		

Waterways; hunting/fishing; Natural beauty.	Clean Water; Green Hills; People enjoying the county.	Funding (without increasing taxes), lack of infrastructure, increasing awareness of T.C.		
Summer camps over utilize the recreation sites in the forest. Roads over utilized by bikes, Wilson Rd. and US 276 S. are dangerous! Is Beer Mfg. sending the wrong message to youth?	Industry Jobs not burger flipping or service so hunger in the county will be reversed. Better traffic flow around Brevard that is not 25 or 30 MPH.	If biking is going to be promoted we need bike lanes.		

**Sapphire-Whitewater Community Center**

**Date:** Monday, June 1, 2015

**Time:** 7:00 PM – 8:00 PM

**Attendance:** 8

**Planning Board Members Present:** Mack McNeely, Mike West and Jackie Whitmire

**Staff:** April Alm and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** The Sapphire Open House included all set-up material including the video, story boards, mapping exercises, questions, and survey.

**Results Summary:** Biodiversity, community, tourism, health care and awareness, taxes, and regulations.



Sapphire Community Center, June 1, 2015

Q1	Q2	Q3	Public Comments	Staff/Board Notes
Lots of sunshine and great soils; Bio Diversity; Community Togetherness; Cancer awareness (mineral deficiency); Youth Activities; Corporate Awareness.	The sunshine and soil are great for crops. Individual farms will help limit food crisis, will build more togetherness. Biodiversity creates biodiversity. Biodiversity helps mitigate loss of species. Biodiversity brings in tourism. Togetherness builds bonds. Builds stronger family bonds.			

Community, Infrastructure, Jobs.	Improved Roads, Smaller-mid size industry, well-funded public safety.	Too much government, Taxes too high, Excessive regulation.		
Natural resources- Water, Forest land (Trails).	Unity, Healthy People, Happy People/ Kids/ Jobs.	Homeless Needs, Hungry Kids, More things for our children to do, More needs for our elderly.		

**Dunn’s Rock Community Center**

**Date:** Thursday, June 4, 2015

**Time:** 4:00 PM – 6:00 PM

**Attendance:** 13

**Planning Board Members Present:** Wayne Hennie, Jackie Whitmire, and Kris Hovey

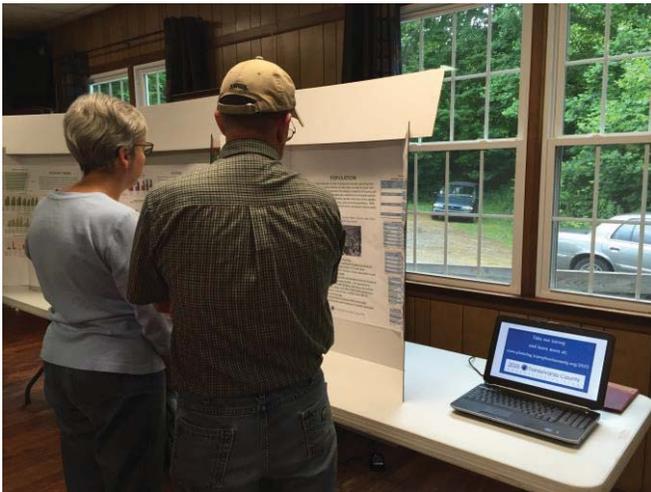
**Staff:** Chris Hnatin and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** The Dunn’s Rock Open House had all of the story boards set up, video, and mapping exercises taking place. The participants were very engaged and many comments were received through the mapping exercises.

**Results Summary:** infrastructure, education, affordable housing, bike lanes, and tourism.



Dunn's Rock Community Center, June 4, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
				Housing shortage - for school teachers, camp counselors, etc.
				Lack of land/trails where campers can go.
				Are there gas lines in County?
				Where is gravity sewer possible?
				Give young people things to do.
				Support Trail Loop.

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Affordable housing - teachers, nurses, CNA's are having to live out of county.	Bike lanes on county roads - or paved shoulders.	
Parenting education in middle and high schools. Every child should be born into families who want them and know how to be good parents.	Encourage small business with sports in mind (bicycle/kayak builders/tent makers, etc.).	
Child care of top quality - it is our community interest for all children to get a good start in life. Investment in early childhood is an investment in our future.	We need safe bike lanes on Island Ford, US 276, Barclay and Country Club Rd. Also, Everett, Hart and Crab Creek.	
Community canneries.	Keep French Broad River free of fallen trees - additional put-in and take-out sites.	
More helio-pads for emergency services - not parking lots.	Public library, DuPont and Pisgah Forest trails (walking), Brevard, Little Theatre, Transylvania Farmers Market.	
Lots more entrepreneur training and agriculture/horticulture courses at our community college.	Physical/Leisure - Hike DuPont, Hike Pisgah, Paddle French Broad, cycle roads throughout county.	
Indoor area for farmers market vendors in cold weather.	Education – library.	
Mentored program, like TIME program, for the arts at the high schools.	Business - downtown Brevard, art US 276 corridor.	
YMCA/YWCA or more affordable exercise facilities/classes a food cooperative.	Forest, parks, shopping, dining and feeling safe. Church, community center dinners, fun markets, music.	
More programs that give children and youth opportunities to volunteer/do service in the community and get recognition for it.	We are a tourist hot spot - build on it!	

**Transylvania County Library – Rogow Room, Brevard**

**Date:** Tuesday, June 9, 2015

**Time:** 5:00 PM – 7:30 PM

**Attendance:** 10

**Planning Board Members Present:** Wayne Hennie, Kris Hovey, Mark Tooley and Jackie Whitmire

**Staff:** Mark Burrows, Chris Hnatin, April Alm, and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** The Transylvania County Library – Rogow Room - had all of the story boards, video, and mapping exercises. Even with advertisement, the turn-out was very slim, but some surveys were distributed.

**Results Summary:** No documented results.

**Connestee Falls Clubhouse**

**Date:** Thursday, June 11, 2015

**Time:** 4:00 PM – 6:00 PM (PB and staff remained an additional 30 minutes)

**Attendance:** 10

**Planning Board Members Present:** Wayne Hennie and Jackie Whitmire

**Staff:** Mark Burrows, April Alm and Brian Burgess (intern)

**Type:** Private Invite (Community Advocates, Lee McMinn and Marty Hodgkins, helped with arrangements.)

**Format:** Open House

**Details:** The Connestee Falls Open House included all set-up material including the video, 11 x 17 story boards, mapping exercises, questions, and survey.

**Results Summary:** No documented results.

**Cedar Mountain Community Center**

**Date:** Friday, June 12, 2015

**Time:** 1:00 PM – 3:00 PM

**Attendance:** 6

**Planning Board Members Present:** Wayne Hennie, Jackie Whitmire, and Mark Tooley

**Staff:** Chris Hnatin and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** The Cedar Mountain Open House had the story boards, video, and mapping exercises.

**Results Summary:** Zoning, services in DuPont area and bicycle safety.

Cedar Mountain Community Center, June 12, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
				Need Zoning and/or Land Use Planning.
				Crab Creek Road will have vendors and such in 10 years. Road needs work and proper planning.
				Services around DuPont are needed: hotels, restaurants, gas, etc. - need services for tourism.

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Preserving/maintaining visual aesthetics of Trans. Co.		Bicycling continues to be a draw to the county and popular among many residents. For multiple reasons, particularly safety and fluid traffic flow, a plan for creating safe bikeways along the city and county roads is highly recommended.

**Little River Community Center**

**Date:** Monday, June 15, 2015

**Time:** 5:00 PM – 7:30 PM

**Attendance:** 14

**Planning Board Members Present:** Wayne Hennie, Kris Hovey and Jackie Whitmire

**Staff:** Mark Burrows and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** The Little River Open House was well advertised in the community via the Community Center billboard. All of the materials were displayed and many comments were received.

**Results Summary:** Adult education, bike safety, infrastructure improvements, and jobs.



Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Affordable health and wellness center.	Library, DuPont, Pisgah National Forest, McCall's Market.	Safe place for bikes as we seem to be growing in that area.
Adult education i.e. WCU classes.	Great decisions presentations at College, library, hiking DuPont and Pisgah National Forest, farmers market and McCall's Market.	New homes built so they cannot be seen from roads - save our mountain beauty.

Without significant upgrades to infrastructure, i.e. sewer, water, roads, power and communication, puts the county at a disadvantage when trying to attract new industry - need action not more talk.	Business first.	Jobs for young and middle age.
Better maintenance of gravel roads - Cascade Lake Road is eroding, is becoming increasingly narrow and is dangerous at several points where it is no longer possible for 2 vehicle pass. Improve drainage, improve maintenance, and mow the shrubs that are encroaching on the roadway.	No Road bikes in large groups impeding roads.	Transportation (tall order).
Industrial jobs.	Bicycle riders obeying all traffic laws and having law enforcement enforce them.	Safe bikeways.
No breweries.	Improve residential zoning laws requiring homeowners to not allow (garbage/junk) to collect on front house - visible from road.	Zoning for clearing away abandoned houses or structures falling down.
	Bicycle registration/fee of \$10.00 annually to pay for bike lanes.	Animal control – strays.
		Connect Brevard/Hendersonville rail line to hiker/biker trail.
		The old playground adjacent to the Little River Community Center could be renovated to serve the community with additional tennis courts, basketball courts, playground, etc.
		Safe bike lanes along roadways.
		Affordable housing for police, fire, teachers, etc. as they will stay in Brevard area.
		Take bike riders to Pisgah National Forest.
		More industry for young and old.
		We have enough recreation. Citizens need jobs.
		Toll roads for bicycle use so they will pay their fair share - no rails to trails.

**Quebec Community Center**

**Date:** Tuesday, June 16, 2015

**Time:** 4:00 PM – 6:00 PM

**Attendance:** 10

**Planning Board Members Present:** Jackie Whitmire

**Staff:** Chris Hnatin and April Alm

**Type:** Community Open House

**Format:** Open House

**Details:** Participants were present prior to the event start time. Although the numbers were not large, all materials were presented and the participants provided good input.

**Results Summary:** infrastructure, education, library, public lands, manufacturing jobs and restaurants.

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
More and stronger infrastructure such as power, water, and sewer to make it easier for companies to locate here.		I would love to see more jobs come into Transylvania County for our high school graduates.
Library, education, public trout waters, leisure.		Family style restaurant in place of so many quick order places.
Hunt, fish, and camp in the National Forest. We need to support efforts to improve wildlife habitat and push for more jobs in the County that does not involve using our public lands. The forest was a much better place to be before we started trying to make a living off of them.		Railroad and train come back in so people could really see what County looks like.
		County Commissioners need to be by district, so everyone has representation.
		Manufacturing jobs - not just tourism related.
		We need places for companies to set up businesses.

**Transylvania County Parks & Rec Center**

**Date:** Tuesday, June 23, 2015

**Time:** 5:00 PM – 7:30 PM

**Attendance:** 5

**Planning Board Members Present:** Wayne Hennie and Mark Tooley

**Staff:** Mark Burrows

**Type:** Community Open House

**Format:** Open House

**Details:** The Transylvania County Parks & Rec Center - had all of the story boards, video, and mapping exercises.

**Results Summary:** No documented results.

**Slick Rock Community Pavilion**

**Date:** Wednesday, June 24, 2015

**Time:** 6:00 PM – 7:00 PM

**Attendance:** 11

**Planning Board Members Present:** Wayne Hennie, Mark Tooley and Maureen Copelof

**Staff:** Chris Hnatin

**Type:** Private Event (monthly social gathering)

**Format:** Short presentation with question and answers

**Details:** Planning Board members and staff gave a brief presentation to the group. The event was small and intimate where the participants discussed their issues and concerns. Staff and Planning Board members explained the comprehensive planning process and took notes of their comments.

**Results Summary:** Bike (road) safety, zoning, industry and small business, and better government collaboration (local and state).

Slick Rock Community Pavilion, June 24, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
				What can be done about trashy looking yards? Does the county have an ordinance to help control this?
				What can be done to prevent polluting industries such as the biomass plant from coming into our county? What happened with the ordinance that was being worked on last year? There was concern that the county is a target for industries like this because we have no zoning.
				There was a lot of concern about the growing number of bikers on the roads. As Transylvania County has become a biking destination that makes it very difficult for drivers when large groups of bikers are out. There was special concern about bikers on US 276 as there is nowhere to pass and no shoulders on the road.
				One member asked if the sheriff was ticketing people who crossed the yellow line to pass bicycles. Wayne said he would ask the Sheriff and call Gordon with the answer.
				What is happening with the old Ecusta plant site? Why can't the owners be encouraged to do more to have industry come to this site?
				What about zoning for the county? Concern was that industry/business could be located anywhere.

				What is being done to attract small/medium businesses to the county? This is what the county needs to focus on. Need to create jobs to keep young people in the county.
				County needs to decide if it just wants to be a tourist destination or if it wants to attract industry.
				Is the state of NC a problem in terms of attracting business? SC seems to do a much better job of this.
				What is the status of the city and county collaborating on water issues?
				Why isn't the county in favor of the rails to trails initiative?

### Rosman Town Hall

**Date:** Thursday, June 25, 2015

**Time:** 3:00 PM – 7:00 PM

**Attendance:** 3

**Planning Board Members Present:** Wayne Hennie, Mike West and Jackie Whitmire

**Staff:** Mark Burrows and April Alm

**Type:** Community Open House

**Format:** Open House

**Details:** Planning Board and staff displayed the story boards, video, and mapping exercises.

**Results Summary:** No documented results.

### Balsam Grove Community Center

**Date:** Tuesday, June 30, 2015

**Time:** 5:00 PM – 7:00 PM

**Attendance:** 16

**Planning Board Members Present:** Wayne Hennie and Mack McNeely

**Staff:** Chris Hnatin and April Alm

**Type:** Community Open House

**Format:** Open House

**Details:** The participants at Balsam Grove were very enthusiastic about giving their input. There were many lengthy conversations where a great deal of information was provided – all of which was documented in the mapping exercises.

**Results Summary:** Communications infrastructure, school enrollment, jobs, natural resources, and road maintenance and improvements.



Balsam Grove Community Center, June 30, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
Bring manufacturing back; schools; natural resources.	Plenty of jobs (tax revenue), our kids not having to move away to find jobs; our forest service managing current forest for a healthy forest not just a tourist destination.	Get companies to build the business in our County (give them tax incentives to come here. The more jobs that we have the more people we have paying taxes in our County); School enrollment has been dropping due to lack of jobs; Environmentalist are against managing the forest (let the forest service do the management).		

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Hwy-215 bike lane or other safer route for bicycles and cars.	Community center should be social hub.	County sewer, water, system to get us employers and jobs.
Better maintenance on existing roads (Shoal Creek, Macedonia Church Road, etc.).	Educational activities that expose students and adults to career opportunities that do not require a physical building in typical fashion (ex. Telecommute opportunities).	Manufacturing- multiple smaller-scale industries.
Hwy-215 (Parkway Rd.) designated scenic highway to Blue Ridge Parkway, "the most beautiful place in NC", needs improvement for those who live in Balsam Grove and travelers to Parkway - would promote more \$ to local businesses as tourists come through.		Things to encourage young families with children (i.e. private industry) also things like a birthing center.
Better internet access and speed		
Better cell phone access - very limited access to service in Balsam Grove.		
Additional or relocated repeaters for emergency communication.		
Fill ditch line in front of Community Center for parking access.		
Free Wi-Fi hot spots at all community centers around the county - and strong enough to get it in parking lot.		
Proactively remove dead hemlocks before they fall on NC-215.		
Cell phone tower - we need one!		

**Lake Toxaway Community Center**

**Date:** Thursday, July 2, 2015

**Time:** 5:00 PM – 7:00 PM

**Attendance:** 11

**Planning Board Members Present:** Wayne Hennie, Kris Hovey, Mack McNeely and Jackie Whitmire

**Staff:** Mark Burrows and Brian Burgess (intern)

**Type:** Community Open House

**Format:** Open House

**Details:** Story boards, the video, and mapping exercises were displayed.

**Results Summary:** Bike lanes, road improvements, infrastructure (internet, water/sewer), cost of items such as EMS service, need for alternative transportation and bike lanes.

Lake Toxaway Community Center, July 2, 2015				
Q1	Q2	Q3	Public Comments	Staff/Board Notes
Environment, education system, tourism.	Bike lanes/path, successful small businesses, reduced poverty (especially among children).	Funding/tax increase needed (invest in infrastructure with tax increases); infrastructure (regional or at least County efforts to come together on solutions for water, sewer, etc.; County and City elected officials need to learn to work together for good of all.		There are no services provided to Lake Toxaway. The tax assessor's office is the only County Department that recognizes us.
Hwy-64 from 281 to Brevard.	Hwy-64 from Sapphire to Brevard needs to be 2 lanes.	Hwy-64 needs to be 4 lanes with shoulders.		

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Bike Lanes.	Support from the County for our community center.	Jobs, small industry.
High speed internet.	Better service by ambulance in upper end of the County - Quebec ambulances go to Harmony Corner when Brevard has a call.	Public water and sewer.
Variance process in land use.	Please consider adding our field and playground into the County Park system. Presently we are all volunteers and pay all the maintenance bills out of our earned money. Mowing and mowing equipment is extremely time consuming and expensive. We provide the facility for the entire upper county but not everyone that enjoys the facility contributes to the up-keep.	Sapphire and Lake Toxaway need more places in this end of the County for children's sports activities.

Minimum speed restrictions on bicycle s make them yield to traffic every 1/2 mile on curvy roads.	Transportation - we desperately need access to handicap vans to transport handicapped individuals for medical appointments. I realize they will send a taxi but often a handicap accessible van is needed.	The County Park divisions should be assigned duty at our end of the County to organize and supervise youth activities. We certainly have the facility and youth to "play" with trained staff. Check out the youth population at Sapphire Community alone.
High speed internet accessible at a reasonable fee.	Since we have no grocery store here shopping necessity driving to Brevard or Cashiers. I participate regularly w/Friday night dinners at the community center.	
Biker rules need to be more aware of traffic and rules that protect cars/trucks/etc.	The Gorges State Park is wonderful and I use it often in the summer and fall for picnics and cook-outs. The covered pavilion is always clean and lends itself well for multiple individual and family use.	
Road recovery and restoration at US-64, especially between Lake Toxaway and Rosman. Center line and road edge markings are worn off and are all but invisible, especially at night. Rain and/or fog make the road dangerous.		

### North Transylvania Fire Department

**Date:** Tuesday, July 7, 2015

**Time:** 5:00 PM – 7:30 PM

**Attendance:** 4

**Planning Board Members Present:** Wayne Hennie, Kris Hovey and Mark Tooley

**Staff:** Mark Burrows

**Type:** Community Open House

**Format:** Open House

**Details:** The North Transylvania County Fire Department Open House contained all of the materials including the video, story boards, mapping exercises, questions and survey.

**Results Summary:** Ecusta Trail and bike lanes, road improvements, social and recreational centers.

Mapping Exercises		
What are our important community needs?	Where do you like to and what do you like to do there?	What are other things you would like to see the County have, do, or be in ten (10) years?
Reduce NC-280 to 3 lanes – No.	Brevard Bike Trail.	Boyd precinct needs a community center or a place to meet as a community.
Bike lanes.	Avery Creek - hiking and new biking trail for jogging and dog walking.	Need a community center in Boyd Township.

Land Use guidelines/ordinance.	Eastatoe Trail - walk and bike with kids.	We need Ecusta Trail - the connection to Henderson Co. would be beneficial to all of Transylvania Co.
Better cell phone coverage.	Brevard Music Center - picnics and walking.	
We need to encourage more small, locally owned businesses - diversity - employment opportunities.	Boys and girls club - one of our County's greatest assets.	
\$ for education.	Old Cascade Lake Grocery - community music gatherings are always great.	

## Conclusions

Community members who participated in the Community Open Houses were extremely helpful in identifying the concerns, needs and desires of Transylvania County. Although, each community had its own unique set of desires and challenges, there were many overlapping themes common to the entire County. Some of these themes include jobs, bike/road safety, and natural resources, to name a few. Many citizens provided feedback and recommendations for their concerns and these are listed in the data above.

A number of different opinions and perspectives also surfaced throughout the process. Different ideas about zoning and land use regulations, tourism, taxes, and the types of businesses to attract to the county were also listed. Similarly, many of the more remote communities noted there should be greater attention by the County to their needs. These differences present obstacles and opportunities that are important to acknowledge and address in the 2025 Comprehensive Plan.

Overall, the efforts put forth by the citizens, Community Advocates, Planning Board, and Planning and Community Development staff, were demanding, but well worth it. With over 1,126 estimated participants, the Planning Board and staff have much data to work with in developing the recommendations for the 2025 Comprehensive Plan.



Community Drop-Ins / Outreach

Appendix A

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>After 5:00 pm</u>	<u>Attendees</u>
5/2/2015	12:00 pm - 1:30 pm	Stoneybrook Homeowners Association - Williamson Creek Community Center	<b>Weekend</b>	<b>21*</b>
5/8/2015	11:00 am - 2:00 pm	Brevard Wesleyan Church		7
5/13/2015	8:30 am - 9:00 am	Heart of Brevard		10
5/16/2015	11:00 am - 5:00 pm	Rosenwald Block Party - Silversteen Park	<b>Weekend</b>	<b>30*</b>
5/23/2015	9:00 am - 6:00 pm	White Squirrel Festival	<b>Weekend</b>	<b>100*</b>
5/24/2015	12:00 pm - 6:00 pm	White Squirrel Festival	<b>Weekend</b>	<b>75*</b>
5/28/2015	6:30 pm - 8:00 pm	Eastatoe Community Center	x	25
6/1/2015	6:30 pm - 7:30 pm	See Off Community Center	x	24
6/1/2015	7:00 pm - 8:00 pm	Sapphire-Whitewater Community Center	x	8
6/4/2015	4:00 pm - 6:30 pm	Dunn's Rock Community Center	x	13
6/9/2015	5:00 pm - 7:30 pm	Transylvania County Library Rogow Room	x	10
6/10/2015	6:30 pm - 7:30 pm	Transylvania County Library - Family Music Show	x	20*
6/11/2015	4:00 pm - 6:00 pm	Connestee Falls Clubhouse	x	10
6/12/2015	1:00 pm - 3:00 pm	Cedar Mountain Community Center		6
6/15/2015	5:00 pm - 7:30 pm	Little River Community Center	x	14
6/16/2015	4:00 pm - 6:00 pm	Quebec Community Center	x	10
6/18/2015	3:00 pm - 6:00 pm	Tiny Houses Rally - Transylvania County Library	x	85*
6/20/2015	8:00 am - 12:00 pm	Farmer's Market	<b>Weekend</b>	<b>75*</b>
6/23/2015	5:00 pm - 7:30 pm	Transylvania County Parks & Rec Center	x	5
6/24/2015	6:00 pm - 7:00 pm	Slickrock Community Pavilion	x	11
6/25/2015	3:00 pm - 7:00 pm	Rosman Town Hall	x	3
6/25/2015		Rise and Shine Parents Meeting		15**
6/30/2015	5:00 pm - 7:00 pm	Balsam Grove Community Center	x	16
6/23/2015		Door-To-Door Survey Distribution: Balsam Crest	x	38**
6/29/2015		Door-To-Door Survey Distribution: English Hills, Pine Crest and Beech Crest	x	106**
7/1/2015		Door-To-Door Survey Distribution: Holly Crest and Cedar Crest	x	59**
7/2/2015	5:00 pm - 7:00 pm	Lake Toxaway Community Center	x	11
7/4/2015	8:00 am - 12:00 pm	Farmer's Market	<b>Weekend</b>	<b>60*</b>
7/4/2015	8:00 am - 5:00 pm	July Fourth Celebration	<b>Weekend</b>	<b>150*</b>
7/7/2015		Door-To-Door Survey Distribution: Rosenwald Area (Houses on Oakdale St, Carver St, Hemphill Circle and Jenkins Rd)	x	45**
7/7/2015	5:00 pm - 7:30 pm	North Transylvania Fire Rescue	x	4
7/16/2015		Door-To-Door Survey Distribution: Silversteen Dr, Loeb Dr and Keith Ct	x	45**
7/30/2015		Door-To-Door Survey Distribution: Gallimore Rd. (Apartments)		15**
				<b>1,126</b>

\*Estimate  
\*\*Outreach