

Transylvania County

Annual Report/Comprehensive Plan Update | April 2023



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Agenda: 2023 Annual Report

- 1. This Year's Accomplishments**
- 2. 2025 Comprehensive Plan Success Matrix Update**
- 3. Comprehensive Plan Update Recommendations**
Issues & Opportunities
Planning Process
Engagement



Planning Process

Why Plan?



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Why Plan?

An updated Comprehensive Plan is a State required document for enacting or enforcing zoning in North Carolina, per North Carolina General Statutes 160D-501.

A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A land-use plan uses text and maps to designate the future use or reuse of land. A comprehensive or land-use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.

Haywood County NC None

Buncombe County NC 2023

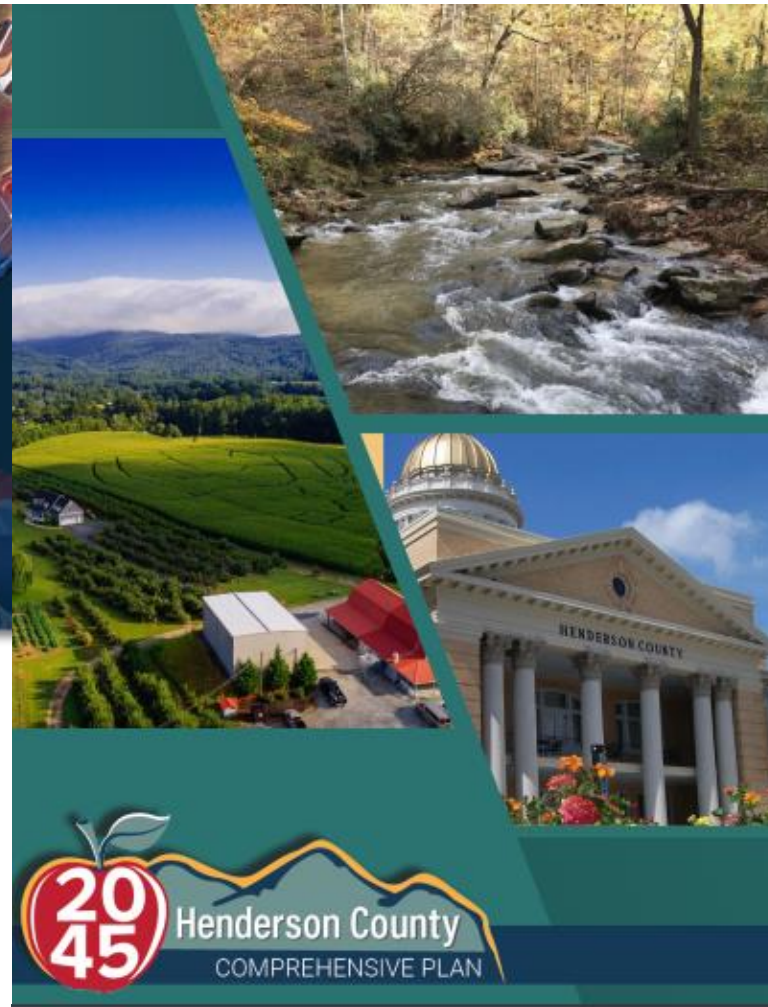
Henderson County NC 2023

Jackson County NC 2020

Greenville County SC 2020

Oconee County SC 2020

Pickens County SC 2022



TRANSYLVANIA COUNTY NORTH CAROLINA

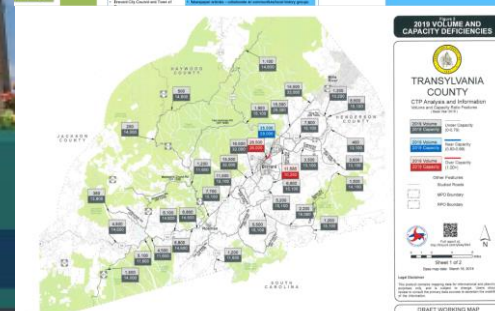
Strategic Plan 2016-2021

January 11, 2016

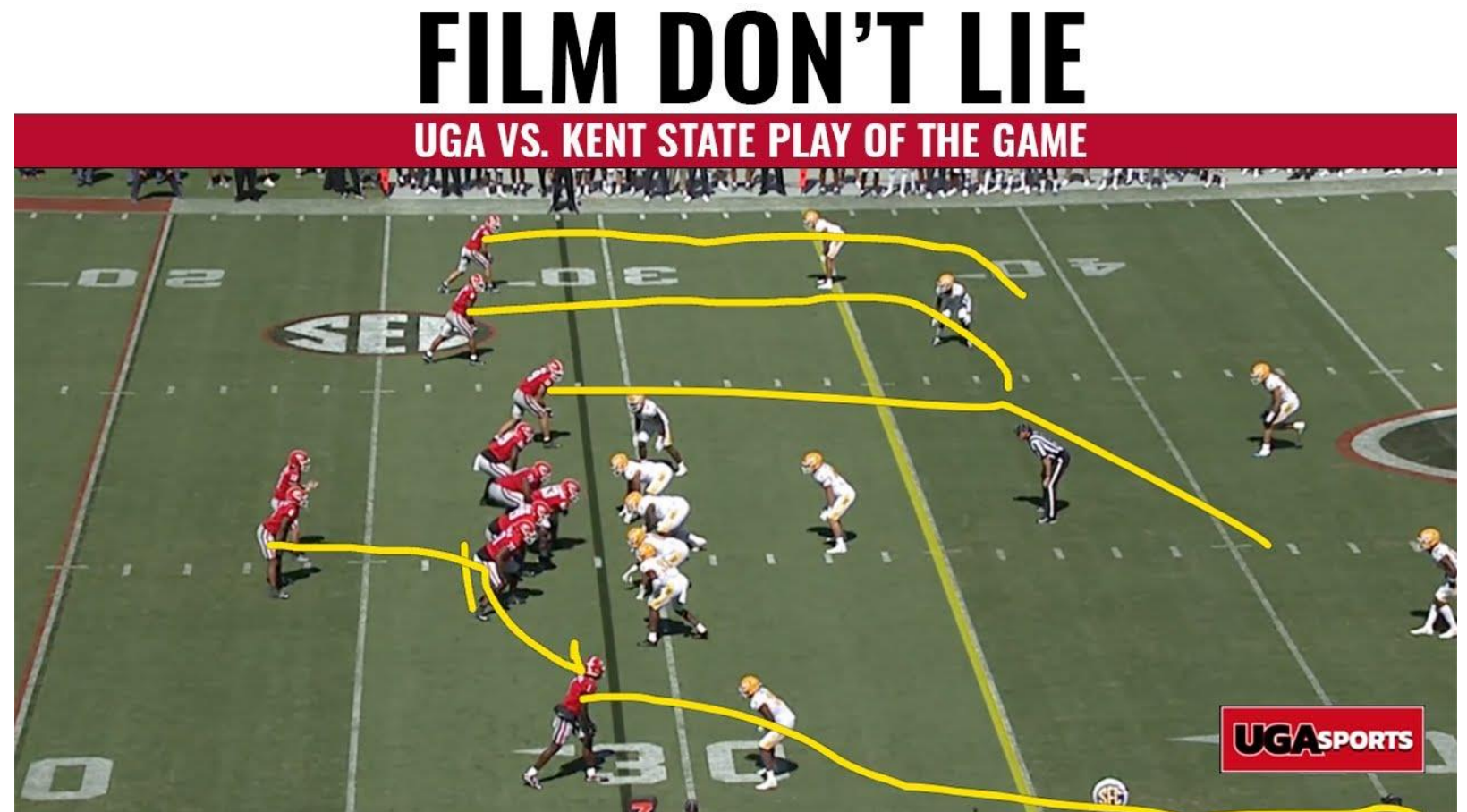
Section	Goal	Objective	Strategy	Measure
Community Development	Improve the quality of life in the community.	Enhance the community's appearance.	Improve the community's appearance.	Improve the community's appearance.
Economic Development	Attract new businesses to the community.	Improve the community's economic base.	Improve the community's economic base.	Improve the community's economic base.
Environment	Protect the community's natural resources.	Improve the community's natural resources.	Improve the community's natural resources.	Improve the community's natural resources.
Health and Human Services	Improve the community's health and human services.	Improve the community's health and human services.	Improve the community's health and human services.	Improve the community's health and human services.
Infrastructure	Improve the community's infrastructure.	Improve the community's infrastructure.	Improve the community's infrastructure.	Improve the community's infrastructure.
Public Safety	Improve the community's public safety.	Improve the community's public safety.	Improve the community's public safety.	Improve the community's public safety.
Transportation	Improve the community's transportation.	Improve the community's transportation.	Improve the community's transportation.	Improve the community's transportation.
Utilities	Improve the community's utilities.	Improve the community's utilities.	Improve the community's utilities.	Improve the community's utilities.



OUR VOICES, OUR VISION BUNCOMBE COUNTY 2043 COMPREHENSIVE PLAN DECEMBER 2022 PUBLIC REVIEW DRAFT



Developing Plans...Developing Expectations



Georgia Politics

AJC Peachtree Road Race

Opinion

Sports

AJC Live

EPaper

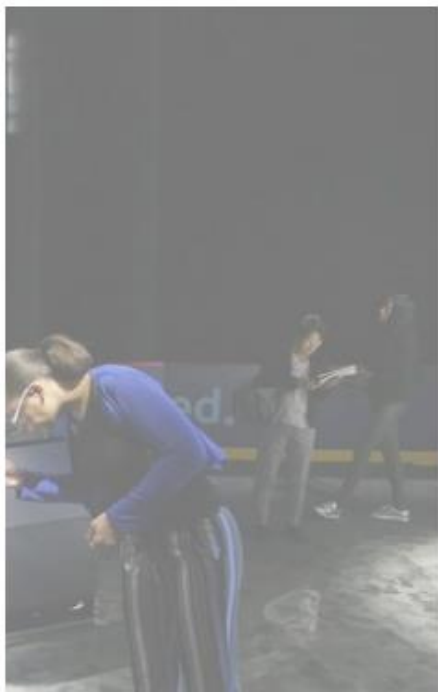
Newsletters



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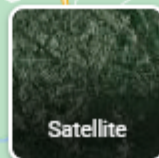
Hyundai breaks ground on massive Georgia EV plant



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Transit



Biking




More

Fort Stewart

Keller

Ossabaw



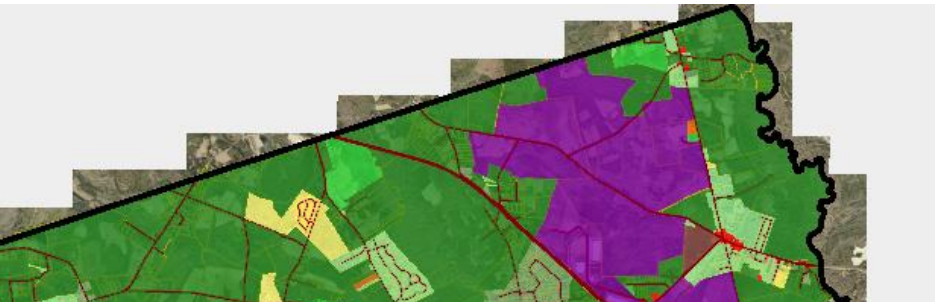


North Bryan C

Zoning

Unincorporated Zoning

- A-5
- RR-2.5
- RR-1.5
- RR-1
- R-15
- R-M
- R-MH
- B-1
- B-2
- C-1
- I-1
- I-2
- P/I
- WB





BRYAN COUNTY Georgia

[HOME](#)[CITIES](#)[JOBS](#)[COUNTY E-MAIL](#)

[SERVICES](#)[ABOUT US](#)[GOVERNMENT](#)[RESIDENTS](#)[BUSINESS](#)[I WANT TO...](#)

- Community Development

Announcements

Alcohol Licensing

Applications

Application and Plan Digital Submittal

Bike and Pedestrian Plan

+ Building and Codes

+ Code Enforcement

Community Development Staff

+ Comprehensive Plan Update



GENERAL INFORMATION

The Board of Commissioners officially adopted the Unified Development Ordinance (UDO) on December 8, 2020, with an effective date of January 12, 2021. The UDO repealed and replaced the County's Zoning and Subdivision Ordinances, including Appendices A-C. The Interim Development Ordinance (IDO) was repealed effective January 12, 2021. Any zoning or subdivision project submitted on or after January 12, 2021, will need to comply with the UDO. The UDO has now been codified in Chapter 114 of [Municode](#).

With the adoption of the UDO, the County's Official Zoning Map was updated and approved by the Board of Commissioners at their January 12, 2021, meeting. Community Development prints the Official Zoning Map in January of each calendar year. These maps identify zoning amendments adopted during the prior calendar year. The January 2022 maps are



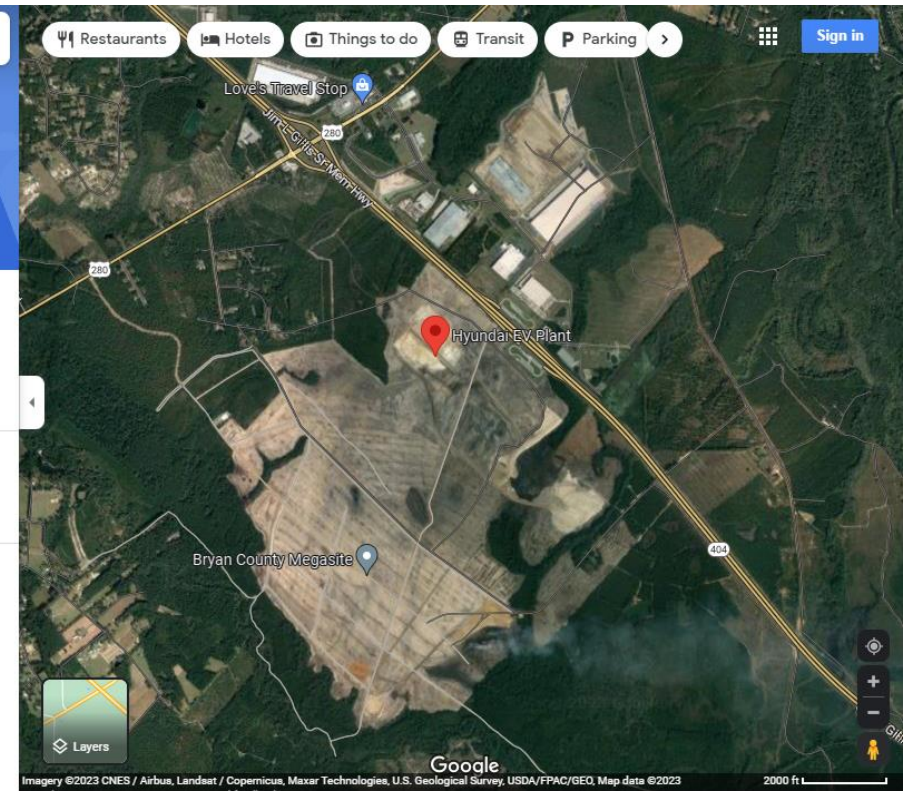
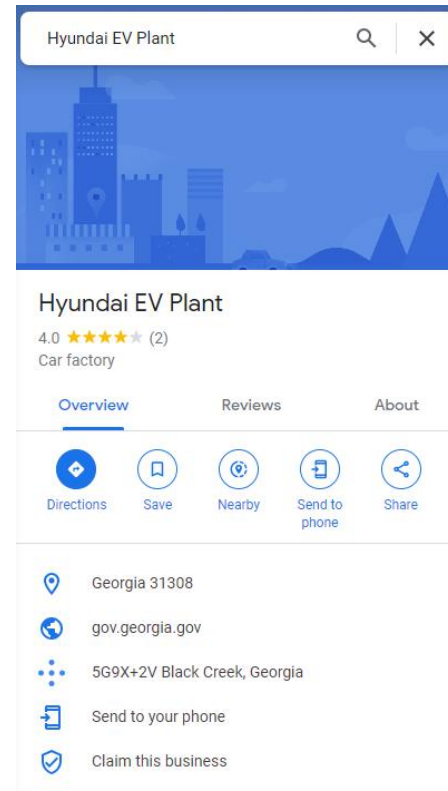
Why Plan?



Savannah Harbor-Interstate 16 Corridor
Joint Development Authority
BRYAN • BULLOCH • CHATHAM • EFFINGHAM



Why Plan?



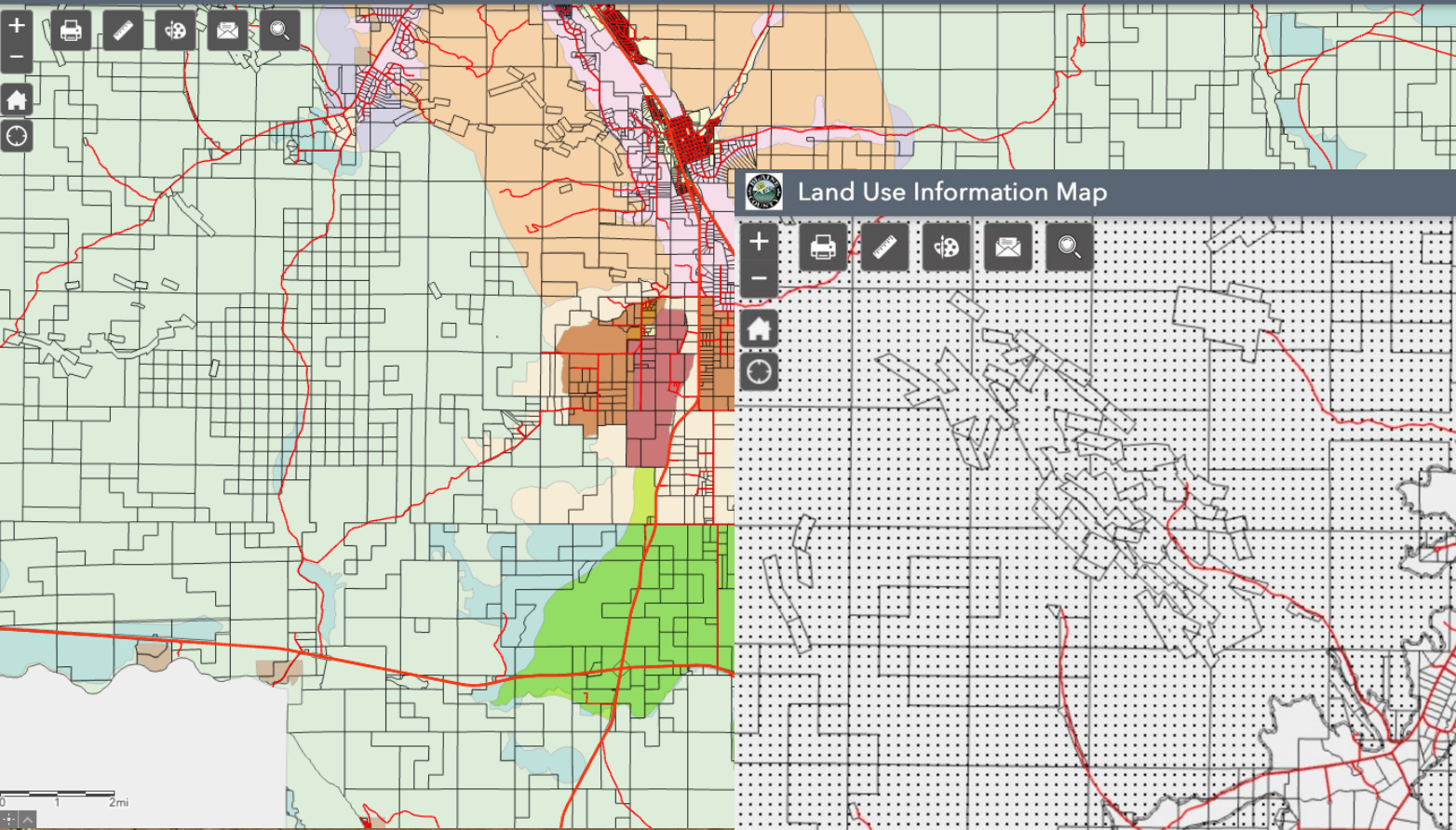
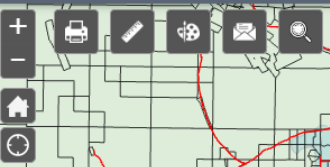


TRANSYLVANIA
COUNTY
NORTH CAROLINA

Why Plan?



Land Use Information Map

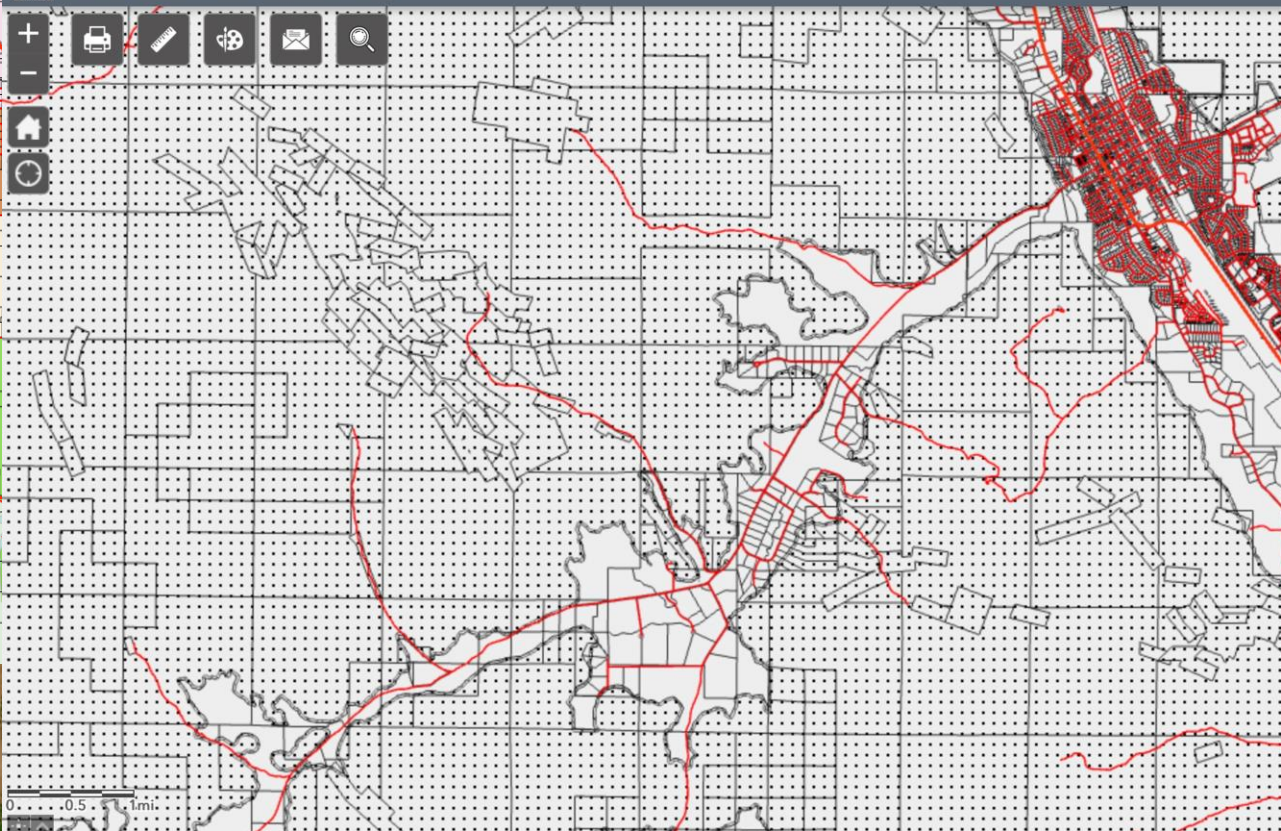


Layer List

Layers

- ☐ Flood Information
- ☐ Elevation

Land Use Information Map



Legend

Land Use Information

Arterial Roads

Roads

Parcels

Mountain Overlay (MOD)

MOD 100ft Buffer

MOD SC1 (visible from HWY 75)

Why Plan?





Why Plan?

A comprehensive plan may, among other topics, address any of the following as determined by the local government:

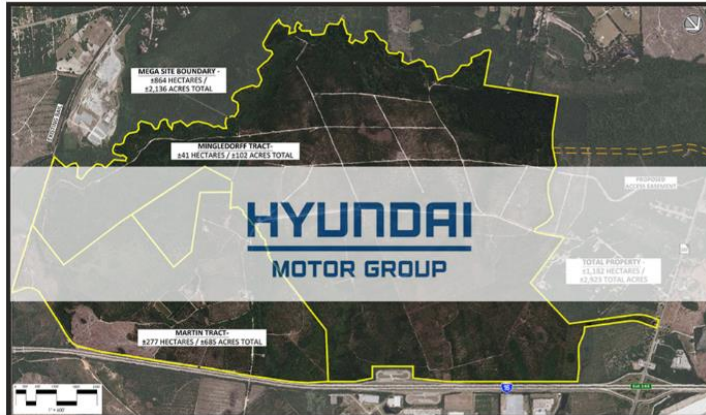
- (1) Issues and opportunities facing the local government, including consideration of trends, values expressed by citizens, community vision, and guiding principles for growth and development.
- (2) The pattern of desired growth and development and civic design, including the location, distribution, and characteristics of future land uses, urban form, utilities, and transportation networks.
- (3) Employment opportunities, economic development, and community development.
- (4) Acceptable levels of public services and infrastructure to support development, including water, waste disposal, utilities, emergency services, transportation, education, recreation, community facilities, and other public services, including plans and policies for provision of and financing for public infrastructure.
- (5) Housing with a range of types and affordability to accommodate persons and households of all types and income levels.
- (6) Recreation and open spaces.
- (7) Mitigation of natural hazards such as flooding, winds, wildfires, and unstable lands.
- (8) Protection of the environment and natural resources, including agricultural resources, mineral resources, and water and air quality.
- (9) Protection of significant architectural, scenic, cultural, historical, or archaeological resources.
- (10) Analysis and evaluation of implementation measures, including regulations, public investments, and educational programs



Why Plan?

Hyundai Motor to Invest \$5.54 Billion in Bryan County Megasite, First Fully Dedicated Electric Vehicle and Battery Manufacturing Facility in Georgia

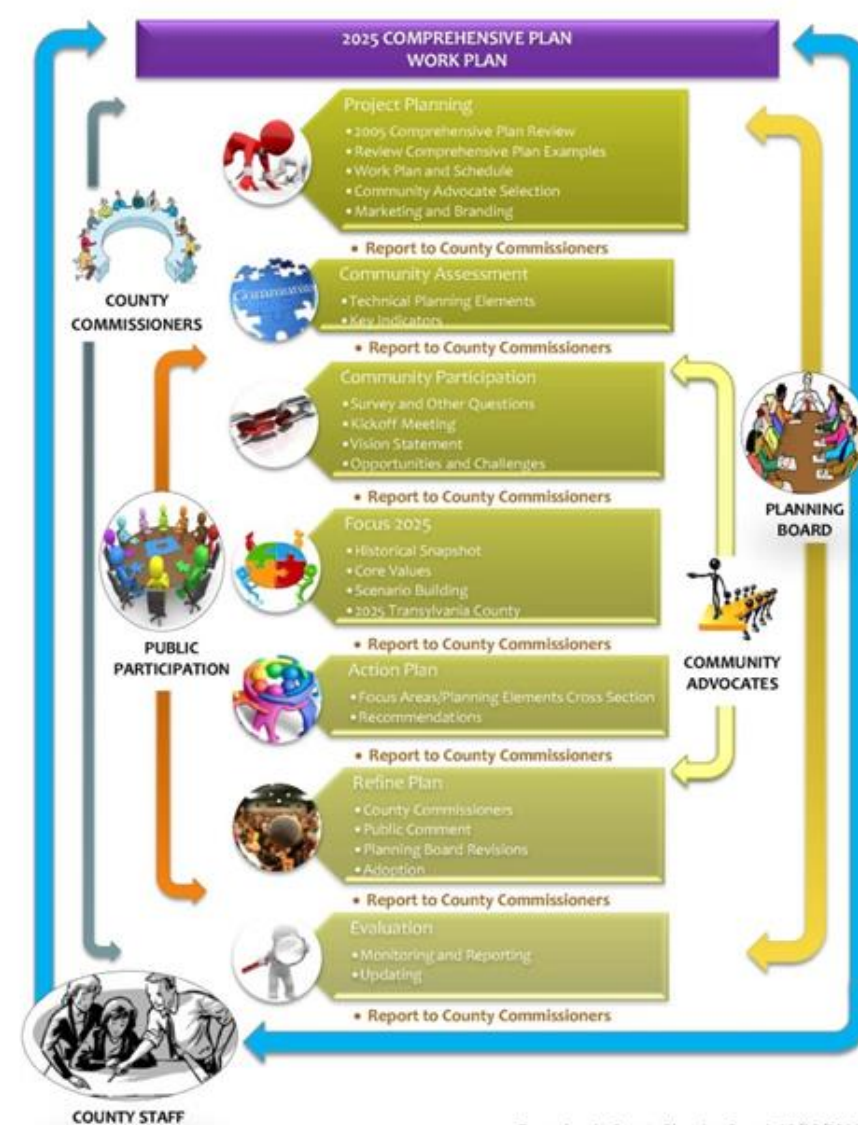
by AllOnGeorgia May 21, 2022



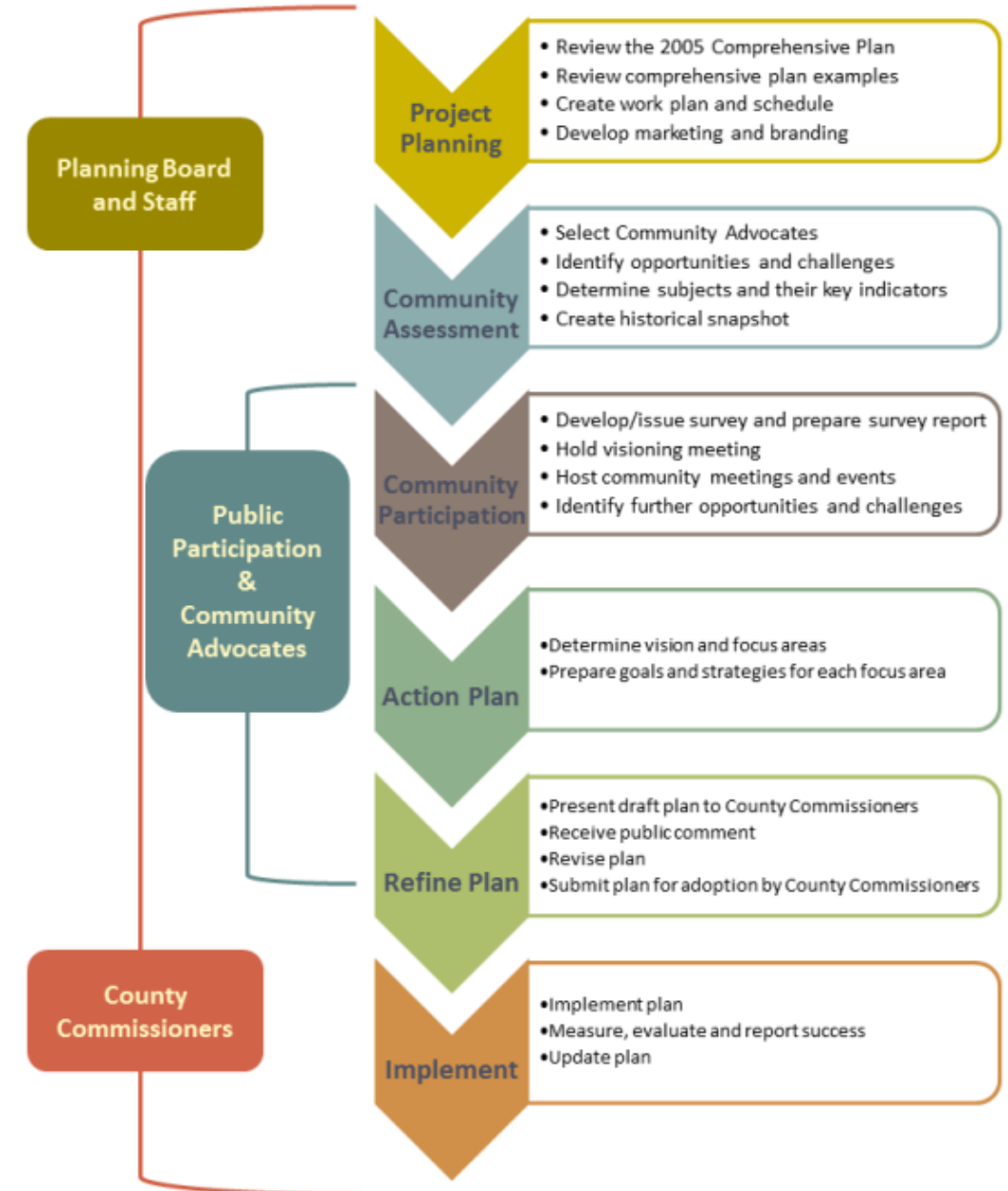
Like 29

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2025 Comprehensive Plan – Process



Planning Process

Figure 1, Source: Transylvania County Planning and Community Development Department



Community Planning Resources

Bryan County

[Home](#) [Bryan County](#) [Change Community](#)

Planning Status

Status	Submittal Type	Next Date
●	Comp Plan Update	10/31/2023
●	CIE Update	10/31/2023
●	Service Delivery Strategy	10/31/2028

● Compliant ● Due in less than 120 days ● Past Due

Planning Documents

Current Comprehensive Plans
Service Delivery Strategy

Data for Planning

Quick Links for Bryan County
Quick Facts for Bryan County
Detailed Census Information Request
American Fact Finder for Bryan County
Community Indicators
County Snapshot for Bryan County

Other Community Information

Georgia.gov for Bryan County
New Georgia Encyclopedia for Bryan County
Annexation Reports for Bryan County
Georgia's Best Examples for Bryan County
Georgia Government Officials

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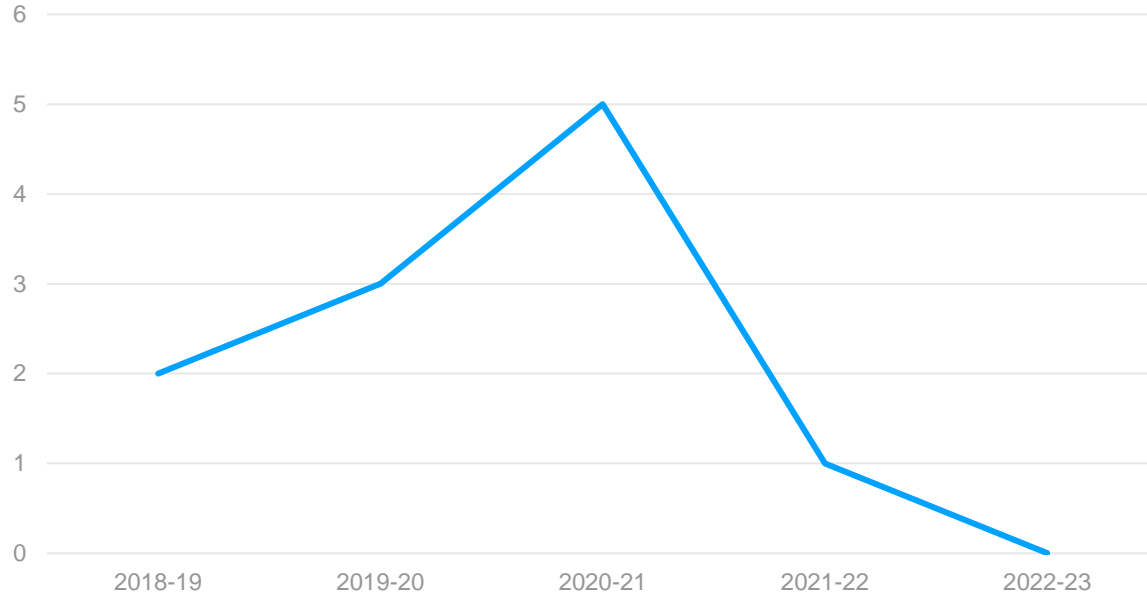


Planning Process

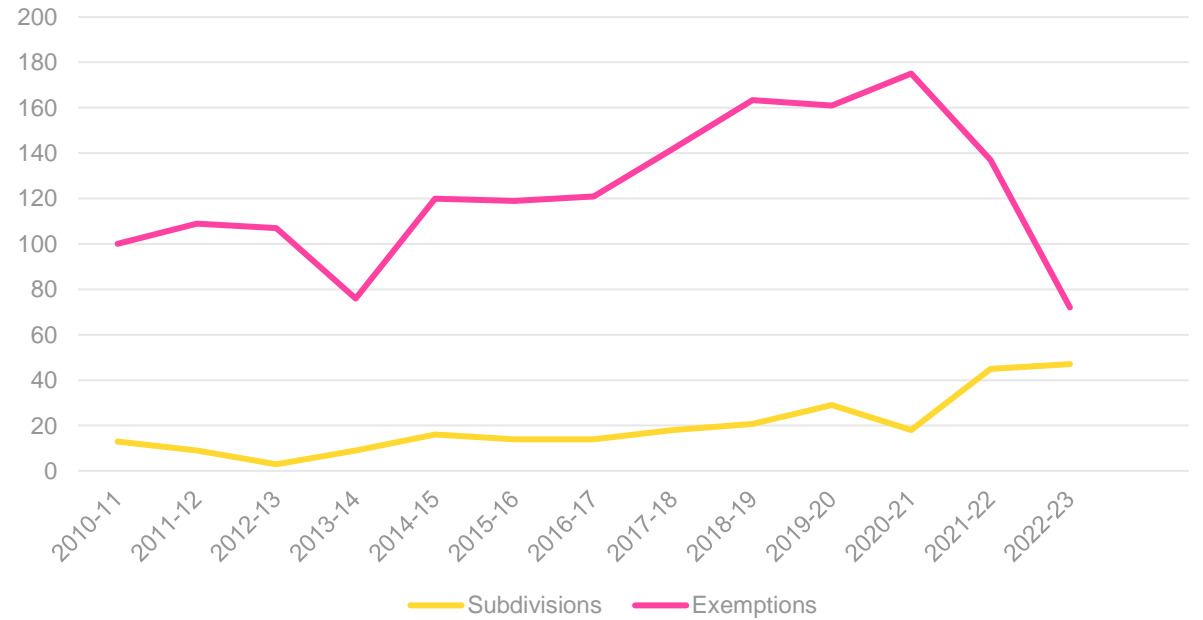
Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Development Patterns								
Comprehensive Plan Update					x	County	\$40,000	County Unincorporated Fund
Seek Funding for Historic Preservation Projects		x	x	x	x	County	Staff Time	General Fund
Establish an Intermediate Development Ordinance	x						\$30,000	County Unincorporated Fund
Conduct a Comprehensive Review of Zoning and Subdivision Ordinance		x	x			County	\$80,000	County Unincorporated Fund
Implement County-Wide Impact Fees	x					County	\$40,000	County Unincorporated Fund & General Fund
Cultural and Historic Resources								
Foster and develop the Area's opportunities for partnering the historic resources with the film industry and the demand for filming locations	x	x	x	x	x	County	\$1,000 annually	General Fund
Adopt Local Historic Preservation Ordinances	x	x	x	x	x	County	\$2,000	County Unincorporated Fund
Develop Design Guidelines for Historic Districts				x	x	County	\$5,000	County Unincorporated Fund
Seek Funding for Historic Preservation Projects			x	x	x	County	\$1,000	County Unincorporated Fund
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals			x	x	x	County	\$5,000	County Unincorporated Fund
Develop Historical and Ecological Heritage Education Programs			x	x	x	County	\$5,000	General Fund
Continually Review and Update Zoning Ordinance and Subdivision Regulations	x	x	x	x	x	County	In House	GF
Continually Review and Update Engineering Manual	x	x	x	x	x	County	In House	GF

Sign Permits

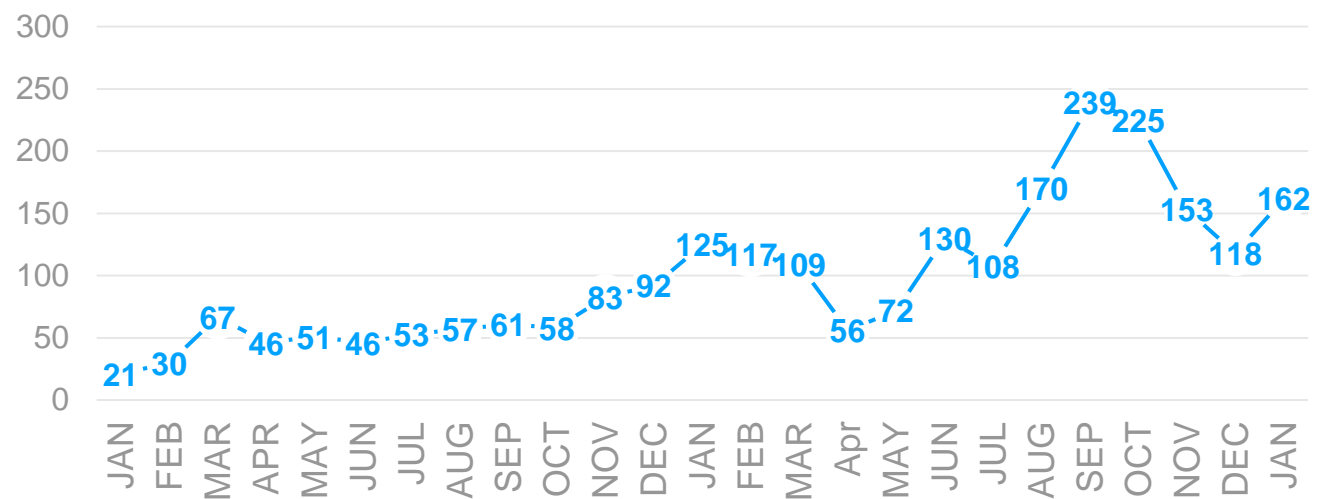


Subdivision and Exemptions Permitted

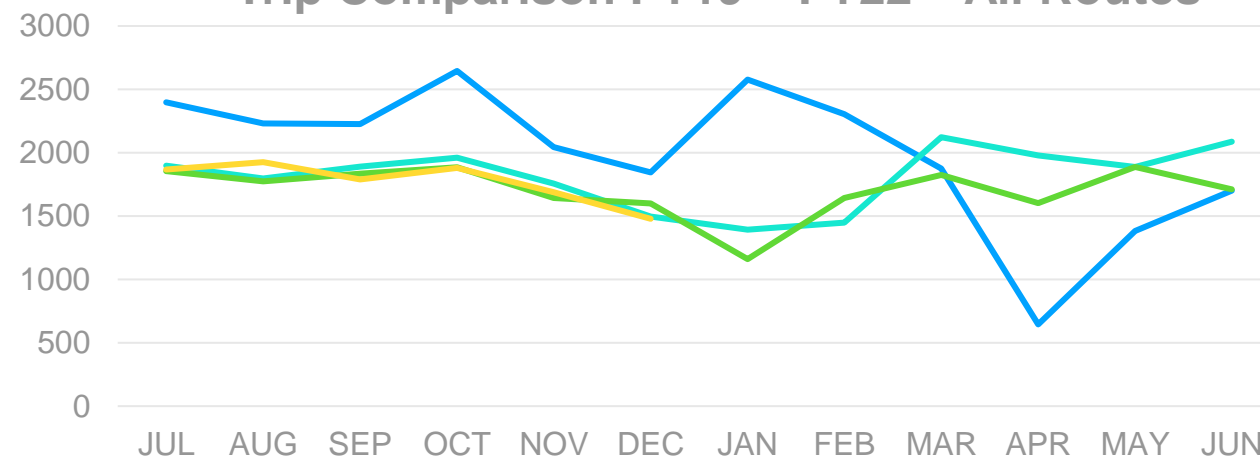


Annual Reporting

FIXED ROUTE – NUMBER OF TRIPS



Trip Comparison FY19 – FY22 – All Routes



This Year's Accomplishments

- Reviewed Community Appearance Initiative Reboot
- Reviewed Pisgah Forest Zoning Ordinance
- ???



Comprehensive Plan Update

2021 Annual Report

Planning Board
Richard "Kimsey" Jackson, Chair
Lauren P. Wise, Vice-Chair
Rick Lanter
Beecher C. Allison Jr.
Karen E. Gleason
Terry A. McCracken
Scott Sullivan



Planning and Community Development Director
Allen S. McNeill
allen.mcneill@transylvaniacounty.org
828-884-1710

106 East Morgan Street, Suite 207
Brevard, North Carolina 28712

Transylvania County Planning Board County Comprehensive Plan Annual Review 2021

In accordance with the Transylvania County Planning and Development Charter, Section 16-28, subsection (b), in April of each year the Planning Board is tasked with reviewing the County's current comprehensive plan. At their regular meeting on Thursday, April 15th, 2021 the Planning Board began their annual review process for the year 2021, completing their review at their regular meeting on Thursday July 15th, 2021.

The following is the Planning Board's formal account of their 2021 annual review of the 2025 Transylvania County Comprehensive Plan to be submitted to the Transylvania County Board of Commissioners for Consideration.

2025 Comprehensive Plan Objectives the Planning Board felt significant progress had been made since the plan's adoption toward the objectives below.

- Focus Area 1, Objective 1: Transylvania County actively supports efforts to promote and grow existing businesses and create places and policies to attract new businesses.
- Focus Area 2, Objective 2: Transylvania County promotes and protects a diversity of agricultural, work lands, and forestry operations throughout the county.
- Focus Area 3, Objective 3: Transylvania County Promotes exceptional community facilities throughout the county.
- Focus Area 4, Objective 5: Transylvania County supports life-long learning and personal advancement that enables the county to retain an educated workforce and maintain the high-quality of life.

2025 Comprehensive Plan Objectives the Planning Board felt not enough progress has been made since the plan's adoption toward the objectives below.

- Focus Area 1, Objective 2: Transylvania County initiates efforts to maintain and enhance infrastructure in order to improve our unique quality of place.
- Focus Area 4, Objective 1: Transylvania County Values the physical and mental health of all citizens, and is recognized as a leader in Western North Carolina for actively providing access to excellent health care facilities and services.



Planning Process

2025 Transylvania County

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

Appendix E Success Matrix

Transylvania County intends to incorporate the action steps identified by the Transylvania County Planning Board into the annual work plan for each department to track the success and implementation of the 2025 Comprehensive Plan. In addition to the annual work plan, completion of the success matrix found in this appendix will occur every three-five years to document the progress of the 2025 Comprehensive Plan.

Focus Area 1: Economic Health Goal – Transylvania County has a diverse and vibrant economic base that is business-friendly and is supported by exceptional infrastructure.

Focus Area 2: Environmental Health Goal – Transylvania County preserves, conserves, protects, enhances and utilizes its environmental and agricultural resources to provide access for outdoor experiences while increasing recreational and economic development opportunities.

Focus Area 3: Land Use & Livability Goal – Transylvania County recognizes and supports private property rights while actively seeking ways to promote new growth and development through citizen driven policies and procedures that include, but are not limited to, safety, livability, extension of utilities, road improvements and community character.

Focus Area 4: Health, Culture & Equity Goal – Transylvania County is an inclusive, healthy and well-rounded collection of communities and neighborhoods that all have access to the cultural, recreational, educational and service-oriented resources that support a high quality of life.

2025 Comprehensive Plan Success Matrix

Focus Area 1: Economic Health

Report Date: 00/00/2021

Objective 1: Transylvania County actively supports efforts to promote and grow existing businesses and create places and policies to attract new businesses

	Action Steps	Status	Results / Notes
Current			
1a	Create incentives to support the development of well-paying jobs that allow families to support themselves without government assistance	✓	Adopted the County Economic Development Incentive Policy
1b	Coordinate, collaborate and fund efforts by Transylvania Economic Alliance (TEA), other agencies and jurisdictions to expand the economic base through development of infrastructure, the creation and upgrading of industrial/commercial locations and economic development sites	✓	Ecusta Road Industrial Park Project
1c	Partner with local non-profits to better connect citizens currently relying on subsidies with training programs for better paying jobs	✓	Annual Transylvania County Nonprofit Funding Program
1d	Support Transylvania County's Tourism Development Authority's (TDA) efforts to expand the way-finding project to guide visitors to attractions throughout the entire County	✓	2018 Transylvania County ARC Wayfinding Project
Future			
1e	Streamline the permitting/licensing process to coordinate customer service across departments and jurisdictions	✓	Building and Permitting Online application transition
1f	Offer incentives for businesses and development that go above and beyond permit requirements by using best management practices to limit negative environmental impact, such as air and water pollution	○	Pending more research and board consideration
1g	Support the development of an industrial park, industrial infill development and a shell building program	✓	Sylvan Valley Industrial Center Building Dedication
1h	Consider adopting policies to facilitate development of future water and sewer investment	○	US 64 Extension project
1i	Promote efforts highlighting our quality of life, encouraging businesses to locate here	○	Multiple staff support programs
1j	Support and promote efforts initiated by arts and culture groups that will increase economic opportunities	○	Multiple county programs including nonprofit funding
1k	Support marketing campaigns that promote the French Broad River and other outdoor recreational opportunities	○	Commissioned the French Broad River Access Study
1l	Ensure adequate funding for economic development, related investments, public-private partnerships and grants for small businesses	○	Transylvania Emergency Bridge Loan Program

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2025 Comprehensive Plan Success Matrix

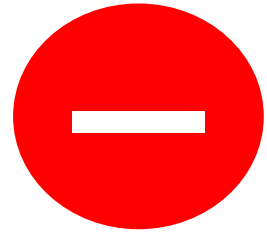
Focus Area 1: Economic Health

Report Date: 00/00/2021

Objective 2: *Transylvania County initiates efforts to maintain and enhance infrastructure in order to improve our unique quality of place*

Action Steps		Status	Results / Notes
Current			
2a	Support efforts that provide water and sewer infrastructure for new and existing businesses	○	US 64 Extension Project
2b	Work closely with NC DOT, the City of Brevard, and the Town of Rosman to support an efficient and modern transportation system that is safe, well maintained and accommodates a wide range of transportation choices including vehicular, pedestrian, bicycle and public transportation throughout the county and region	○	Fixed Route
2c	Increase support and adequately fund mobility services for older adults and people with disabilities throughout the entire county	○	Continued Transit Services
2d	Evaluate and identify alternative transportation services such as ride-share	○	Facilitated transit stops at ride-share locations
2e	Support and incentivize efforts to realize county-wide coverage for cell phone service	○	Actively pursued funding and supported new tower applications
2f	Coordinate best management practices, technology, educational efforts and convenience centers to promote recycling and waste reduction to extend the life of the county landfill	○	Continued support for convenience centers and solid waste dept.
2g	Engage in the NC DOT "Walk/Bike NC" Program and the "FAST Act" Programs	✓	Participated with planning and funding request
Future			
2h	Encourage state and federal leaders to change funding formulas that use census figures which fail to account for the large percentage of non-resident property owners	○	Actively engaged local leaders to change the NC Teir funding system
2i	Advocate for actively identifying locations, funding and necessary partnerships to increase broadband coverage, speed and reliability throughout the county	○	\$2.8 Million GREAT Grant

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2025 Comprehensive Plan Success Matrix

Focus Area 2: Environmental Health

Report Date: 00/00/2021

Objective 1: Transylvania County actively supports efforts to conserve and protect the natural resources

Action Steps		Status	Results / Notes
Current			
1a	Promote collaboration between private, non-profit and public agencies at the local and regional levels to promote stewardship and responsible use of public lands to ensure the continued viability of our state and federal lands	○	Regular staff practice across multiple departments
1b	Coordinate with appropriate agencies and work with private landowners to maintain and enhance water quality, forest health and sensitive natural areas through management planning and the promotion of best management practices	○	Regular staff practice across multiple departments
1c	Partner with the City of Brevard, the Town of Rosman, public land managers and adjacent jurisdictions on comprehensive water planning and usage to ensure that adequate, high-quality water is available for the future	○	US 64 Extension project
1d	Ensure that landowners have knowledge of the opportunities and funding mechanisms for the adoption of best management practices	○	Direct support from Alliance and a regular staff operation
1e	Continue to provide assistance to identify and preserve significant lands and scenic areas	○	Regular staff practice
1f	Promote educational campaigns regarding the proper use of pesticides, fertilizers and household hazardous waste	○	Cooperative Extension and Solid Waste Dept. programs
Future			
1g	Encourage development patterns that voluntarily reduce habitat fragmentation and conserve the rich natural resources of the county	✓	Regular staff practice
1h	Promote the use of native and nectar plants in county government construction projects and encourage the use of these plants species in private commercial and residential landscaping	○	No major County construction since 2017
1i	Participate in the protection and designation of water supply watersheds	○	Regular staff practice

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



Planning Process

2025 Comprehensive Plan Success Matrix

Focus Area 2: Environmental Health

Report Date: 00/00/2021

Objective 2: Transylvania County promotes and protects a diversity of agricultural, working lands, and forestry operations throughout the county

Action Steps		Status	Results / Notes
Current			
2a	Collaborate with other government agencies, private and public landowners and stakeholders to preserve prime farmland, working lands, sensitive areas and significant natural resources	○	Regular Cooperative Extension operation
2b	Work with state and federal agencies and other regional partners to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products	○	Regular Cooperative Extension operation
Future			
2c	Work with local landowners to develop, produce and promote natural resource products in a sustainable manner and expand local and regional markets for goods produced	○	Regular Cooperative Extension operation and farmers market support
2d	Promote and support the development of a covered location for a year-round farmer's market and support the development of additional summer markets throughout the county	○	Regular Cooperative Extension operation and farmers market support
2e	Support a regional agricultural production facility that is regulatory compliant for processing and storage	○	Regular Cooperative Extension operation
2f	Connect potential farmers with landowners willing to lease their lands or mentor new farmers	○	Regular Cooperative Extension operation

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2025 Comprehensive Plan Success Matrix

Focus Area 3: Land Use & Livability

Report Date: 00/00/2021

Objective 1: Transylvania County supports land use that increases the economic opportunities while preserving the cultural and natural resources

Action Steps		Status	Results / Notes
Current			
1a	Adopt policies that protect the county's interest to support future economic development	✓	Economic Development Incentive Policy
1b	Promote market driven development of greater housing options and advocate for changes to the building codes for proven housing alternatives	○	Pursued RFQs for county owned property
Future			
1c	Actively protect property rights by recognizing that the first and best use of property is determined by property owners who have a right to earn a living on their properties, and who are wholly responsible for the control, use and exchange/disposal of their property within current applicable laws	✓	
1d	Facilitate community based workshops to identify local concerns and help create possible solutions	✓	Cedar Mountain Small Area Plan
1e	Identify alternative funding mechanisms to support affordable in-fill housing throughout the county	✓	Funding for HAC in 2021
1f	Collaborate with other agencies and jurisdictions to identify and encourage the redevelopment of underutilized properties for future industrial, commercial and/or residential use	○	Regular staff operation
1g	Review and update existing ordinances as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas and natural resources including the native flora and fauna	○	Regular staff operation

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued

2025 Comprehensive Plan Success Matrix

Focus Area 3: Land Use & Livability

Report Date: 00/00/2021

Objective 2: Transylvania County ensures public safety efforts are financially supported, well-coordinated and prepared for future growth

Action Steps		Status	Results / Notes
Current			
2a	Evaluate the potential for full-time fire and emergency professionals in the future	✓	Annual budget process
2b	Continue to hold dialogue sessions between law enforcement and citizens to increase understanding and cooperation	✓	Annual budget process
2c	Align efforts and partnerships with local, state and federal public safety-related organizations to maximize efficiency and reduce duplication	✓	
2d	Continue to support the planning for and training of emergency personnel to address the safety needs during natural and man-made disasters	○	Annual training and regular EM operation
Future			
2e	Encourage and assist public safety agencies to be trained and equipped to address the changing demographics of the county	○	Annual training and regular EM operation
2f	Assess and support the construction of additional facilities to address identified needs to improve emergency response times	○	New EMS Base property purchase
2g	Develop appropriate infrastructure and educational programs for bikes and pedestrians to ensure safer roads	○	Adopted Bike Plan and Watch for Me program
2h	Evaluate future construction, equipment and personnel needs in light of accessibility by emergency services	○	Regular planning practice facility development
2i	Support the Sherriff's office in fostering community partnerships countywide	○	Annual budget process
2j	Review and revise, as needed, the emergency response protocols to make efficient use of volunteer and professional resources	○	Regular EM operation
2k	Support efforts to move residents toward self-sufficiency during disasters	○	Regular EM operation

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued

2025 Comprehensive Plan Success Matrix

Focus Area 3: Land Use & Livability

Report Date: 00/00/2021

Objective 3: Transylvania County promotes exceptional community facilities throughout the county

Action Steps		Status	Results / Notes
Current			
3a	Support the development, maintenance and planning for continual operation of a community center within each township or community	✓	Annual budget process and Connect Transylvania Program
3b	Invest in necessary updates or new development of a courthouse that supports the needs of citizens	○	
3c	Evaluate the viability of a public shooting range	✓	Completed and assessment of viable county property
Future			
3d	Ensure public buildings have strategic facilities plans that are reflective of population changes and needs	✓	Included in a completed facilities study
3e	Support the construction of an indoor athletic facility with a pool for year-round use by the citizens	○	Identified on the County capital needs list
3f	Evaluate funding mechanisms and invest in recreational sites and facilities within each township or community	○	Regular Parks and Recreation Dept. project
3g	Support the development of additional high-quality childcare facilities throughout the county and evaluate new funding mechanisms to support preschool and early education efforts	○	Regular TCEB funding and Get Set program

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2025 Comprehensive Plan Success Matrix

Focus Area 4: Health, Culture & Equity

Report Date: 00/00/2021

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

	Action Steps	Status	Results / Notes
Current			
1a	Support citizens' health through actively promoting exercise, recreation and access to affordable and nutritious foods	✓	Regular Parks & Rec and Cooperative Extension programs
1b	Partner with existing agencies to address community needs such as medical, dental and mental health	○	Regular Health Dept. operation
1c	Support the expansion of outreach efforts for veterans by veterans	○	Regular Veteran Services operation
1d	Support efforts to reduce substance abuse	○	Regular Health Dept. and DSS operation
1e	Support efforts to provide knowledge of local services to Transylvania County residents by networking, supporting and partnering with others to increase the effectiveness of our services and the services of community non-profits	○	Regular operation across multiple county departments
Future			
1f	Support efforts to maintain Transylvania Regional Hospital as a full-service medical hospital	⊗	HCA acquisition
1g	Support efforts to reduce homelessness	○	Annual funding allocations
1h	Actively seek to identify needs and encourage coordinated efforts to strengthen the family within our community	○	Regular operation across multiple county departments

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2025 Comprehensive Plan Success Matrix

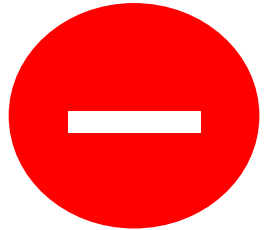
Focus Area 4: Health, Culture & Equity

Report Date: 00/00/2021

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

Action Steps		Status	Results / Notes
Current			
2a	Coordinate communication efforts between Brevard, Rosman and Transylvania County governments	○	Regular operation across multiple county departments
2b	Coordinate efforts with other agencies, jurisdictions and stakeholders throughout the county to make possible the preservation of historical and cultural resources	○	JHPC and Regular staff operation
2c	Encourage greater civic engagement from populations with geographical and socio-economic diversity that is representative of the entire county	○	Regular county operation
Future			
2d	Actively focus on community well-being by promoting communication, interaction and cooperation between the diverse segments of the county	○	Regular county operation
2e	Support the various racial, religious and cultural groups that comprise Transylvania County's population	○	Annual county funding opportunity
2f	Support a diverse, geographically representative and citizen-driven Community Advisory Board to focus on community relations	○	Regular CAB recruiting practice
2g	Advocate with one voice at the state and federal level for improvements that benefit the entire county, for example NC DOT	○	Regular county operation

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2025 Comprehensive Plan Success Matrix

Focus Area 4: Health, Culture & Equity

Report Date: 00/00/2021

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

Action Steps		Status	Results / Notes
Current			
3a	Preserve the county's distinctive sense of place and small town atmosphere by supporting efforts to promote local arts, culture and heritage	○	Cedar Mountain Small Area Plan
3b	Help preserve and educate residents about the cultural heritage of the community	○	Regular support to the JHPC
3c	Encourage local festivals, celebrations and events	○	
Future			
3d	Partner with and support the Brevard Music Center, Transylvania Community Arts Council, Brevard College and area artists to develop more outlets/venues for local artists to showcase and sell their music, art and crafts	○	County administered regular funding support

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued

2025 Comprehensive Plan Success Matrix

Focus Area 4: Health, Culture & Equity

Report Date: 00/00/2021

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

Action Steps		Status	Results / Notes
Current			
4a	Develop programming at recreational facilities to enhance physical and mental well-being of all ages and abilities	<input type="radio"/>	Regular Parks & Rec operation
4b	Partner with public and private entities to promote multi-use trails	<input type="radio"/>	Regular transportation planning practice
4c	Advocate with NC DOT to develop bike lanes, trails and pull-offs to help minimize the danger on the road between bikes and motor vehicles	<input type="radio"/>	Regular transportation planning practice
4d	Advocate for the development, funding and maintenance of state and federal lands, including NC State Parks, NC Forest Service Recreation Areas, the Blue Ridge Parkway and national forests	<input type="radio"/>	Regular planning operation practice
Future			
4e	Support additional efforts from private and public entities to continue the development of the French Broad River and its tributaries as recreational and economic development venues	<input type="radio"/>	Commissioned the French Broad River Access Study
4f	Expand the recreational programs and facilities to capitalize on the abundant natural resources found in the county	<input type="radio"/>	Regular Parks & Rec operation

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



Planning Process

2025 Comprehensive Plan Matrix

Focus Area 4: Health, Culture & Equity

Report Date: 00/00/2021

Objective 5: Transylvania County supports life-long learning and personal advancement that enables the county to retain an educated workforce and maintain the high-quality of life

	Action Steps	Status	Results / Notes
Current			
5a	Encourage policies and resources necessary for all students to excel	○	Annual TCBE funding
5b	Promote independent and lifelong learning opportunities through the Transylvania County Library, Blue Ridge Community College, Brevard College and other institutions	○	Regular Library operation
5c	Support the continuation and expansion of the small business incubator programs, internship opportunities and other skills training provided by local and regional institutions	○	NCACC Fellowship program and NC Works partnership
5d	Partner with local educational institutions and other agencies to establish the county as a certified work ready community	✓	Received Work Ready Community certification in 2017
5e	Actively support early childhood education programs and childcare resources and referral services	✓	Multiple programs including Get Set and Smart Start
5f	Evaluate/assess potential funding mechanisms for the maintenance and upgrades of our educational facilities/buildings to be amongst the best in North Carolina	✓	Partnership with the TCBE to coordinate the Bond Referendum
5g	Encourage participation in early and emergent literacy programs and kindergarten readiness programs	✓	Multiple programs including Get Set and Smart Start
5h	Support the development of solutions to improve kindergarten readiness	✓	Get Set
Future			
5i	Support and fund programs that provide resources necessary for exceptional instruction	○	Regular library program operations and annual TCBE funding practices
5j	Support collaboration efforts between all public and private educational institutions in the county	○	Regular county operation spanning the annual budget process and department operations

Status Key: ✓ = Complete ○ = Ongoing ⊗ = Discontinued



2022 Annual Report

In accordance with Section 16-28 of the Transylvania County Planning and Development Charter Ordinance, The Planning Board is required to review the Comprehensive Plan annually. On Thursday May 19, 2022, the Planning Board conducted their review. While many subjects were discussed, the following items were the most prevalent in the discussion. The Transylvania County Planning Board believe the following are in the most need of the Commissioners' attention for this year's review:

- Affordable Housing for the younger population
- Quality Healthcare access in Transylvania County
- Revitalized labor force and new business growth
- Land use regulation along the Rosman Corridor
- Water, Sewer, and Gas Infrastructure Expansion

The Planning Board looks forward to beginning to develop the next Comprehensive Plan.



Planning Process

2022 Annual Report Data

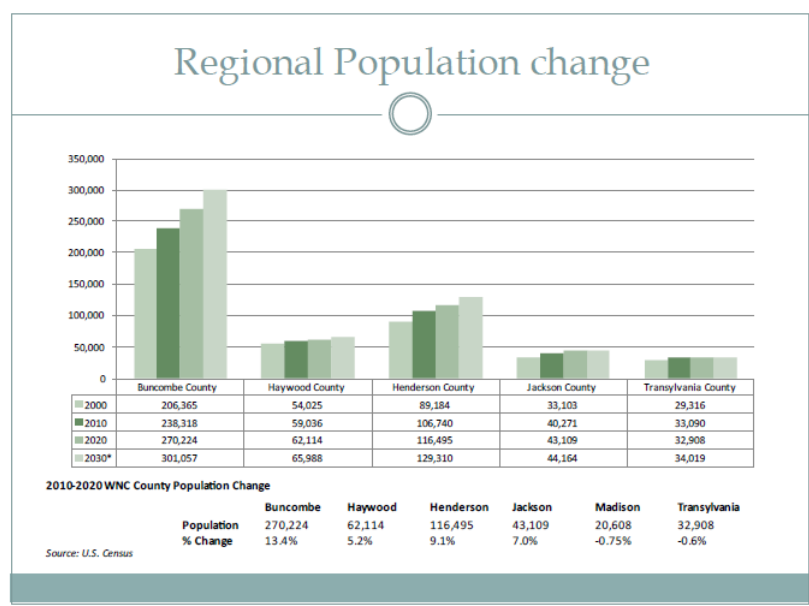
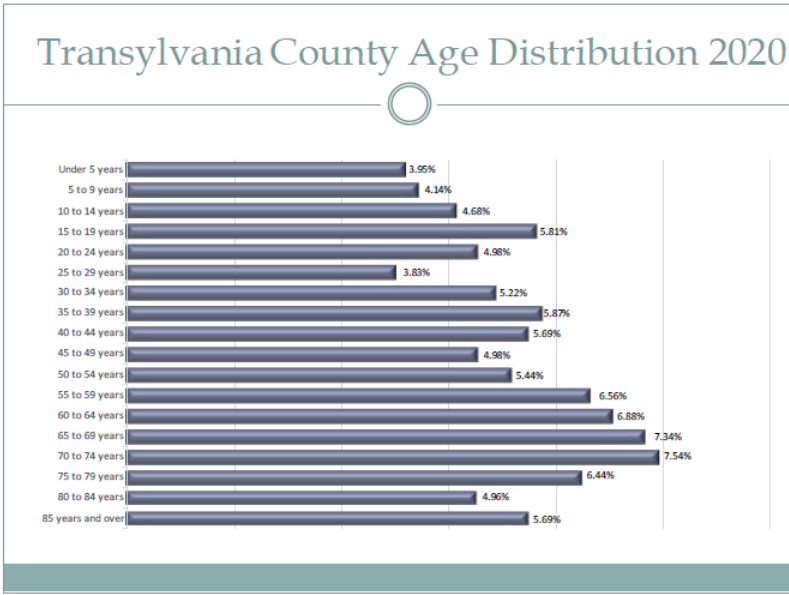
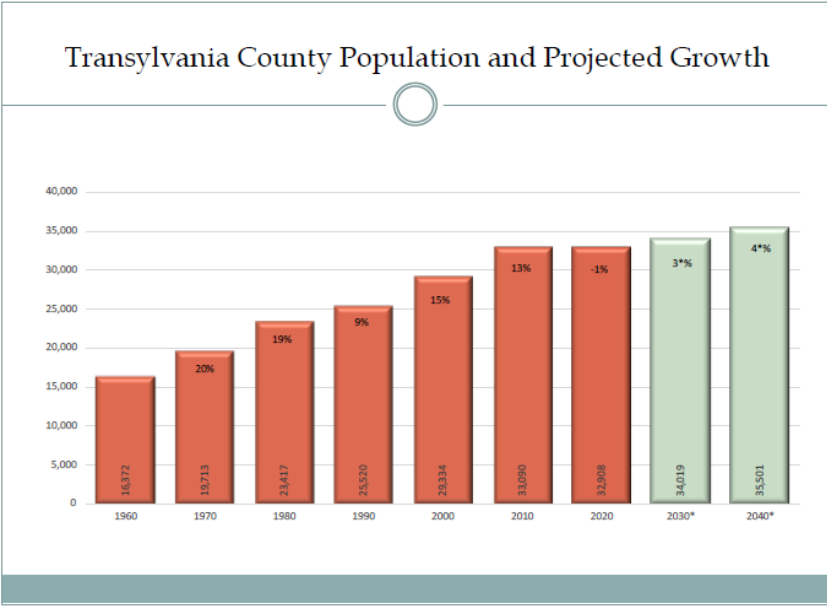


Figure 4 (pg. 4) of the Transylvania County 2025 Comprehensive Plan depicts regional population change and projected population change in Transylvania, and the surrounding four counties. Based on data provided above, the Jackson and Transylvania County did not see the projected population growth projected in 2020.



[AM2] Figure 6 (pg. 5) of the Transylvania County 2025 Comprehensive Plan depicts age distribution in Transylvania County. Based on data provided above, there is no evidence of significant demographic change in the county. Comparing the data above with the data projected in Figure 5, an observer could conclude that since 2010 Transylvania County has not seen an influx of new residents.



[AM3] Figure 7 (pg. 7) of the Transylvania County 2025 Comprehensive Plan depicts population growth in Transylvania County. Based on data provided above, compared with figure 7 from the 2025 Comprehensive plan, estimated growth for Transylvania County from 2010 have not been reached.



Planning Process

Public Response to Housing – 2025 Survey

In the 2025 survey people were asked “What types of housing does Transylvania County need”, and 788 answered the high priority was single-family housing, with multi-family and continuing care considered high priority for 350-390 participants and secondary or vacation homes considered a priority for only 58 respondents (Figure 24).

A greater portion of the people who took the survey owned their own homes (83.3%) (Figure 25), compared to the number of residents who owned their own homes as calculated by the census in 2010 (72%) (Figure 27). With a larger portion owning their own homes, it is logical that 76% are able to find adequate housing based on their income. Of those who said “No” to question 14 (Figure 26), the majority make between \$15,000 and \$34,999 annually. Based on the survey there is a portion (up to 8%) of the homeowners who are uncertain of whether they are able to find adequate housing within their income.

2025 Survey Q15: What types of housing does Transylvania County need? High Priority:

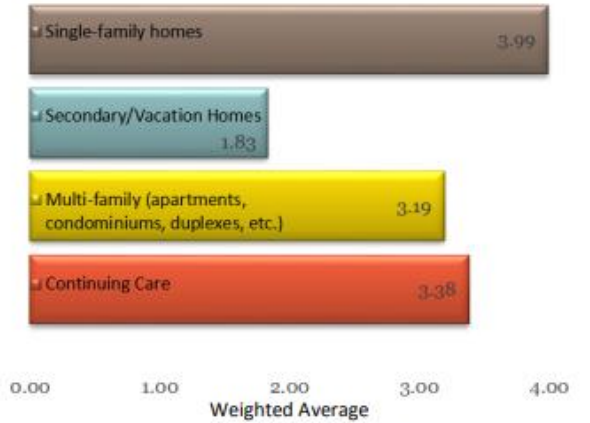


Figure 24, Source: 2025 Comprehensive Plan Survey Data

2025 Survey Q13: Do you own or rent your residence?

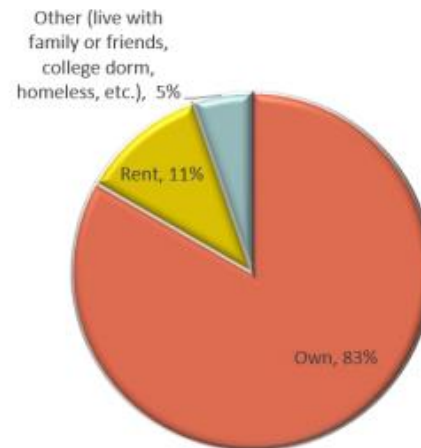


Figure 25, Source: 2025 Comprehensive Plan Survey

Survey Q14: Based on your income, are you able to find adequate housing for you and your family in Transylvania County?

Answered: 1,832 Skipped: 281

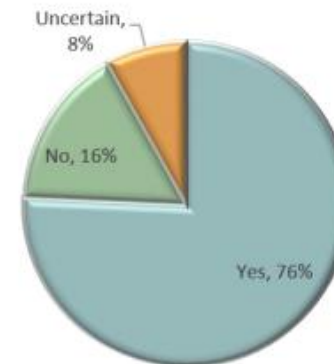


Figure 26, Source: 2025 Comprehensive Plan Survey Data

2010 Housing Census Data

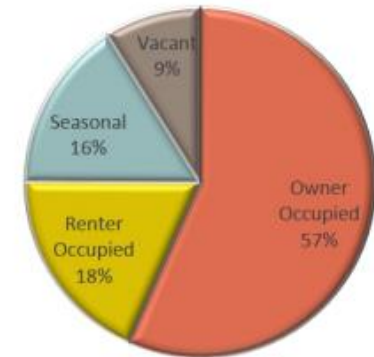
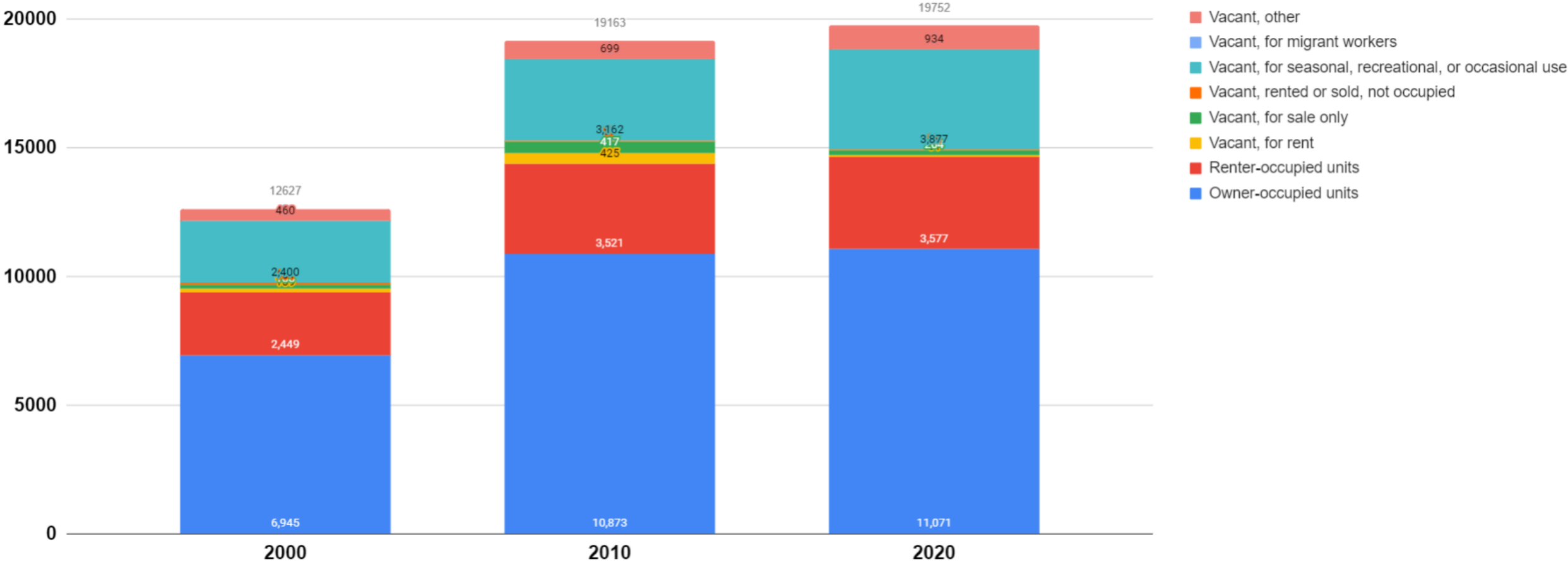


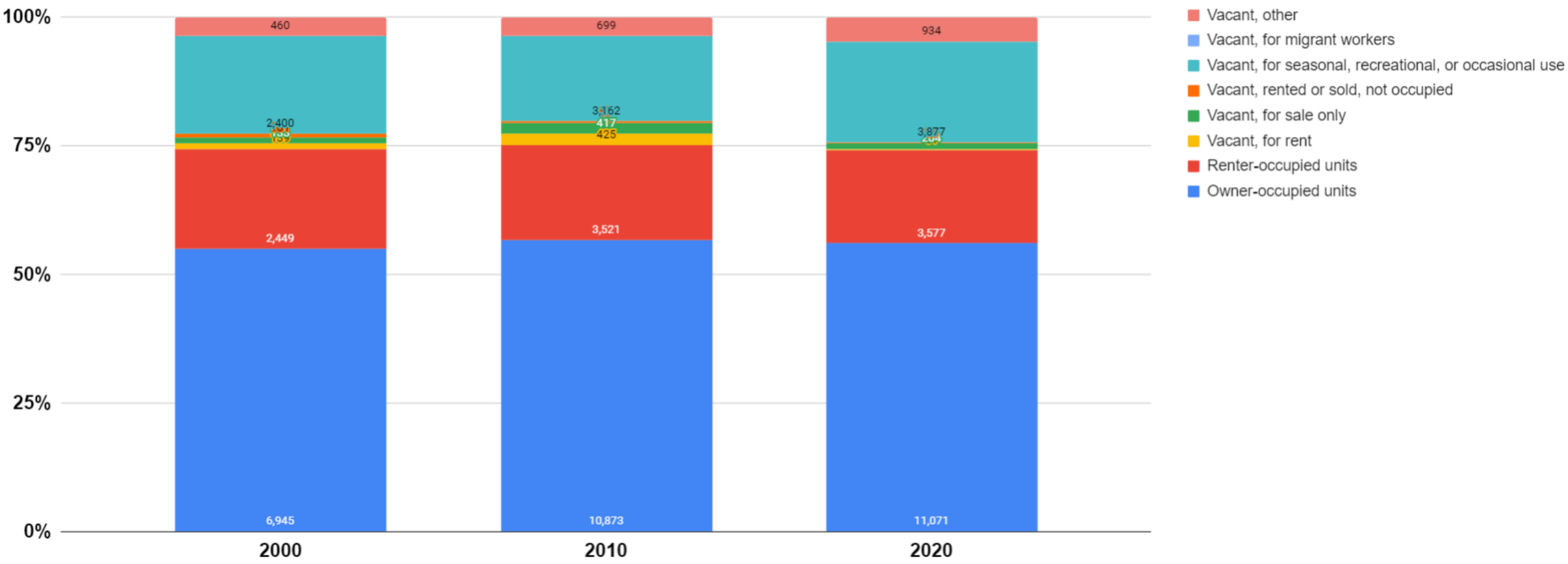
Figure 27, Source: [Census.gov](https://www.census.gov)

Transylvania Housing Totals (US Census/ACS)



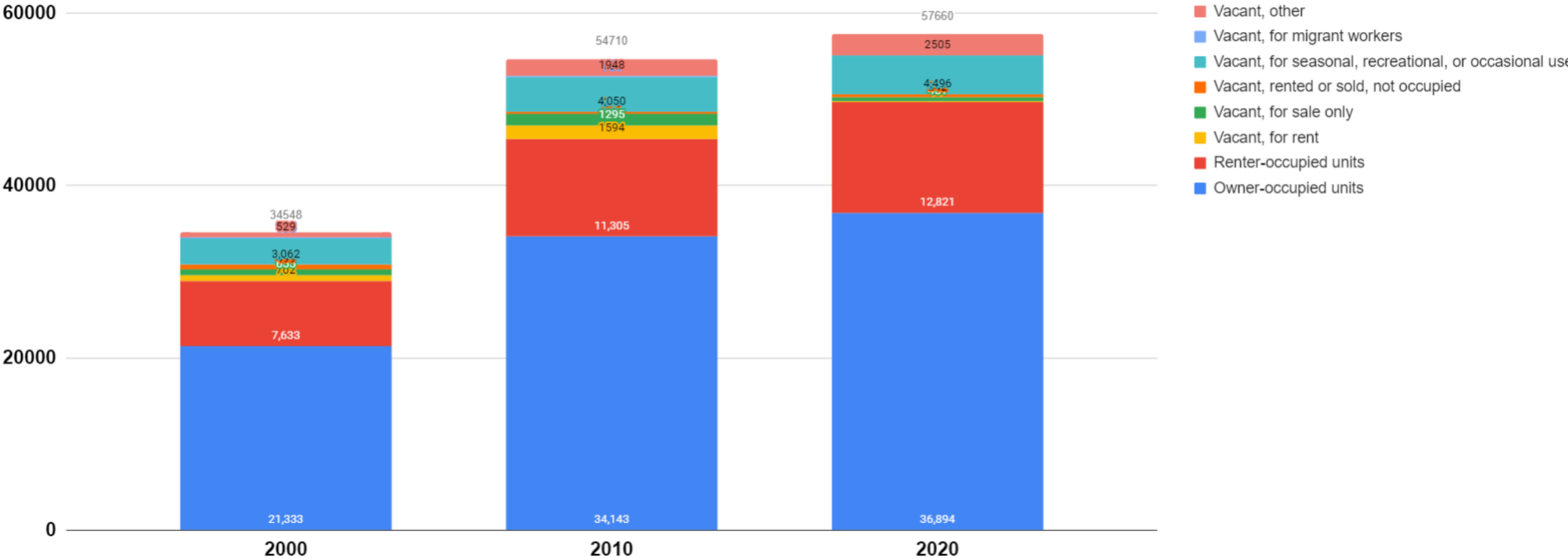
Housing Characteristics

Transylvania County Housing Characteristics, 2000-2020 (US Census/ACS)



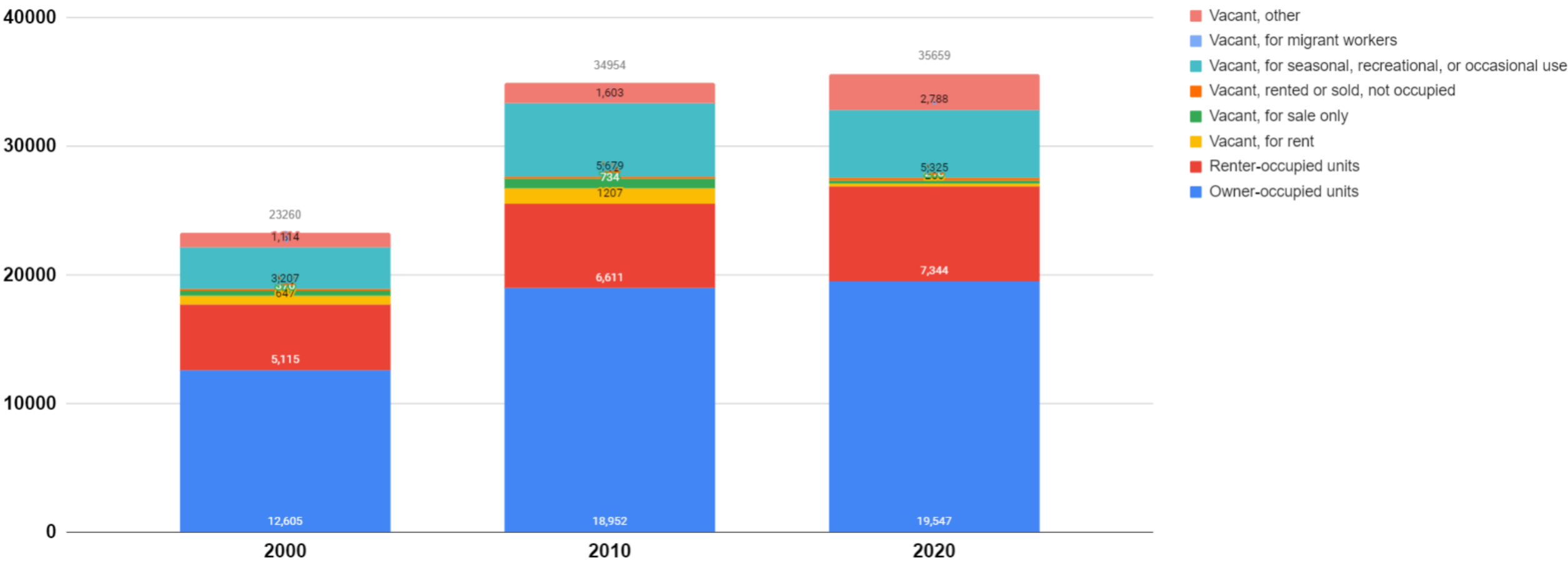
Housing Characteristics

Henderson Housing Totals (US Census/ACS)



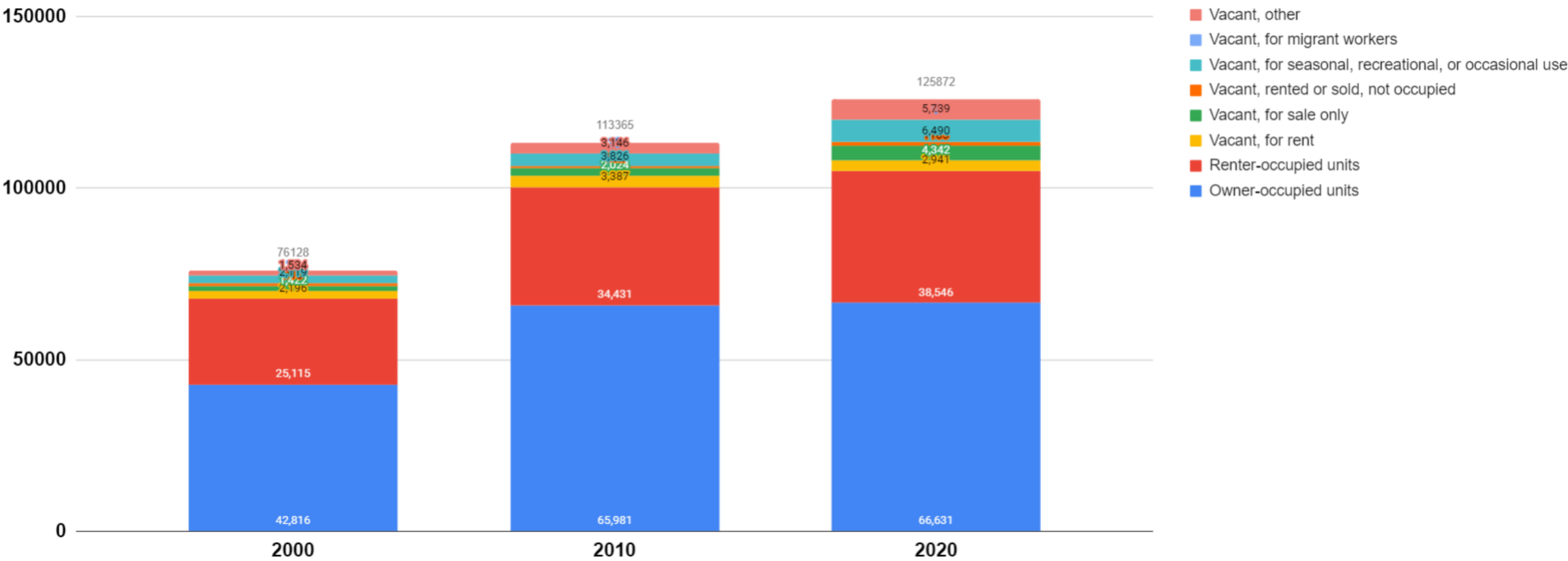
Housing Characteristics

Haywood Housing Totals (US Census/ACS)



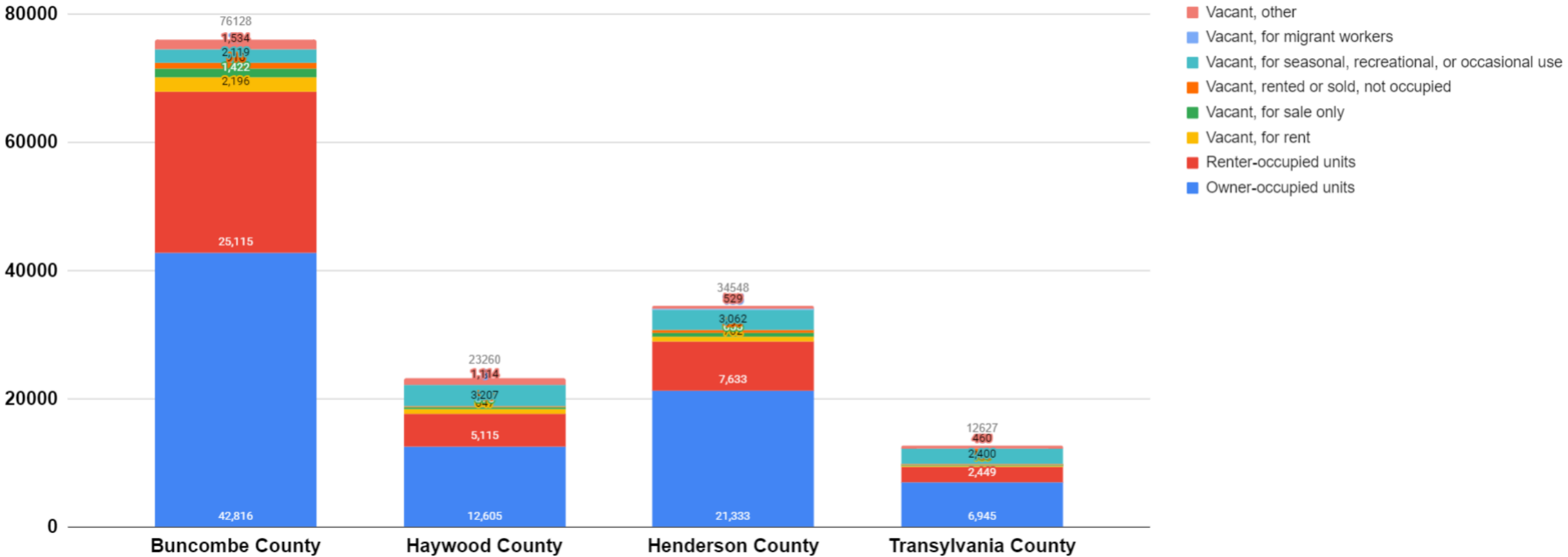
Housing Characteristics

Buncombe County Housing Totals (US Census/ACS)



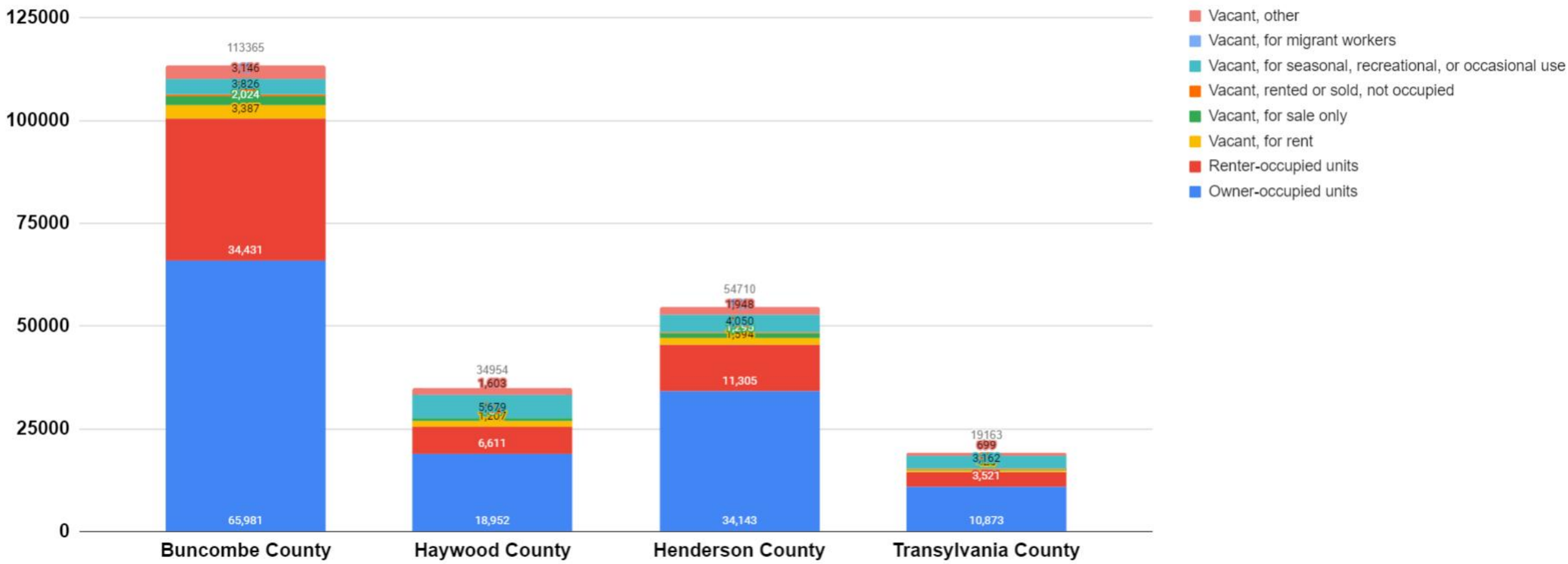
Housing Characteristics

2000 Regional Housing Characteristics (US Census/ACS)



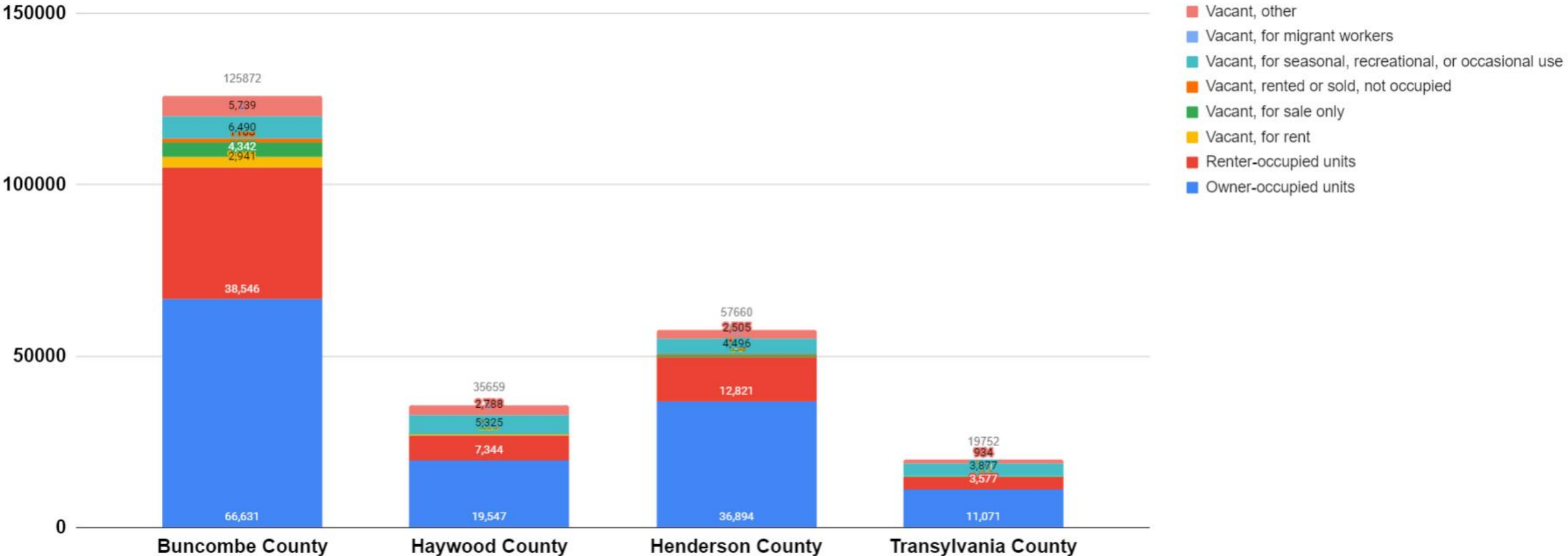
Housing Characteristics

2010 Regional Housing Characteristics (US Census/ACS)



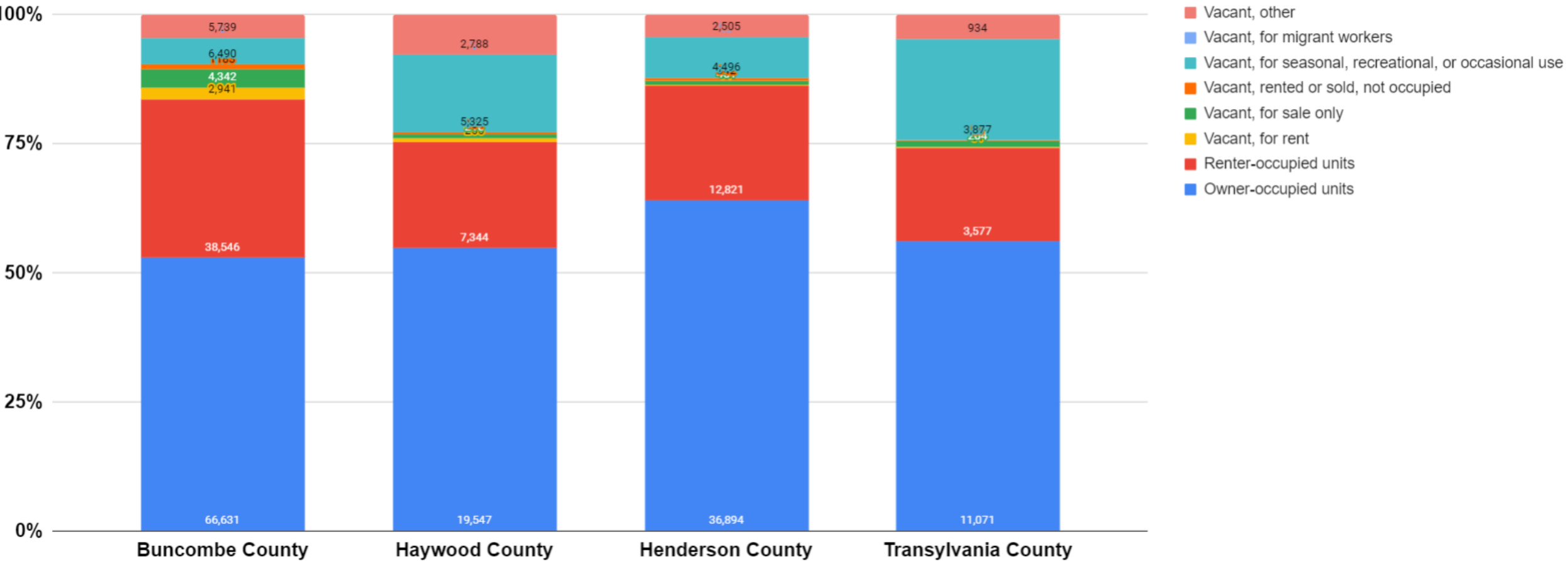
Housing Characteristics

2020 Regional Housing Characteristics (US Census/ACS)



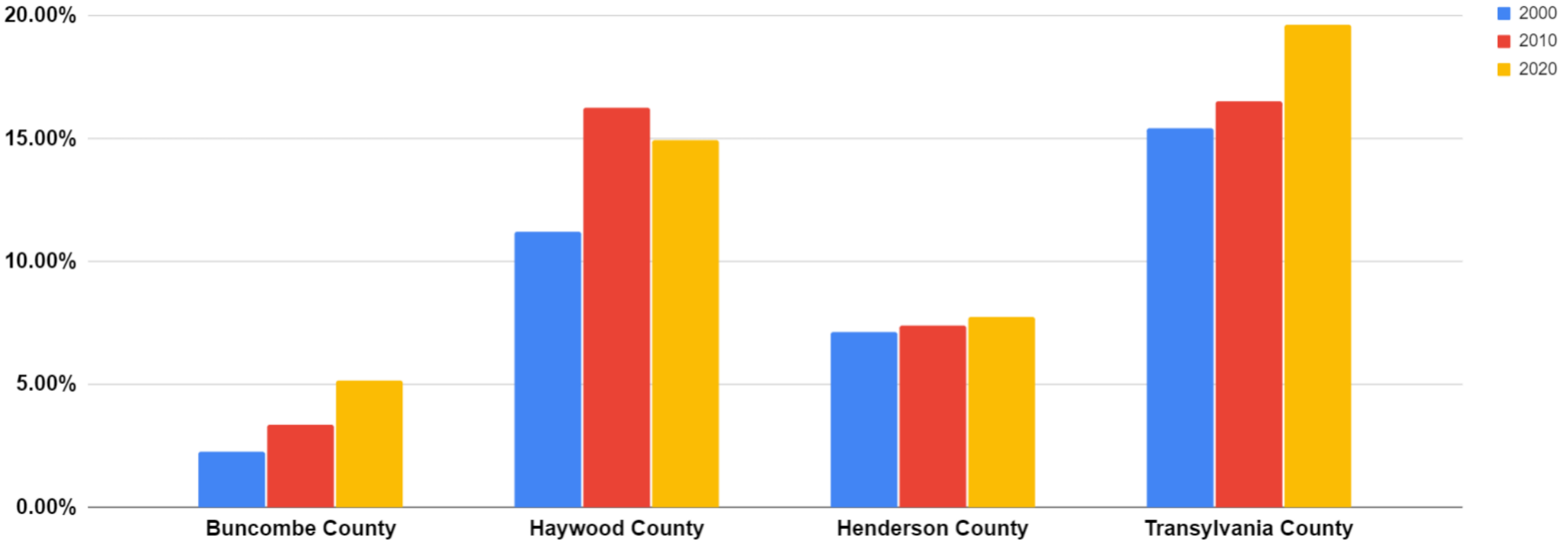
Housing Characteristics

2020 Housing Characteristics (US Census/ACS)



Housing Characteristics

Regional Vacant, for Seasonal, Recreational or Occasional Use



Housing Characteristics

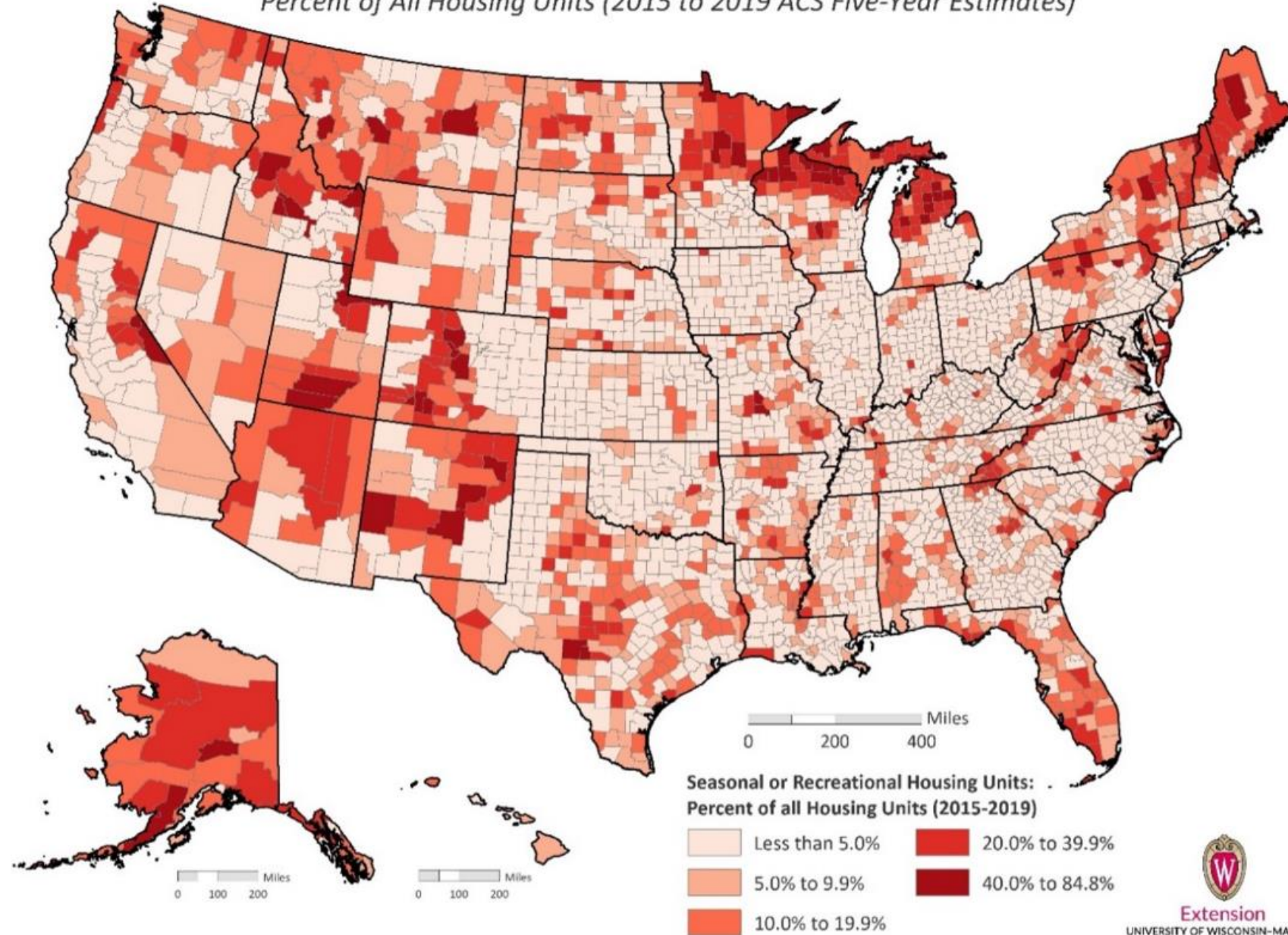
Percentage Vacant Housing Units	Buncombe County	Haywood County	Henderson County	Transylvania County
2000	8.72%	19.34%	12.98%	20.79%
2010	11.43%	26.87%	16.93%	24.89%
2020	10.25%	21.58%	12.23%	23.49%

Percentage Vacant, for seasonal, recreational, or occasional use	Buncombe County	Haywood County	Henderson County	Transylvania County
2000	2.25%	11.20%	7.12%	15.43%
2010	3.37%	16.25%	7.40%	16.50%
2020	5.16%	14.93%	7.73%	19.63%



Housing Characteristics

Housing Units for Seasonal, Recreational or Occasional Use by County
 Percent of All Housing Units (2015 to 2019 ACS Five-Year Estimates)





Final Report

San Miguel County Housing Needs Assessment

Prepared for:

San Miguel Regional Housing Authority

Prepared by:

Economic & Planning Systems, Inc.

in association with



August 30, 2018

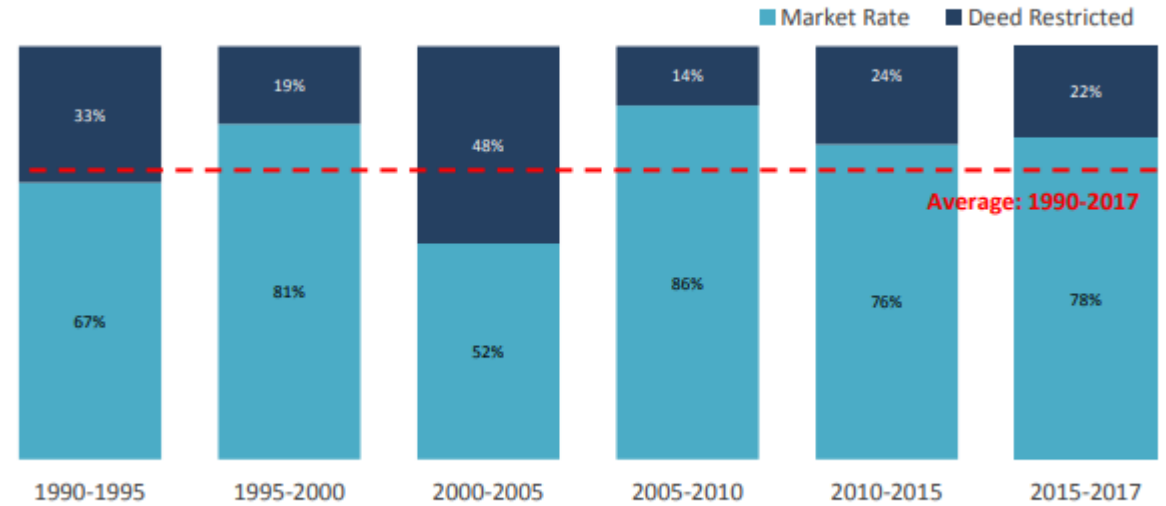
Economic & Planning Systems, Inc.



TRANSYLVANIA
COUNTY
NORTH CAROLINA

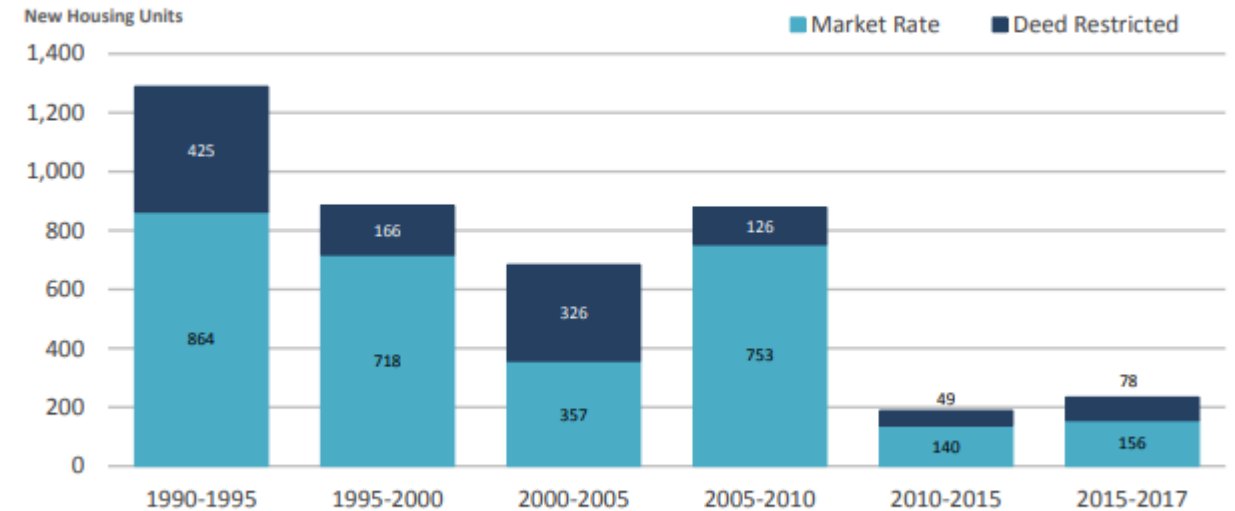
Housing Characteristics

Figure 20
Number of Units as percent of Total, San Miguel County, 1990-2017



Source: U.S. Census Bureau; SMRHA; Economic & Planning Systems

Figure 21
Development Activity, San Miguel County, 1990-2017



Source: U.S. Census Bureau; SMRHA; Economic & Planning Systems

Figure 79
Existing Housing Need by Employment Distribution, 2018

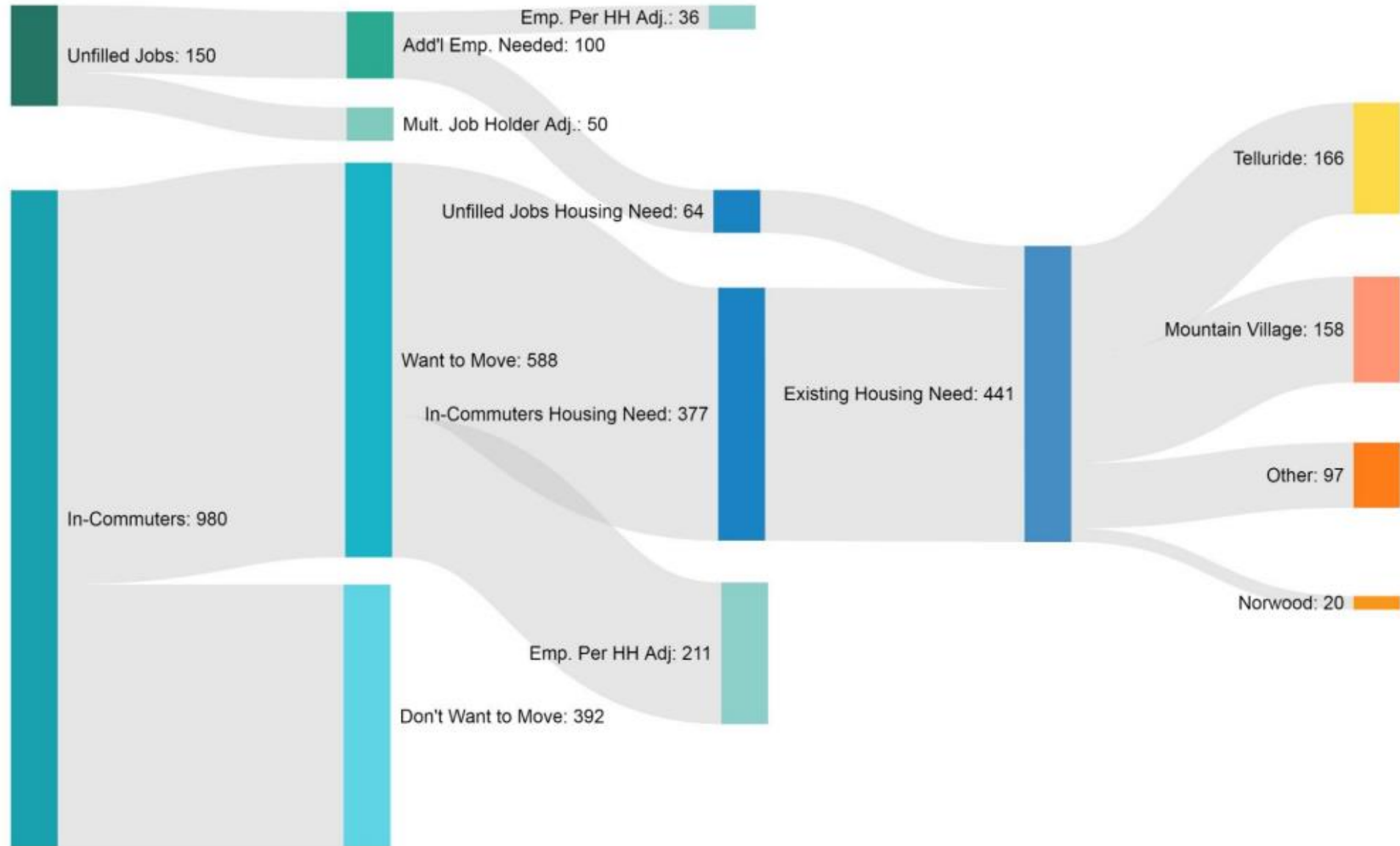
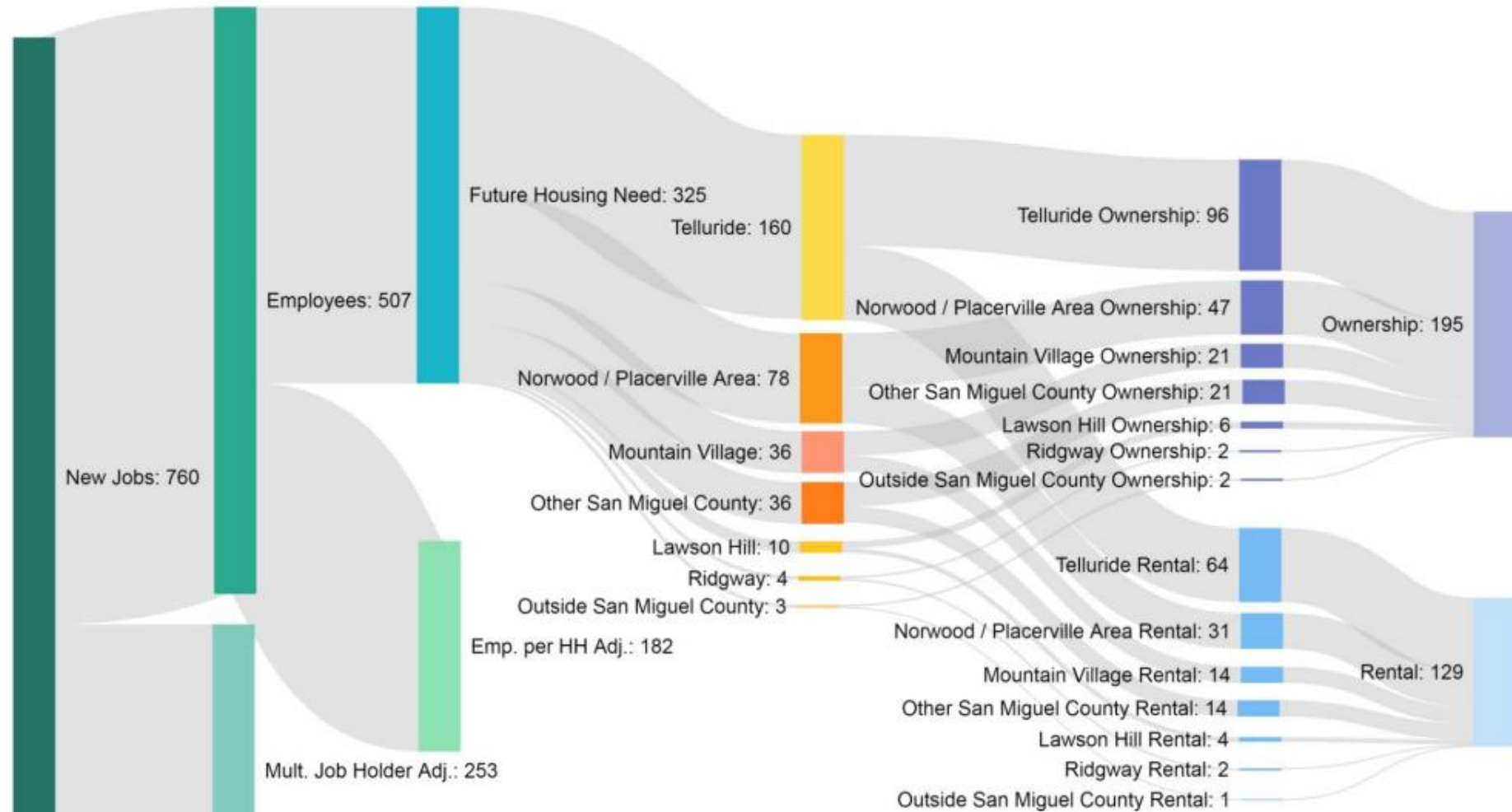


Figure 80
Future Housing Need by Location and Tenure, 2016-2026



Issues & Opportunities



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

2025 Transylvania County

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

Economic Health

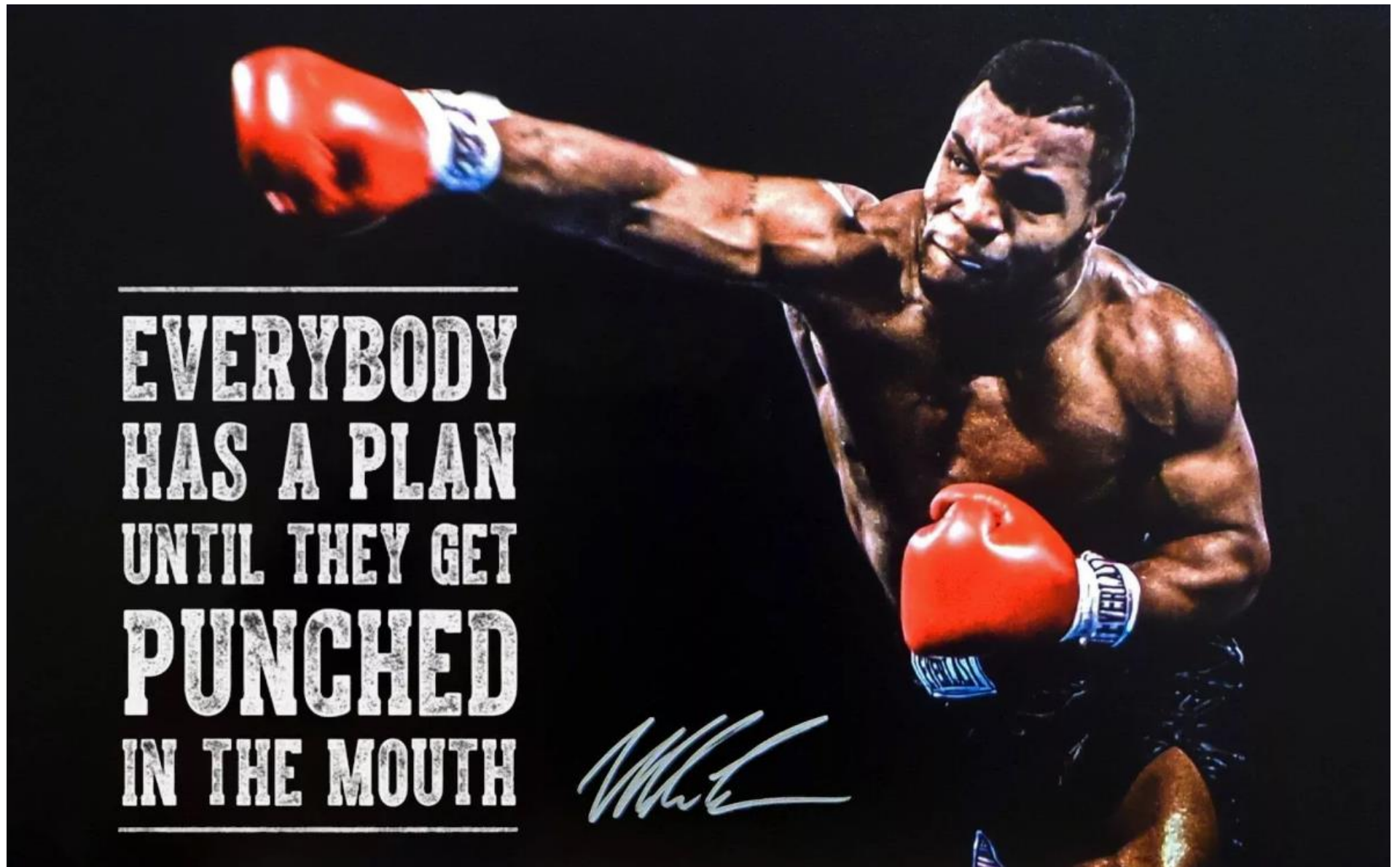


Environment



Land Use and Livability

Health, Culture and Equity



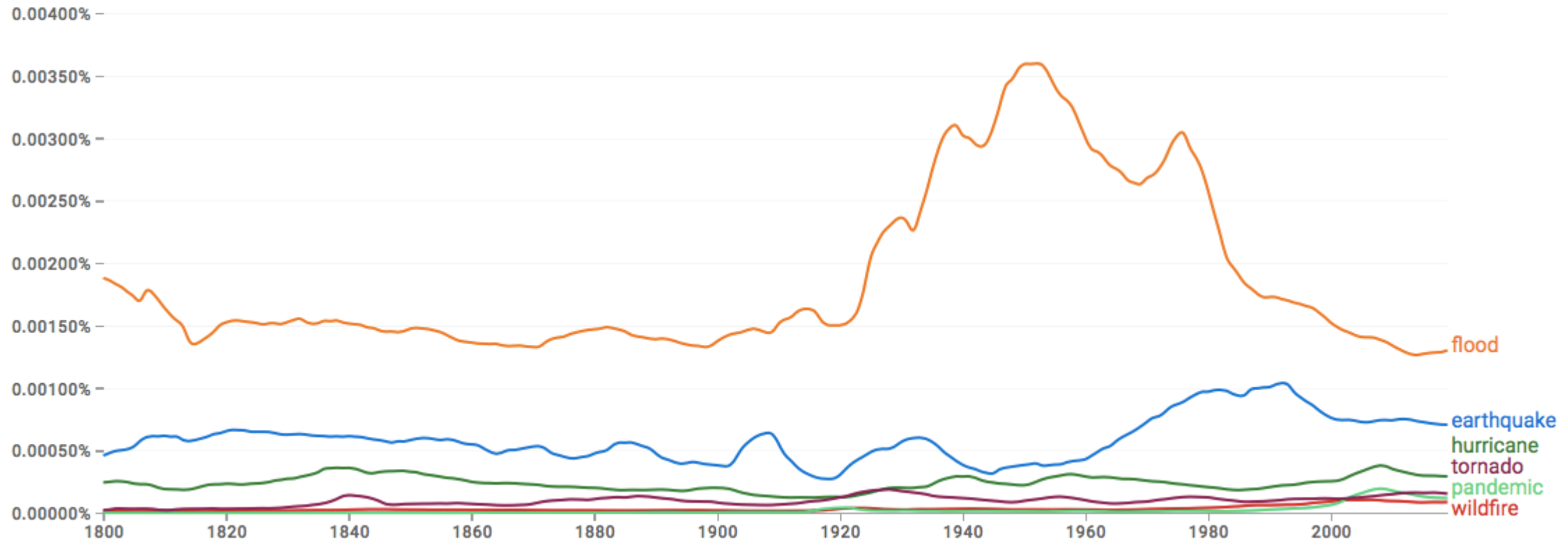
earthquake,wildfire,hurricane,flood,pandemic,tornado

1800 - 2019

English (2019)

Case-Insensitive

Smoothing



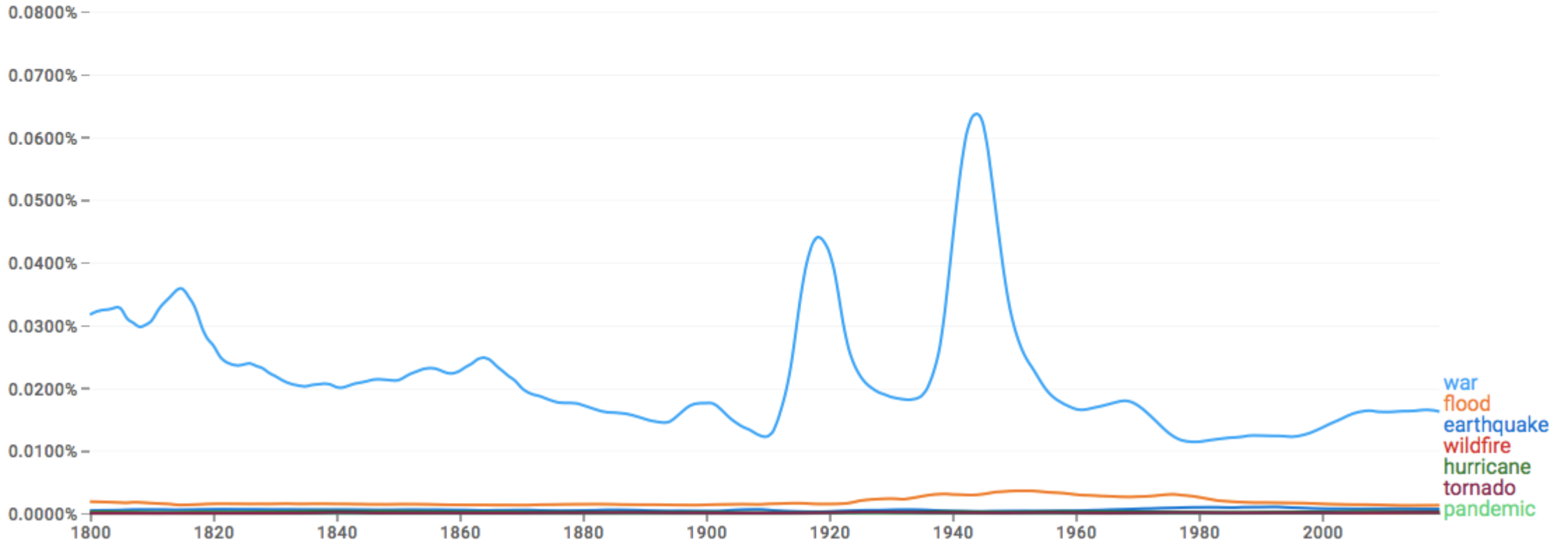
earthquake,wildfire,hurricane,flood,pandemic,tornado,war

1800 - 2019

English (2019)

Case-Insensitive

Smoothing



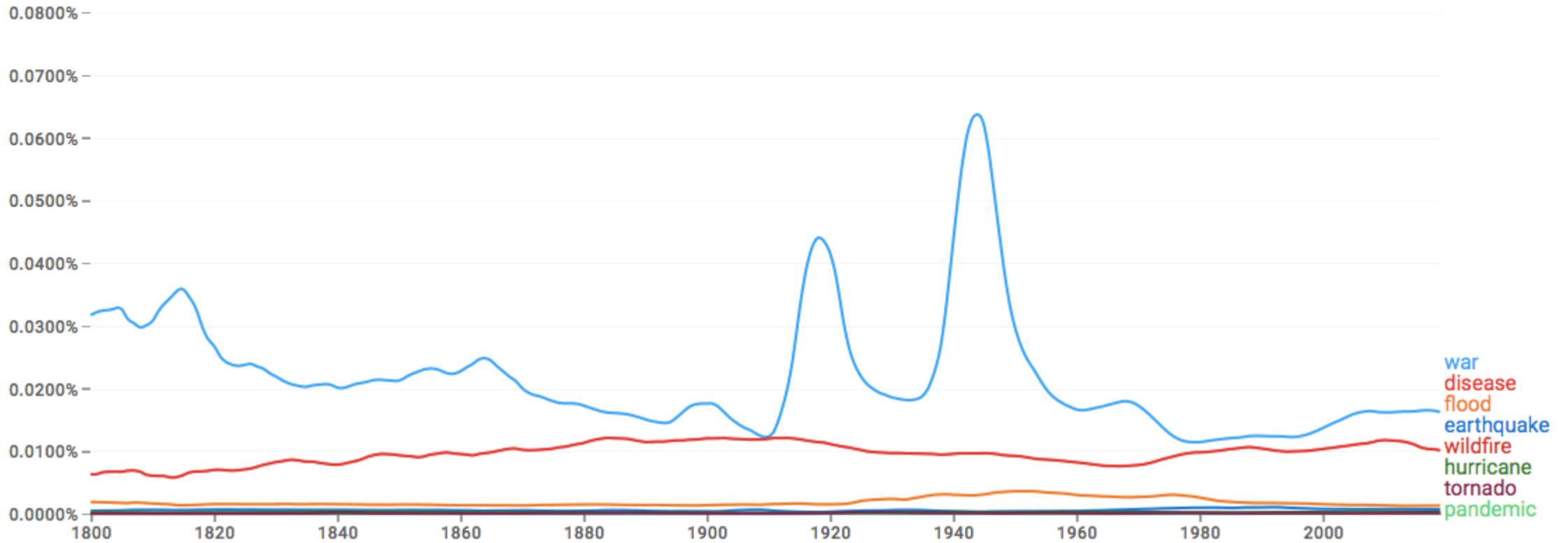
earthquake,wildfire,hurricane,flood,pandemic,tornado,war,disease

1800 - 2019

English (2019)

Case-Insensitive

Smoothing

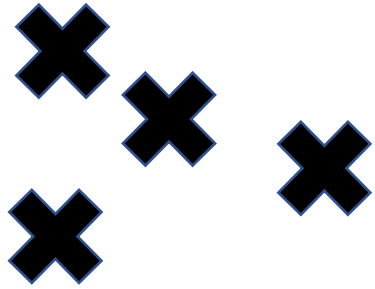




Issues & Opportunities

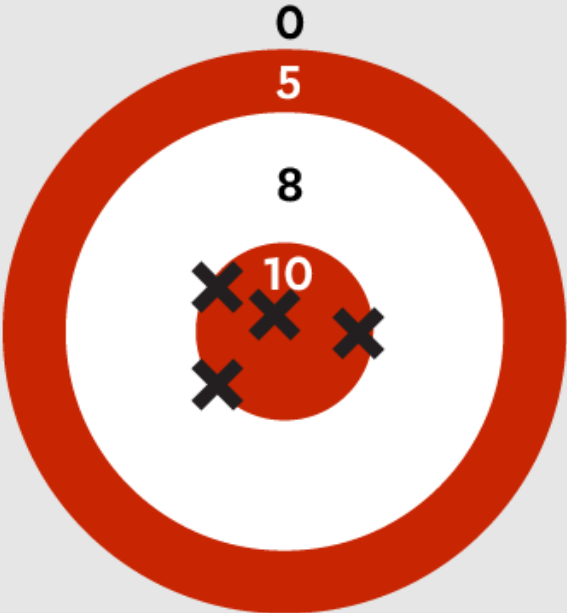


Issues & Opportunities

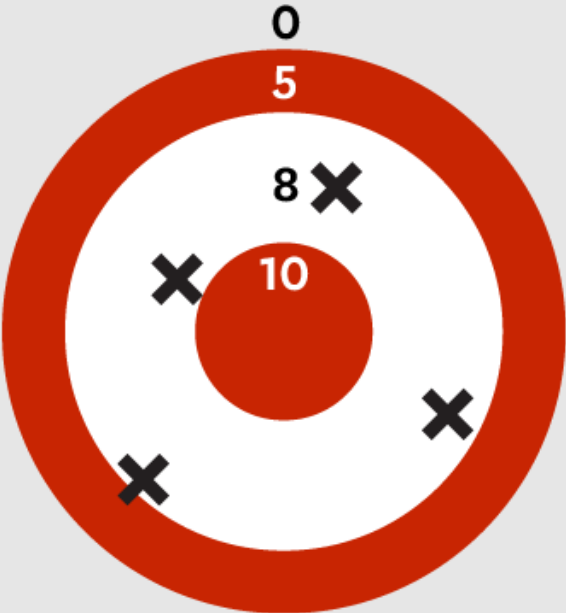




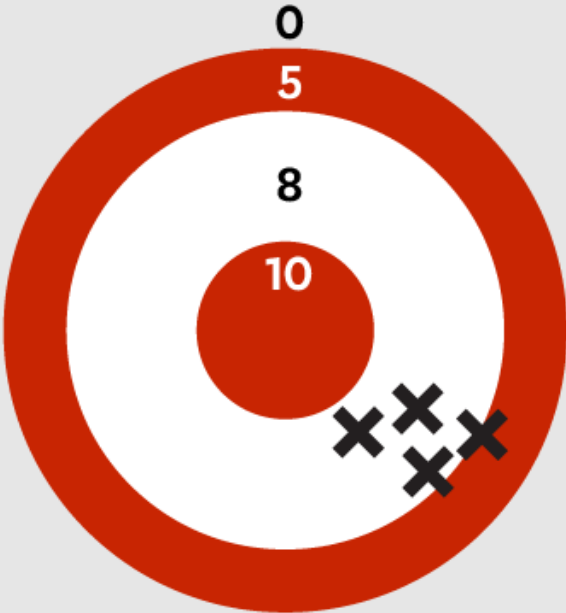
How Noise and Bias Affect Accuracy



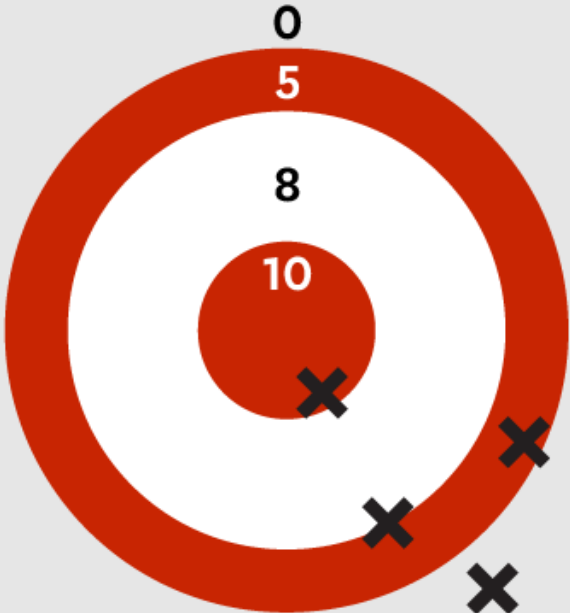
A. Accurate



B. Noisy



C. Biased



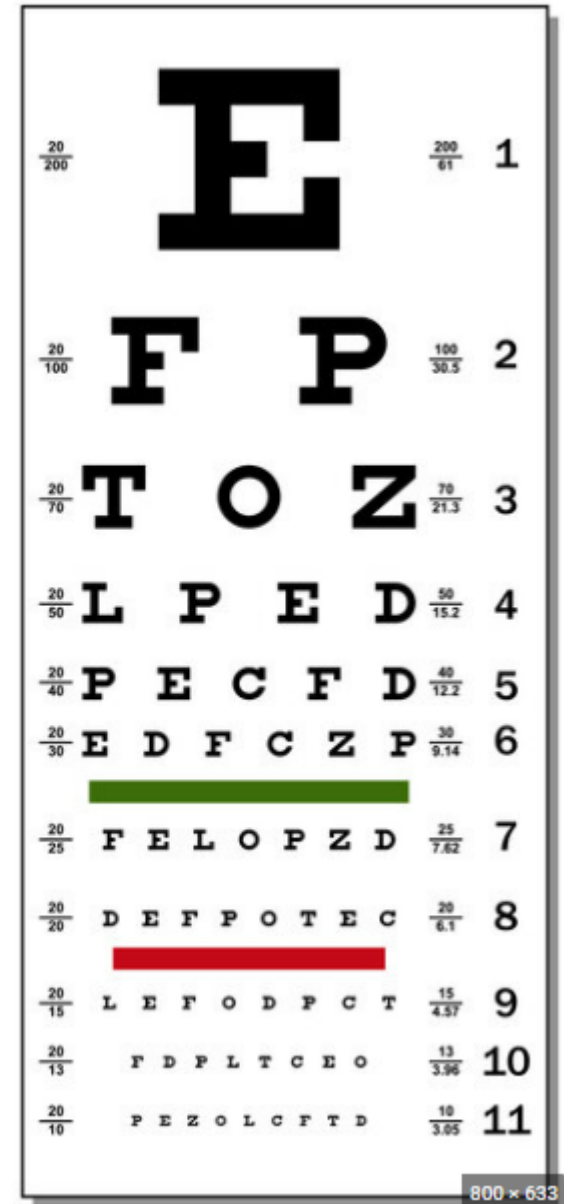
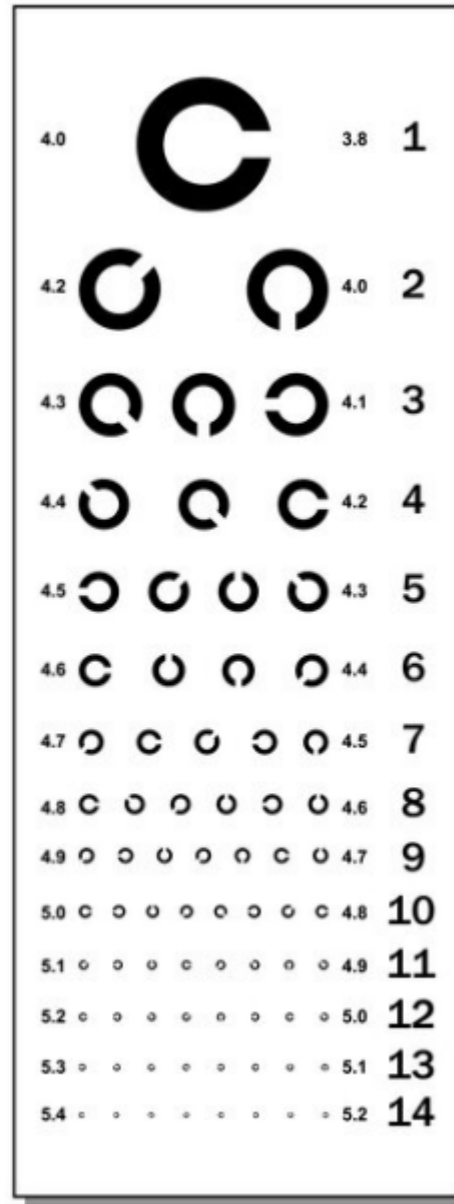
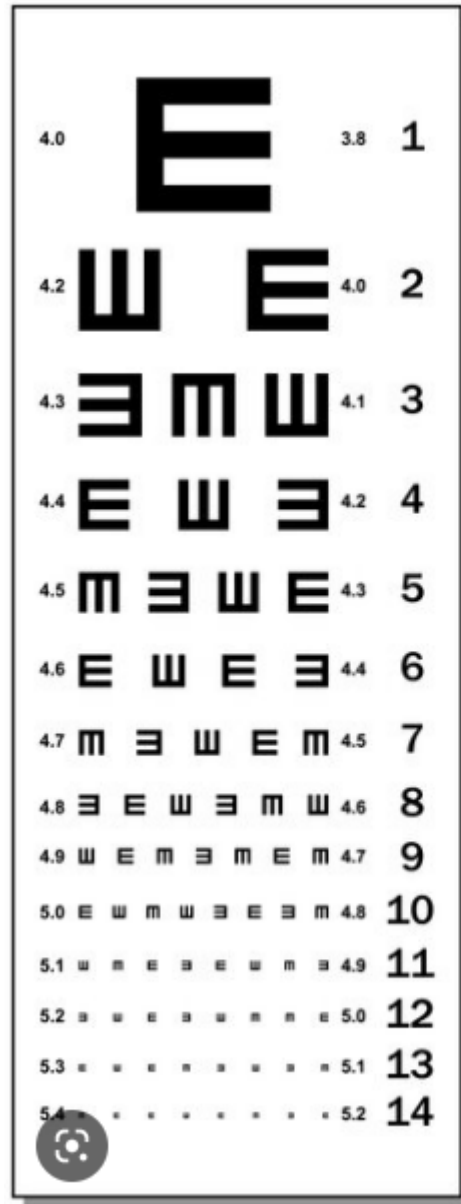
D. Noisy and biased

FROM “NOISE: HOW TO OVERCOME THE HIGH, HIDDEN COST OF INCONSISTENT DECISION MAKING,”
BY DANIEL KAHNEMAN ET AL., OCTOBER 2016

© HBR.ORG

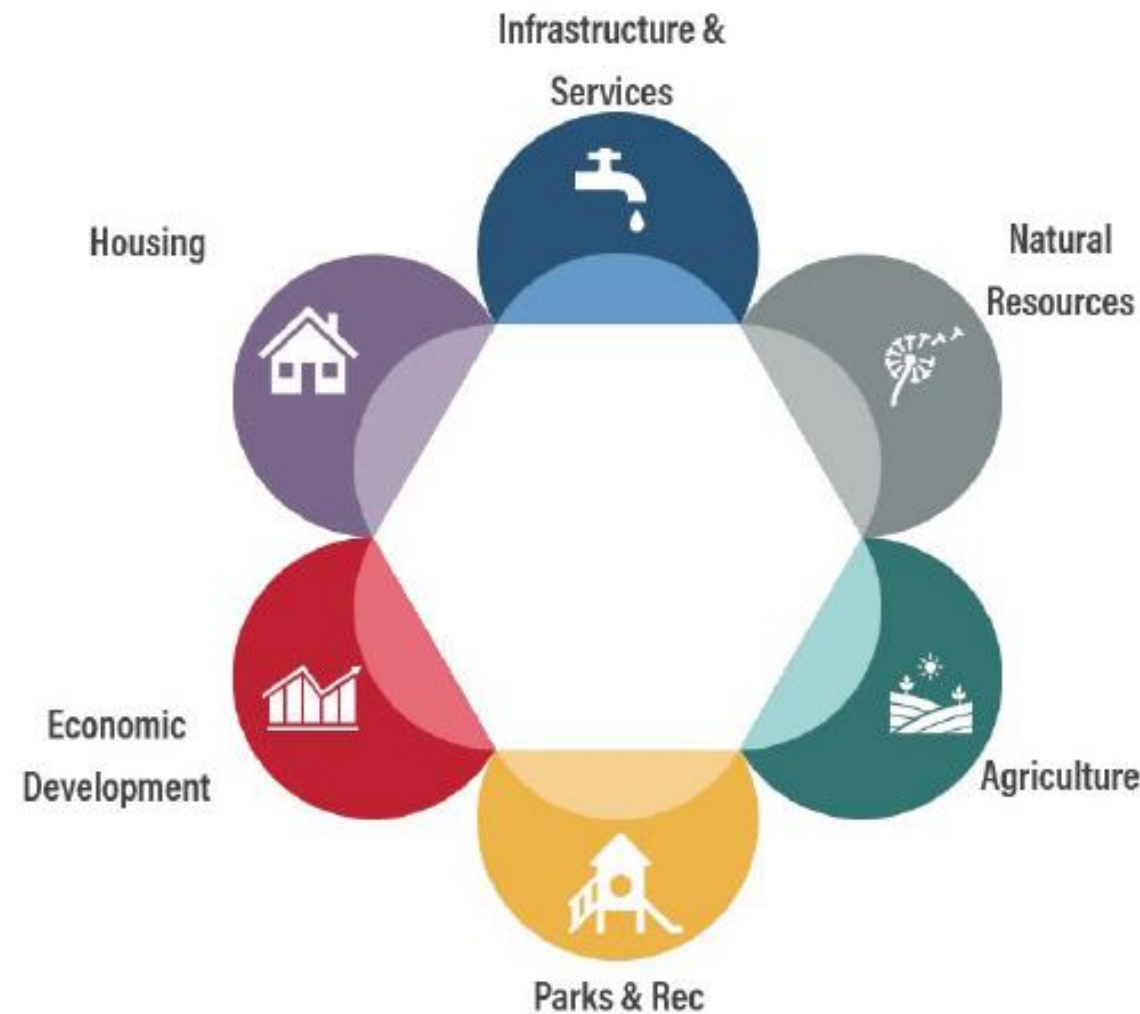


Issues & Opportunities



Issues & Opportunities





Issues & Opportunities

-  **Growth, Land Use & Infrastructure**
-  **Historic & Cultural Resources**
-  **Housing & Economy**
-  **Mobility & Transportation**
-  **Recreation & Tourism**
-  **Open Space & Agriculture**
-  **Sustainability & Climate Action**
-  **Natural Resources & Hazards**
-  **Public Health & Equity**



Issues & Opportunities

PLAN ELEMENTS + GOAL STATEMENTS

Grow
Population

Promote equitable, healthy, and sustainable opportunities to integrate and support an increasingly diverse population.

Work
Economic Development

Promote a vibrant, sustainable, equitable economy that supports a strong, diverse tax base.

Bloom
Agriculture & Food Security

Protect farmland for local food production and ensure access to healthy foods for all citizens.

Preserve
Natural Resources

Protect the most valuable and vulnerable resources in Greenville County.

Enrich
Cultural Resources

Protect our cultural resources for current and future generations.

Serve
Community Facilities

Provide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.

Live
Housing

Promote housing choice and a sustainable, equitable, affordable, housing stock.

Balance
Land Use

Develop an approach to land use that balances future growth with community priorities.

Move
Transportation

Coordinate with land use plans and develop a transportation system that provides mobility options, a high level of service, and improved safety.

Implement
Priority Investment

Coordinate with relevant partners and invest wisely in major infrastructure and facility projects.

69

Issues & Opportunities

Have our Goals & Objectives changed?

Have our Issues & Opportunities changed?

What's been accomplished?

What's missing, incomplete or still on the horizon?

Planning Process



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

The Planning Process

The development of this comprehensive plan was based on extensive research into Roswell's current state and needs combined with a robust community engagement strategy. See the accompanying diagram for details on the planning process.



PLAN PROCESS





Shaping Our Future City

A Comprehensive Plan is forward looking, carefully crafting not only what the community could be, but *should* be. We examine our past in order to see more clearly our way forward.



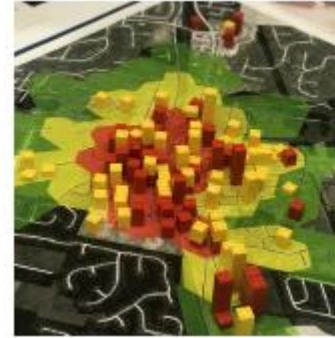
Duluth in Context

While Duluth is defined by the experiences of each individual member of the community, statistics, facts, and figures help us get a better picture of who lives and works here and how the City functions. Summary graphs and diagrams paint a contextualized picture of Duluth.



Our City Today

Like all metropolitan areas, Duluth is composed of a complex web of systems. The built environment, the daily movement of people, and our natural world all work together to forge our City. A description of these systems and characteristics create a snapshot of where we are as a city today.



Formulating Our Strategy

This is not just a plan that was composed behind closed doors by indifferent career professionals. This is a living, breathing plan made by the community *for the community*. We engaged our city residents, business owners, and those passing through in an interactive public process to create our future strategy.



Vision & Aspirations

Who do we want our city to be? What do we want to be known for? While every section of the Plan is central to implementing our vision and goals, the Character Areas and Future Land Use Maps are the most influential in terms of daily decision-making and land use changes.



From Strategy to Implementation

This is how we will achieve our overall vision and goals for Duluth. Without a comprehensive, practical, and systematic step-by-step Short Term Work Program, our vision and goals will not become reality. A plan is just a plan until it is translated into policy and implementation measures.

10	INTRODUCTION <i>Purpose and scope, why we plan, and benefits of a comprehensive plan</i>
12	EXISTING CONDITIONS <i>From then to now: population, demographic makeup, economy, transportation, land use, housing, open space</i>
26	COMMUNITY PARTICIPATION <i>Horizon 2040 timeline, community involvement, steering committee, community outreach, public meetings, online surveys, and public hearings</i>
32	NEEDS & OPPORTUNITIES <i>Traffic congestion (walkability), housing, office and retail vacancies, growth management, sense of place (placemaking), open space, and broadband services</i>
38	COMMUNITY VISION <i>Goals and policy development</i>
56	FUTURE LAND USE MAP <i>Future lands use designations and zoning affiliations, and development and redevelopment priority areas</i>
63	SHORT TERM WORK PROGRAM <i>Five-year implementation actions</i>
70	REPORT OF ACCOMPLISHMENTS <i>Status report of each activity from the 2035 Comprehensive Plan Short Term Work Program (2017-2021)</i>
75	APPENDIX <i>Compilation of all documentation associated with creating Horizon 2040</i>

“By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.”

Socrates.
Philosopher, teacher & educator

Purpose of the Plan

Our Comprehensive Plan is a document created through a collaboration of residents, community stakeholders, government leaders, and staff. We set out to create a shared vision of the community over the next 20 years and define objectives to be achieved during that time. The Plan considers the relationships between land uses, infrastructure (roads, utilities, etc.), and community needs, and outlines policy guidance for addressing these objectives.

A Comprehensive Plan is a requirement by the state of North Carolina for local governments that use zoning regulations. The plan can be used as a broad tool to help elected officials and County staff identify how they want to prioritize resources and future planning efforts. The Plan can be used as a guide for the County when making budget and policy decisions, drafting regulations, and creating Strategic Plans. Adoption is not the end of the comprehensive planning process. Once adopted, Buncombe County will periodically update this Plan to address changing conditions and evaluate new opportunities.



Figure 2: Plan Types

THE PLANNING CYCLE

Community planning is a continuous cycle:

It begins with identifying a long-range vision and developing policy guidance through the comprehensive plan.

The community then identifies shorter-term priorities that support the long-range policy direction, often through the County's Strategic Plan and departmental work plans.

Using these plans, the County identifies funding priorities in order to create the County's annual budget and capital improvement plan.

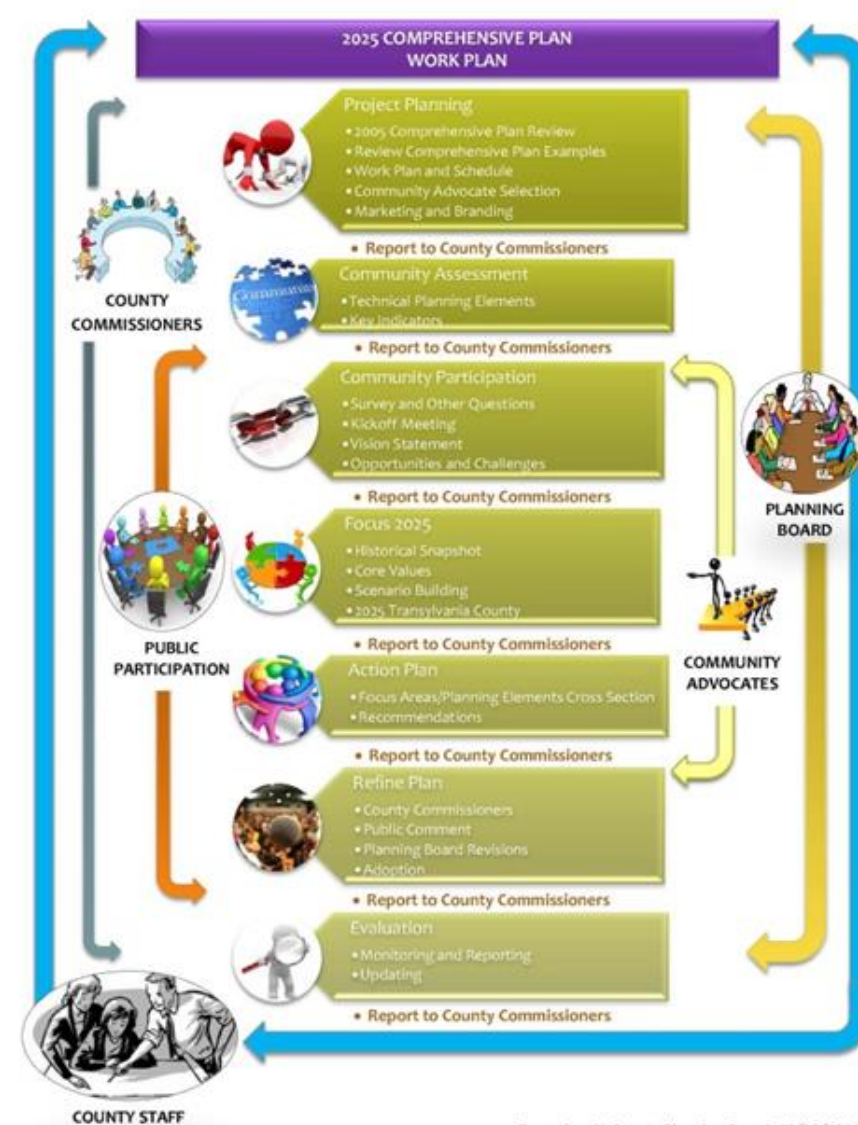
The County implements capital projects and operational initiatives to enact the community's vision and achieve its goals.

The County assesses implementations to measure and evaluate our progress and identify where we are making headway and where we are falling short.

And then, we will start the process over again to plan for the next 20 years.



Figure 3: Planning Cycle



Planning Process

2025 Comprehensive Plan – Process

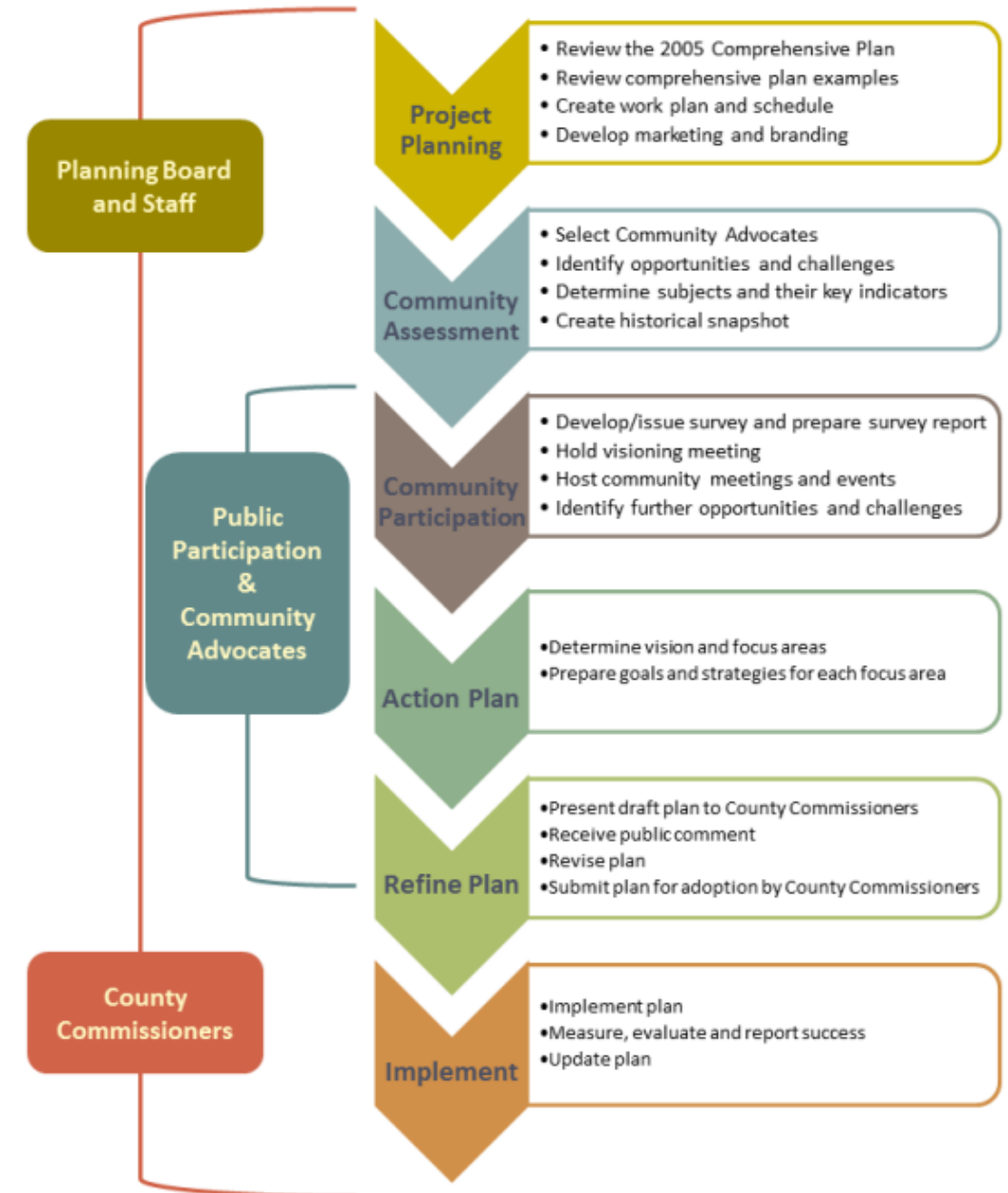


Figure 1, Source: Transylvania County Planning and Community Development Department

Processes

What processes have been improved?

What processes could be improved?

How would we know they've improved?

20XX Comprehensive Plan - DRAFT Work Plan Schedule																								
Project Step	2023												2024											
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec			
Step 1. Project Planning	SIPB																							
a. 2025 Comprehensive Plan Review																								
b. Comprehensive Plan Examples																								
c. Work Plan and Schedule																								
d. Community Advocate Selection																								
e. Community Advocate Kickoff Meeting																								
e. Marketing and Branding																								
f. Report to Commissioners																								
Step 2. Community Assessment	SIPB																							
a. Technical Planning Elements Report																								
b. Key Indicators																								
c. Report to Commissioners																								
Step 3. Community Participation																								
a. Survey and Other Questions																								
b. Kickoff Meeting																								
c. Open Houses																								
d. Vision Statement																								
e. Opportunities and Challenges																								
f. Report to Commissioners																								
Step 4. Focus on 20XX																								
a. Core Values																								
b. Scenario Building																								
c. 20XX Transylvania County																								
d. Report to Commissioners																								
Step 5. Action Plan																								
a. Focus Areas																								
b. Action Plan																								
c. Report to Commissioners																								
Step 6. Refine Action Plan																								
a. County Commissioners																								
b. Public Comment																								
c. Planning Board Revisions																								
d. County Commissioners Adoption																								
Step 7. Next Steps (2026-20XX)																								
a. Monitoring and Reporting																								
b. Updating																								
c. Report to Commissioners																								
<div>S = Staff</div> <div>PB = Planning Board</div> <div>CA = Community Advocates</div> <div>CC = County Commissioners</div> <div>P = Public</div>																								

Engagement



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

2025 Comprehensive Plan Public Participation Summary (May, June, July 2015 and February 2016)			
Type	Location	Date	Number of Attendees
Community Center - Open House Meetings	Stoneybrook Homeowners Association - Williamson Creek Community Center	5/2/2015	21*
	Rosenwald Block Party - Silversteen Park	5/16/2015	30*
	Eastatoe Community Center	5/28/2015	25
	See Off Community Center	6/1/2015	24
	Sapphire-Whitewater Community Center	6/1/2015	8
	Dunn's Rock Community Center	6/4/2015	13
	Transylvania County Library Rogow Room	6/9/2015	10
	Cedar Mountain Community Center	6/12/2015	6
	Little River Community Center	6/15/2015	14
	Quebec Community Center	6/16/2015	10
	Transylvania County Parks & Rec Center	6/23/2015	5
	Rosman Town Hall	6/25/2015	3
	Balsam Grove Community Center	6/30/2015	16
	Lake Toxaway Community Center	7/2/2015	11
Invitational Meetings	North Transylvania Fire Rescue	7/7/2015	4
	Brevard Wesleyan Church	5/8/2015	7
	Connestee Falls Clubhouse	6/11/2015	10
Special Events	Slickrock Community Pavilion	6/24/2015	11
	Heart of Brevard	5/13/2015	10
	White Squirrel Festival	5/23/2015	100*
	White Squirrel Festival	5/24/2015	75*
	Transylvania County Library - Family Music Show	6/10/2015	20*
	Tiny Houses Rally - Transylvania County Library	6/18/2015	85*
	Farmer's Market	6/20/2015	75*
	Rise and Shine Parents Meeting	6/25/2015	15**
	Farmer's Market	7/4/2015	60*
Door-to-Door Canvasses	July Fourth Celebration	7/4/2015	150*
	Balsam Crest, Pine Crest, Beech Crest, Holly Crest, Cedar Crest and English Hills	7/1/2015	203**
	Rosenwald Area (Houses on Oakdale St, Carver St, Hemphill Circle and Jenkins Rd)	7/7/2015	45*
	Door-To-Door Survey Distribution: Silversteen Dr, Loeb Dr and Keith Ct	7/16/2015	45**
	Door-To-Door Survey Distribution: Gallimore Rd. (Apartments)	7/30/2015	15**

2025 Comprehensive Plan Public Participation Summary (May, June, July 2015 and February 2016)			
Type	Location	Date	Number of Attendees
Community Advocate Meetings	Introductory Workgroup Meeting	1/29/2015	50
	Planning Board and Community Advocate Joint Meeting	2/12/2015	38
	Planning Board and Community Advocate Joint Meeting	3/2/2015	24
	Kick-off Meeting	4/9/2015	85
	Public Input Meeting	4/28/2015	125
	Community Goal Workshop	2/4/2016	31
Total Points of Contact			1,479

Comp Plan 2025 Engagement

Acknowledgments

Citizens Advisory Committee

- Tim Brett, District 28

Steven Bryant, District 20

Pat Byrd, District 27

Sig Byrd, District 27

Al Cannaday, District 21

Amy Green, District 18

Jan Jordan, District 19
- William Lindsey, District 17

Addy Matney, District 24

Wendy Nanney, District 22

Erica Rector, District 26

George Singleton, District 25

Julie Turner, District 17

Stakeholder Advisory Committee

- Shawn Bell, City of Fountain Inn

Chip Bentley, Appalachian Council of Governments

Gary Brock, Berea Public Service District

Scott Carr, Greenville-Spartanburg International Airport

John Castile, Greenville County Redevelopment Authority

Andrea Cooper, Upstate Forever

Michael Dey, Homebuilders Association of Greenville

George Dickert, Clemson Cooperative Extension

Eleanor Dunlap, Graham Foundation

Carol Elliott, Metropolitan Sewer Subdistrict

Betty Farley, Greenville County School District

Mark Farris, Greenville Area Development Corporation

Hesha Gamble, Greenville County Engineering and Maintenance

Lisa Hallo, Upstate Forever

Mark Hattendorf, Greenville Water
- Heather Hayes, Prisma Health Upstate

Hank Hyatt, Greenville Chamber of Commerce

Kevin Landmesser, Greenville Area Development Corporation

Skip Limbaker, Greenville County School District

Nicole McAden, Greenlink

Kelli McCormick, City of Greer

Adele Mendoza, Hispanic Alliance

Sara Montero-Buria, Hispanic Alliance

Channell Moore, Greenville County Parks, Recreation, and Tourism

Don Oglesby, Homes of Hope

Leesa Owens, Michelin

Anne Peden, Greenville County Historic Preservation Commission

Cherington Shucker, Greenville Center for Creative Arts

Joelle Teachey, Trees Upstate

Gage Weekes, Hollingsworth Funds

Greenville County Council

- Butch Kirven, District 27, Chairman

Joe Dill, District 17

Michael Barnes, District 18

Willis Meadows, District 19

Sid Cates, District 20

Rick Roberts, District 21
- Bob Taylor, District 22

Xanthene Norris, District 23

Liz Seman, District 24

Ennis Fant, District 25

Lynn Ballard, District 26

Dan Tripp, District 28

Greenville County Planning Commission

- Jay Rogers, District 22, Chairman

John Bailey, District 24

Steven Bichel, District 21

Ellis Forest, District 19

Chris Harrison, District 21
- Nick Hollingshad, District 20

Mark Jones, District 26

Metz Looper, District 19

Milton Shockley, Jr., District 21

Greenville County Staff

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Jonathan Hanna, Principal Planner

Ben Cotton, Principal Planner

Tina Belge, Planner

Keith Brockington, AICP, GPATS Planning Manager

Gregory Gordos, Planner
- Asangwua Ikein, AICP, GPATS Planner

Brennan Hansley Groel, AICP, GPATS Planner

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Meagan Staton, Planner

Terry Abrahams, Code Enforcement Officer

Wanda Johnson, Administration

Denise Montgomery, GPATS

Helen Hahn, Community Planning, Development and Public Works

Ethan Greene, Planning Intern

Consultant Team

MKSK

- Chris Hermann, AICP, Principal Planner

Tee Coker, AICP, Project Manager, Project Planner

Donald Zellefrow, Project Designer

Juliana Silveira, Urban Planner

Christopher Will, Urban Planner

RCA

Rich Caplan, Housing and Economic Development Analyst



BLACK & VEATCH

- Robert Osborne, PE, Community Facilities Analyst

Will Escoe, EIT, Community Facilities Analyst



- Carol Rhea, FAICP, Urban Planner

Bob Barber, FAICP, Urban Planner



Eric Dillon, PE, Transportation Analyst



Michael Forman, AICP, Urban Planner



Terry Sloope, A.L. Burruss Institute of Public Service and Research, Statistically-Valid Telephone Survey



Engagement



- Citizen Advisory Committees
- Stakeholder Advisory Committees
- Focus Area or Expert Groups & Panels
- Technical Advisory Groups
- Consultants
- Dedicated Website
- Surveys & Polls
- Open Houses & Drop-Ins
- Meetings in a Box & Road Shows
- Town Hall or Community Meetings
- Door to Door Canvassing
- Social Media
- Informational Kiosks
- Visioning Charettes
- Stakeholder Interviews
- Leadership Summits
- Kick-Off Events
- Community Tours

Engagement

Who participated in the 2025 Comp Plan?

Who didn't and why?

What is the general feeling in the community regarding the
2025 Comp Plan?

How could we get more people invested?

2023 Annual Report

- 1. This Year's Accomplishments**
- 2. 2025 Comprehensive Plan Success Matrix Update**
- 3. Comprehensive Plan Update Recommendations:
Issues & Opportunities
Planning Process
Engagement**

Next?



Comprehensive Plan Update