

Transylvania County

Planning Board Meeting | February 2024



TRANSYLVANIA
— COUNTY —

NORTH CAROLINA

**Transylvania County Planning Board
February 15, 2024, at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor**

AGENDA

CALL TO ORDER

I. WELCOME

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

III. AGENDA MODIFICATIONS

IV. CONSENT AGENDA

- A. Minutes (January 18, 2023)
- B. Subdivision Approval and Updates

V. INFORMATIONAL OR DISCUSSION ITEMS

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

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

VII. BOARD MEMBERS' COMMENTS

ADJOURNMENT

Public Comment



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Agenda Modifications



TRANSYLVANIA
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NORTH CAROLINA

Consent Agenda



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Minutes

- January 18, 2023



Consent Agenda

Subdivision Approval & Update

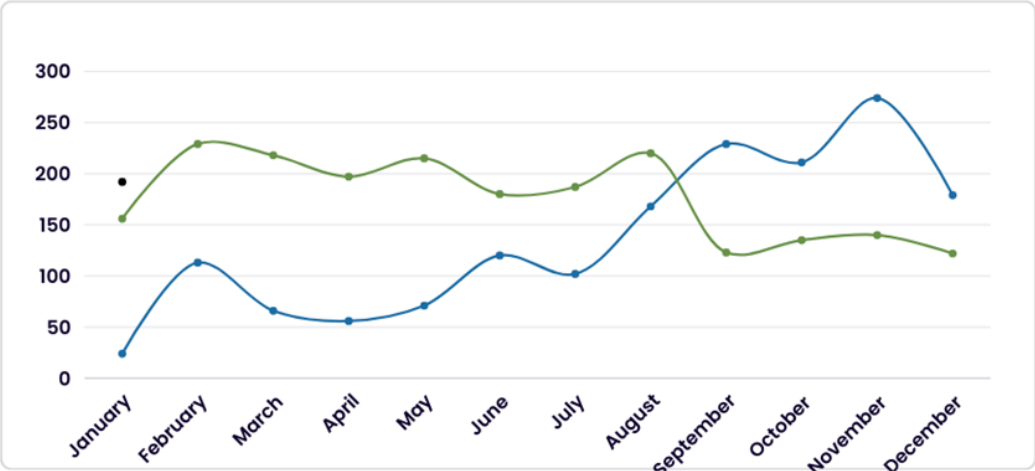
Subdivisions:	3	Total
	2	2 lots
	1	3 lots created

Exemptions	6	Total
	2	1.1
	4	1.9

Transportation Update



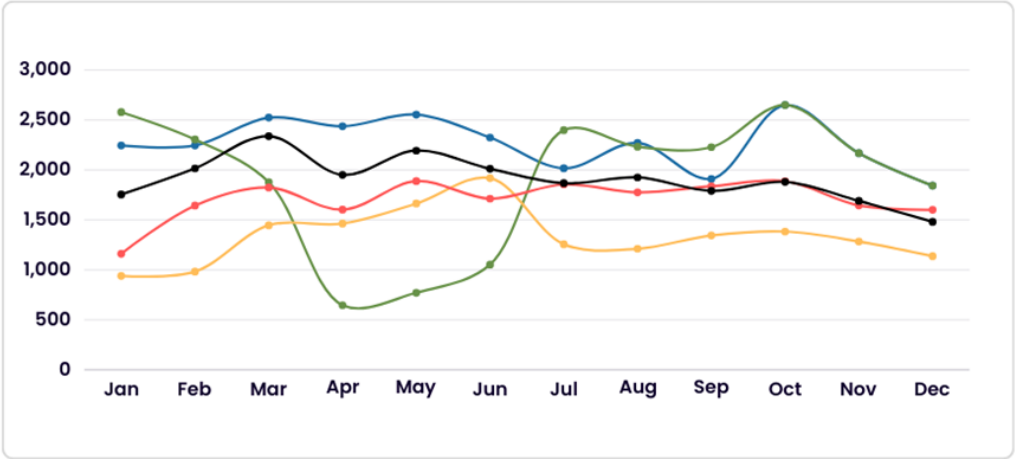
Fixed Route Ridership



- 2022 Ridership
- 2023 Ridership
- 2024 Ridership



Monthly Demand Response



- FY 2019
- FY 2020
- FY 2021
- FY 2022
- FY 2023



Consent Agenda

Informational & Discussion Items



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A. Comprehensive Plan Work Session, Outreach & Survey Questions



Informational & Discussion Items

B. Comprehensive Plan



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— COUNTY —
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Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Your responses to this survey are completely confidential.

		City of Brevard	City of Rosman	Unincorporated Transylvania County	Henderson County	Buncombe County	Elsewhere in North Carolina
1	Please tell us where you live most of the year?	South Carolina	Other:	Prefer not to Answer			
2	If you live within Transylvania County, what Community do you call home?	Balsam Grove	Catheys Creek	Cedar Mountain	Dunns Rock	Eastatoe	Lake Toxaway
		Little River	Quebec	Sapphire	See Off	Silversteen	Williamson Creek
		Brevard	El Centro	French Broad	Mary C. Jenkins	Rosman	Don't know
		Prefer not to Answer					
3	How many years have you lived in the region?	Born and raised in the region	20 or more years	10-19 years	5-9 years	5 or fewer years	Don't live in region, but have a second home in the area
		Don't live in region, but work in region	Don't live in region, just a guest	Prefer not to Answer			
<i>The following set of questions asks specifically about your Community, whether Balsam Grove, Brevard, Williamson Creek or whichever you answered as your home community in question #2 above, please consider the following:</i>							
4	Please rate the quality of your Community on each of the items listed below.	Very Good	Good	Average	Bad	Very Bad	No Opinion
	as a place to live	1	2	3	4	5	6
	as a place to raise children	1	2	3	4	5	6
	as a place to retire.....	1	2	3	4	5	6
	access to everyday needs (i.e., grocery shopping, services, and amenities).....	1	2	3	4	5	6
	safety of community members.....	1	2	3	4	5	6
	affordable quality housing.....	1	2	3	4	5	6
	arts and cultural opportunities.....	1	2	3	4	5	6
	recreational opportunities.....	1	2	3	4	5	6
<i>The following set of questions asks you to imagine the future of Transylvania County and what you envision for that future:</i>							
5	When you think of the future of Transylvania County, what is important to you...	Very Important	Important	Average	Not Important	Not Very Important	No Opinion



Comprehensive Plan: Survey Questions

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Rank	Paper	Last 12 Months	All Time		Authors
		Total New Downloads	Total # of Downloads	Total # of Citations	# of Authors
1	Monetary Tightening and U.S. Bank Fragility in 2023: Mark-to-Market Losses and Uninsured Depositor Runs? Erica Xuewei Jiang, Gregor Matvos, Tomasz Piskorski and Amit Seru University of Southern California, Northwestern University - Kellogg School of Management, Columbia University - Columbia Business	135,567	135,559	8	4



Comprehensive Plan: Survey Questions

Research Networks:

Accounting	ARN
Agricultural Science	AgriSciRN
Anthropology & Archaeology	AARN
Architecture	ArchRN
Biochemistry	BiochemRN
Biology	BioRN
Business History & Nonprofit Organizations	BHNP
Chemistry	ChemRN
Classics	CRN
Cognitive Science	CSN
Communication Studies	CommRN
Computer Science	CompSciRN

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- ↳ SSRN Top Political Science Authors
- ↳ SSRN Top Finance Authors (forthcoming)

We welcome your comments, suggestions, and correct
CommentsSuggestions@ssrn.com

Survey and Questionnaire Design
for Church-Based Research

David R. Dunaetz, Editor Preprint Authorized for Distribution by Author
Azusa Pacific University

Dunaetz, D. R. (2023) Survey and questionnaire design for church-based research. *Great Commission Research Journal*, 15(2), 5-24.

Abstract

To better understand behaviors, beliefs, and attitudes in churches, survey research can be very useful, especially to test a hypothesis that we believe to be true. Before creating a survey or questionnaire, the phenomena being examined need to be well understood and appropriate measures chosen. The items included in the survey need to measure the concepts desired and should be clear and unambiguous. The survey should be laid out to motivate maximum participation and minimize biased responses. This article provides many principles for how to accomplish these goals and to ensure that the research undertaken is credible.

Doing research in churches is very different from experimental research done in controlled conditions. The researcher cannot randomly assign participants to one of several conditions (e.g., those who are encouraged to memorize Bible verses vs. those who are not so encouraged) and then measure the consequences (e.g., the quality of the participants' marriage or their mental health). Rather, research in churches typically focuses on real-life events, beliefs, feelings, and thoughts that have long-term consequences. Since typically part of a church's mission is to respond to the needs of the congregants (Church Relevance, 2013), putting church



Comprehensive Plan: Survey Questions

Why and When are Surveys Used?

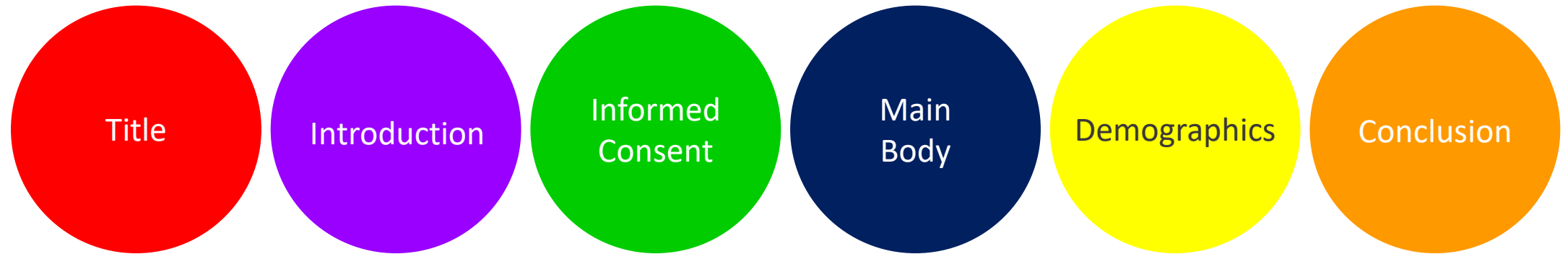
What Should be Measured in a Survey?

How Should the Questions be Phrased?

What to Avoid?

1. Complexity
2. Leading Questions
3. Ambiguous Categories
4. Double-Barreled Questions
5. Burdensome Items
6. Items that Generate Little Variation in Responses
7. Inapplicable Items
8. Forced Responses to Open-Ended or Controversial Items
9. Items that Lead to Missing Data

How Should the Survey be Laid Out? Parts of the Survey



Other Survey Design Issues
Question Order
Response Order
Pretesting

Community Focus:

Please tell us where you live most of the year?

If you live within Transylvania County, what Community do you call home?

How many years have you lived in the region?

Community Perceptions:

Please rate the quality of your Community on each of the items listed below...

Transylvania Perceptions & Priorities:

When you think of the future of Transylvania County, what is important to you...

When you think of the future of Transylvania County, what is important to you...

First, please select the option that best describes how you think the County should address each of the following aspects of the community.

Then, please select which three (3) should be the top priorities for the County to focus on in the next 5 years.

Thinking about the next five years, what is ONE item or focus area you would like the County to improve?

Why is it important to you, or the community overall, for the County to focus on the area mentioned?

Please rate the quality of the environment in Transylvania County on each of the items listed below...

Please tell us how safe you feel in or on each of the following in Transylvania County...

Please rate the quality of each of the following in Transylvania County...

Please rate the quality of each of the programs or facilities listed below...

Overall, how would you rate the over-all quality of the services provided by the County?

Please rate the following areas of transportation in Transylvania County...

In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Transylvania County?

Please indicate how frequently, if ever, you or other members of your household use each of the following sources for information regarding County issues, services and programs...

Please indicate how likely or unlikely you are to each of the following...

Demographics:

What is your age?

What is your gender?

What is your race/ethnicity?

What is your Household income prior to taxes?

What is your highest grade of school completed?

What is your type of employment?

Where do you currently work?



Comprehensive Plan: Survey Questions

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Transylvania Priorities:

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Comprehensive Plan: Survey Questions

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Results

January 17, 2024

Comprehensive Plan: Rankings



Is this page helpful?

 Yes  No

// [Census.gov](#) / [Our Surveys & Programs](#) / [American Community Survey \(ACS\)](#)

Within Our Surveys & Programs

[About the ACS](#)

[Respond to the ACS](#)

[News & Updates](#)

[Data](#)

[Microdata](#)

[Guidance for Data Users](#)

[Geography & ACS](#)

[Technical Documentation](#)

[Research & Methodology](#)

American Community Survey (ACS)

The [American Community Survey](#) (ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.

Featured

Respond to the ACS

Learn the different ways to respond to the American Community Survey – online,



Is this page helpful?



Yes



No

JAN
18

November job openings rates down in 4 states, up in 2; total separations rates down in 9

November job openings rates fell in 4 states and rose in 2. Hires rates fell in 5 states and rose in 1. Total separations rates fell in 9 states and rose in 3; quits rates fell in 5 states and rose in 2, and layoffs and discharges rates fell in 7 states and rose in 1.

[HTML](#) | [PDF](#) | [RSS](#) | [Charts](#)

01/18/2024 Full-time wage and salary workers median weekly earnings are \$1,145 in 4th quarter 2023

01/17/2024 U.S. import prices are unchanged in December; export prices down 0.9%

01/12/2024 PPI for final demand falls 0.1% in December; goods decrease 0.4%, services unchanged

01/11/2024 CPI for all items rose 0.3% in December; shelter up

[All Releases >>](#)

Northeast

Mid-Atlantic

Southeast

Midwest

Southwest

Mountain-Plains

West

Geographic Information

BLS offers many types of data for regions, states and local areas. To browse for available information, make a selection from the tabs or use the economic news release finder below.

USA **FACTS**

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MONTHLY LABOR REVIEW



Nonprofits: National trends in establishment size and employment

This article explores trends and highlights of 501(c)(3) organizations at the national level. [read more >>](#)

 1 2 3 4 5 

LATEST NUMBERS

Consumer Price Index (CPI):

 RSS

January 09, 2024

U.S. International Trade in Goods and Services, November 2023

The U.S. monthly international trade deficit decreased in November 2023 according to the U.S. Bureau of Economic Analysis and the U.S. Census Bureau. The deficit decreased from \$64.5 billion in October (revised) to \$63.2 billion in November, as imports decreased more than exports. The goods deficit decreased \$0.6 billion in November to \$89.4 billion. The services surplus increased \$0.7 billion in November to \$26.2 billion.

[Current Release](#)



Principal Federal Economic Indicators

View	Gross Domestic Product	Q3 2023 (3rd)	+4.9%
View	Personal Income	November 2023	+0.4%

Noteworthy

- [2023 Comprehensive Updates](#)
- [COVID-19 and Recovery Archive](#)
- [Near Real-Time Spending Estimates](#)

[REPORTS](#) [MAPS](#) [VIZ BUILDER](#) [ABOUT](#) 

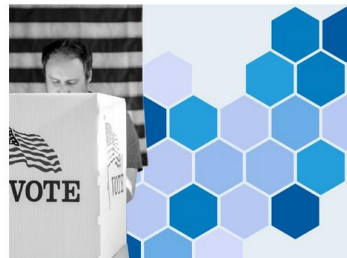
Our nation, in numbers

GOVERNMENT DATA TO DRIVE FACT-BASED DISCUSSION

TRENDING [Top articles of 2023](#) [Murder rates](#) [Government salaries](#)



Are fentanyl overdose deaths rising in the



What are the current swing states and how have they changed over time?

[Read more](#)



Which countries own the most US debt?

[Get the facts](#)



Comprehensive Plan: Rankings

DATA USA

The definitive place to explore US public data

 Search reports [SEARCH](#)

 36,523 Locations	 309 Industries
 650 Jobs	 7,257 Universities
 1,837 Degrees	 254 Products

Deloitte.  Datawheel

2024's Best Places



Best Small Cities in America



Happiest Cities in America

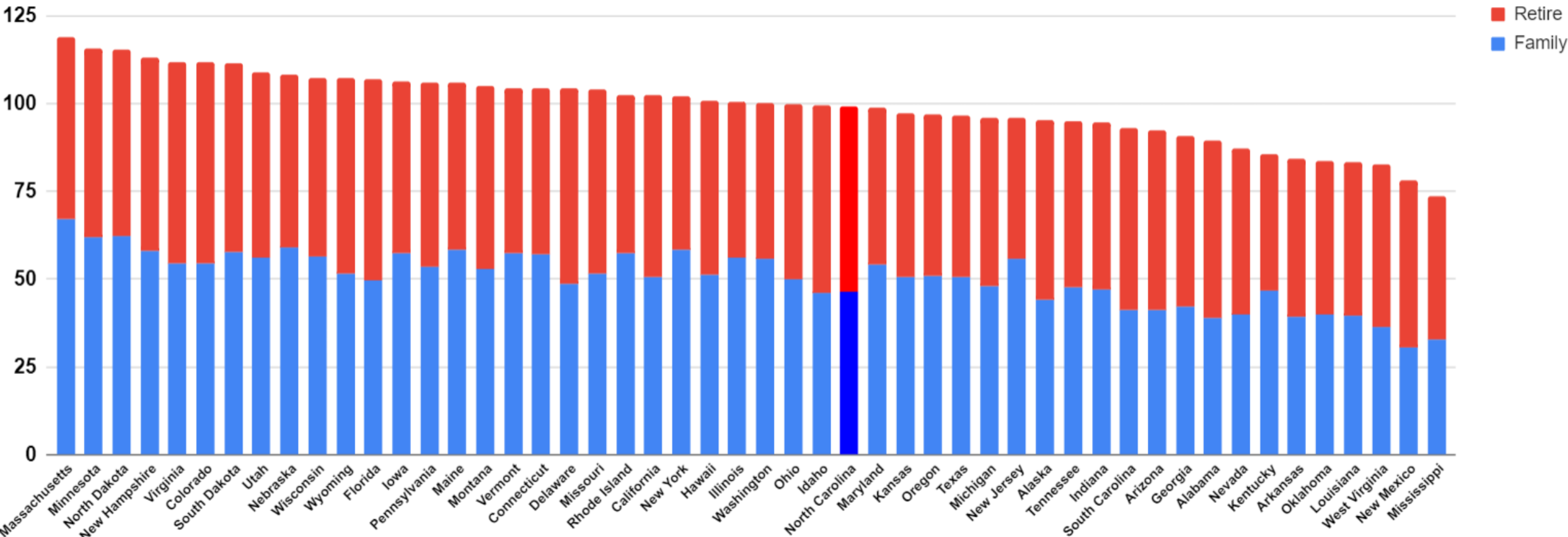


Fastest Growing Cities in America



Comprehensive Plan: Rankings

Place to Raise a Family & to Retire



Comprehensive Plan: Rankings

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.

Economic Health Objectives

Objective 1) Actively supports efforts to promote and grow existing businesses and create places and policies to attract new businesses

Objective 2) Initiates efforts to maintain and enhance infrastructure in order to improve our unique quality of place

Environmental Health Objectives

Objective 1) Actively supports efforts to conserve and protect the natural resources

Objective 2) Promotes and protects a diversity of agricultural, working lands and forestry operations throughout the county

Land Use and Livability Objectives

Objective 1) Supports land use that increases the economic opportunities while preserving the cultural and natural resources

Objective 2) Ensures public safety efforts are financially supported, well-coordinated and prepared for future growth

Objective 3) Promotes exceptional community facilities throughout the county

Health, Culture & Equity Objectives

Objective 1) 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

Objective 2) 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

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

Objective 4) 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

Objective 5) Supports life-long learning and personal advancement that enables the county to retain an educated workforce and maintain the high-quality of life

1. Economic & Social Mobility
2. Aging America
3. Future of Work
4. Housing

Dynamic	Local	Regional	State	National	Global
Mobility					
Aging					
Workforce					
Housing					

Dynamic	Local	Regional	State	National	Global
Mobility					
Aging					
Workforce					
Housing					
...					
...					
...					



Comprehensive Plan: Trends

2050 Comprehensive Plan - DRAFT Work Plan Schedule																									
	2023				2024											2025									
Project Step	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Jan	Feb	Mar	Apr	May	June				
Step 1. Project Planning	S/PB																								
a. 2025 Comprehensive Plan Review																									
b. Comprehensive Plan Examples																									
c. Work Plan and Schedule																									
e. Marketing and Branding																									
f. Report to Commissioners																									
Step 2. Community Assessment	S/PB																								
a. Technical Planning Elements Report																									
b. Key Indicators																									
c. Report to Commissioners																									
Step 3. Community Participation					S/PB/P																				
a. Survey and Other Questions																									
b. Kickoff Meeting																									
c. Open Houses (Community Areas)																									
d. Vision Statement																									
e. Opportunities and Challenges																									
f. Report to Commissioners																									
Step 4. Focus on 2050												S/PB													
a. Survey of Values											Survey & Results														
b. Priority Building																									
c. 2050 Community Priority Sessions																									
d. Report to Commissioners																									
Step 5. Action Plan															S/PB										
a. Focus Areas																									
b. Action Plan																									
c. Report to Commissioners																									
Step 6. Refine Action Plan															S/PB/CC/P										
a. County Commissioners																									
b. Public Comment																									
c. Planning Board Revisions																									
d. County Commissioners Adoption																									
Step 7. Next Steps (2026-2050)																					S/PB				
a. Monitoring and Reporting																					S/PB				
b. Updating																					S/PB				
c. Annual Report to Commissioners																									

S = Staff
PB = Planning Board
SME=Subject Matter Experts
CC = County Commissioners
P = Public

Public Comment



TRANSYLVANIA
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Board Members' Comments



TRANSYLVANIA
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Adjournment



TRANSYLVANIA
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