

Transylvania County

Community Appearance/Comprehensive Plan | June 2023



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Agenda: June 2023 Planning Board

- 1. Community Appearance Initiative**
- 2. Comprehensive Plan Work Session**
 - Comprehensive Plan Examples & Best Practices**
 - Planning Process & Work Plan**
 - Engagement & Schedule**



Transylvania County Planning Board

Action Items



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Community Appearance Initiative



TRANSYLVANIA
— COUNTY —
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Documents

- History of the Community Appearance Initiative
- Transylvania County Community Appearance Initiative, As Amended May 18, 2023
- DRAFT Transylvania County Community Appearance Initiative Agreement



Community Appearance Initiative ReBoot

8/14/2006PROPOSED TRANSYLVANIA COUNTY APPEARANCE INITIATIVE

Mike Thomas presented the draft Community Appearance Initiative to the commissioners. The goals of the initiative are:

13

History of Program

- Original Program started in 2007, ran through 2015;
- Along the Scenic Corridors of US 64, US 178, US 276, NC 215 & NC 280;
- Voluntary program to receive assistance to enhance appearance of their property;
- Applicants dwindled, but there has been renewed interest, with increase of calls to County regarding appearance concerns;
- Expand the Scope and amend Agreement;
- Budgeted for \$20,000 annually, over next three years;

Commissioner Bullock nominated Don Surrence to a three year term, seconded by Commissioner Phillips and unanimously approved.

Commissioner Phillips nominated Harold Paxton to a two year term, seconded by Chairman Chappell and unanimously approved.

Commissioner Guice nominated Jim Meyer to a two year term, seconded by Commissioner Hogsed and unanimously approved.

Commissioner Chappell moved to approve option one (allow staff to maintain effort and engage past members if needed), seconded by Commissioner Phillips and unanimously approved.

Purpose and Goals

Transylvania County is a special place known for its scenic beauty and excellent quality of life. These features have led to steady increases in population as people move to the County to live, work and visit. Concerns about the appearance and effect of abandoned manufactured homes, junked or abandoned motor vehicles, junkyards, and junk in general have been expressed by County citizens. The concerns include possible adverse effects on adjacent property values, tourism, safety and health, and potential residential and business relocations.

and complaints from concerned citizens and prioritizes improvement efforts. The ~~Council~~ Committee also provides guidance for the administrator and reports to the Board of Commissioners. The Committee takes input from the Administrator, the Director of Solid Waste, the Building Department Director, Health Department Director and other applicable parties. The advisory council shall consist of 7 members and shall include a representative(s) from: the health department, salvage dealers, solid waste, and interested citizens. Member terms are to be staggered initially then run for three years and a maximum of two terms. Initially the planning board member and two citizen members shall serve for 1 year, two citizen members shall serve for two years, two citizen members shall serve for three years and the health department and solid waste department members shall serve continuously.

Proposed Revisions to Program

- Same basic program, with same purpose, goals & mission;
- Planning Board functions as Citizens Advisory Committee, Planning Director serves as Administrator;
- Scope expanded to all property visible from public right-of-way;
- Takes input from Planning Department Director, Building, Permitting and Code Enforcement Director, Health Department Director & Solid Waste Department Director;
- Standards of Agreement to last at least ten years;
- Annual Report to Board

~~intended to apply to junk brought into the County after the beginning of the initiative.~~

Description of Roles

Advisory ~~Council Committee~~ – ~~Appointed~~ The Planning Board, appointed by the County Commissioners, ~~this group~~ periodically reviews applications from citizens requesting assistance

- Public service announcements on cable TV.
- County and economic development website to have information about the initiative.
- Service Organizations and Business Associations help publicize.
- Solid Waste Collection Centers distribute initiative information.
- County clean-up week quarterly, including solid waste pick-up and tipping assistance.

TRANSYLVANIA COUNTY COMMUNITY APPEARANCE INITIATIVE

Project # ____ - PIN ____ - ____ - ____

THIS AGREEMENT IS SUBJECT TO ALTERNATIVE DISPUTE RESOLUTION AS THE ONLY FORMS OF DISPUTE RESOLUTION

This Agreement ("Agreement") is made this ____ day of ____, 20____, between the owner and operator of the property, who promises, the sufficient

WHEREAS, County has the authority and the duty of preserving and protecting the property rights of the owner and operator of the property

WHEREAS, County has the authority and the duty of promoting the health, safety and welfare of the residents of Transylvania County

WHEREAS, Owner or operator of the property in order to help the County achieve its goals and objectives

WHEREAS, County and Owner or operator of the property agree to work together to achieve the purpose with respect to the property

NOW THEREFORE the parties agree as follows:

1. TERMS/STIPULATIONS
2. TERMS/STIPULATIONS
3. TERMS/STIPULATIONS
4. Owner agrees to provide all other labor, equipment, and materials

4.5. Owner agrees to maintain the property in a junk and litter-free state, with any applicable vegetative screening to buffer junkyard uses from public view where required for at least ten years from the date set in section 4 above.

5.6. County agrees to the following reasonable and necessary assistance, at its own costs so long as Owner fully performs and continues to perform under this Agreement, in this effort by securing or providing materials and labor including but not limited to:

- A. SERVICE A
- B. SERVICE B
- C. SERVICE C



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Proposed Revisions to Agreement

- Still voluntary program;
- Emphasized Health, Safety & Welfare;
- Scope expanded to all property visible from public right-of-way;
- Inserted language regarding Hazardous Waste
- Extended the Standards of Agreement to last at least ten years;
- Will require more binding Agreement, with penalties;
- Under review by County Counsel;

Commented [KW4]: I am a bit confused by this sentence, it seems to me that the County list of assistance "at its own cost" is stated first followed by Owner list of materials and labor. May be clearer to separate County and Owner in two sentences with specific list of what each brings to the table.

However, County costs for this project shall not exceed \$ ____.

6.7. The parties agree and acknowledge that The Community Appearance Initiative Advisory Council Committee will advise the Transylvania County Planning Director on progress toward completion of this project and will determine, in their sole discretion, whether efforts of either party to this agreement are being conducted satisfactorily and in accordance with this agreement ~~by whether the project should be discontinued~~

Commented [HAK]: This appears to be a loophole that can be stated that both parties must agree to amend.

not sure if this is best place for this, it should be somewhere for protection. Always evident when first evaluating

not to have a disclosure made by the "waste" exists on the property. re.

agreement of the parties.

6.8. Binding Agreement. The parties agree that this Agreement is binding on their heirs, assigns, transferees, or successors in obligation or interest, except that, to the extent that performance requires the qualifications set forth above, and if the heirs, assigns, transferees, or successors do not possess such qualifications, then specific performance shall not be required, however all other remedies shall remain in full force and effect.

6.9. Choice of Law. The laws of the State of North Carolina shall apply to this Agreement.

Community Appearance Initiative ReBoot

Discussion Items



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Planning & Zoning



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Jeffrey Adams

From: James Pitts <gotopitts@gmail.com>
Sent: Monday, May 15, 2023 8:29 AM
To: Jeffrey Adams
Cc: Matt Sprouse; Ryan Stahl; David C. Parks; Will Buie; Robert Burgin
Subject: Re: Longcliff, at Toxaway

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jeffery,

Thanks for your reply and for your feedback on Longcliff. We look forward to our presentation on Thursday evening and believe that we will be able to address any concerns or requests that you, other review agencies, and the planning commission may have regarding our development strategy.

In regard to water storage, we will have a ground tank and fire service for the community. We will explain it in more detail on Thursday.

can be accessed by "yelp" or a
ted. The primary entry from
er, we are open to hearing your

nances in Transylvania County, we

Agenda Item: V-A

Memorandum

From: Jeff Adams, Planning and Community Development Director
To: Transylvania County Planning Board
Date: May 11, 2023
Meeting Date: May 18, 2023
Subject: Longcliff, at Toxaway
Contact Info: Jeff.adams@transylvaniacounty.org or (828) 884-1710

Attachment(s): Longcliff Cover Letter

Purpose:

Background:

Recommendations: Since the Transylvania Subdivision Ordinance only requires Planning Board approval for phased development and the applicant is not proposing a phased development, this agenda item is an informational item, seeking your comments, concerns and consideration.

The development team has requested a work session to brief the Planning Board on the latest plans, as they begin the development process.

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

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

Recommendations: Since the Transylvania Subdivision Ordinance only requires Planning Board approval for phased development and the applicant is not proposing a phased development, this agenda item is an informational item, seeking your comments, concerns and consideration.

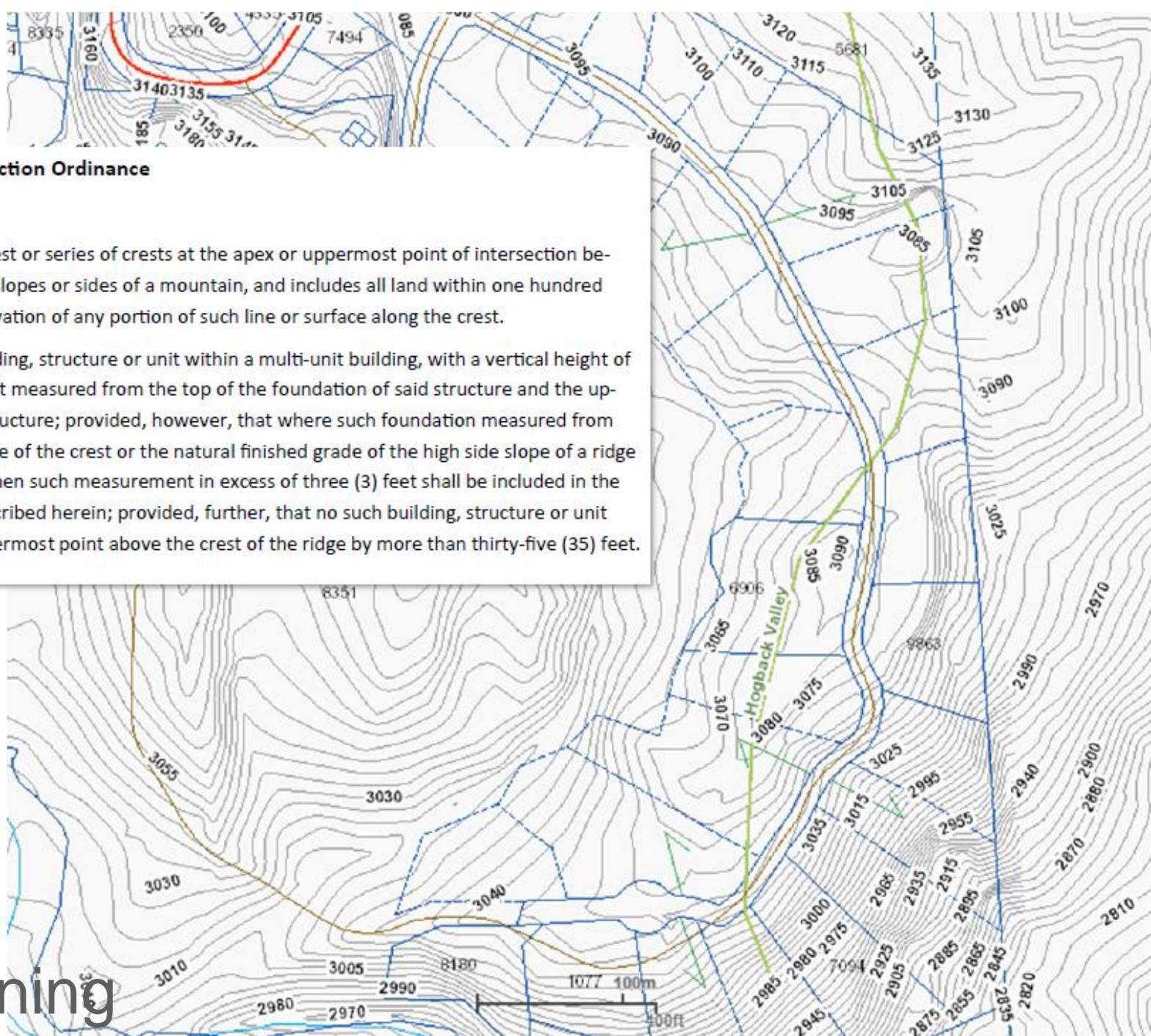
Thanks again, and we will see you on Thursday.

Regards,

James R Pitts
Longcliff
jpitts@longcliff.com
gotopitts@gmail.com
(828) 231-0314

On Fri, May 12, 2023 at 11:26 AM Jeffrey Adams <Jeffrey.Adams@transylvaniacounty.org> wrote:

Matt & team,

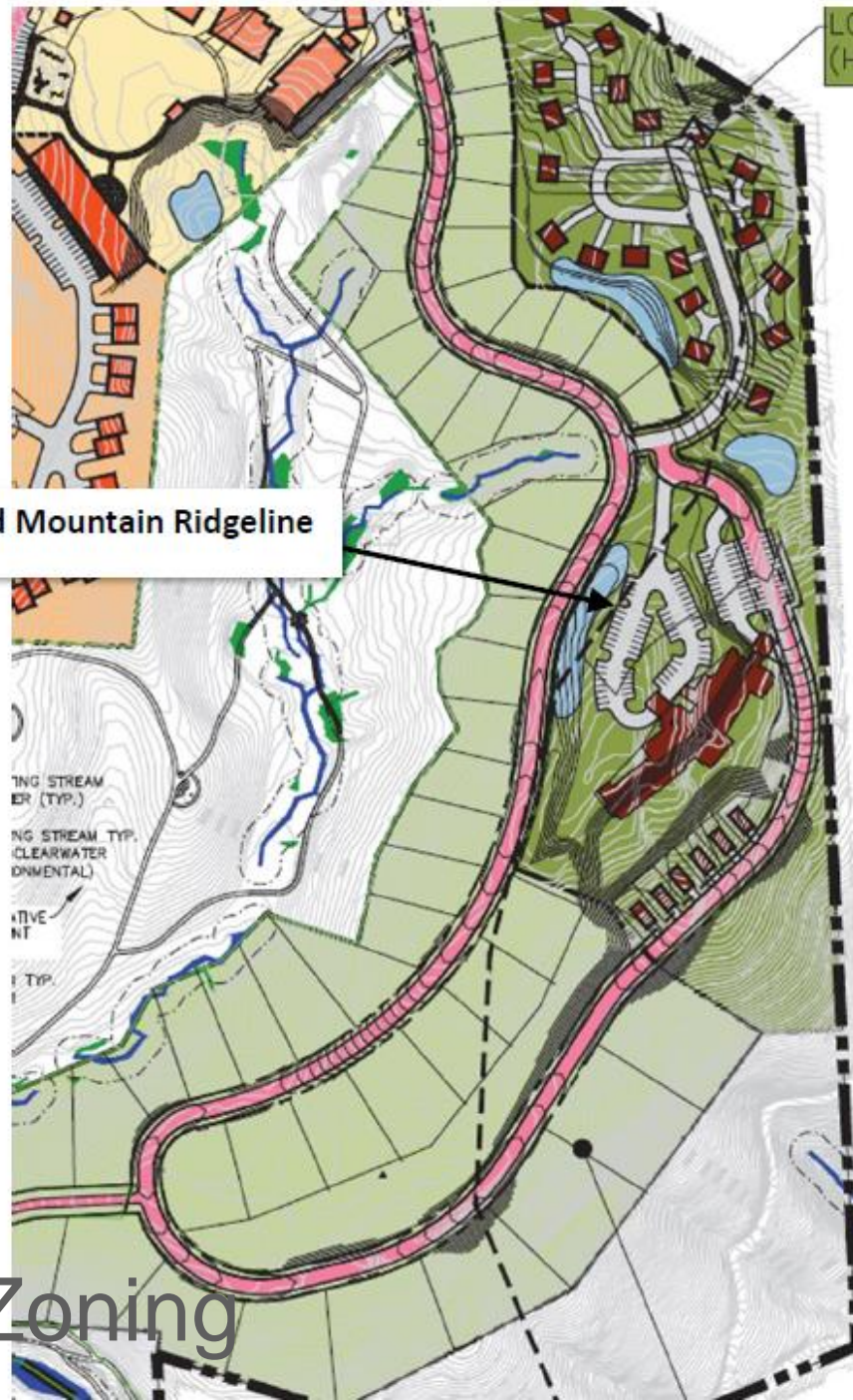


Mountain Ridge Protection Ordinance

Definitions

Ridge: The elongated crest or series of crests at the apex or uppermost point of intersection between two (2) opposite slopes or sides of a mountain, and includes all land within one hundred (100) feet below the elevation of any portion of such line or surface along the crest.

Tall structures: Any building, structure or unit within a multi-unit building, with a vertical height of more than forty (40) feet measured from the top of the foundation of said structure and the uppermost point of said structure; provided, however, that where such foundation measured from the natural finished grade of the crest or the natural finished grade of the high side slope of a ridge exceeds three (3) feet, then such measurement in excess of three (3) feet shall be included in the forty-foot limitation described herein; provided, further, that no such building, structure or unit shall protrude at its uppermost point above the crest of the ridge by more than thirty-five (35) feet.



Protected Mountain Ridgeline

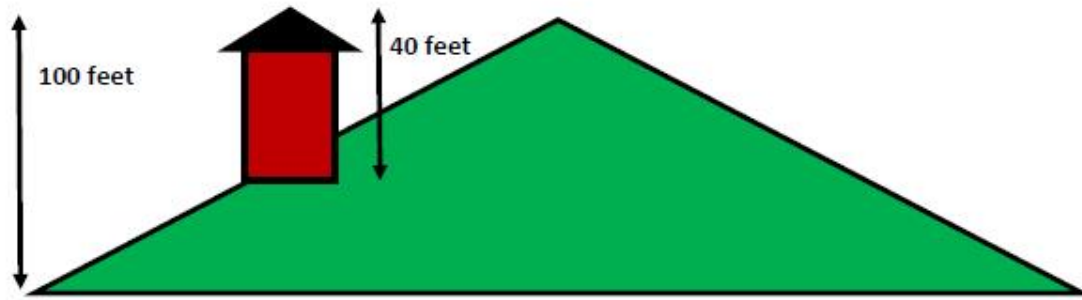
LODGE & CAMP LONGCLIFF
(High Density Stormwater)

PROJECT SUMMARY

PROJECT NAME:	LONGCLIFF LAKE TOXAWAY, NORTH CAROLINA
PIN #	8521-07-8351, 8521-08-7494, 8521-16-1077, 8521-06-8180
ZONING	N/A
PIN #1	ADDRESS
8521-07-8351	P.O. BOX 194, NORTH CAROLINA 28717
8521-08-7494	448 LANGLEY OAK DR MARIETTA GA 30067
8521-16-6906	1718 MAIN ST STE 207, SARASOTA FL 34236
8521-16-9863	1718 MAIN ST STE 207, SARASOTA FL 34236
8521-16-7094	1718 MAIN ST STE 207, SARASOTA FL 34236
8521-16-1077	1718 MAIN ST STE 207, SARASOTA FL 34236
8521-06-8180	1718 MAIN ST STE 207, SARASOTA FL 34236
DEVELOPER	TOXAWAY PARK, LLC PO BOX 194 CASHIERS, NC 28717
ENGINEER	WILLIAM R. BUE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
ACRES	101.86 AC (PER GIS)
WATER SYSTEM	COMMUNITY
SEWER SYSTEM	COMMUNITY

Mountain Ridge Protection Ordinance

How is the Planning Department notified of 'tall structures' along the protected mountain ridges of Transylvania County? For this project and the information submitted, so far, we have a protected ridgeline running from around 2,910 feet to 3,120 feet throughout the development. This would equate to all those structures exceeding 40 feet in height, as defined in the ordinance, within 100 feet of elevation of any portion of such line or surface along the crest, or 2,810 feet to 3,020 feet along that rising ridgeline, which might encompass the majority of the property. In essence, any structure over 40 in height would need to get Planning Board approval.

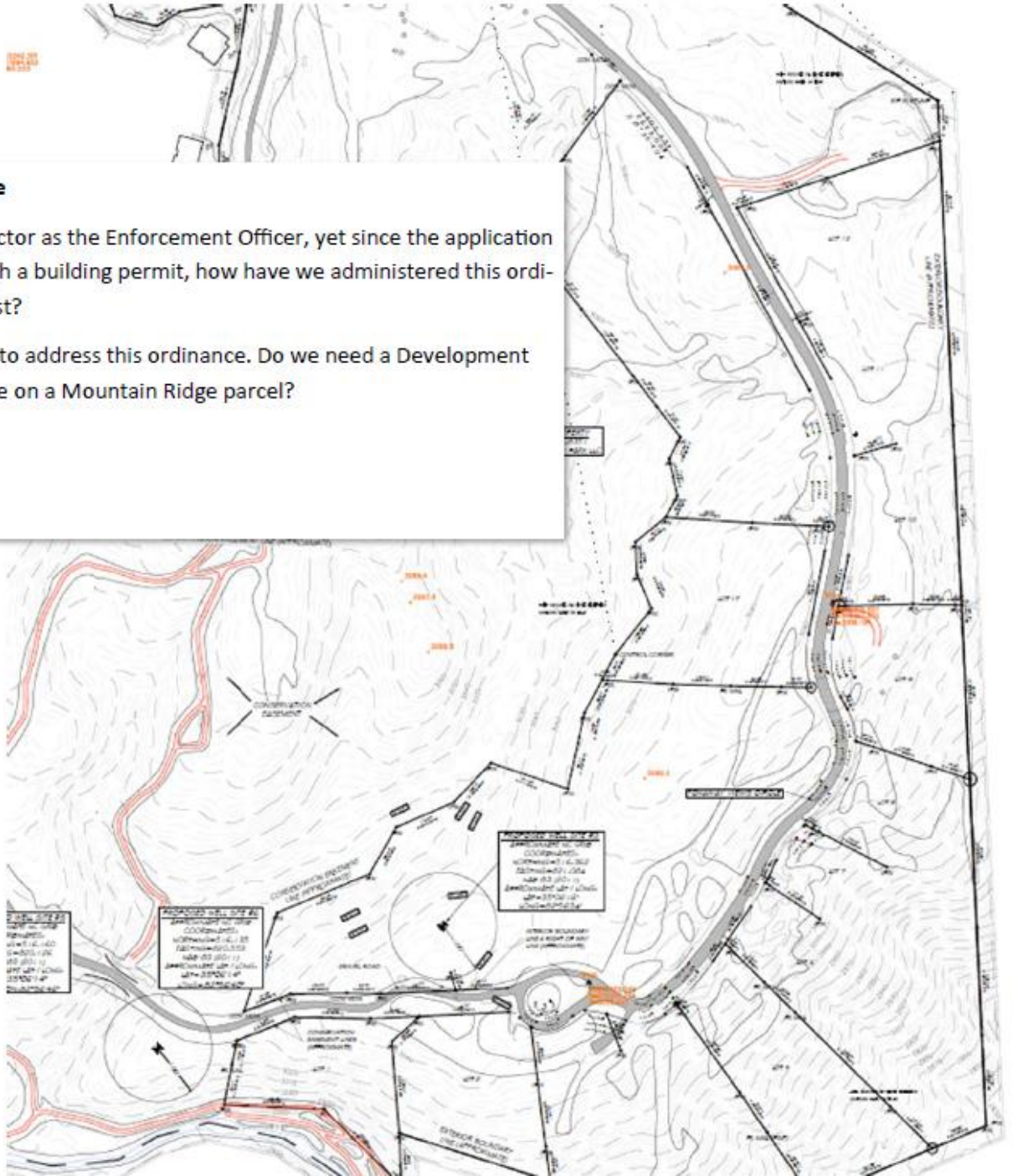


Mountain Ridge Protection Ordinance

The ordinance specifies the Planning Director as the Enforcement Officer, yet since the application of the ordinance would only occur through a building permit, how have we administered this ordinance in our permitting process in the past?

The subdivision ordinance isn't adequate to address this ordinance. Do we need a Development Permit that precedes any land disturbance on a Mountain Ridge parcel?

Thoughts?



SECTION 8: Enforcement Officer Application Review - The Enforcement Officer shall review the application for compliance with the provisions of this Ordinance. Any permit application not containing all information and not meeting specifications set forth in this

Ordinance shall be rejected and returned to the applicant together with the reasons for rejection. The Enforcement Officer may allow the applicant thirty (30) calendar days or a reasonable time period agreed upon by both parties in writing, to resolve any deficiencies in the application, which if resolved, would make the application complete. After the Enforcement Officer has determined the application contains all information required, they shall recommend to the Transylvania County Planning Board either approval or disapproval of the application. In making this recommendation, the Enforcement Officer may include any appropriate conditions they feel should be placed on the issuance of the permit.

SECTION 9: Application Review and Approval Process -

- 9 .1 Upon receipt of a complete permit application, the Enforcement Officer shall be responsible for submitting a notice to the local paper(s) and mailing a certified letter to all known property owners abutting the property where the proposed tall structure is to be located. The notice shall state that the Planning Board will review and consider the permit application at their next meeting and that the application is available for public review in the Planning and Community Development Department. The notice shall not appear less than ten (10) calendar days or more than twenty-five (25) calendar days prior to the date set for public hearing. The public notice shall also contain a map highlighting ¼ mile radius around the proposed tall structure.
- 9 .2 Consideration of the application shall be at the next regularly scheduled meeting of the Transylvania County Planning Board after receiving the recommendation of the Enforcement Officer. The Transylvania County Planning Board shall take action on the application at that meeting. In taking action, the Transylvania County Planning Board may include any appropriate conditions to be placed on the issuance of the permit. If the Transylvania County Planning Board fails to take action at the next regularly scheduled meeting, it shall be deemed to have recommended approval of the application.



buildings.

visitors, travelers, or residents.

. 136-102.6 if the

5.12.5 Documentation of an approved sedimentation and erosion control plan shall be submitted.

Planning & Zoning



- Mountain Ridge Protection Act of 1983 (NCGS 113A).
- 1998 Buncombe County Land Use Plan
- Protection of steep slopes began with incorporation of safeguards in the subdivision ordinance in 2003-2009.

History Continued





Steep Slope/High Elevation & Protected Ridge Zoning Permit Review

This form is for reference purposes only. All items from section B and D must be printed on the site plan for SPR/ZON permit review.

A. Property Information													
PIN (Number): _____		Physical Address: _____											
Property Size in Square Feet: _____													
B. Site Plan, to-scale, showing the following		Provided	Revise										
1. 5 foot minimum topographic contour lines. Including elevation numbers above sea level.													
2. Boundaries of nearby Steep Slope and Protected Ridge Overlay areas													
3. Crests of designated protected ridges. Including elevation above sea level.													
4. Property boundaries													
5. Location of all proposed structures. Including dimensions, and setbacks from property lines.													
6. Location and height of all proposed retaining walls													
7. Proposed areas of disturbance. Include structures, drives, parking, yards, patios, walls, etc.													
8. Proposed impervious surfaces. Include driveways, paved/graveled areas, structures, patios, etc.													
9. Location of screening landscaping. Indicate location, type, and height of trees to be saved or planted to meet requirements.													
10. Architectural plans showing building elevations. Including dimensions of shortest and tallest sides from finished grades to peak of roof.													
C. Geotechnical Report													
A Geotech report is required in areas over 35% slope or in high/moderate hazard areas on the Slope Stability Index map. A Geotech report must be submitted prior to any land disturbance. A final Geotech report is also required prior to issuing a CO.													
1. Signed, sealed, and dated Geotechnical Engineer report													
2. Test pit location is same as house site shown on zoning site plan													
3. Steep Slope Certification submitted in place of Geotech Report. <i>Applicable only when house site is less than 35% natural slope as field verified by surveyor.</i>													
D. Calculations Printed on the site plan		Proposed	Allowed										
1. Impervious Surfaces: <i>Include driveways, structure roofs, parking, asphalt & gravel areas, etc. Gross max. allowed: <2 acres is 0.16 acres max; 2+ acres is 8% max of lot size</i>		SF	SF										
2. Site Disturbance: <i>Land disturbance, including driveways, structures, parking, yards, etc. Not including septic. Gross max. allowed, excluding septic: <2 acres is 0.3 acres max; 2+ acres is 15% of lot size</i>		SF	SF										
3. Planar Surface Area: <i>The vertical x horizontal measurement of the downhill facing surface of the structure.</i>			SF										
4. Tree Screening: <i>Required when slope at downhill side of structure drops 25 vertical ft or more in elevation within 100 horizontal ft. Trees must be within 50 ft of the downhill side of structure and must be of varying, native species. No single species can be >50% of plantings, and must be 10 to 30 ft apart. Saved trees must be flagged to be counted.</i>		<table border="1"> <thead> <tr> <th colspan="2">Total credits required</th> </tr> <tr> <td># of saved tree credits <i>See credit chart</i></td> <td></td> </tr> <tr> <td># of trees planting <i>1.5" diameter at 6" above root ball</i></td> <td></td> </tr> </thead> </table>		Total credits required		# of saved tree credits <i>See credit chart</i>		# of trees planting <i>1.5" diameter at 6" above root ball</i>					
Total credits required													
# of saved tree credits <i>See credit chart</i>													
# of trees planting <i>1.5" diameter at 6" above root ball</i>													
5. Structure height: <i>Measured from finished grade to peak of roof. May include decks, porches, or other elements connected to the structure.</i>		<table border="1"> <thead> <tr> <th></th> <th>FT</th> </tr> </thead> <tbody> <tr> <td>Tallest</td> <td></td> </tr> <tr> <td>Lowest</td> <td></td> </tr> </tbody> </table>		FT	Tallest		Lowest		<table border="1"> <thead> <tr> <th></th> <th>FT</th> </tr> </thead> <tbody> <tr> <td>(Avg of tall/short)</td> <td></td> </tr> </tbody> </table>		FT	(Avg of tall/short)	
	FT												
Tallest													
Lowest													
	FT												
(Avg of tall/short)													
6. Building Width (Protected Ridge areas only): <i>Building width shall not exceed 30% of the lot width as measured at the face(s) of the building oriented to the downhill section of the lot, or adjacent topography.</i>		<table border="1"> <thead> <tr> <th></th> <th>FT</th> </tr> </thead> <tbody> <tr> <td>Lot width</td> <td></td> </tr> <tr> <td>Building width</td> <td></td> </tr> </tbody> </table>		FT	Lot width		Building width		<table border="1"> <thead> <tr> <th></th> <th>FT</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>		FT		
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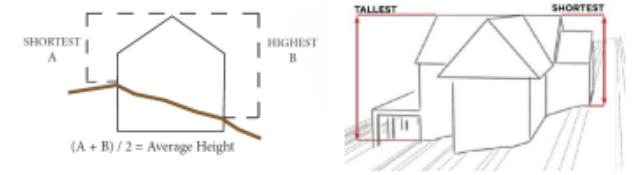
PLANAR SURFACE

Planar surface is the square foot area (vertical x horizontal) of the downhill facing side(s) of the structure. The graphic to the right shows an example of which faces of the structure to use when calculating the planar surface. Planar surface is used to determine the tree screening requirements for a project.



AVERAGE HEIGHT

The average height of a structure is found by taking the height of the shortest and the tallest sides of the structure, from ground level to the tallest peak of the roof, and finding the average.



BUILDING WIDTH

Building width in the Protected Ridge overlay shall not exceed 30% of the lot width as measured at the face(s) of the building oriented to the downhill section of the lot, or adjacent topography. Allowable building width may change depending on the location of the structure on the property depending on lot shape and topography.



TREE SCREENING

For every 200sf of planar surface, 1 new tree or existing tree credit is required within 50 feet of the downhill side(s) of the structure. Trees to be saved must be flagged.

CREDIT FOR EXISTING TREES

Tree diameter (Diameter at Breast Height)	Min. Tree Height	Tree Credits
2.5" – 4"	8'	1
4" – 6"	15'	1.5
6" – 10"	20'	2
10" – 16"	25'	2.5
16" +	30'	3

DISTURBANCE & IMPERVIOUS SURFACES

	SITE AREA DISTURBANCE	IMPERVIOUS SURFACES
LOT SIZE	Gross max, excluding septic systems	Gross max, including graveled areas
< 2 acres	0.3 acres max	0.16 acres max
2+ acres	15% of lot size	8% of lot size

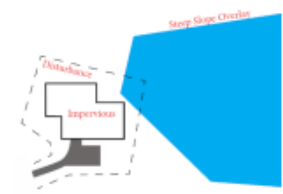
ALL REQUIREMENTS APPLY

If all or portions of the structure are located in the overlay district, and on slopes 35% or greater, then all aspects of the Steep Slope Overlay requirements must be followed.



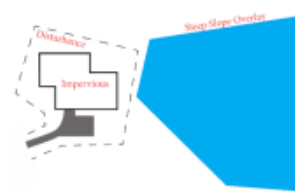
IMPERVIOUS/DISTURBANCE

If all of the structure is outside of the overlay, or areas 35% natural slope or greater, as indicated on a signed and sealed survey, but some areas of disturbance are within the Overlay, then only impervious/disturbed surface limits must be followed.



NO REQUIREMENTS

If all structures, disturbance, and development is outside of the overlay, and areas 35% natural slope or greater, as indicated on a signed and sealed survey, then none of the steep slope requirements will apply.





☒ Map


☒ Roads

☒ mrpa_ridgelines

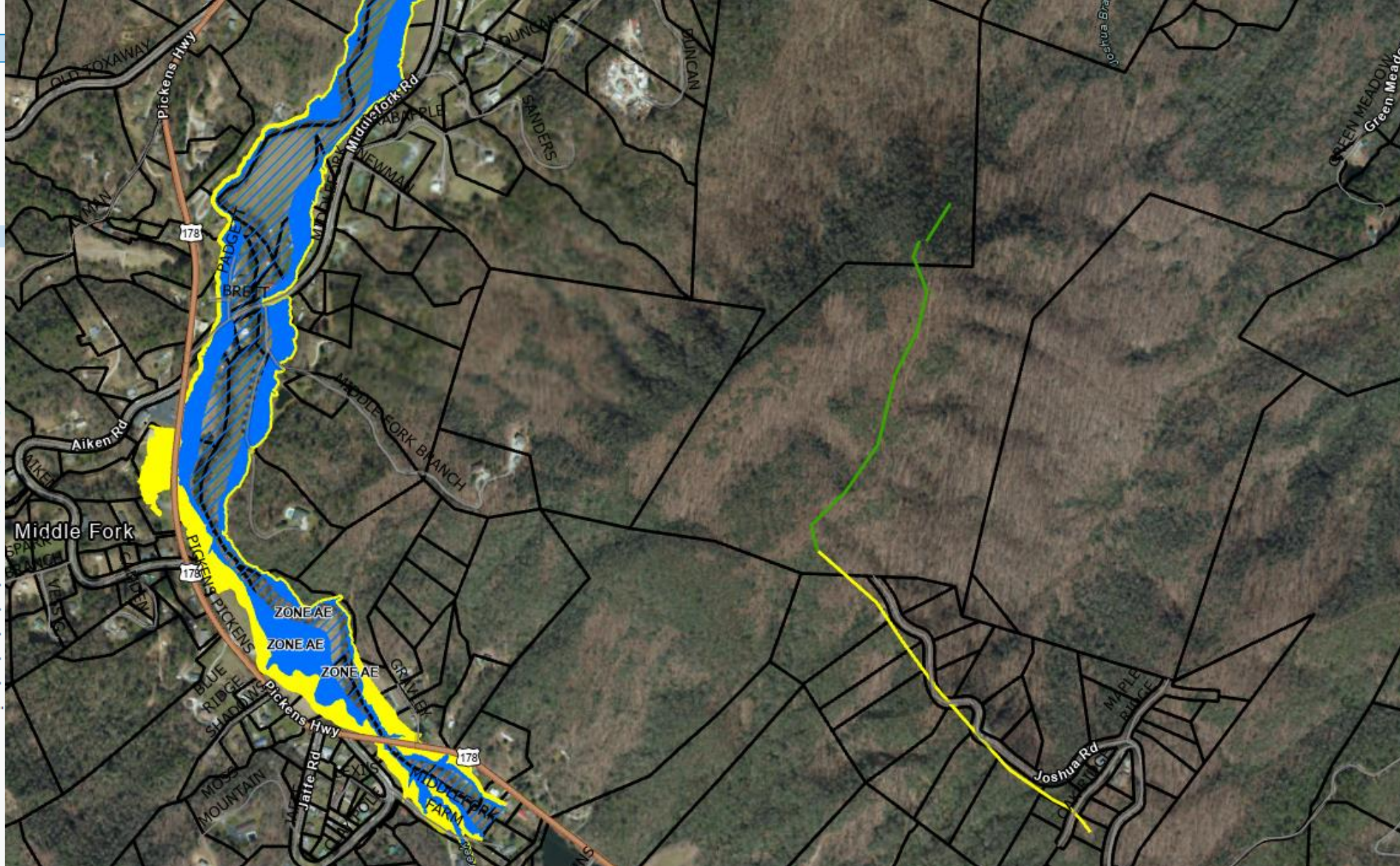
Blue
 Green
 Orange
 Yellow

☒ Flood Hazard Areas

Zone VE
 Zones A, AH, AO, A99, V
 Zones A, AH, AO, A99, V
 Zones A, AH, AO, A99, V
 Zones A, AH, AO, A99, V
 Zones A, AH, AO, A99, V
 Zones A, AH, AO, A99, V
 Zones AE, AE: 1% Annual Chance Flood Ha...
 Zones AE, AE: 1% Annual Chance Flood Ha...
 Zones AE, AE: 1% Annual Chance Flood Ha...
 Zone AE: Floodway, 1% Annual Chance Flo...
 Zone AE: Floodway, 1% Annual Chance Flo...
 Zone AE: Floodway, 1% Annual Chance Flo...
 Zone AE: Floodway, 1% Annual Chance Flo...
 Zone AE: Community Encroachment Area,...
 Zone AE: Community Encroachment Area,...
 0.2% Annual Chance Flood Hazard Contain...
 0.2% Annual Chance Flood Hazard Contain...
 Zone X: 1% Future Conditions, 1% Future C...
 Zone X: 1% Future Conditions, 1% Future C...
 Zone X: 1% Future Conditions, 1% Future C...
 1% Future Conditions Contained In Channe...
 Zone X: Protected By Levee
 Zone D
 Open Water
 Zone X
 Zone V

☒


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Planning & Zoning



Comprehensive Plan



TRANSYLVANIA
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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

Best Practices



Land of Waterfalls

TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Memorandum

From: Jeff Adams, Planning Director
To: Transylvania County Planning Board
Date: April 26, 2023
Subject: DRAFT 2022-2023 Annual Report & Comprehensive Plan Update

Attachment(s):

1. DRAFT 2022-2023 Annual Report Memorandum
2. DRAFT 2022-2023 Annual Report of Activities
3. April 20nd Planning Board Comprehensive Plan Update Presentation
4. 2023 Housing Characteristics Report
5. US Census Housing Definitions

Please find attached the DRAFT 2022-2023 Annual Report Memorandum and Report of Activities, which shows the various agenda items for the past year. As mentioned at last week's meeting, it appears that the Planning Board had very little business to engage in over the course of the year.

You'll also find attached the presentation I provided on the upcoming Comprehensive Plan Update, along with an expanded 2023 Housing Characteristics Report. As I pointed out in the presentation, the region has certainly seen an increase in 'Seasonal, Recreational or Occasional Use' housing and Transylvania County leads the region in the percentage of housing dedicated to this market, but in context, Transylvania County is relatively comparable to other tourism destinations across the country.

We will begin the Comprehensive Plan Update process in earnest at next month's Planning Board meeting. We will investigate our current Comprehensive Plan, look at our regional partners and their updated plans, and look to best practices across the country. We will ask what is the best process for updating the plan? Our current Comprehensive Plan identifies the four Focus Areas of 'Economic Health,' 'Environment,' 'Land Use and Livability,' and 'Health, Culture and Equity.' We will ask how we are doing on these today and what are the key Issues and Opportunities for the coming ten years?

We will also look at the ways the previous plan engaged the community in the planning process and what techniques might be effective under our current conditions. As the attached presentation from last week's meeting references many plans and various materials, you'll find links to those below. You will not be expected to have read or even familiarized yourself with these plans, but they are provided for those who would like to see how these are typically accomplished.

We will eventually launch a webpage dedicated to the Comprehensive Plan Update process, where these and many other materials will be housed, but until then, please take a look at these at your leisure.

Regional Comprehensive Plans

[City of Brevard, NC \(Adopted, 2023\)](#)
[Buncombe County, NC \(Draft, 2023\)](#)
[Henderson County, NC \(Draft, 2023\)](#)

[Jackson County, NC \(Adopted, 2020\)](#)
[Greenville County, SC \(Adopted, 2020\)](#)
[Oconee County, SC \(Adopted, 2022\)](#)
[Pickens County, SC \(Adopted, 2022\)](#)

Referenced Comprehensive Plans

[City of Alpharetta, GA \(Adopted, 2021\)](#)
[City of Duluth, GA \(Adopted, 2019\)](#)
[City of Roswell, GA \(Adopted, 2021\)](#)
[Blaine County, ID \(Adopted, 2018\)](#)
[Bryan County, GA \(Adopted, 2018\)](#)
[Routt County, CO \(Adopted, 2022\)](#)

Other Referenced Materials

[Georgia Department of Community Affairs, Local Comprehensive Plans Clearinghouse](#)
[San Miguel Regional Housing Authority, Housing Needs Assessment \(2018\)](#)
[Seasonal Housing Study, WI Community Economic Development, Division of Extension \(2022\)](#)

Published on May 22, 2023

SHOW DETAILS ↕

Model Plans

These plans represent comprehensive plans from around the region along with some best practices across the country. This page will be updated as we move through the planning process, with links to various plans used in our discussions and other materials we've referenced.

by *Jeff Adams*

Published on May 22, 2023

🔄 last released
3 weeks ago

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Regional Comprehensive Plans

[City of Asheville, NC \(Adopted, 2018\).](#)

[City of Brevard, NC \(Adopted, 2023\).](#)

[City of Travelers Rest, SC \(Adopted, 2018\).](#)

[Buncombe County, NC \(Draft, 2023\).](#)

[Henderson County, NC \(Draft, 2023\)](#)

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



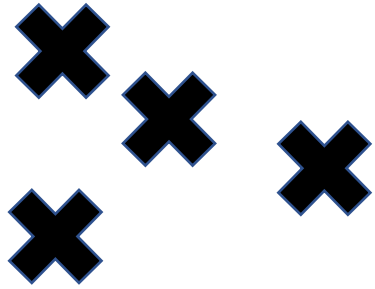
Environment



Land Use and Livability

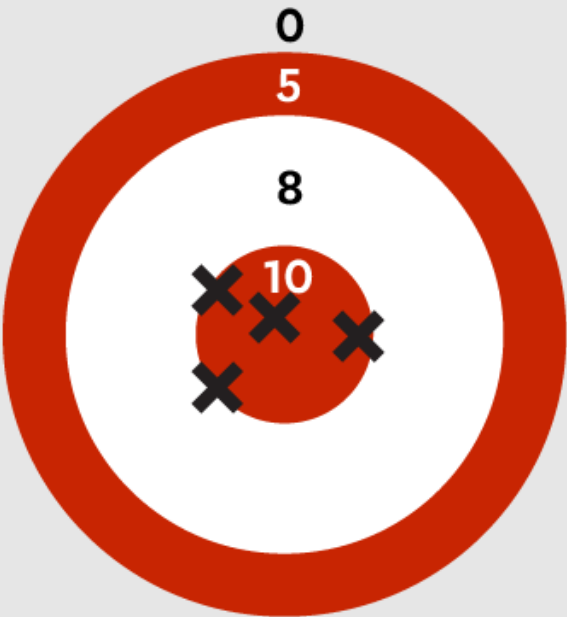


Health, Culture and Equity

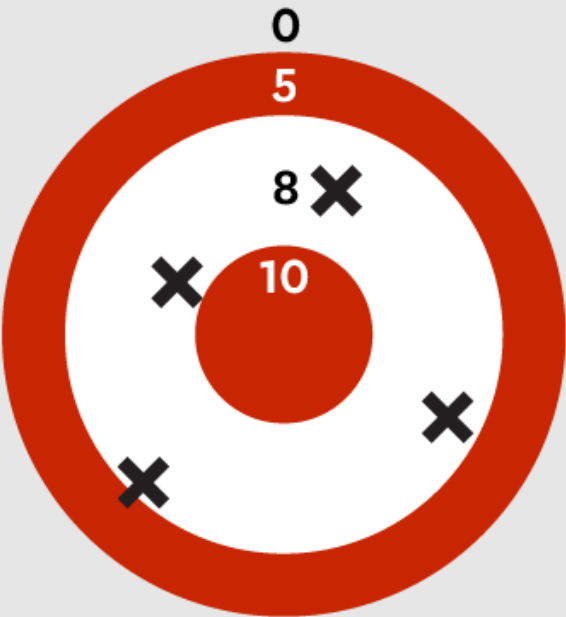




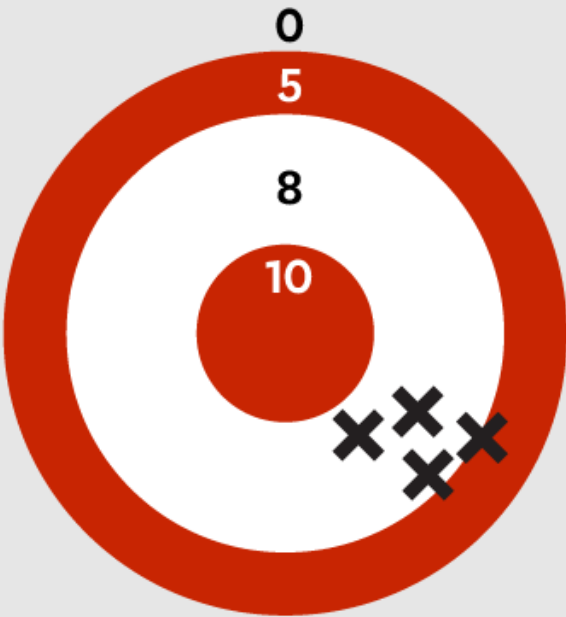
How Noise and Bias Affect Accuracy



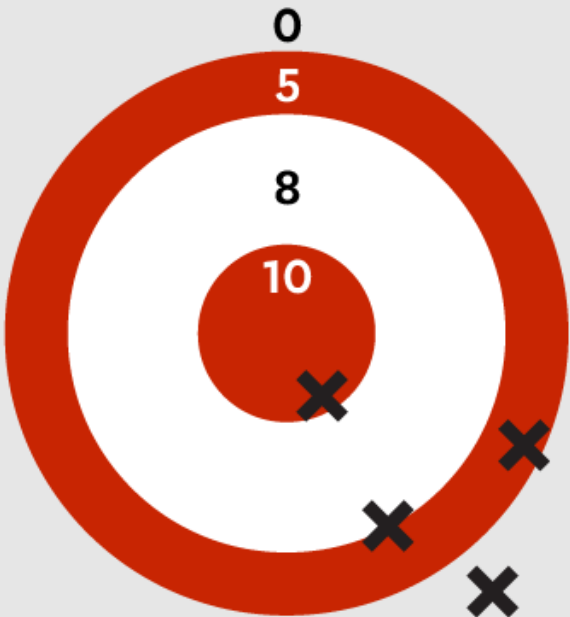
A. Accurate



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

Planning Process



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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.

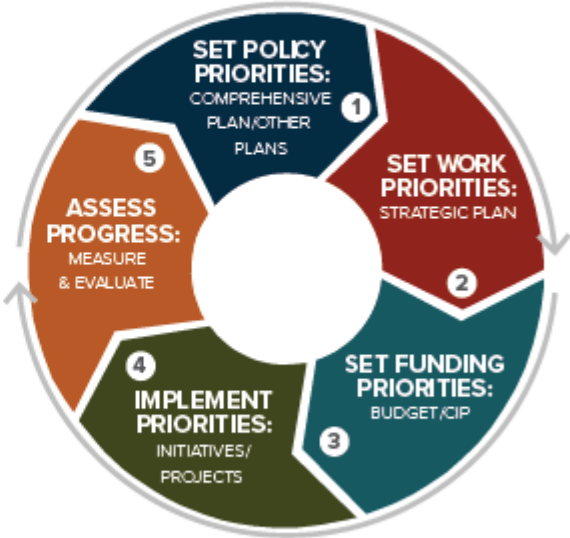
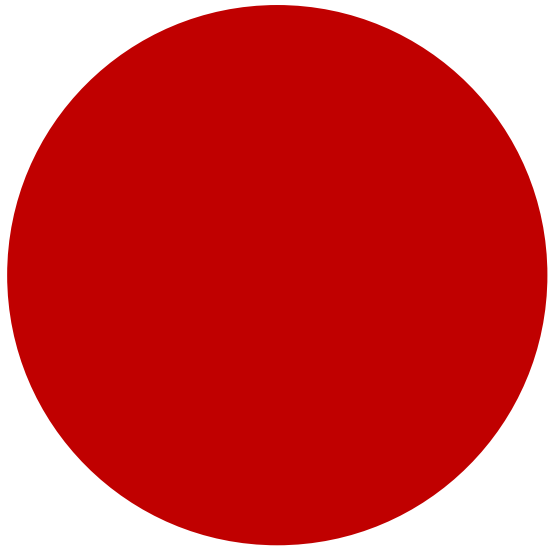
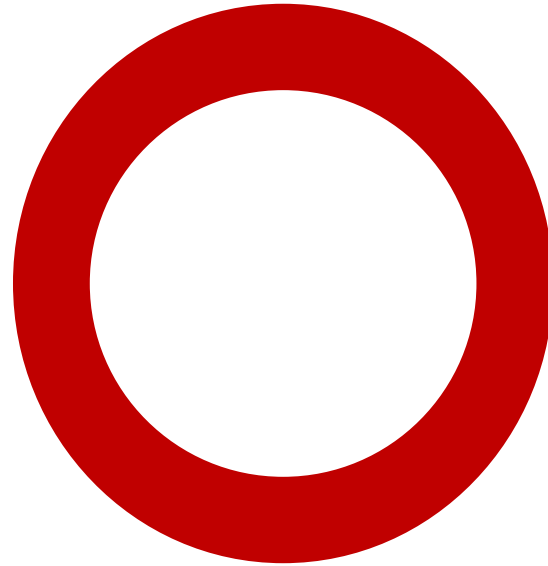


Figure 3: Planning Cycle



Research &
Engage



Envision &
Prioritize



Draft &
Adopt



Implement &
Track

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	S/PB																							
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																								
<i>f. Report to Commissioners</i>																								
Step 2. Community Assessment	S/PB																							
a. Technical Planning Elements Report																								
b. Key Indicators																								
<i>c. Report to Commissioners</i>																								
Step 3. Community Participation																								
a. Survey and Other Questions																								
b. Kickoff Meeting																								
c. Open Houses (Community Areas)																								
d. Vision Statement																								
e. Opportunities and Challenges																								
<i>f. Report to Commissioners</i>																								
Step 4. Focus on 20XX																								
a. Survey of Values																								
b. Priority Building																								
c. 20XX Transylvania County																								
<i>d. Report to Commissioners</i>																								
Step 5. Action Plan																								
a. Focus Areas																								
b. Action Plan																								
<i>c. Report to Commissioners</i>																								
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																								
<i>c. Report to Commissioners</i>																								

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



Comp Plan DRAFT Engagement Plan

Engagement



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Engagement



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- 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

Transylvania 2023 NPOs

1 view

Last edit was 15 minutes ago

Add layer Share Preview

2023 TCO NPOs

Outreach

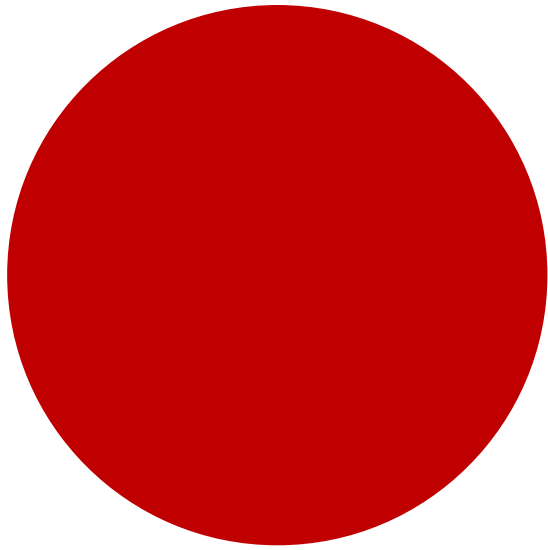
		CAC	SAC	FA Experts	TAC	Consult	Website	Survey	Open House	Road Shows	Town Halls	Door to Door	Social Media	Kiosks	Charettes	Interviews	Summits	Kick Offs	Tours
City of Brevard	NC	X	X	X	DOT		X	X	X	X	X					X		X	
Buncombe County	NC	X	X	X	X	X	x (best)	X	X	X	X		X					X	
Henderson County	NC	X	X	X	X	X	X	X	X	X	X		X			X		X	X
Jackson County	NC	X	X		X		X	X	X	X	X								
Greenville County	SC	X	X	X	X	X	X	X	X	X	X		X						X
Oconee County	SC	X	X	X	X		X	x (\$)	X	X	X		X						
Pickens County	SC	X					X		X										
City of Alpharetta	GA	X	X			X		X			X		X					X	
City of Duluth	GA	X	X					X			X								
City of Roswell	GA		X			X		X			X								
Blaine County	ID	X	X				X				X								
Bryan County	GA	X	X					X			X		X	X				X	
Routt County	CO		X	X	X	X	X	X	X		X		X			X	X	X	
City of Asheville	NC	X	X	X	X	X	X	X	X	X			X						
Wake County	NC	X	X		X	X	X	X	X	X			X			X			
City of Charlotte	NC	X	X		X	X	X	X	X	X	X		X						

NC Secretary of State 2023 NPO Data

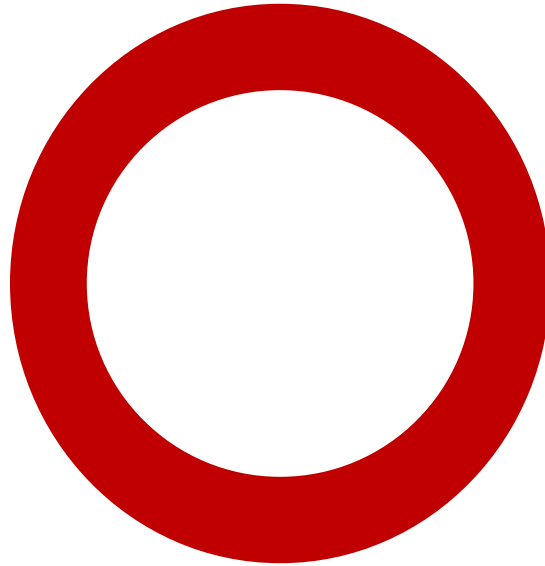


TRANSYLVANIA
COUNTY
NORTH CAROLINA

Engagement: Community Centers & Non-Profits



Kick-Off Event &
Community Engagement
Sessions



Survey

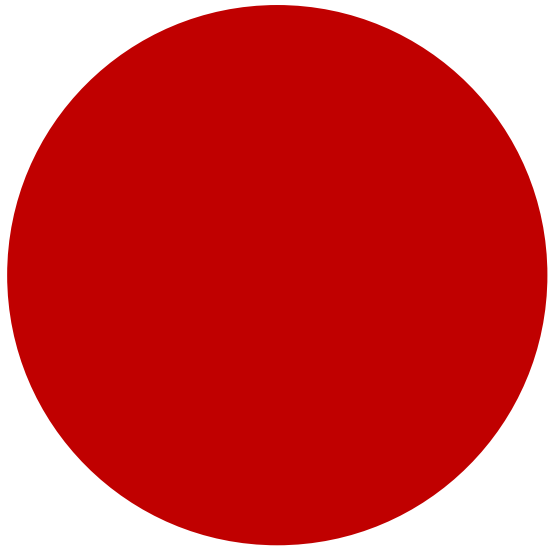


Community Priority
Sessions

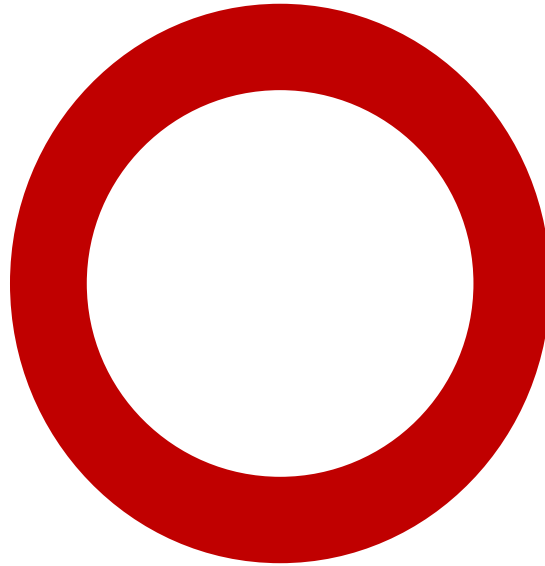


Planning Board
& Board of
Commissioners

2050 Comprehensive Plan - DRAFT Work Plan Schedule																						
	2023										2024											
Project Step	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	S/PB																					
a. 2025 Comprehensive Plan Review																						
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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																						
a. Survey of Values																						
b. Priority Building																						
c. 2050 Community Priority Sessions																						
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 (2026-2050)																						
a. Monitoring and Reporting																						
b. Updating																						
c. Annual Report to Commissioners																						
S = Staff																						
PB = Planning Board																						
SME=Subject Matter Experts																						
CC = County Commissioners																						
P = Public																						



November/December
2023



April/May
2024



August-November
2024



January 2025
Through 2045

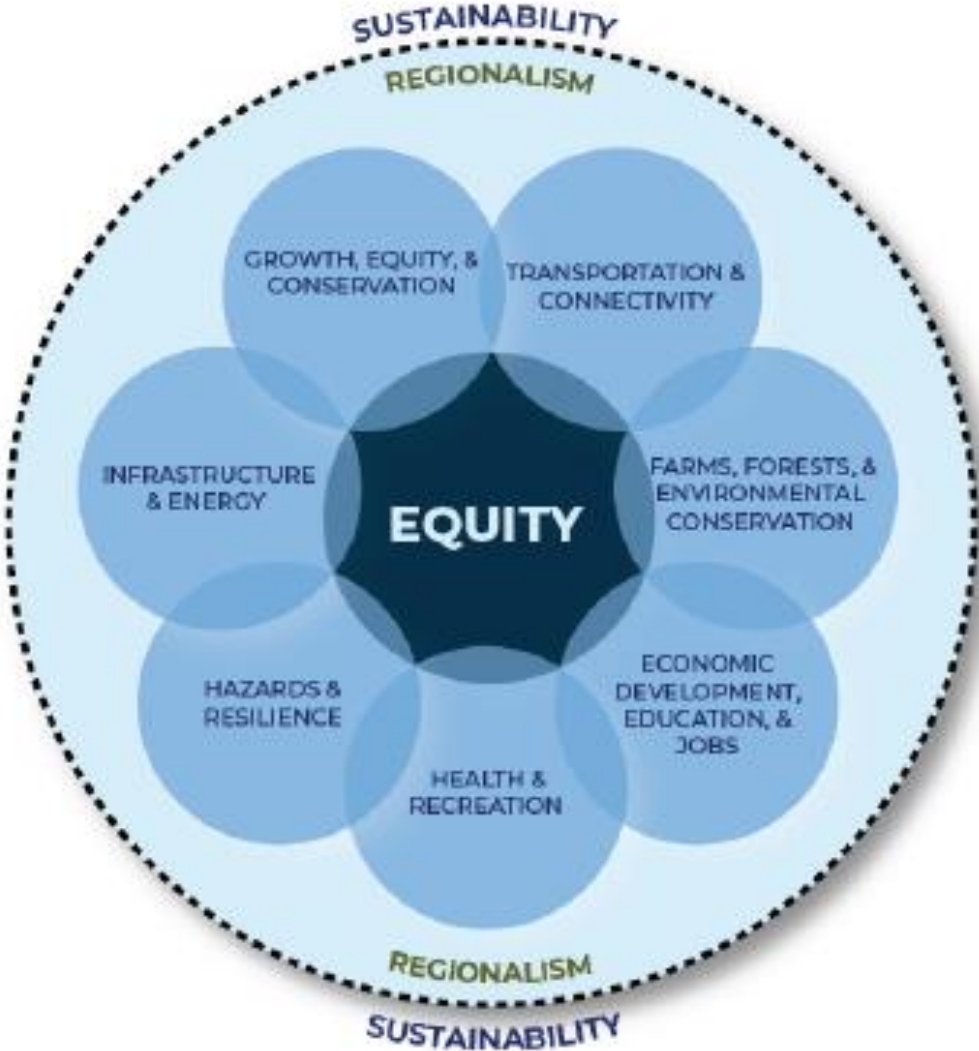
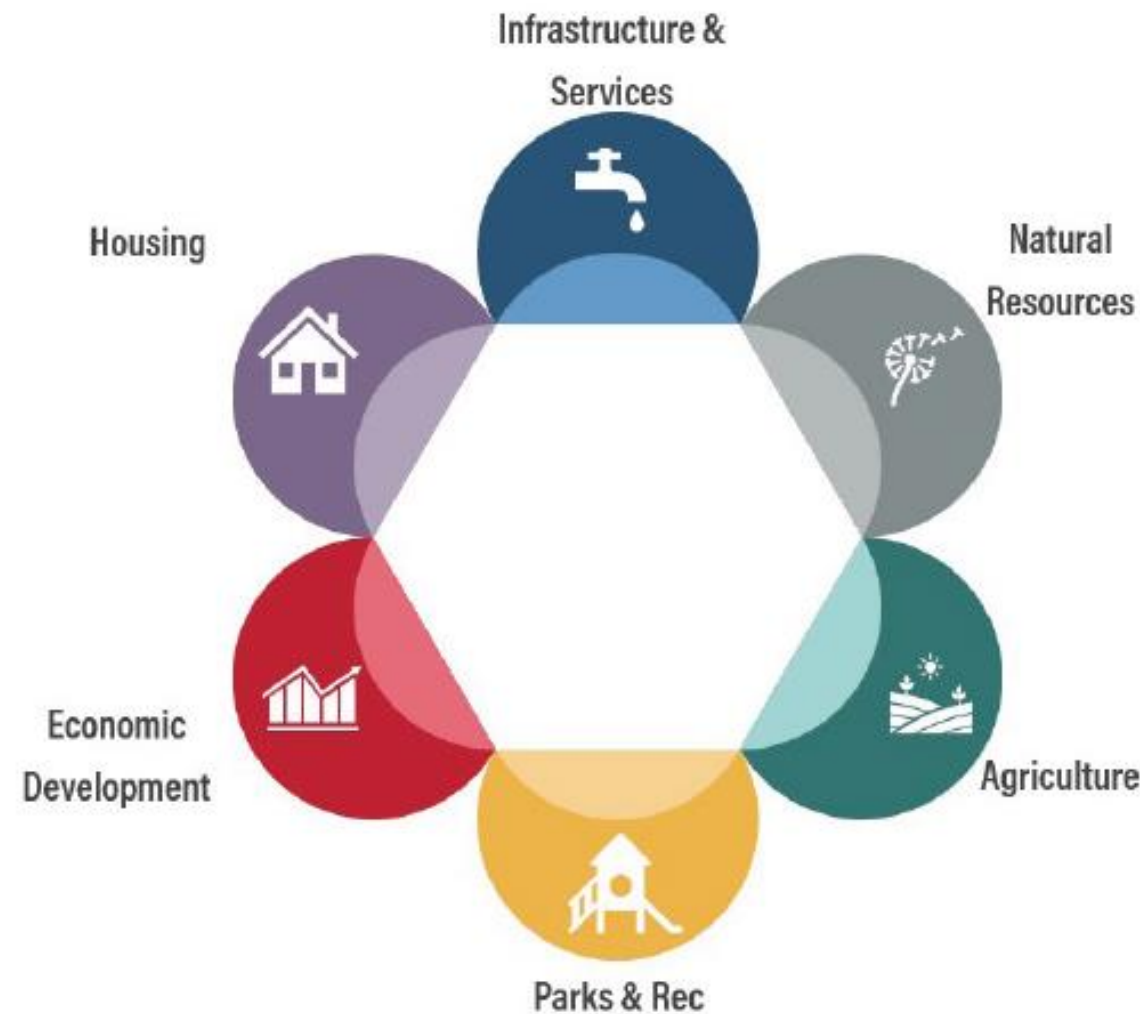


Alignment

Finding the Facts



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Issues & Opportunities



Livable Built Environment

Ensure that all elements of the built environment—land use, transportation, housing, energy, and infrastructure—work together to provide sustainable places for living, working, and recreating.



Healthy Community

Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.



Resilient Economy

Prepare the community to deal with changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster business growth and reliance on local assets.



Interwoven Equity

Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.



Harmony with the Natural Environment

Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.



Responsible Regionalism

Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.



Issues & Opportunities

GROWING INTENTIONALLY

PLANWake sets out a strategy for growing intentionally to achieve the vision outcomes and priorities. The path to achieving the outcomes is interconnected and designed to reinforce a new system of growing intentionally.

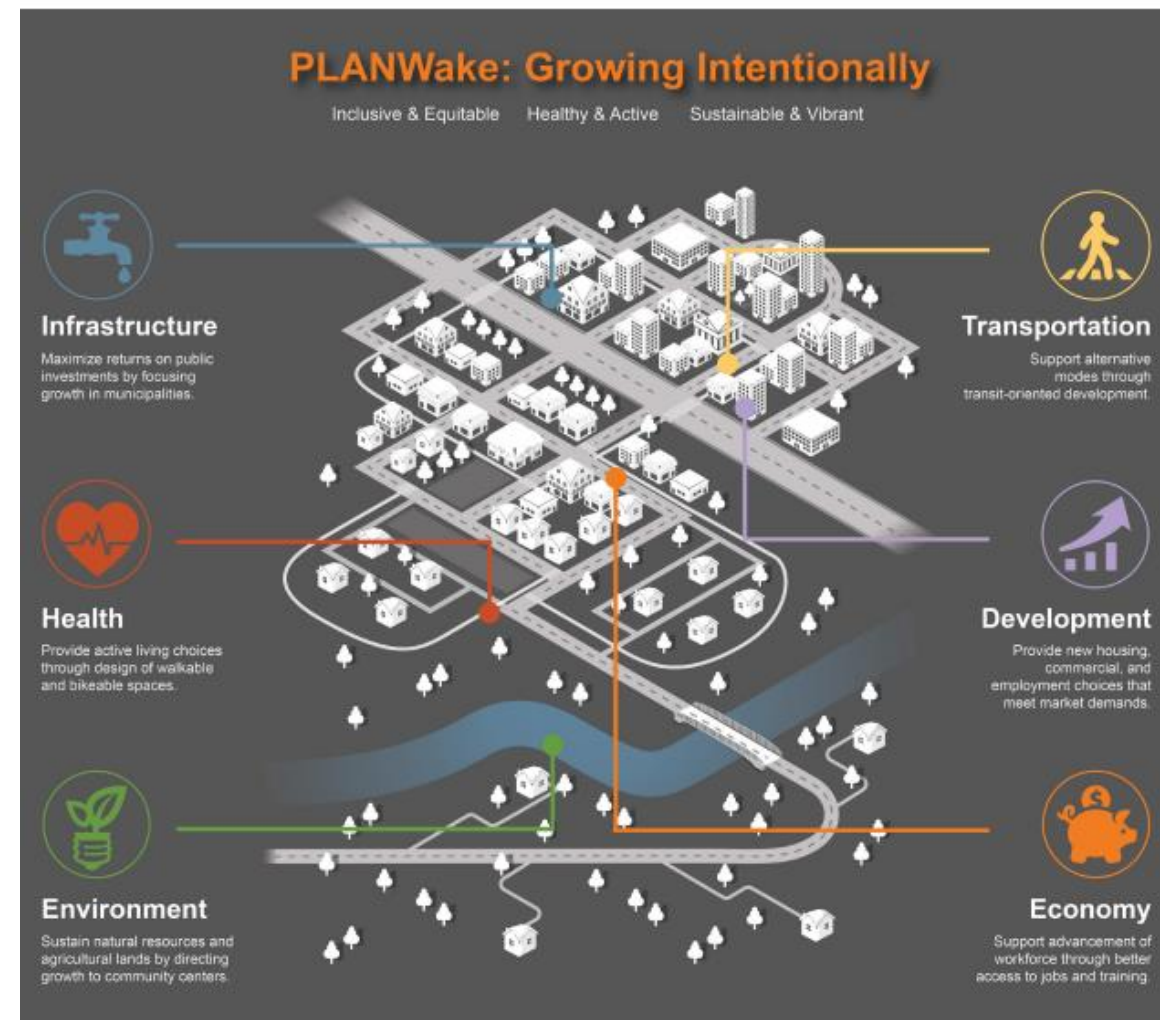


Figure 4: PLANWake Development Framework Graphic

PLANWake Metrics Dashboard

PLANWake includes a strategic set of performance metrics, meant to evaluate progress over time. The metrics provided in [PLANWake](#) were a starting point that are being built upon as reporting tools and strategies are developed. As outcomes are measured, results will be shared on this dashboard. Evaluation efforts will examine long, mid and short-term outcomes.

New PLANWake Metrics

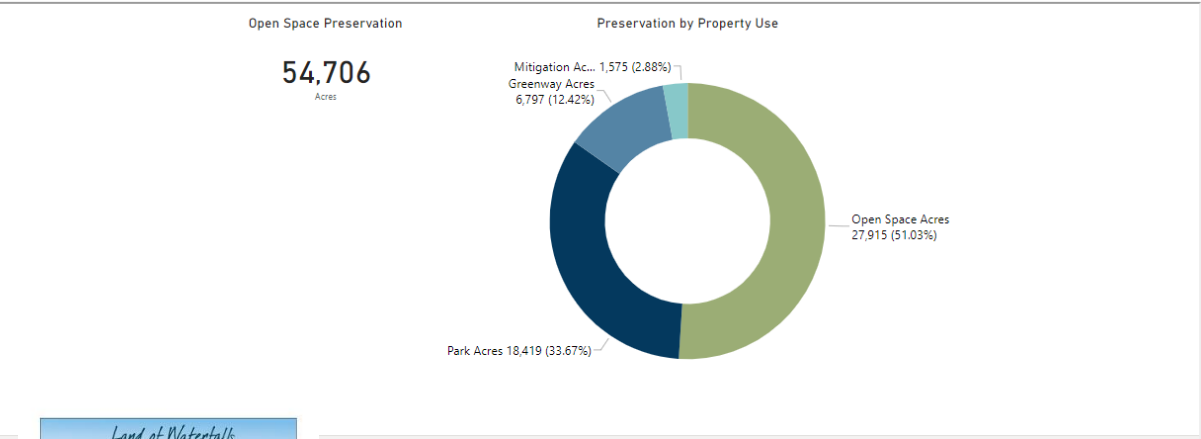
Below you will find the first seven metrics tied to PLANWake outcomes. Some of the metrics have been adapted from those originally outlined in PLANWake but they all are fundamentally the same. Each of these metrics gives us a baseline from which to monitor outcomes as initiatives associated with PLANWake are adopted. These measures will be updated over time and additional measures will be evaluated as PLANWake implementation continues.

3. Protect Open Space

PLANWake sets the goal to protect parks and open space.

Using Wake County parcel data, the number of acres which are considered open space can be found. Through Countywide efforts, including the implementation of PLANWake, the goal is to keep 30% of Wake County as permanently protected open space.

View the map of open space [here](#).



Finding the Facts: Data

CHARLOTTE
FUTURE

2040
COMPREHENSIVE
PLAN

[HOME](#) [ABOUT](#) [COMMUNITY AREA PLANS](#) [PLAN DOCUMENT](#) [IMPLEMENTATION](#) [RESOURCES](#)

City of Charlotte NC

IMPLEMENTATION DASHBOARD

GOAL 1:
10 MINUTE
NEIGHBORHOODS

GOAL 2:
NEIGHBORHOOD
DIVERSITY
& INCLUSION

GOAL 3:
HOUSING
ACCESS FOR
ALL

GOAL 4:
TRANSIT &
TRAIL ORIENTED
DEVELOPMENT

GOAL 5:
SAFE &
EQUITABLE
MOBILITY

GOAL 6:
HEALTHY
SAFE & ACTIVE
COMMUNITIES

GOAL 7:
INTEGRATED
NATURAL & BUILT
ENVIRONMENTS

GOAL 8:
DIVERSE & RESILIENT
ECONOMIC
OPPORTUNITY

GOAL 9:
RETAIN OUR
IDENTITY &
CHARM

GOAL 10:
FISCALLY
RESPONSIBLE

(In)Forming the Vision



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Comprehensive Plan Update Work Session

- **Comprehensive Plan Examples & Best Practices**
- **Planning Process & Work Plan**
- **Engagement & Schedule**



Comprehensive Plan Update

