

# Transylvania County

Expectations | March 2023



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

## **Previous Planning Efforts**

Pisgah Forest Community Zoning (2010)

Scenic Corridor Designation (2018)

Signage Control (2018)

Subdivision Control (Amd. 2021)

Joint Historic Preservation Commission Ordinance (1994)

Comprehensive Plan 2025 (2017)

Cedar Mountain Small Area Plan (2021)

160-D Revisions (2021)

## **Future Planning Efforts**

Community Appearance

Comprehensive Plan 2025 Update

Livability Goal, Objectives & Action Steps

Designated Growth Areas

Rosman Corridor Service Expansion Planning



# **Agenda**

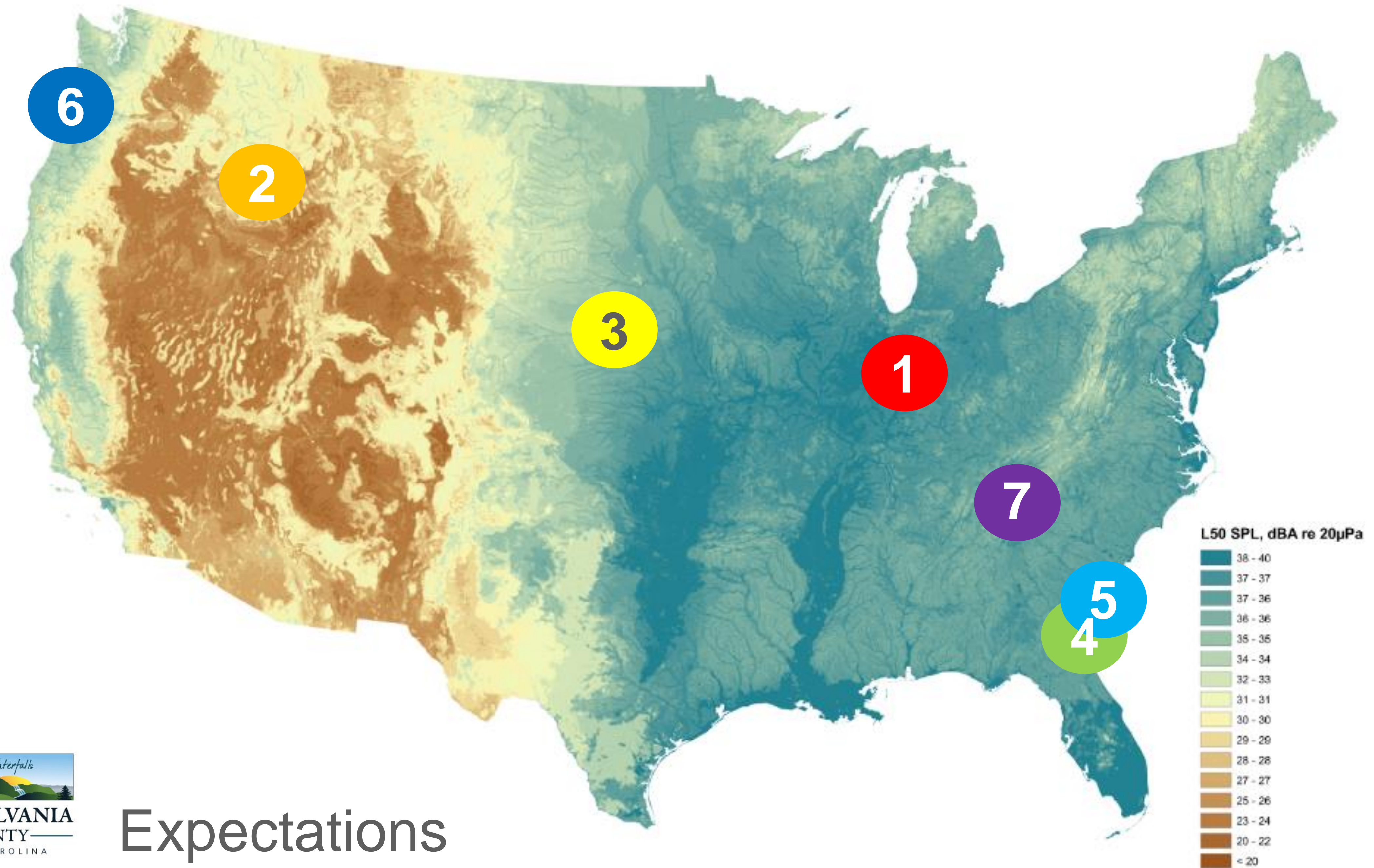




# Expectations



# Expectations





## **Future Planning Efforts**

Community Appearance

Comprehensive Plan 2025 Update

Livability Goal, Objectives & Action Steps

Designated Growth Areas

Rosman Corridor Service Expansion Planning



# Expectations



## Transylvania County Community Appearance Initiative

### 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.

Many citizens are also concerned about the protection of private property rights but are interested in finding ways to help improve the appearance of the County and to help remove accumulated but unwanted junk.

The Transylvania County Comprehensive Plan includes several goals and objectives related to this initiative: 1) Encourage the preservation of aesthetically and economically valuable views and green spaces (Goal 2, Objective 10); Promote the best use of land while protecting citizen's property rights (Goal 7); Promote Best Management Practices for Corridors (Goal 7, Objective 2);

The goals of the Transylvania County Community Appearance Initiative (CAI) are:

- Preserve and protect the natural beauty of Transylvania County
- Preserve and protect property rights
- Promote and protect the health and safety of citizens of Transylvania County.
- Promote economic development while protecting individuals and businesses from burdensome regulations.

### Mission

Transylvania County will assist citizens to remove and dispose of abandoned manufactured housing, junked / abandoned motor vehicles and junk. The County will also assist owners of junkyards with vegetative screening efforts. The County will help identify areas for improvement, coordinate efforts and may provide financial assistance in some cases to aid in this effort. The County will provide information for citizens and junkyard owners about the initiative, will establish an advisory council and appoint an administrator.

### Scope and Priorities

The initiative will apply to abandoned manufactured homes, junked / abandoned motor vehicles, junk and junkyards visible from state roads. Priority will be given to safety and health and to the major corridors in the County; U.S. 64, U.S.178, U.S. 276, NC 215 and NC 280. The initiative is not intended to apply to junk brought into the County after the beginning of the initiative.

### Description of Roles

Advisory Council – Appointed by the County Commissioners, this group periodically reviews applications from citizens requesting assistance and complaints from concerned citizens and prioritizes improvement efforts. The Council also provides guidance for the administrator and reports to the Board of Commissioners. The advisory council shall consist of 9 members and





# 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



2025 Comprehensive Plan - Work Plan Schedule - REVISED																								
	2014					2015												2016						
Project Step	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April			
Step 1. Project Planning	S/PB																							
a. 2005 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	S/PB																							
a. Technical Planning Elements Report																								
b. Key Indicators																								
c. Report to Commissioners																								
Step 3. Community Participation					S/PB/CA/P																			
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 2025											S/PB/CA													
a. Core Values																								
b. Scenario Building																								
c. 2025 Transylvania County																								
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/CA/CC/P									
a. County Commissioners																								
b. Public Comment																								
c. Planning Board Revisions																								
d. County Commissioners Adoption																								
Step 7. Next Steps (2016-2025)																					S/PB			
a. Monitoring and Reporting																								
b. Updating																								
c. Report to Commissioners																								

S = Staff

PB = Planning Board

CA = Community Advocates

CC = County Commissioners

P = Public



- 1) Economic Health
- 2) Environmental Health
- 3) Land Use & Livability
- 4) Health, Culture & Equity Assessment



2025 Comprehensive Plan: Focus Areas



## Transylvania County's Land Use and Livability Goal, Objectives and Action Steps

**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.

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

### Action Steps

#### **Current:**

- a. Adopt policies that protect the county's interest to support future economic development
- b. Promote market driven development of greater housing options and advocate for changes to the building codes for proven, safe housing alternatives

#### **Future:**

- c. 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
- d. Facilitate community based workshops to identify local concerns and help create possible solutions
- e. Identify alternative funding mechanisms to support affordable in-fill housing throughout the county
- f. Collaborate with other agencies and jurisdictions to identify and encourage the redevelopment of underutilized properties for future industrial, commercial and/or residential use

- g. 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

### **2025 Survey Q11: What's not here now that you would like to see?**

Open ended write-in question answered by 1,771:

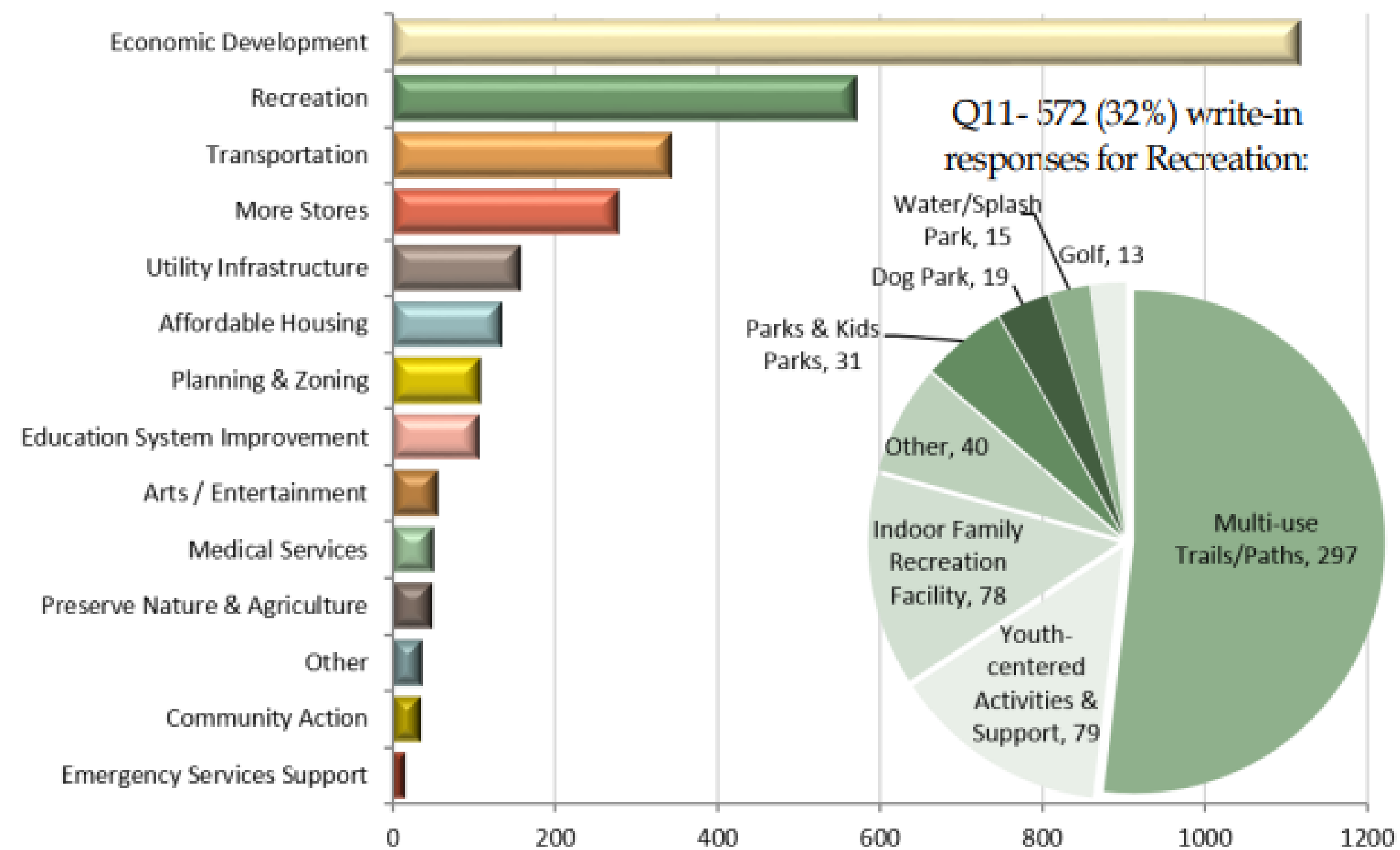


Figure 28, Source: 2025 Comprehensive Plan Survey Data







## Transylvania County's Land Use and Livability Objectives and Action Steps Continued

*Objective 3) Promotes exceptional community facilities throughout the county (Map 13)*

### Action Steps

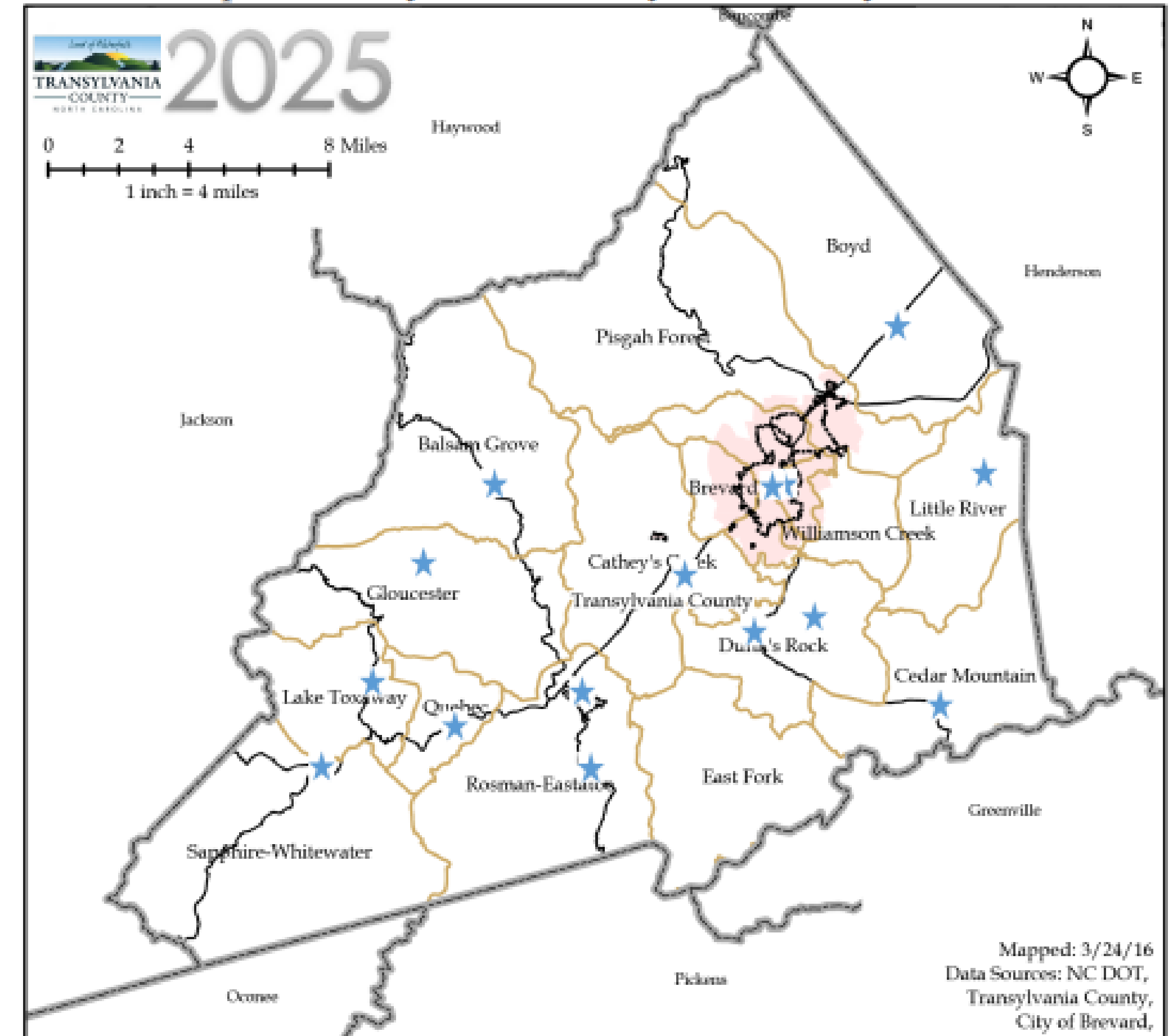
#### **Current:**

- Support the development, maintenance and planning for continual operation of a community center within each township or community
- Invest in necessary updates or new development of a courthouse that supports the needs of citizens
- Evaluate the viability of a public shooting range

#### **Future:**

- Ensure public buildings have strategic facilities plans that are reflective of population changes and needs
- Support the construction of an indoor athletic facility with a pool for year-round use by the citizens
- Evaluate funding mechanisms and invest in recreational sites and facilities within each township or community
- Support the development of additional high-quality childcare facilities throughout the county and evaluate new funding mechanisms to support preschool and early education efforts

**Map 13: Transylvania County Community Centers**



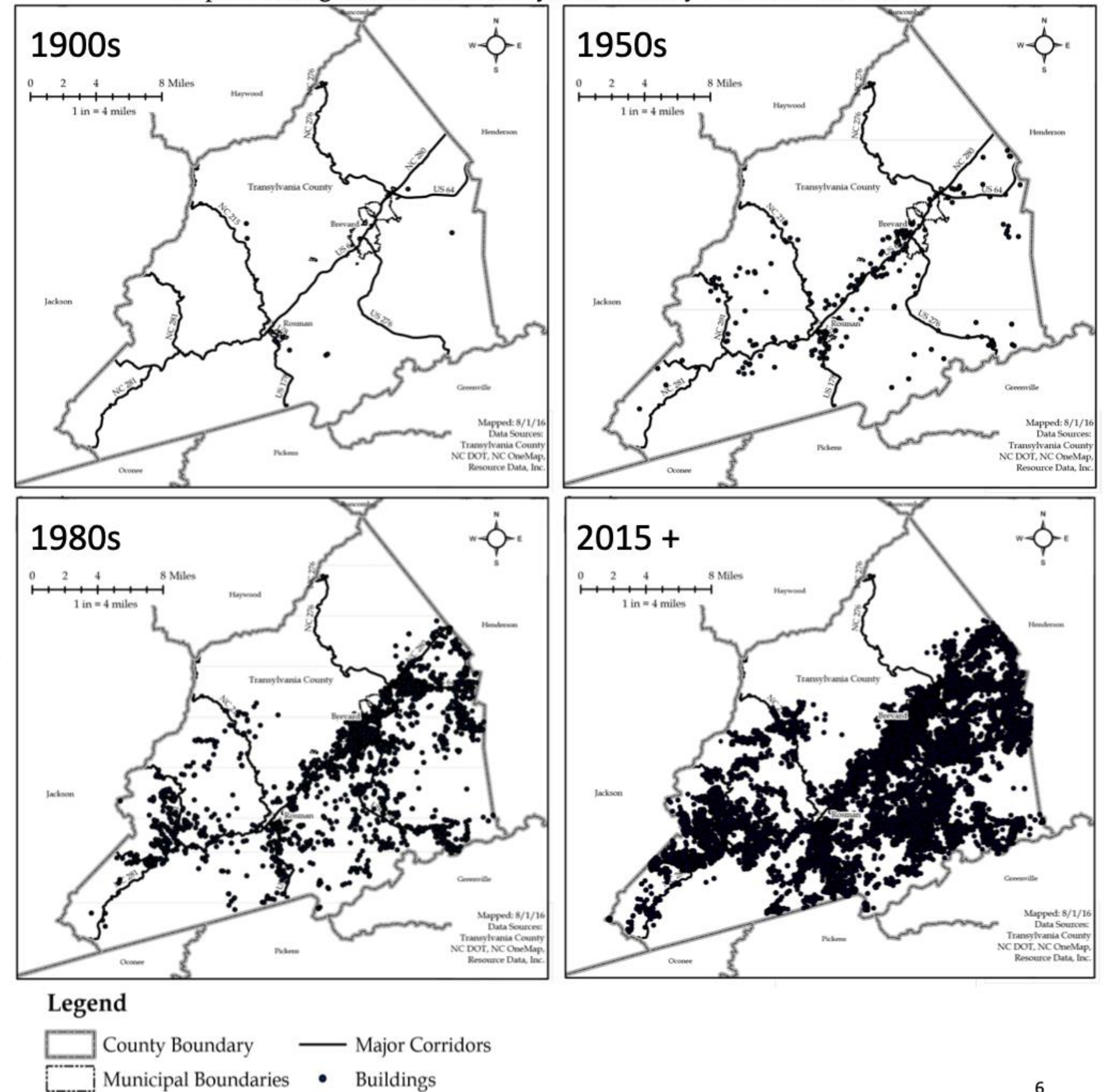
### **Legend**

- |                      |                 |                   |
|----------------------|-----------------|-------------------|
| County Boundary      | Major Corridors | Communities       |
| Municipal Boundaries | Brevard Zoning  | Community Centers |



**Development Patterns – Case Study:** Buildings and structures built to serve a community are a good way to view how a population grows and changes over time (Map 2). For instance if you look at the structures that are still standing from the 1900s, the buildings are clustered in Rosman with a few scattered communities in the Balsam Grove, Dunn’s Rock, Cathey’s Creek, Brevard and Little River areas. As the County develops those clusters grow and spread out along the roads and river valleys. In 2016 the influence of state and federal land is seen in the large expanses of white space where development is restricted by those entities.

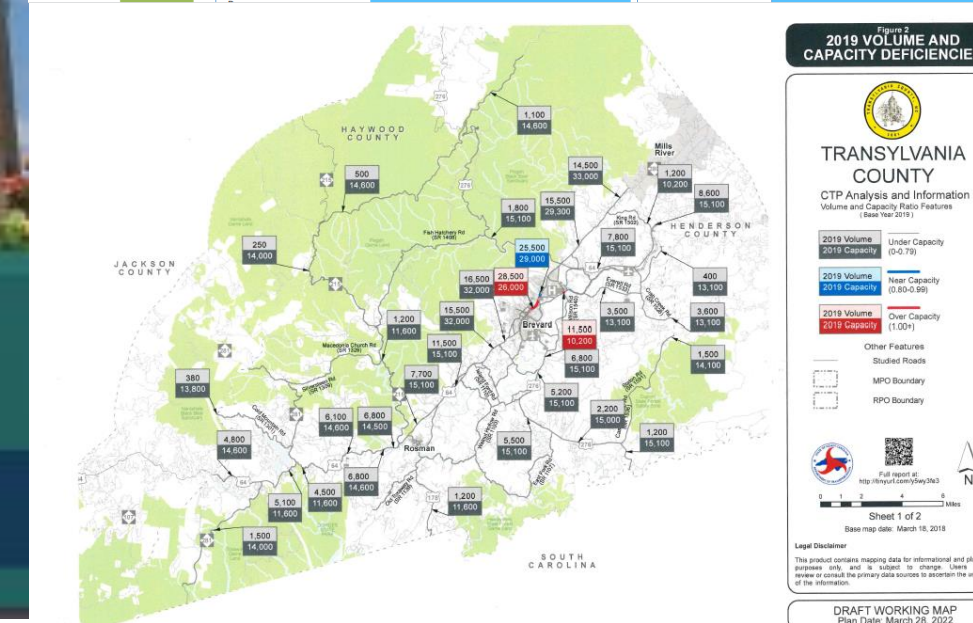
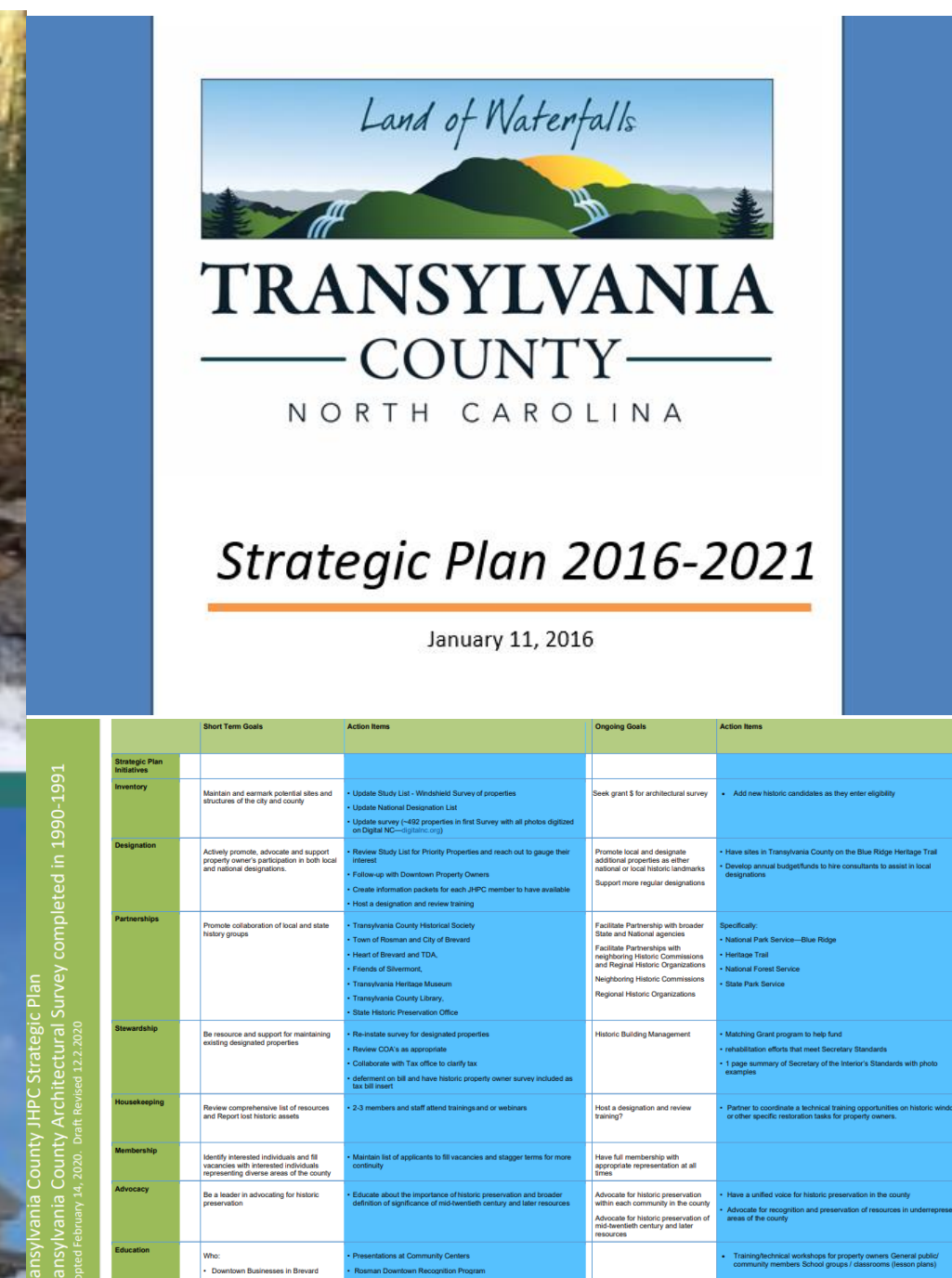
Map 2: Existing Structures in Transylvania County from Different Times





Transylvania County's Land Use and Livability Goal, Objectives & Strategies						
Objective 1) Supports land use that increases the economic opportunities while preserving the cultural and natural resources		Un-realized	Partially Realized	Fully Realized	Other	Example
Strategies:	a. 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					
	b. Facilitate community based workshops to identify local concerns and help create possible solutions					
	c. Support market driven development of greater housing options and advocate for changes to the building codes for proven housing alternatives					
	d. Identify alternative funding mechanisms to support affordable in-fill housing throughout the county					
	e. Collaborate with other agencies and jurisdictions to identify and encourage the redevelopment of underutilized properties for future industrial, commercial and/or residential use					
	f. 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					
	g. Adopt policies that protect the county's interest to support future economic development					
Objective 2) Ensures public safety efforts are financially supported, well-coordinated and prepared for future growth						
Strategies:	a. Continue to support, align efforts and partner and with local, state and federal public safety-related organizations to maximize efficiency and reduce duplication					
	b. Encourage and assist public safety agencies to be trained and equipped to address the changing demographics of the county					





# Developing Plans...Developing Expectations



Start Base Map Selection Results

## Inflow/Outflow Analysis

enter your own subtitle

▼ Display Settings

Labor Market Segment Filter [All Workers](#)

Year 2019

▼ Map Controls

Color Key ☒

Flow Overlay ☒

Selection Outline ☒

[Identify](#) [Zoom to Selection](#)

[Clear Overlays](#) [Animate Overlays](#)

▼ Report/Map Outputs

[Detailed Report](#)

[Export Geography](#)

[Print Chart/Map](#)

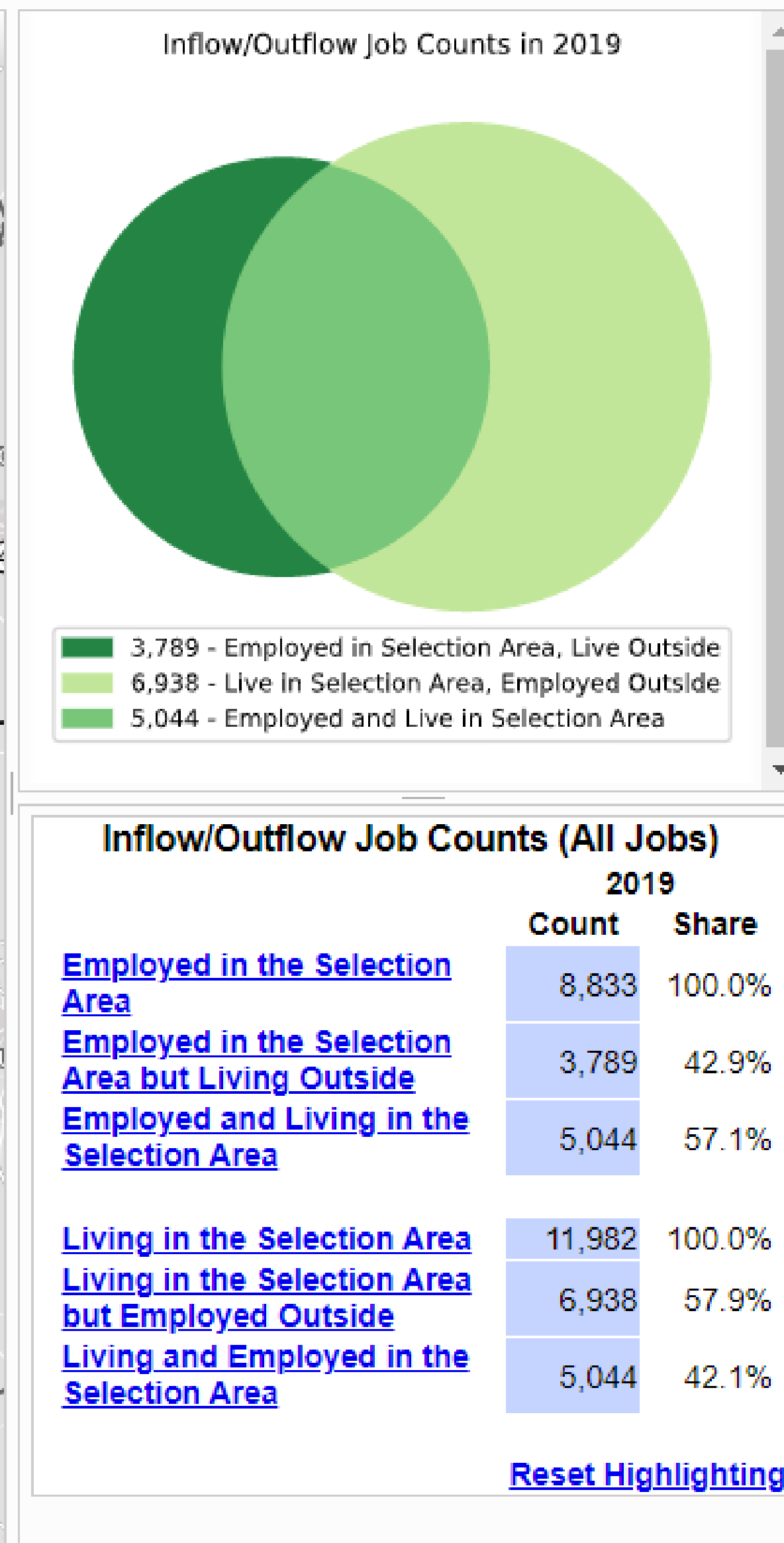
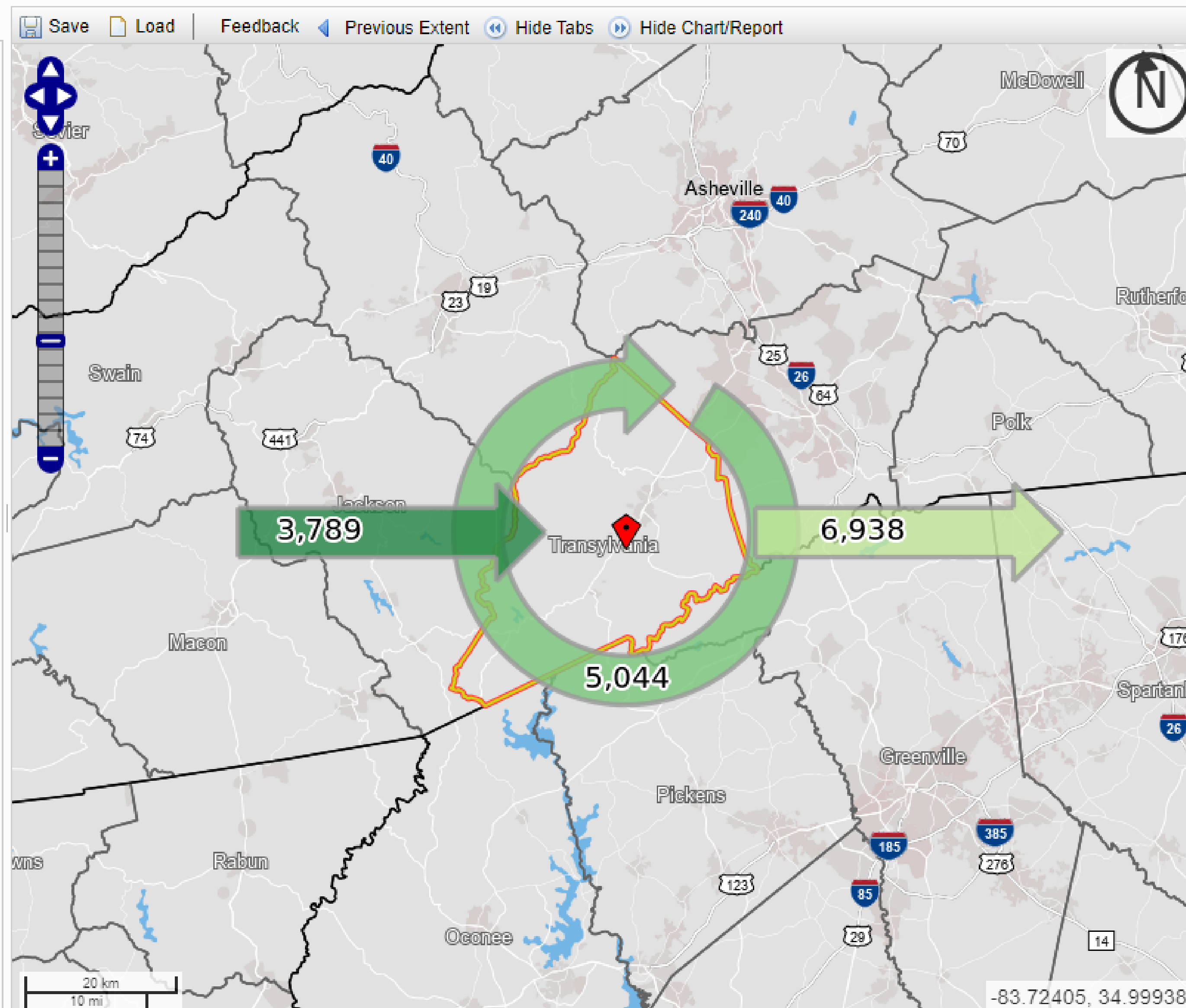
▼ Legends

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside
- Analysis Selection

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[ings](#)



# Regionalism: Commutershed



Start Base Map Selection Results

## Distance/Direction Analysis

*Home to Work*

▼ Display Settings

Labor Market Segment Filter All Workers

Year 2019

▼ Map Controls

Color Key

Thermal Overlay ☒

Point Overlay ☒

Selection Outline ☒

Identify Zoom to Selection

Clear Overlays Animate Overlays

▼ Report/Map Outputs

Detailed Report

Export Geography

Print Chart/Map

▼ Legends

5 - 106 Jobs/Sq.Mile

107 - 412 Jobs/Sq.Mile

413 - 920 Jobs/Sq.Mile

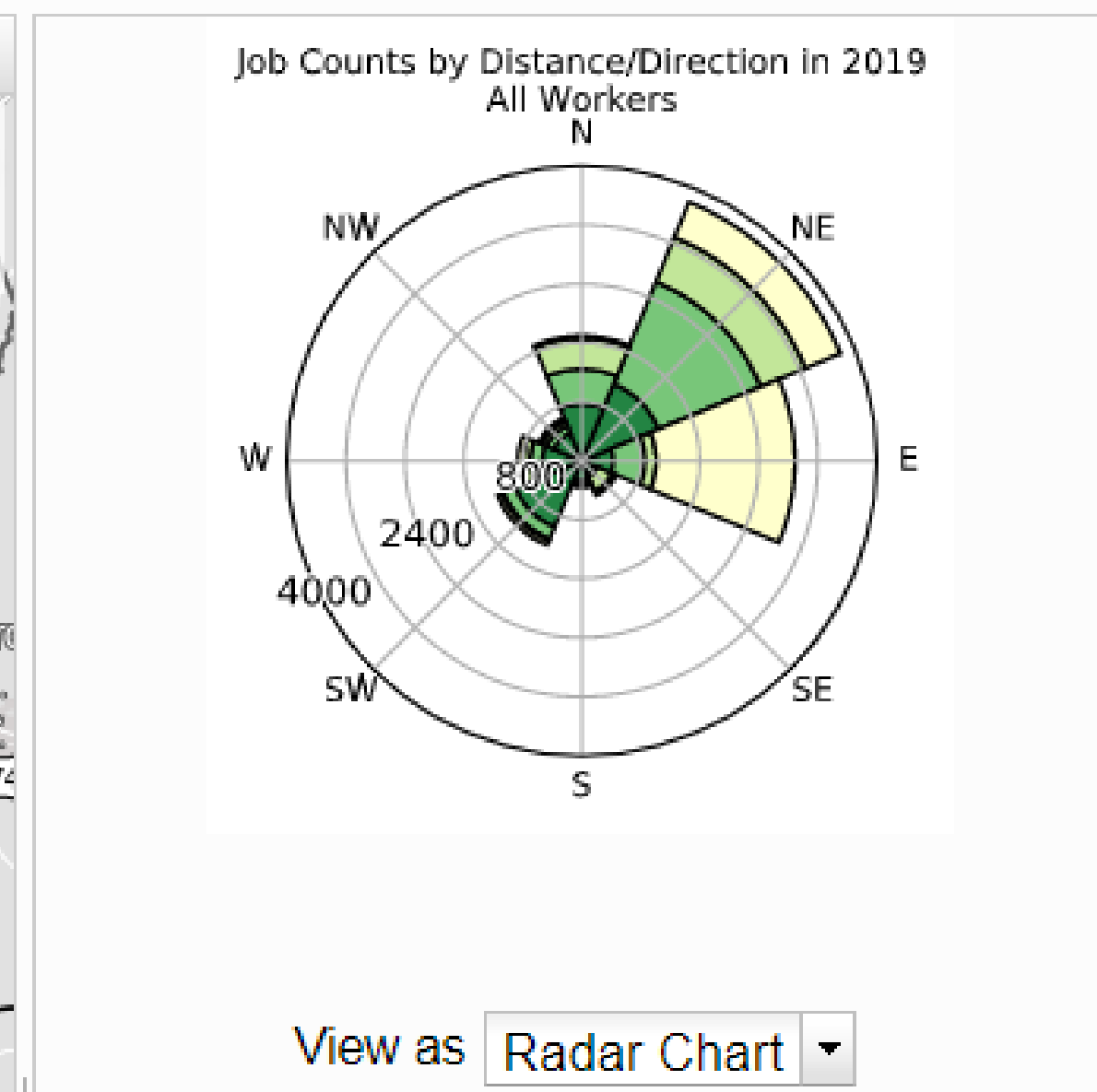
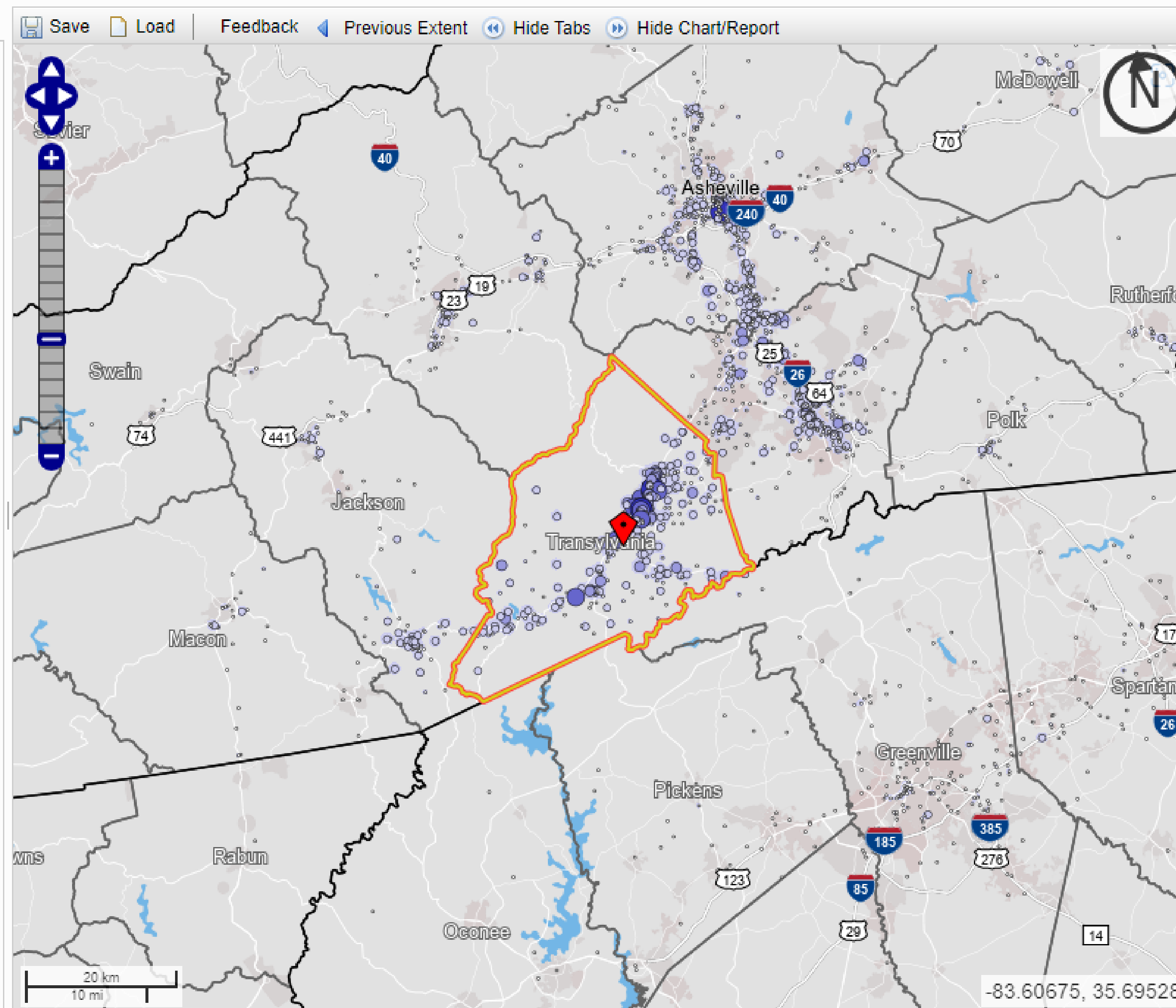
921 - 1,633 Jobs/Sq.Mile

1,634 - 2,549 Jobs/Sq.Mile

- 1 - 3 Jobs
- 4 - 22 Jobs

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ings



**Jobs by Distance - Home Census Block to Work Census Block**

	2019	
	Count	Share
<b>Total All Jobs</b>	11,982	100.0%
<b>Less than 10 miles</b>	4,721	39.4%
<b>10 to 24 miles</b>	2,880	24.0%
<b>25 to 50 miles</b>	1,652	13.8%
<b>Greater than 50 miles</b>	2,729	22.8%

# Regionalism: Where are we working?



Start Base Map Selection Results

## Distance/Direction Analysis

*Work to Home*

▼ Display Settings

Labor Market Segment Filter All Workers

Year 2019

▼ Map Controls

Color Key

Thermal Overlay ☒

Point Overlay ☒

Selection Outline ☒

Identify Zoom to Selection

Clear Overlays Animate Overlays

▼ Report/Map Outputs

Detailed Report

Export Geography

Print Chart/Map

▼ Legends

5 - 22 Jobs/Sq.Mile

23 - 75 Jobs/Sq.Mile

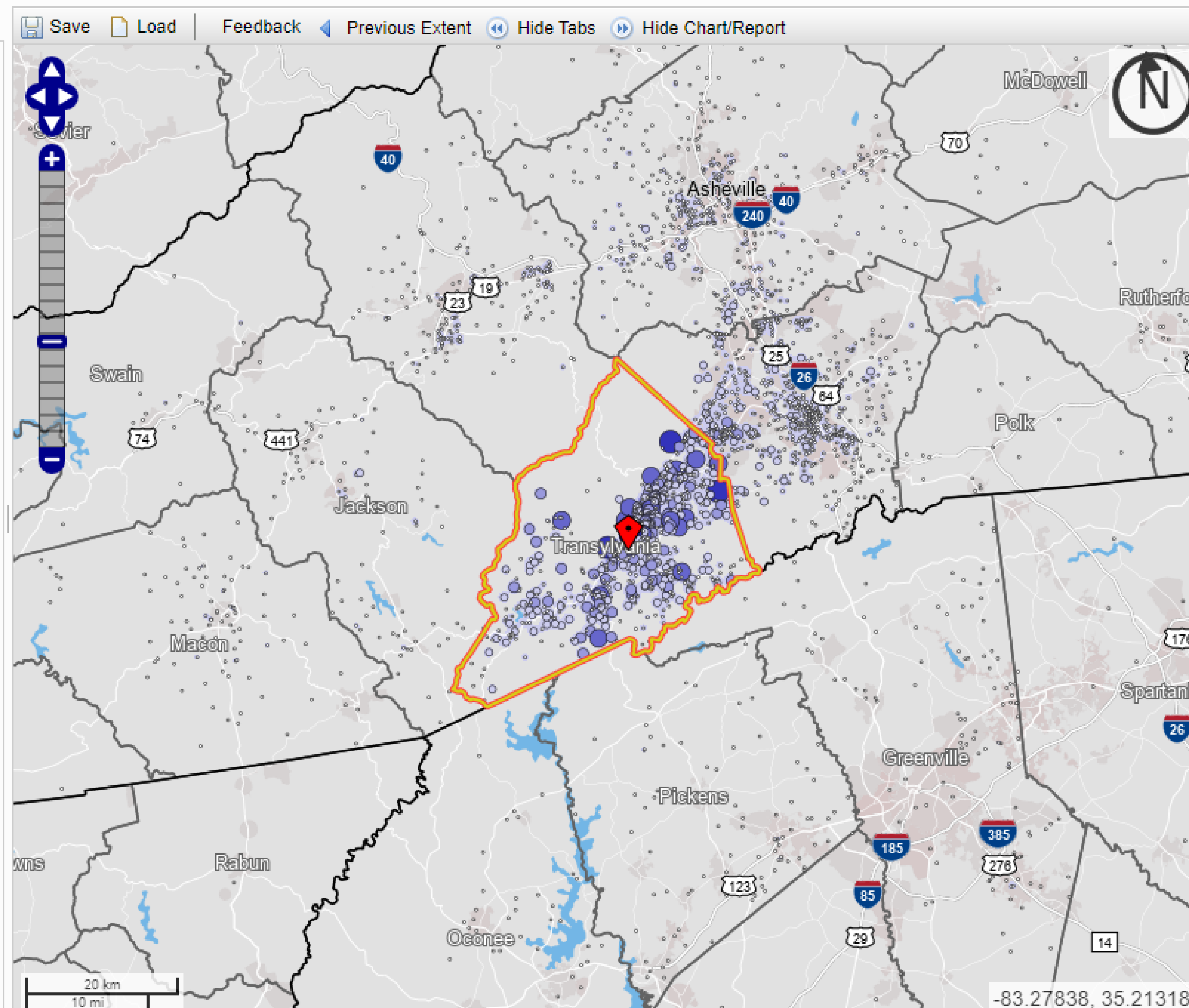
76 - 164 Jobs/Sq.Mile

165 - 287 Jobs/Sq.Mile

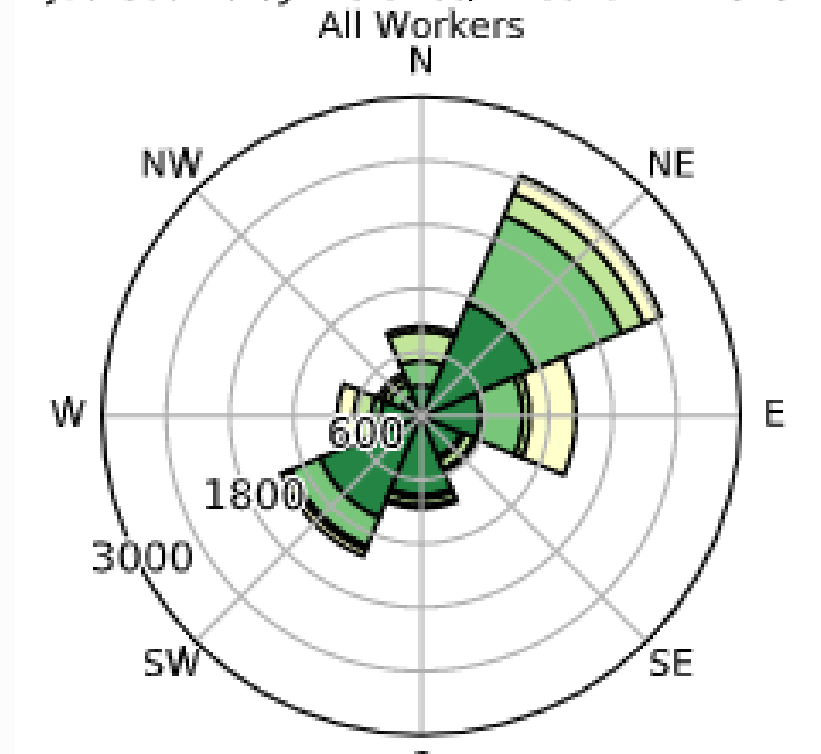
288 - 447 Jobs/Sq.Mile

• 1 - 4 Jobs

• 5 - 14 Jobs



Job Counts by Distance/Direction in 2019



View as Radar Chart

Jobs by Distance - Work Census Block to Home Census Block

	2019	
	Count	Share
Total All Jobs	8,833	100.0%
Less than 10 miles	4,752	53.8%
10 to 24 miles	2,106	23.8%
25 to 50 miles	997	11.3%
Greater than 50 miles	978	11.1%



ings

# Regionalism: Where are we living?



# FUTURE LAND USE

## FUTURE LAND USE MAP

Although the 2045 Comprehensive Plan is a holistic document, an important feature is the Future Land Use Map. The Future Land Use Map helps guide the County on land use decisions, transportation, transit, investments in infrastructure and civic spaces, investments and incentives in housing, neighborhoods, and job centers. The value of the Future Land Use Map is its prescriptive nature and clarity in where these resources can be invested in Henderson County. The map recommends land uses for all unincorporated areas of the County based on community input, existing conditions, growth analysis, and the Plan's vision.

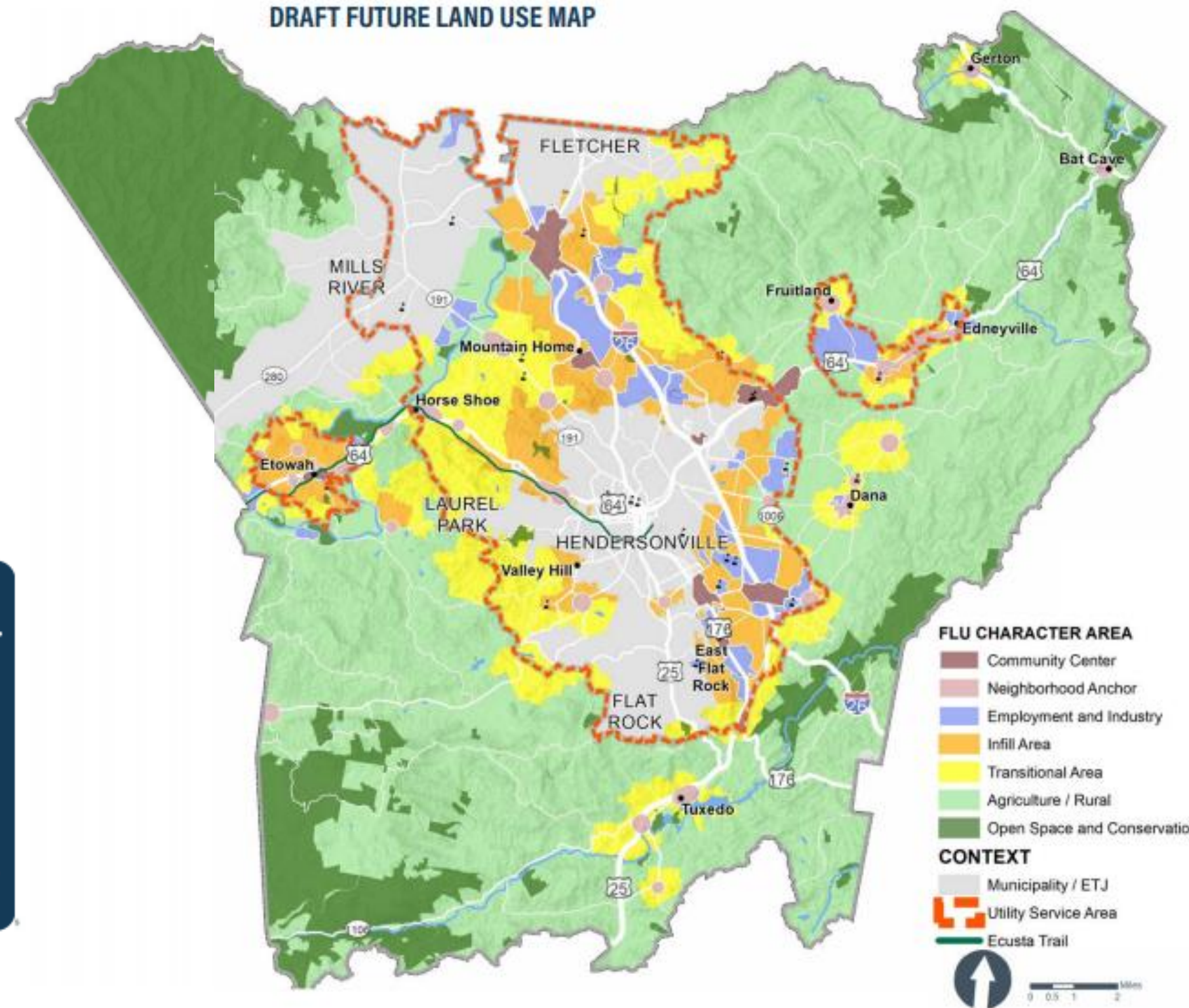
The map and associated policies are meant to guide growth and development as well as land use regulations in the County planning jurisdiction (outside of municipal limits and Extra-territorial Jurisdictions).

Each color-coded land use category is described on the following pages and represents Character Areas that have similar allowable uses, design characteristics, and density recommendations. Recommendations that will be included in the remainder of the Comprehensive Plan will elaborate on strategies to help implement the Future Land Use Map.

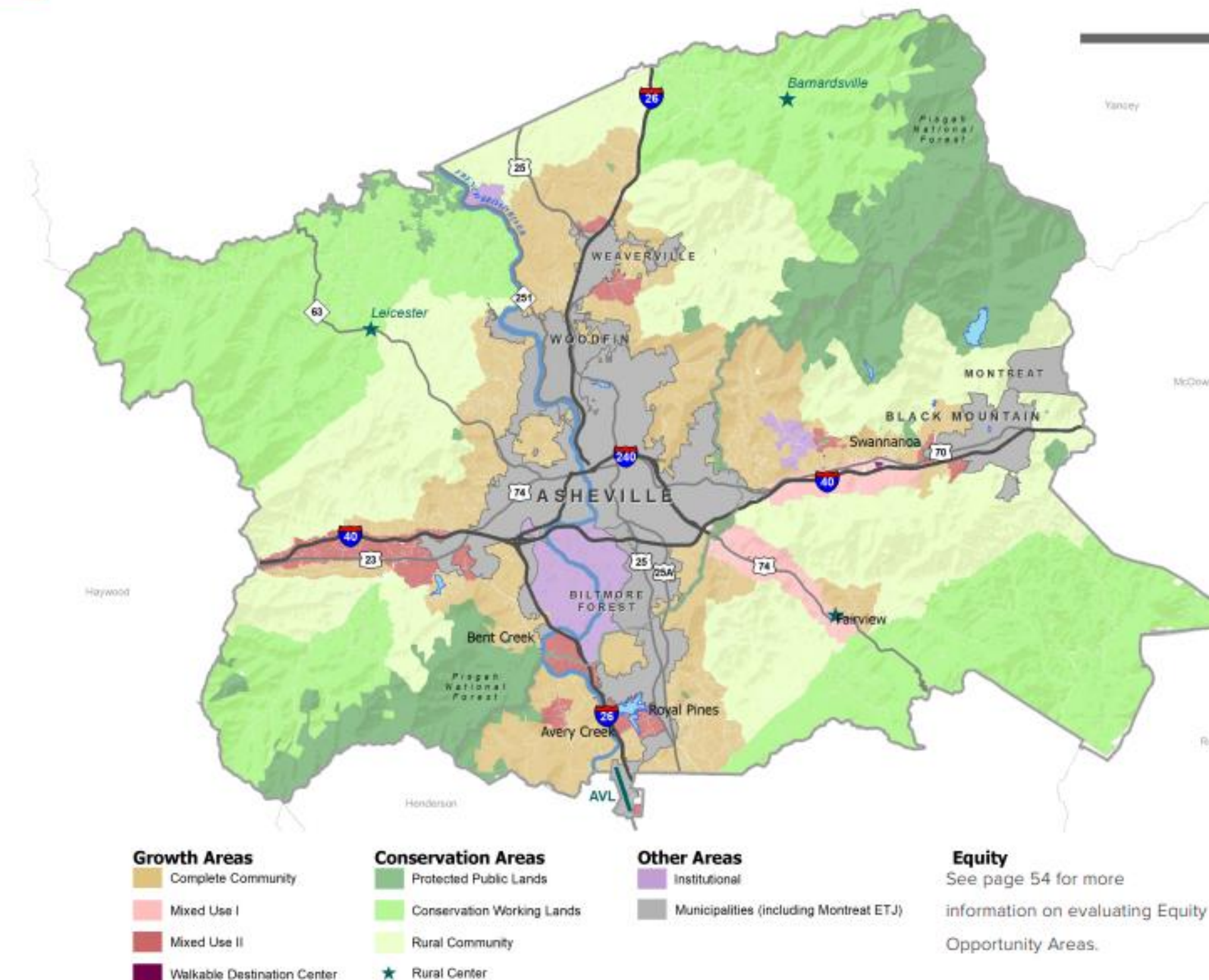
## Highlights

- Directs future residential development toward areas with existing infrastructure and utilities
- Encourages commercial, mixed-use, and economic development in key locations and corridors
- Recommends reduced density in strategic agricultural production areas
- Guides development away from natural resources, sensitive habitats, and conservation areas

DRAFT FUTURE LAND USE MAP



## GROWTH, EQUITY, & CONSERVATION FRAMEWORK MAP



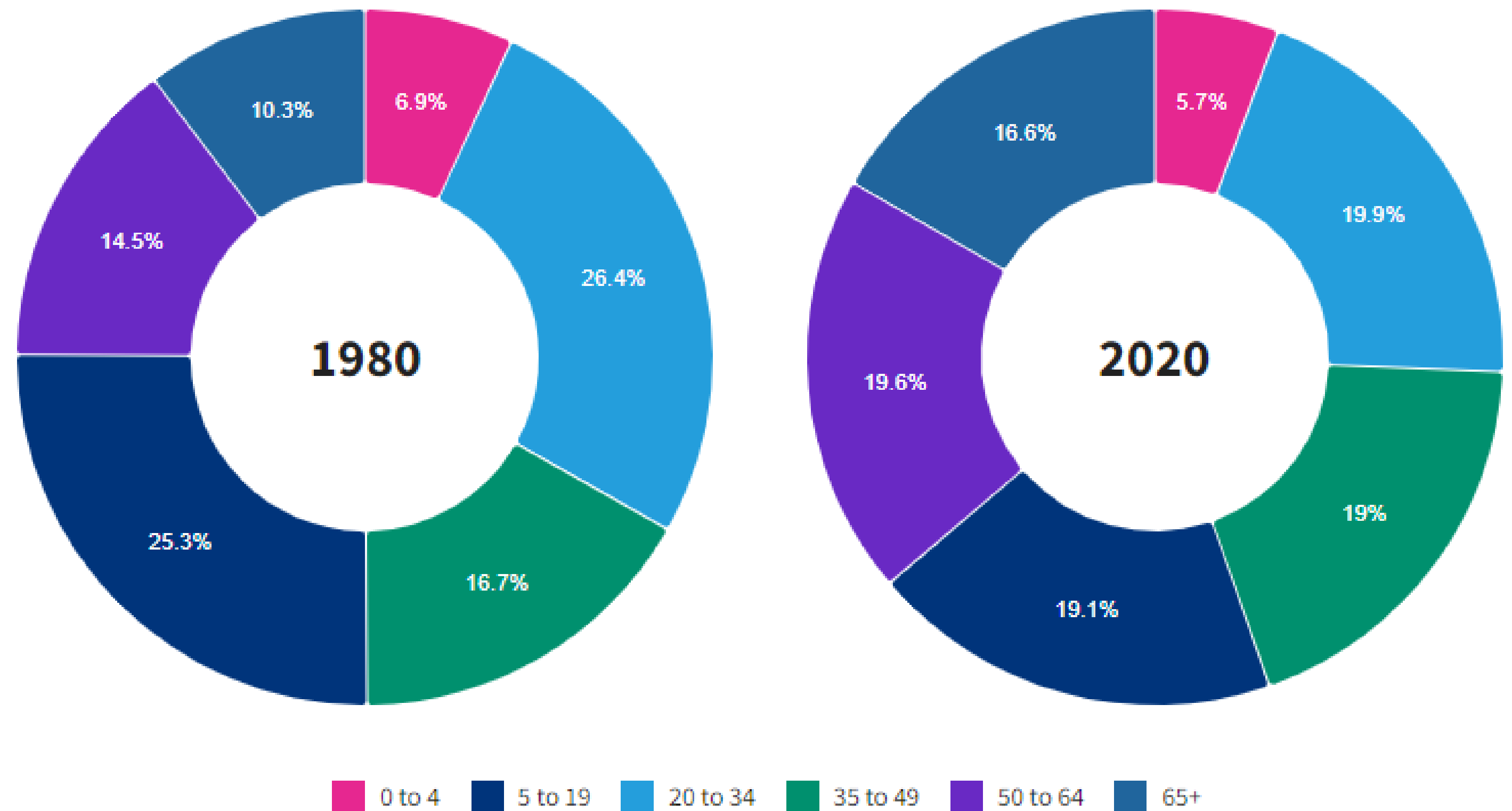


# How has the distribution of ages in North Carolina changed?

The share of the population that is 0 to 4 years old **decreased** from **6.9%** in **1980** to **5.7%** in **2020**.

The share of the population that is 65 and older **increased** from **10.3%** in **1980** to **16.6%** in **2020**.

Age makeup of North Carolina



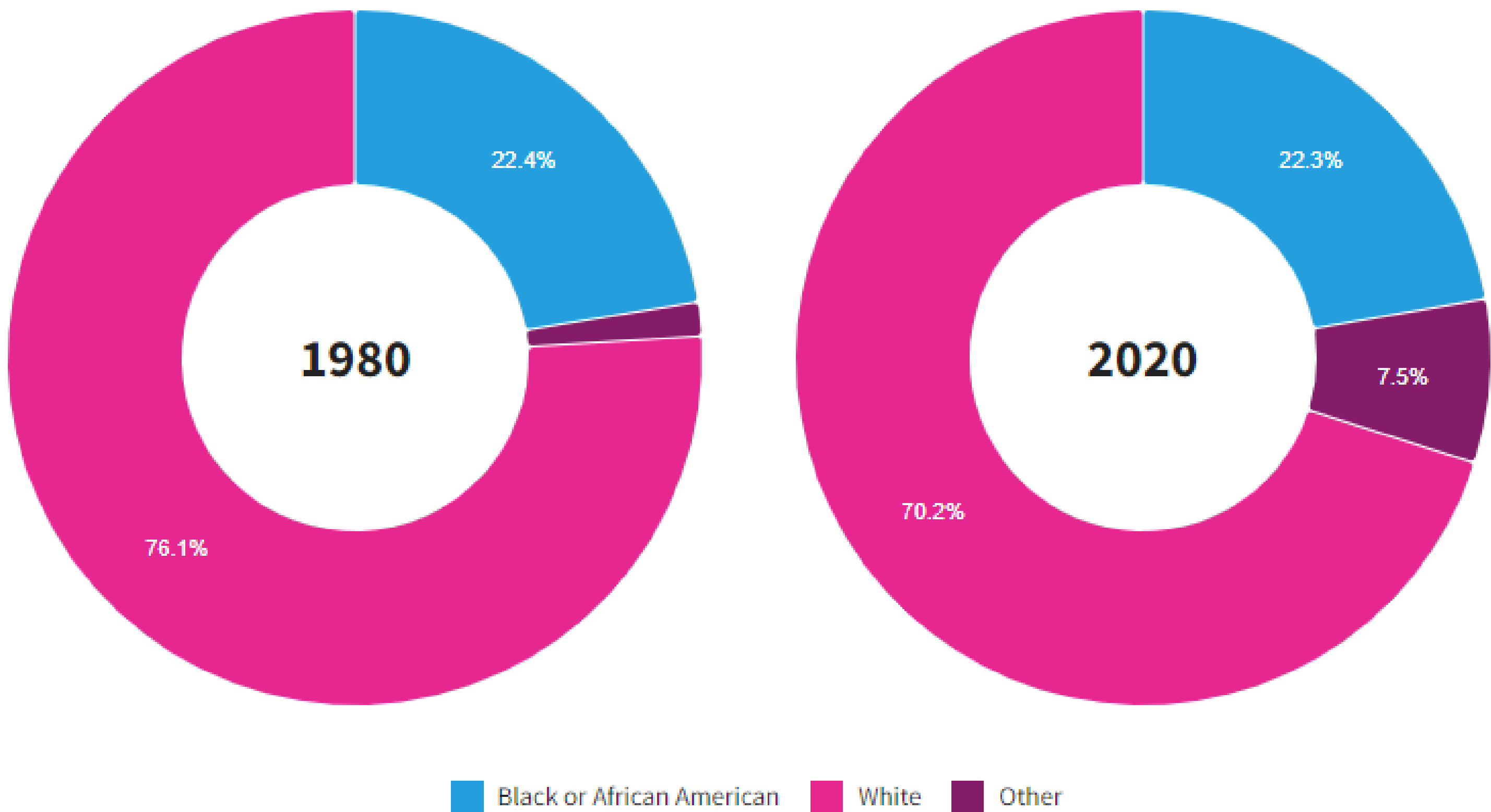


# How has the racial and ethnic makeup of North Carolina changed?

In **2020**, North Carolina was more diverse than it was in 1980. In **2020**, the **white** group made up **70.2%** of the population compared with **76.1%** in **1980**.

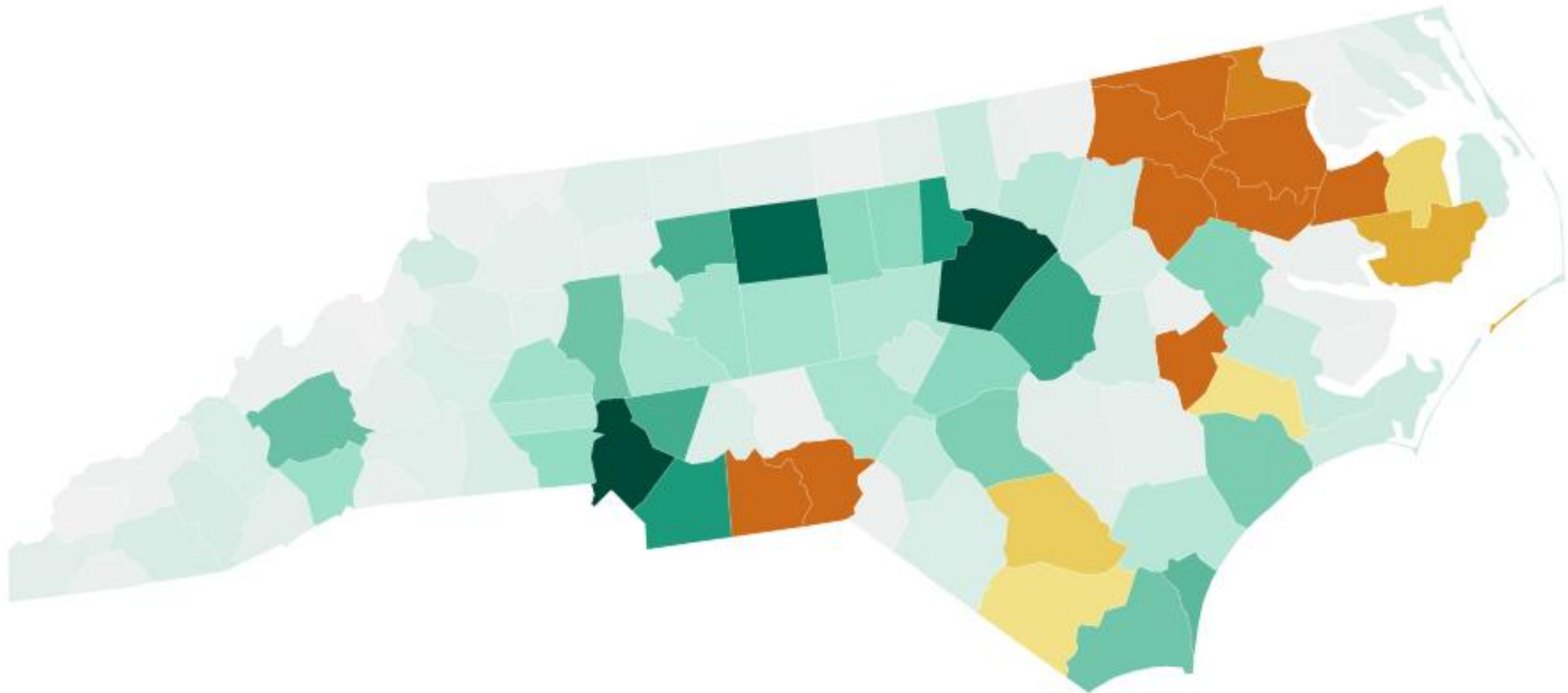
Between **1980** and **2020**, the share of the population that is **Other** grew the most, increasing **6** percentage points to **7.5%**. The **white** population had the largest decrease dropping **5.9** percentage points to **70.2%**.

Racial makeup of North Carolina



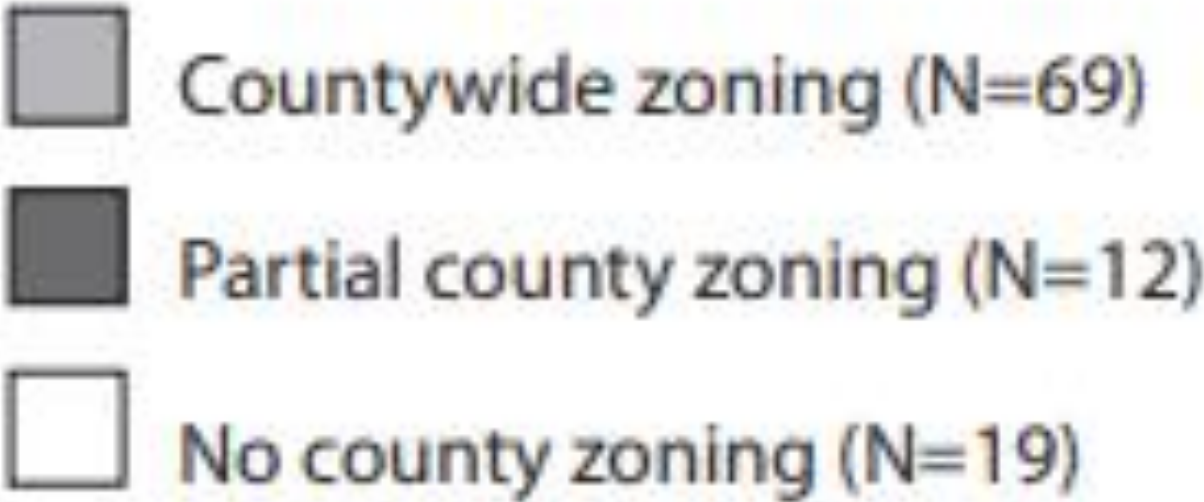


In North Carolina between **1980** and **2020**, **Wake County** had the **largest growth** with **830,315** more residents. **Edgecombe County** had the **largest decline** with **7,314** fewer people.

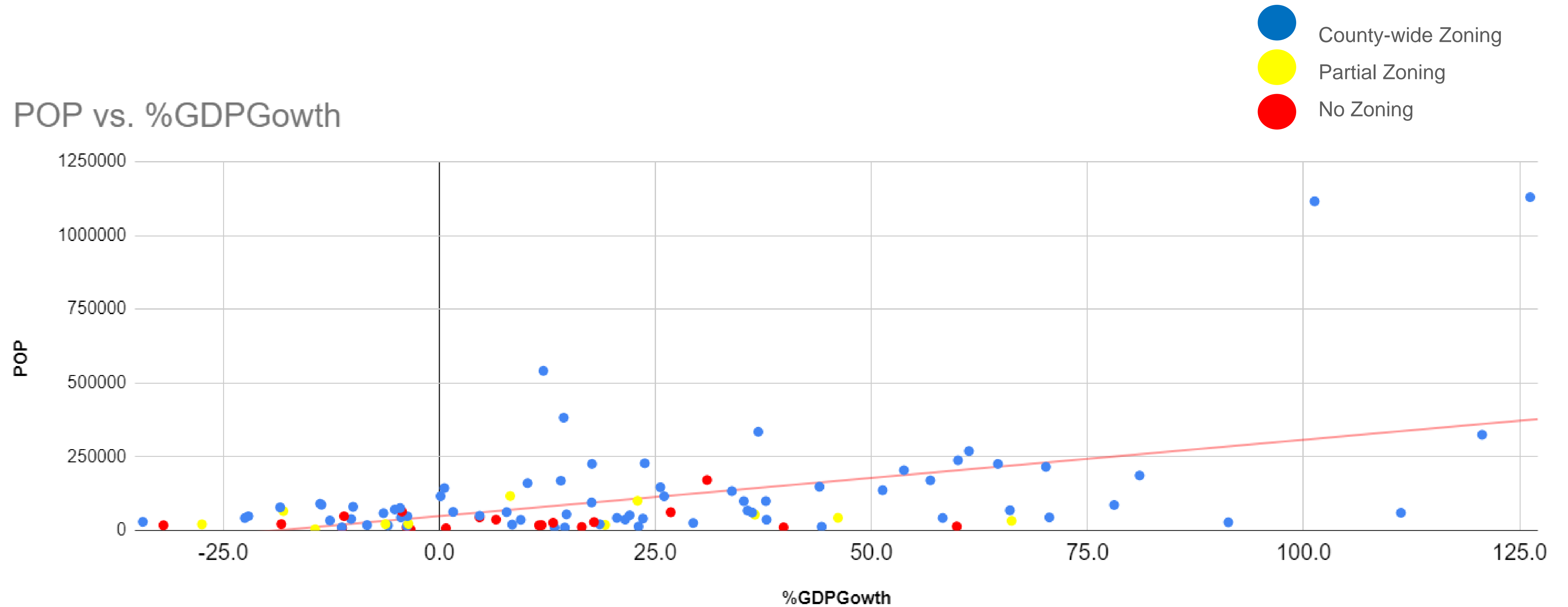


# Population Growth



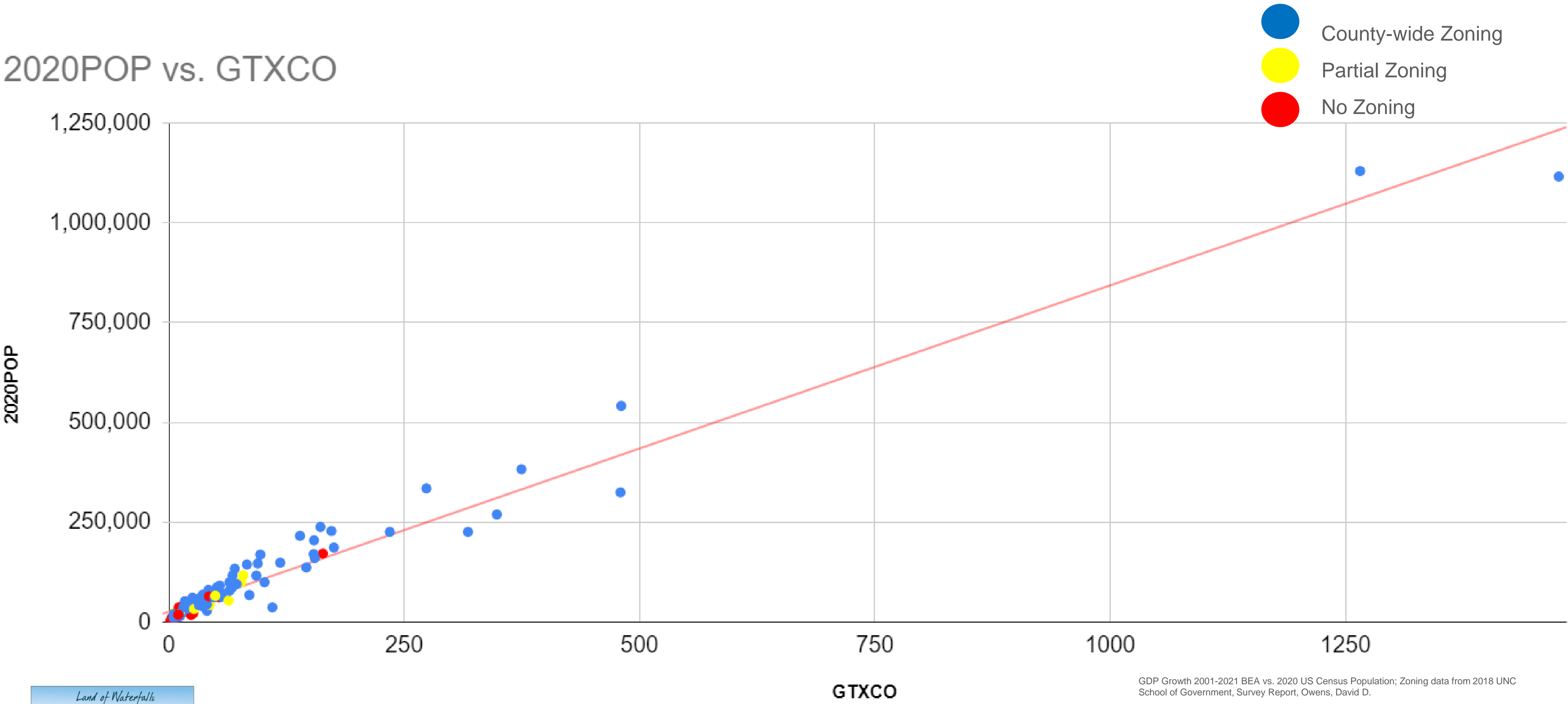








# 2020POP vs. GTXCO



## Growth & Zoning

GDP Growth 2001-2021 BEA vs. 2020 US Census Population; Zoning data from 2018 UNC School of Government, Survey Report, Owens, David D.



County	CWZ	2020POP	1980POP	CHANGE	%GROWTH	GTXREV
Alamance	0	171,415	99,319	72,096	72.6	163.6
Ashe	0	26577	22,325	4,252	19.0	19
Avery	0	17806	14,409	3,397	23.6	23.6
Beaufort	0	44652	40,355	4,297	10.6	33.7
Bertie	0	17934	21,024	-3,090	-14.7	6.2
Cherokee	0	28774	18,933	9,841	52.0	23.9
Clay	0	11089	6,619	4,470	67.5	6.9
Duplin	0	48715	40,952	7,763	19.0	27.2
Graham	0	8030	7,217	813	11.3	5.7
Haywood	0	62089	46,495	15,594	33.5	53.5
Jones	0	9172	9,705	-533	-5.5	3.3
Macon	0	44578	35,135	9,443	26.9	10.5
Martin	0	21193	16,827	4,366	25.9	25.8
Mitchell	0	14903	14,428	475	3.3	9.1
Pamlico	0	12276	10,398	1,878	18.1	6.7
Rutherford	0	64444	53,787	10,657	19.8	42.6
Swain	0	14117	10,283	3,834	37.3	11.6
Tyrrell	0	3245	3,975	-730	-18.4	1.6
Yancey	0	18470	14,934	3,536	23.7	10
Anson	1	22055	25,649	-3,594	-14.0	9.8
Caswell	1	22736	20,705	2,031	9.8	5.4
Craven	1	100720	71,043	29,677	41.8	77
Hyde	1	4589	5,873	-1,284	-21.9	4.4
Jackson	1	43109	25,811	17,298	67.0	43.5
McDowell	1	22031	25,948	-3,917	-15.1	40.4
Polk	1	19328	12,984	6,344	48.9	11.6
Transylvania	1	32986	23,417	9,569	40.9	26.8
Watauga	1	54086	31,666	22,420	70.8	63.4
Wayne	1	117333	97,054	20,279	20.9	78.9
Wilkes	1	65969	58,657	7,312	12.5	49.3
Alexander	2	36444	24,999	11,445	45.8	15.6
Alleghany	2	10888	9,587	1,301	13.6	6
Bladen	2	29606	30,491	-885	-2.9	13.3
Brunswick	2	136693	35,777	100,916	282.1	146.1
Buncombe	2	269452	160,934	108,518	67.4	348.5
Burke	2	87570	72,504	15,066	20.8	51.3
Cabarrus	2	225804	85,895	139,909	162.9	234.7
Caldwell	2	80652	67,746	12,906	19.1	42.1

County	CWZ	2020POP	1980POP	CHANGE	%GROWTH	GTXREV
Camden	2	10355	5,829	4,526	77.6	4.4
Carteret	2	67686	41,092	26,594	64.7	85.5
Catawba	2	160610	105,208	55,402	52.7	155
Chatham	2	76285	33,415	42,870	128.3	53.9
Chowan	2	13708	12,558	1,150	9.2	9.1
Cleveland	2	99519	83,435	16,084	19.3	64.3
Columbus	2	50623	51,037	-414	-0.8	26.3
Cumberland	2	334728	247,160	87,568	35.4	273.6
Currituck	2	28100	11,089	17,011	153.4	40.4
Dare	2	36915	13,377	23,538	176.0	110
Davidson	2	168930	113,162	55,768	49.3	97.1
Davie	2	42712	24,599	18,113	73.6	24.7
Durham	2	324833	152,236	172,597	113.4	479.8
Edgecombe	2	48900	55,988	-7,088	-12.7	27.3
Forsyth	2	382590	243,704	138,886	57.0	374.6
Franklin	2	68573	30,055	38,518	128.2	36.1
Gaston	2	227943	162,568	65,375	40.2	172.7
Gates	2	10478	8,875	1,603	18.1	2.8
Granville	2	60992	34,043	26,949	79.2	25
Greene	2	20451	16,117	4,334	26.9	5.3
Guilford	2	541299	317,154	224,145	70.7	480.6
Halifax	2	48622	55,076	-6,454	-11.7	31.4
Harnett	2	133568	59,570	73,998	124.2	70
Henderson	2	116281	58,580	57,701	98.5	92.9
Hertford	2	21552	23,368	-1,816	-7.8	13.1
Hoke	2	52082	20,383	31,699	155.5	16.9
Iredell	2	186693	82,538	104,155	126.2	175.3
Johnston	2	215999	70,599	145,400	206.0	139.3
Lee	2	63285	36,718	26,567	72.4	55.6
Lenoir	2	55122	59,819	-4,697	-7.9	35.6
Lincoln	2	86810	42,372	44,438	104.9	67.1
Madison	2	37014	20,178	16,836	83.4	12.3
Mecklenburg	2	1115482	404,270	711,212	175.9	1476.8
Montgomery	2	25751	22,469	3,282	14.6	14.2
Moore	2	99727	50,505	49,222	97.5	101.6
Nash	2	94970	67,153	27,817	41.4	72
New Hanover	2	225702	103,471	122,231	118.1	317.8
Northampton	2	17471	22,195	-4,724	-21.3	6.7

County	CWZ	2020POP	1980POP	CHANGE	%GROWTH	GTXREV
Onslow	2	204576	112,784	91,792	81.4	154.2
Orange	2	148696	77,055	71,641	93.0	118.3
Pasquotank	2	40568	28,462	12,106	42.5	34.7
Pender	2	60203	22,262	37,941	170.4	41.6
Perquimans	2	13005	9,486	3,519	37.1	5.1
Person	2	39097	29,164	9,933	34.1	22.7
Pitt	2	170243	90,146	80,097	88.9	153.8
Randolph	2	144171	91,300	52,871	57.9	82.9
Richmond	2	42946	45,161	-2,215	-4.9	24.9
Robeson	2	116530	101,610	14,920	14.7	67.6
Rockingham	2	91096	83,426	7,670	9.2	54
Rowan	2	146875	99,186	47,689	48.1	94.4
Sampson	2	59036	49,687	9,349	18.8	31.6
Scotland	2	34174	32,273	1,901	5.9	20.3
Stanly	2	62504	48,517	13,987	28.8	48.2
Stokes	2	44520	33,086	11,434	34.6	18.1
Surry	2	71359	59,449	11,910	20.0	61.2
Union	2	238267	70,436	167,831	238.3	161
Vance	2	42578	36,748	5,830	15.9	31.9
Wake	2	1129410	301,429	827,981	274.7	1265.7
Warren	2	18642	16,232	2,410	14.8	6.9
Washington	2	11003	14,801	-3,798	-25.7	5
Wilson	2	78784	63,132	15,652	24.8	64.4
Yadkin	2	37214	28,439	8,775	30.9	15.4



# Growth & Zoning



2025

1 in = 4 miles

0 2 4 8 Miles

Haywood

Henderson

Jackson

Oconee

Pickens

Transylvania County

Brevard

Rosman

NC 276

NC 215

NC 281

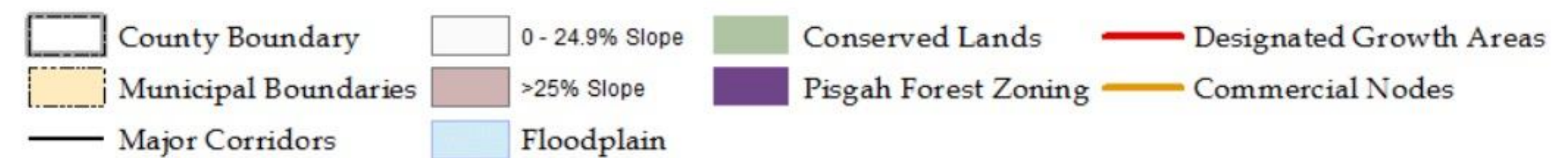
US 64

US 276

US 178

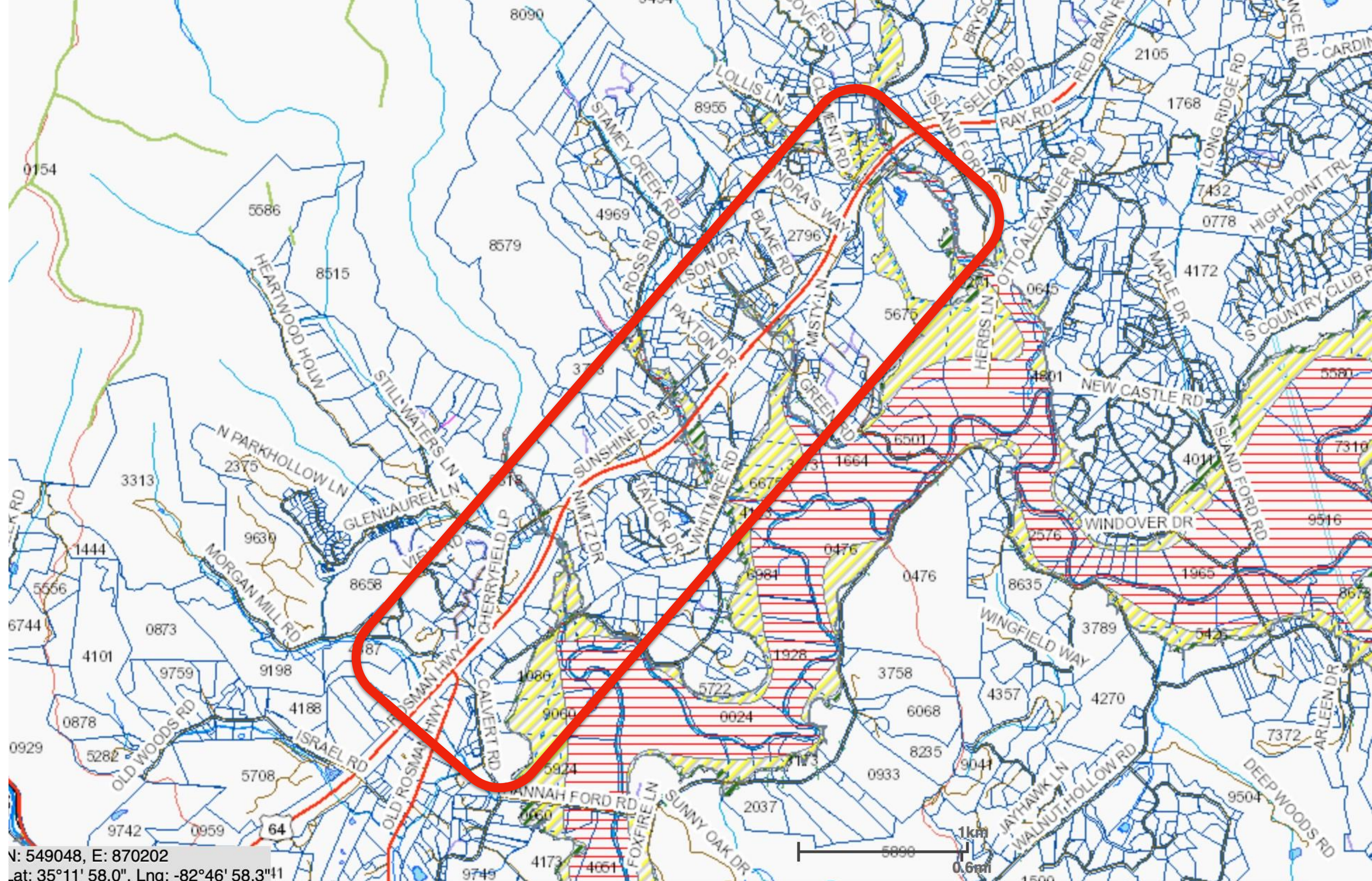
Greenville

Mapped: 1/31/17  
Data Sources:  
Transylvania County,  
NC DOT, NC OneMap,  
City of Brevard

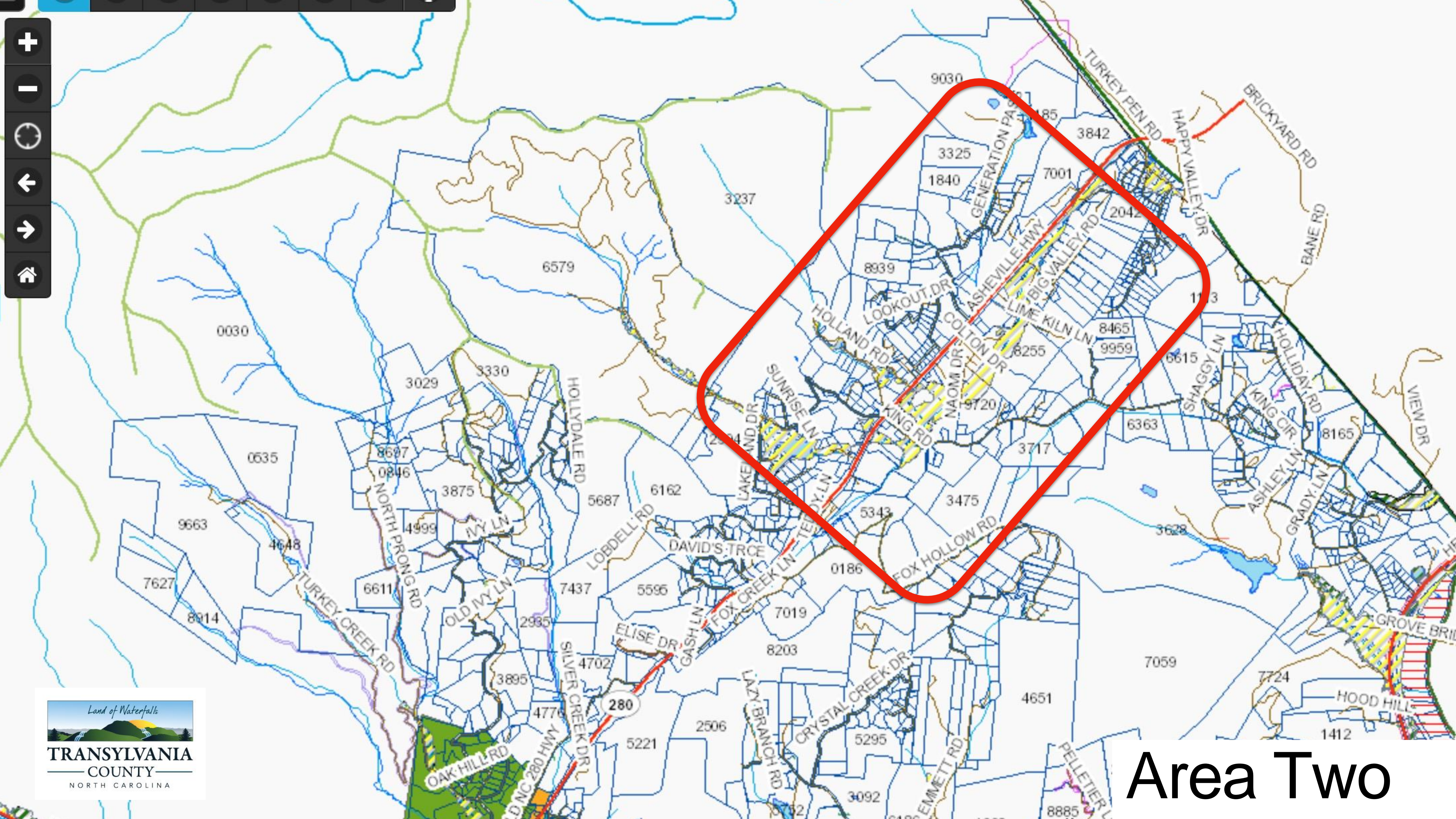


# Designated Growth Areas



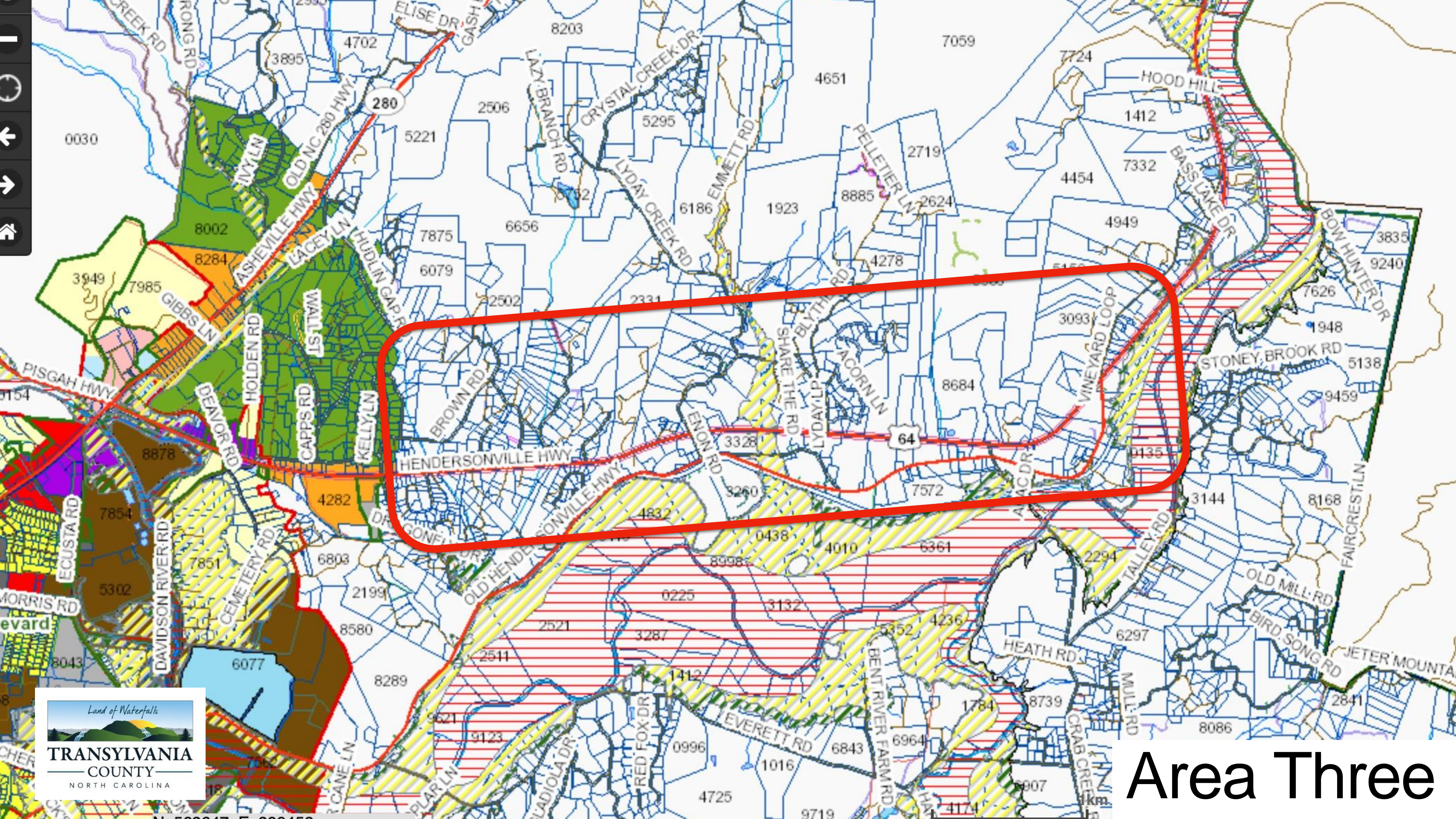







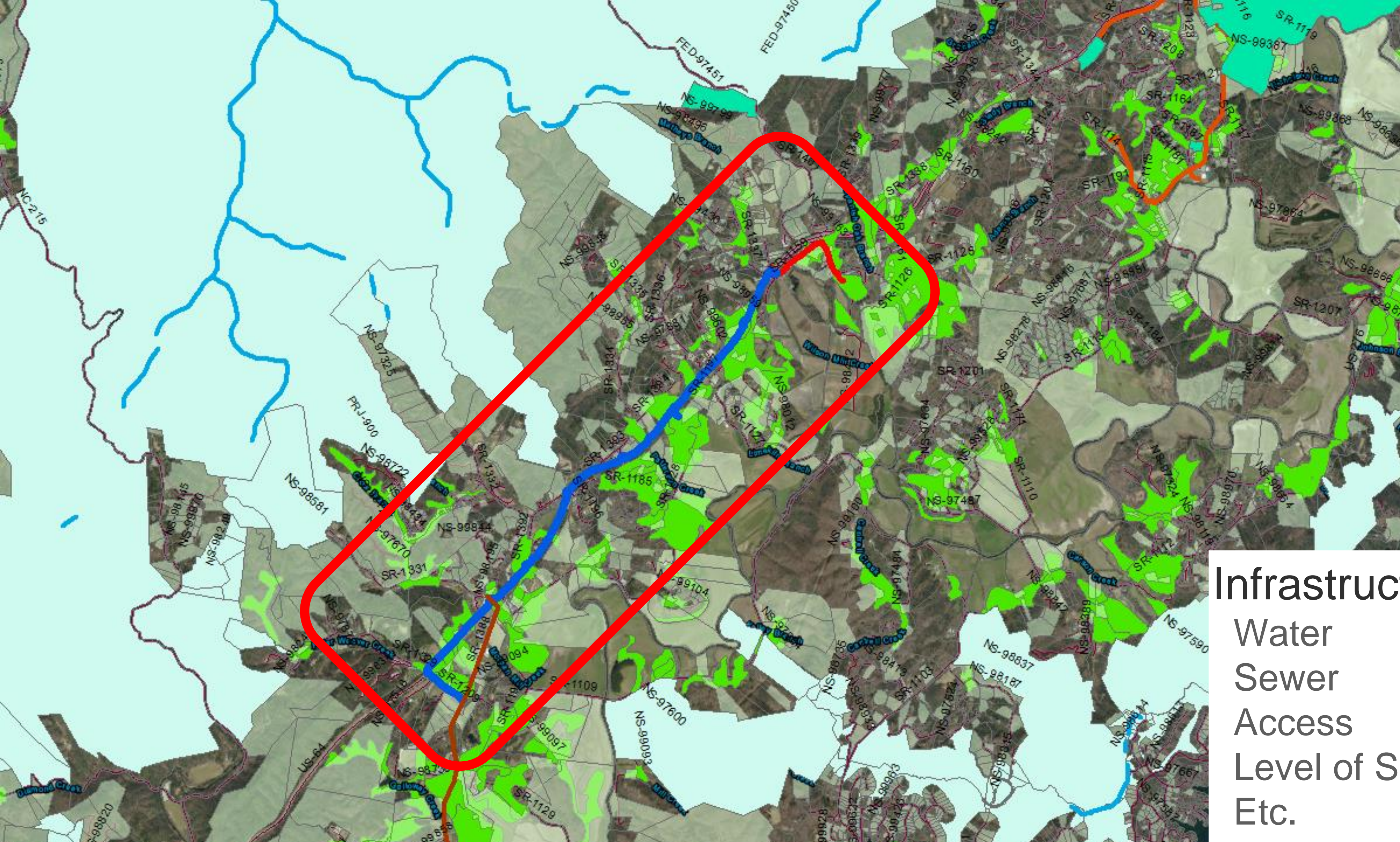
Area Two





Area Three





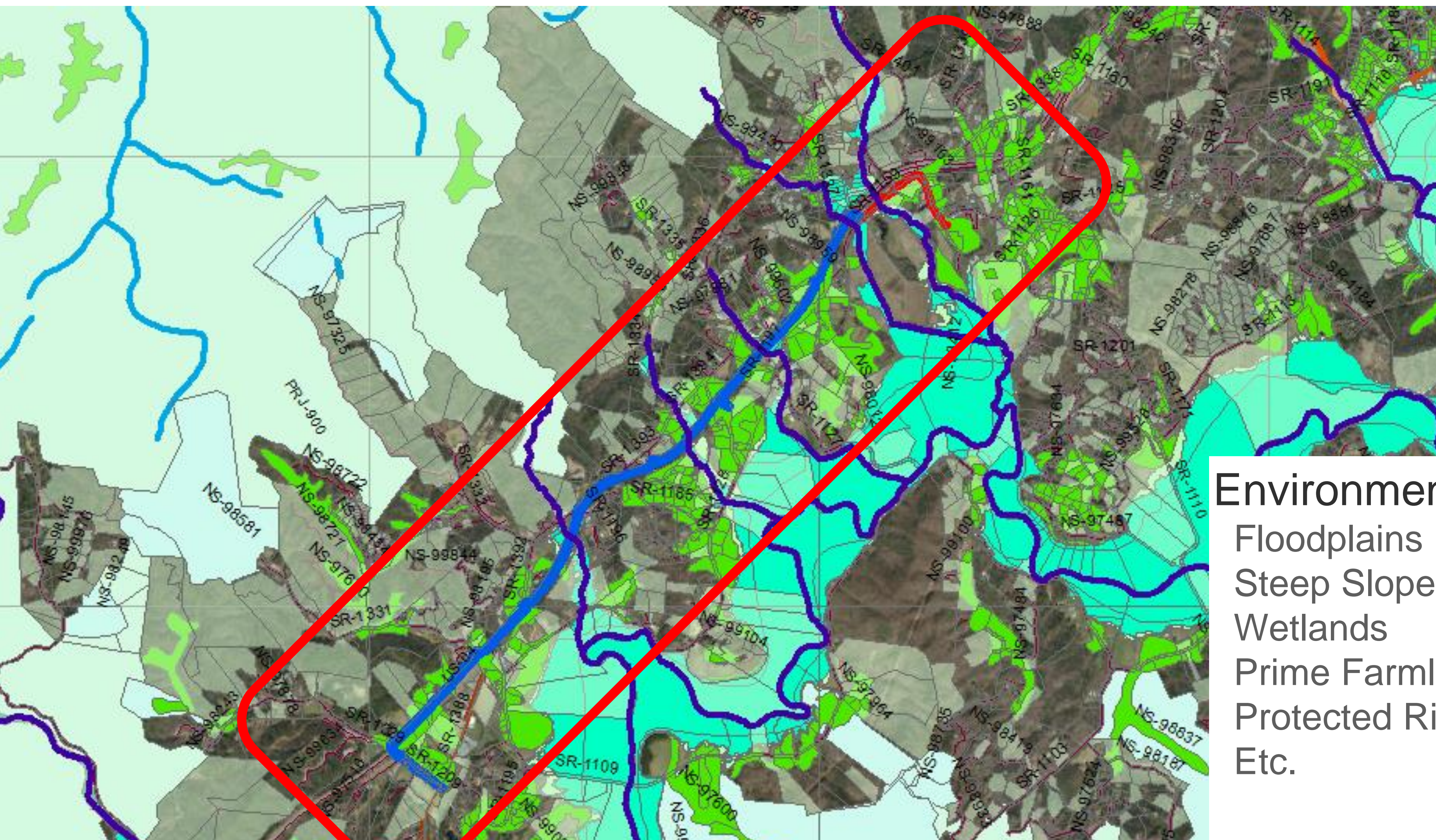
# Infrastructural Concerns:

- Water
- Sewer
- Access
- Level of Service
- Etc.



# Rosman Corridor Service Expansion Planning





## Environmental Concerns:

Floodplains  
Steep Slopes  
Wetlands  
Prime Farmlands  
Protected Ridges  
Etc.



# Rosman Corridor Service Expansion Planning



## Discussion

Community Appearance  
Comprehensive Plan 2025 Update  
    Livability Goal, Objectives & Action Steps  
    Designated Growth Areas  
Rosman Corridor Service Expansion Planning

## Others?



# Priorities & Expectations





**[planning@transylvaniacounty.org](mailto:planning@transylvaniacounty.org)**



Thank you