

Transylvania County

Annual Report/Comprehensive Plan Update | May 2023



TRANSYLVANIA
— COUNTY —

NORTH CAROLINA

Agenda: 2023 Annual Report

- 1. This Year's Accomplishments & Annual Report**
- 2. 2025 Comprehensive Plan Review**
- 3. Longcliff at Toxaway Work Session**
- 4. Community Appearance Initiative Work Session**
- 5. Comprehensive Plan Update Work Session**
 - Comprehensive Plan Examples & Best Practices**
 - Planning Process & Work Plan**
 - Engagement & Schedule**

2022/23 Annual Report

Memorandum

From: Transylvania County Planning Board
To: Transylvania County Board of Commissioners
Date:
Subject: 2022-2023 Annual Report – Transylvania County Planning Board

Attachment(s): Planning Board 2022 – 2023 Meetings and Activities.

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."

In accordance with Section 16-27 of the Transylvania County Planning and Development Charter Ordinance, the Planning Board provides an Annual Report to the Board of Commissioners with regards to their activities for the fiscal year. This past year was a time of turnover in both staffing and membership for the Planning Board. The Planning Board held just seven meetings over the year, with no action items, their efforts were limited to summaries of Census updates, Pisgah Zoning and the Community Appearance initiative.

With largely a new Board in place for the coming year, the Planning Board is eager to launch the review and update of the Comprehensive Plan. The Planning Board has already started that process and will have recommendations before the Board of Commissioners on the process and projected timeline for the Comprehensive Plan in the coming months.

Copies of the Planning Board's meeting minutes can be found on the Planning and Community Development's website.

Please let us know if you have any questions about the attached report and if you would like a presentation or further information at a future County Commissioner's meeting.

Sincerely,

Rick Lasater
Planning Board Chair

This Year's Accomplishments

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



Why Plan?

New Business



TRANSYLVANIA

COUNTY

NORTH CAROLINA

Longcliff at Toxaway



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA



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

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.

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

ances in Transylvania County, we

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,



Why Plan?

Community Appearance Initiative



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

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

8/14/2006

PROPOSED TRANSYLVANIA COUNTY APPEARANCE INITIATIVE

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

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;

membership
duration

community

will
since
in one
at this

there were no
board of
CAC's.
reflects on

Commissioner Bullock nominated Don Surette to a three year term, seconded by Commissioner Phillips 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.

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 Hogstedt and unanimously approved.



Community Appearance Initiative ReBoot

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.



Community Appearance Initiative ReBoot

TRANSYLVANIA COUNTY COMMUNITY APPEARANCE INITIATIVE

Project # ___ - PIN ___-___-___

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

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 [IA4]: 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, id somewhere for protection. always evident when first evaluating
not to have a disclosure made by the "waste" exists on the property. re.

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;

This Agreement ("Agreement") is entered into by and between the owner and operator of the property, who shall be referred to as the "Owner", and the County of Transylvania, North Carolina, who shall be referred to as the "County".

WHEREAS, the County has a duty of preserving and protecting the public health, safety and welfare of the County;

WHEREAS, the County has a duty of promoting the health, safety and welfare of the County;

WHEREAS, the Owner desires to help the County in the preservation and protection of the public health, safety and welfare of the County;

WHEREAS, the County and the Owner agree to work together for the purpose of the Agreement, to work together for the purpose of the Agreement;

NOW THEREFORE the parties agree as follows:

1. TERMS/STIPULATIONS
2. TERMS/STIPULATIONS
3. TERMS/STIPULATIONS
4. Owner agrees to provide 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

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.

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

Comprehensive Plan Update



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

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

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



Why Plan?

Best Practices



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

1. DRAFT 2022-2023 Annual Report Memorandum
2. DRAFT 2022-2023 Annual Report of Activities
3. April 20nd Planning Board Comprehensive Plan Update Presentation

Attachment(s):

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 \(2022\)](#)

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



Issues & Opportunities

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

S = Staff
PB = Planning Board
CA = Community Advocates
CC = County Commissioners
P = Public



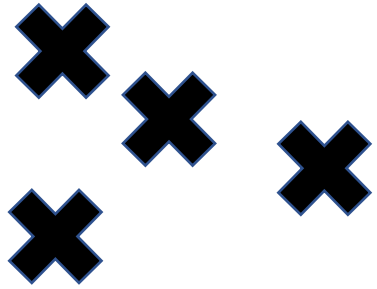
Comp Plan Update DRAFT Engagement



Expectations

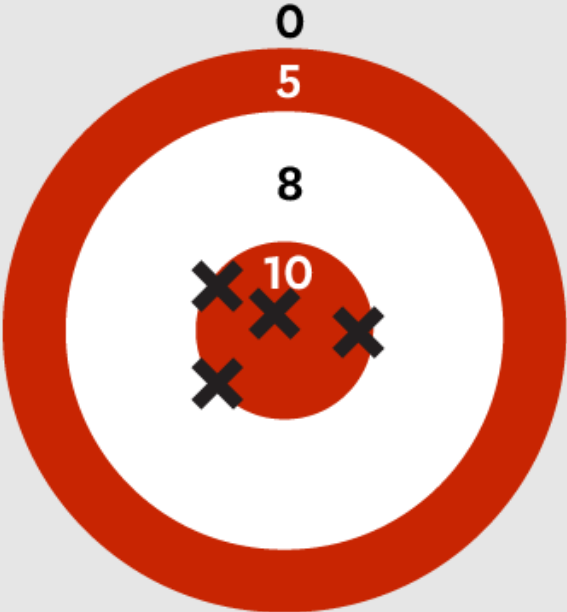


Expectations

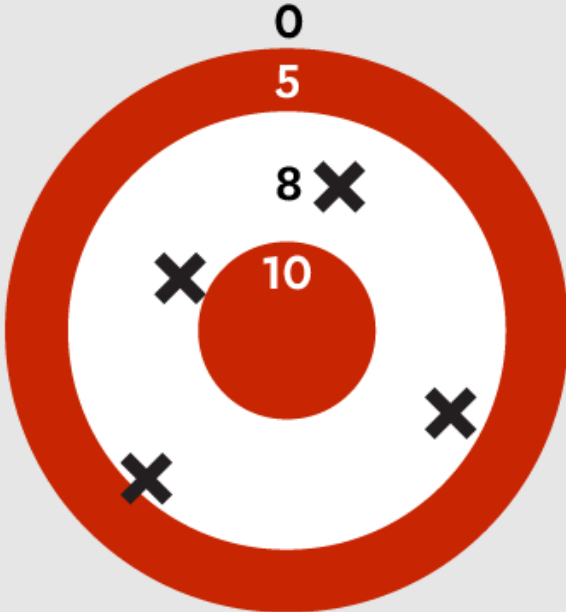




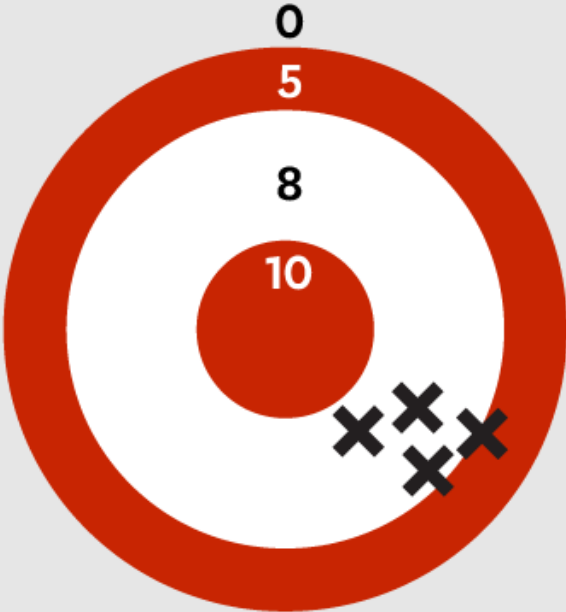
How Noise and Bias Affect Accuracy



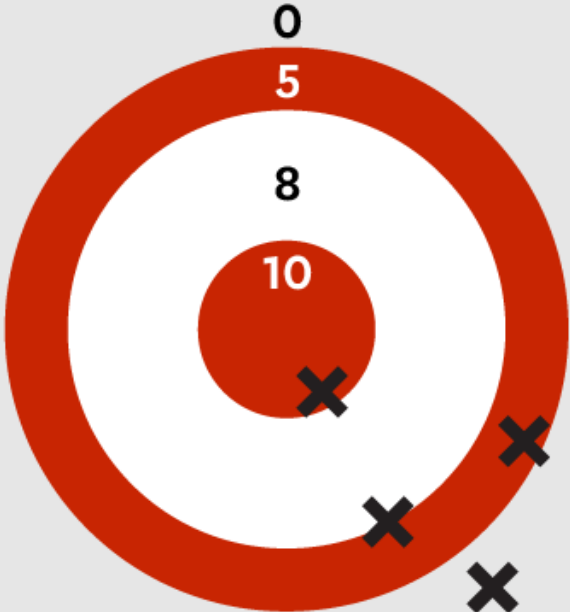
A. Accurate



B. Noisy



C. Biased



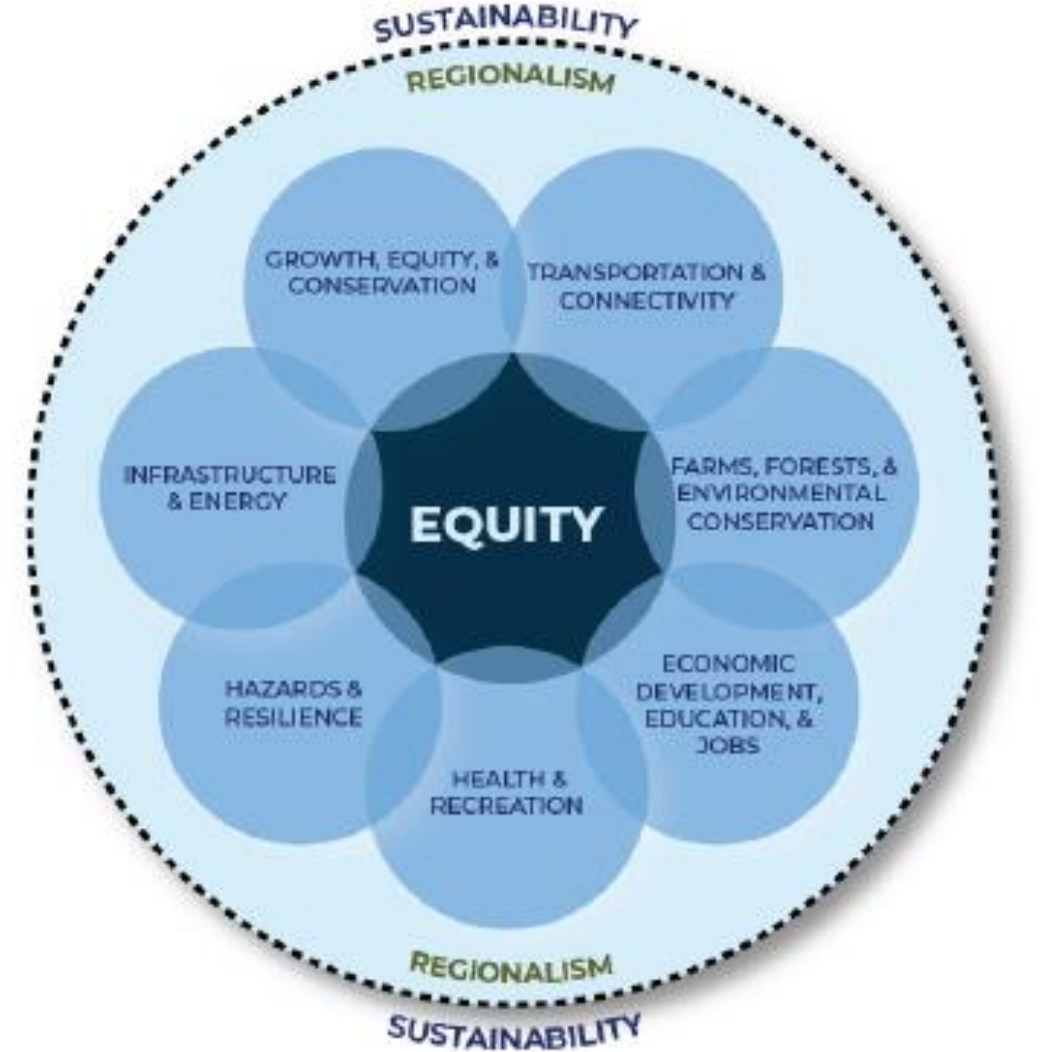
D. Noisy and biased

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

© HBR.ORG



Measuring Success



Issues & Opportunities



Growth, Land Use & Infrastructure



Historic & Cultural Resources



Housing & Economy



Mobility & Transportation



Recreation & Tourism



Open Space & Agriculture



Sustainability & Climate Action



Natural Resources & Hazards



Public Health & Equity



Issues & Opportunities

PLAN ELEMENTS + GOAL STATEMENTS

<p>Grow Population</p> <p>Promote equitable, healthy, and sustainable opportunities to integrate and support an increasingly diverse population.</p>	<p>Serve Community Facilities</p> <p>Provide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.</p>
<p>Work Economic Development</p> <p>Promote a vibrant, sustainable, equitable economy that supports a strong, diverse tax base.</p>	<p>Live Housing</p> <p>Promote housing choice and a sustainable, equitable, affordable, housing stock.</p>
<p>Bloom Agriculture & Food Security</p> <p>Protect farmland for local food production and ensure access to healthy foods for all citizens.</p>	<p>Balance Land Use</p> <p>Develop an approach to land use that balances future growth with community priorities.</p>
<p>Preserve Natural Resources</p> <p>Protect the most valuable and vulnerable resources in Greenville County.</p>	<p>Move Transportation</p> <p>Coordinate with land use plans and develop a transportation system that provides mobility options, a high level of service, and improved safety.</p>
<p>Enrich Cultural Resources</p> <p>Protect our cultural resources for current and future generations.</p>	<p>Implement Priority Investment</p> <p>Coordinate with relevant partners and invest wisely in major infrastructure and facility projects.</p>

69



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.

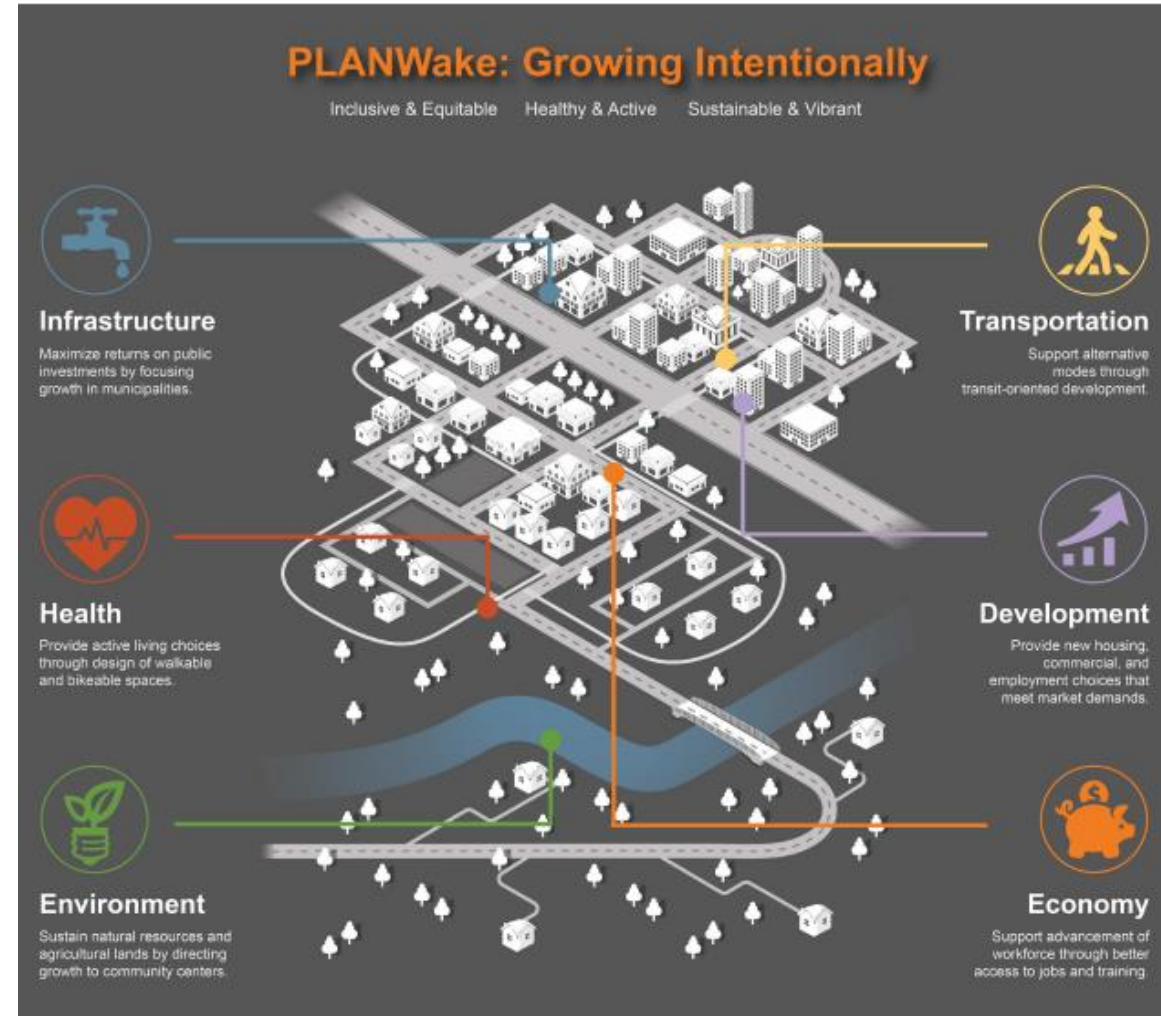


Figure 4: PLANWake Development Framework Graphic

Plan Themes

- Themes
- Background
- Key Ideas
- Goals
- Goals

ORGANIZATION OF EACH THEME:

- Voices of the Community:** An introduction by a local resident
- Background:** A high-level summary of recent progress and future challenges specific to the theme
- Key Ideas for the Future:** Ideas for addressing each theme's challenges
- Goals:** Broad objectives that frame specific strategies

ORGANIZATION OF EACH GOAL:

- Overview
- Outcomes
- Metrics
- Strategies
- Synergistic Strategies

- Overview:** A summary of the key challenges and opportunities within each goal
- Performance Measures*:**
 - **Outcomes:** Tangible results for the community based on achieving the goal
 - **Metrics:** A means to measure the outcomes
- Strategies:** Specific policy opportunities directly related to the goal's intent, organized in order of priority
- Synergistic Strategies:** Policy opportunities related to the goal, which are more directly intertwined with the objectives of another theme



Issues & Opportunities

PLANWAKE VISION OUTCOMES

The three PLANWake Vision Outcomes articulate the intended future for Wake County. The Vision Outcomes are grounded in public input and achieving them is the priority of the plan. They also provide a measurable system that can be used to track progress toward their achievement through performance metrics.



Inclusive and Equitable

Healthy and Active

Sustainable and Vibrant



Wake County will strive to ensure that all Wake County residents will be able to live, work and enjoy their lives, regardless of their income, wealth, race, age or background.

Wake County will strive to ensure that all Wake County residents will be able to access the services, providers, foods and recreational amenities that support a healthy lifestyle, no matter where they live or what they earn.

Wake County will strive to ensure that all Wake County residents will have an opportunity to thrive in a community that supports economic, social and environmental health and resiliency.

Issues & Opportunities

Have our Goals & Objectives changed?

Have our Issues & Opportunities changed?

What's been accomplished?

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



Comprehensive Plan Update

20XX Comprehensive Plan - DRAFT Work Plan Schedule

Project Step	2023										2024											
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	
Step 1. Project Planning	SIPB																					
a. 2025 Comprehensive Plan Review																						
b. Comprehensive Plan Examples																						
c. Work Plan and Schedule																						
d. Community Advocate Selection																						
e. Community Advocate Kickoff Meeting																						
e. Marketing and Branding																						
<i>f. Report to Commissioners</i>																						
Step 2. Community Assessment	SIPB																					
a. Technical Planning Elements Report																						
b. Key Indicators																						
<i>c. Report to Commissioners</i>																						
Step 3. Community Participation					SIPBICA/P																	
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. Core Values																						
b. Scenario 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)																					SIPB	
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



Board Briefing, where we need to be by July:

2025 Comprehensive Plan Review

Best Practices

Work Plan & Schedule

Issues & Opportunities

Planning Process

Finding the Facts

(In)Forming the Vision

Engagement

Timeline



Comprehensive Plan Update

Acknowledgments

Citizens Advisory Committee

- Tim Brett**, District 28
- Steven Bryant**, District 20
- Pat Byrd**, District 27
- Sig Byrd**, District 27
- Al Cannaday**, District 21
- Amy Green**, District 18
- Jan Jordan**, District 19
- William Lindsey**, District 17
- Addy Matney**, District 24
- Wendy Nanney**, District 22
- Erica Rector**, District 26
- George Singleton**, District 25
- Julie Turner**, District 17

Stakeholder Advisory Committee

- Shawn Bell**, City of Fountain Inn
- Chip Bentley**, Appalachian Council of Governments
- Gary Brock**, Berea Public Service District
- Scott Carr**, Greenville-Spartanburg International Airport
- John Castile**, Greenville County Redevelopment Authority
- Andrea Cooper**, Upstate Forever
- Michael Dey**, Homebuilders Association of Greenville
- George Dickert**, Clemson Cooperative Extension
- Eleanor Dunlap**, Graham Foundation
- Carol Elliott**, Metropolitan Sewer Subdistrict
- Betty Farley**, Greenville County School District
- Mark Farris**, Greenville Area Development Corporation
- Hesha Gamble**, Greenville County Engineering and Maintenance
- Lisa Hallo**, Upstate Forever
- Mark Hattendorf**, Greenville Water
- Heather Hayes**, Prisma Health Upstate
- Hank Hyatt**, Greenville Chamber of Commerce
- Kevin Landmesser**, Greenville Area Development Corporation
- Skip Limbaker**, Greenville County School District
- Nicole McAden**, Greenlink
- Kelli McCormick**, City of Greer
- Adele Mendoza**, Hispanic Alliance
- Sara Montero-Buria**, Hispanic Alliance
- Channell Moore**, Greenville County Parks, Recreation, and Tourism
- Don Oglesby**, Homes of Hope
- Leesa Owens**, Michelin
- Anne Peden**, Greenville County Historic Preservation Commission
- Cherington Shucker**, Greenville Center for Creative Arts
- Joelle Teachey**, Trees Upstate
- Gage Weekes**, Hollingsworth Funds

Greenville County Council

- Butch Kirven**, District 27, Chairman
- Joe Dill**, District 17
- Michael Barnes**, District 18
- Willis Meadows**, District 19
- Sid Cates**, District 20
- Rick Roberts**, District 21
- Bob Taylor**, District 22
- Xanthe Norris**, District 23
- Liz Seman**, District 24
- Ennis Fant**, District 25
- Lynn Ballard**, District 26
- Dan Tripp**, District 28

Greenville County Planning Commission

- Jay Rogers**, District 22, Chairman
- John Bailey**, District 24
- Steven Bichel**, District 21
- Ellis Forest**, District 19
- Chris Harrison**, District 21
- Nick Hollingshad**, District 20
- Mark Jones**, District 26
- Metz Looper**, District 19
- Milton Shockley, Jr.**, District 21

Greenville County Staff

- Paula Gucker**, Assistant County Administrator for Community Planning, Development and Public Works
- Sarah Tresoouthick Holt**, AICP, Director of Planning and Zoning
- Tyler Stone**, AICP, Long Range Planning Manager
- Suzanne Terry**, AICP, Principal Planner
- Jonathan Hanna**, Principal Planner
- Ben Cotton**, Principal Planner
- Tina Belge**, Planner
- Keith Brockington**, AICP, GPATS Planning Manager
- Gregory Gordos**, Planner
- Asangwua Ikein**, AICP, GPATS Planner
- Brennan Hansley Groel**, AICP, GPATS Planner
- Phoenix Buathier**, Zoning Administrator
- Kris Kurjiaka**, AICP, Principal Planner
- Meagan Staton**, Planner
- Terry Abrahams**, Code Enforcement Officer
- Wanda Johnson**, Administration
- Denise Montgomery**, GPATS
- Helen Hahn**, Community Planning, Development and Public Works
- Ethan Greene**, Planning Intern

Consultant Team



- Chris Hermann**, AICP, Principal Planner
- Teo Coker**, AICP, Project Manager, Project Planner
- Donald Zellefrow**, Project Designer
- Juliana Silveira**, Urban Planner
- Christopher Will**, Urban Planner



- Rich Caplan**, Housing and Economic Development Analyst



- Robert Osborne**, PE, Community Facilities Analyst
- Will Escoe**, EIT, Community Facilities Analyst



- Carol Rhea**, FAICP, Urban Planner
- Bob Barber**, FAICP, Urban Planner



- Eric Dillon**, PE, Transportation Analyst



- Michael Forman**, AICP, Urban Planner



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



Engagement

Engagement



TRANSYLVANIA
— COUNTY —

NORTH CAROLINA

Transylvania 2023 NPOs

1 view
Last edit was 15 minutes ago

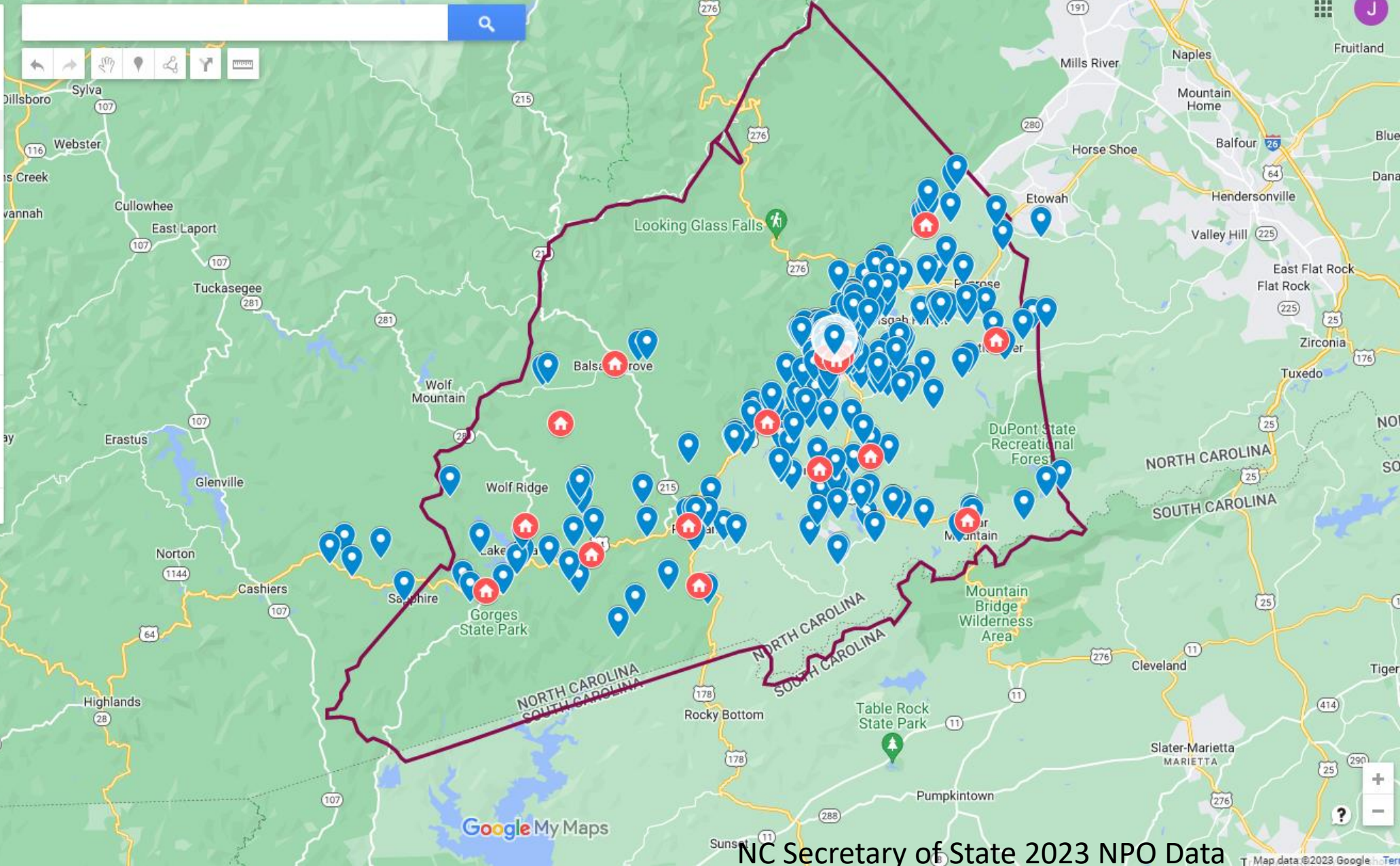
Add layer Share Preview

2023 TCO NPOs
 Uniform style
 All items (334)

TransCo_Boundary
 Individual styles
 0

TCCommunityCenters
 Uniform style
 All items (16)

Base map



TRANSYLVANIA
 COUNTY
 NORTH CAROLINA

NC Secretary of State 2023 NPO Data

Engagement: Community Centers & Non-Profits

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

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



Comp Plan 2025 Engagement

Engagement

Who participated in the 2025 Comp Plan?

Who didn't and why?

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

How could we get more people invested?



Comprehensive Plan Update



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

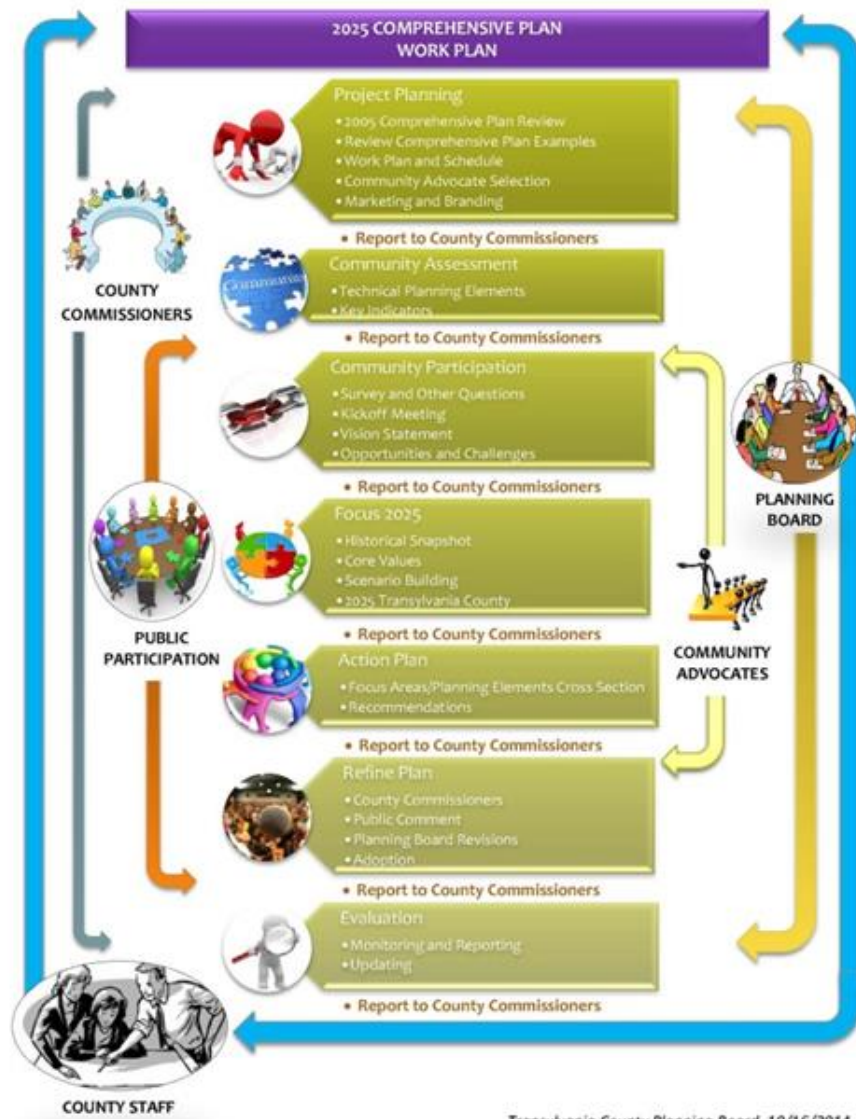


Engagement Tools

Planning Process



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA



Transylvania County Planning Board, 10/16/2014

2025 Comprehensive Plan – Process

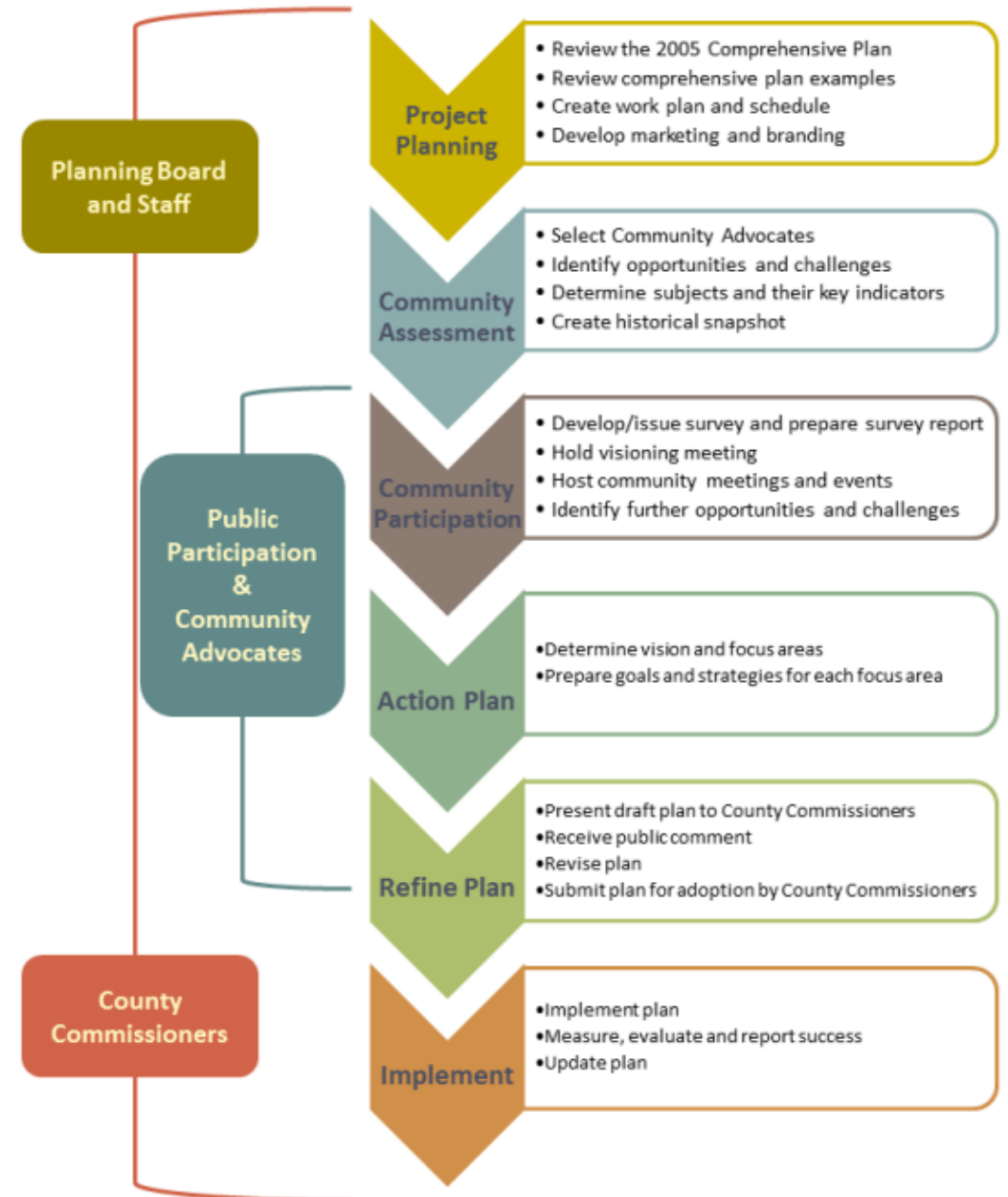


Figure 1, Source: Transylvania County Planning and Community Development Department

The Planning Process

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



Planning Process

PLAN PROCESS





Shaping Our Future City

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



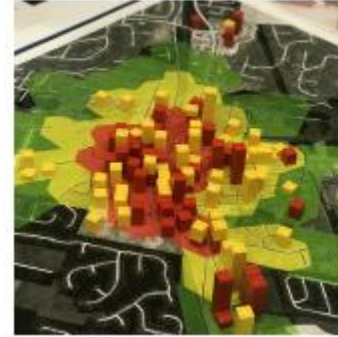
Duluth in Context

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



Our City Today

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



Formulating Our Strategy

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



Vision & Aspirations

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



From Strategy to Implementation

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

10 INTRODUCTION
Purpose and scope, why we plan, and benefits of a comprehensive plan

12 EXISTING CONDITIONS
From then to now: population, demographic makeup, economy, transportation, land use, housing, open space

26 COMMUNITY PARTICIPATION
Horizon 2040 timeline, community involvement, steering committee, community outreach, public meetings, online surveys, and public hearings

32 NEEDS & OPPORTUNITIES
Traffic congestion (walkability), housing, office and retail vacancies, growth management, sense of place (placemaking), open space, and broadband services

38 COMMUNITY VISION
Goals and policy development

56 FUTURE LAND USE MAP
Future lands use designations and zoning affiliations, and development and redevelopment priority areas

63 SHORT TERM WORK PROGRAM
Five-year implementation actions

70 REPORT OF ACCOMPLISHMENTS
Status report of each activity from the 2035 Comprehensive Plan Short Term Work Program (2017-2021)

75 APPENDIX
Compilation of all documentation associated with creating Horizon 2040

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

Socrates.
Philosopher, teacher & educator



Planning Process



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.

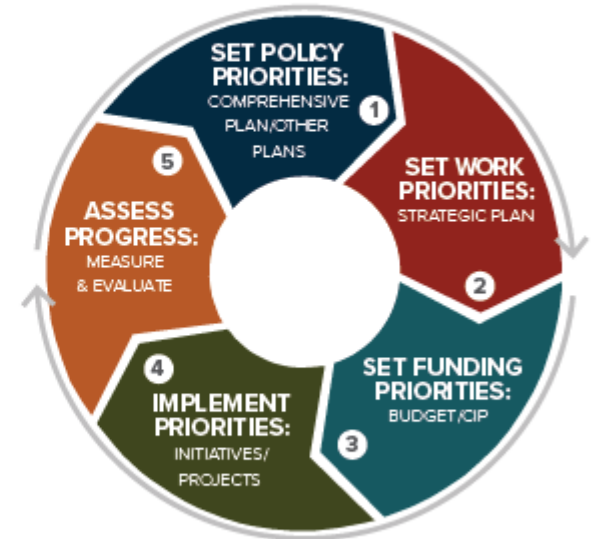


Figure 3: Planning Cycle

Finding the Facts



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

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

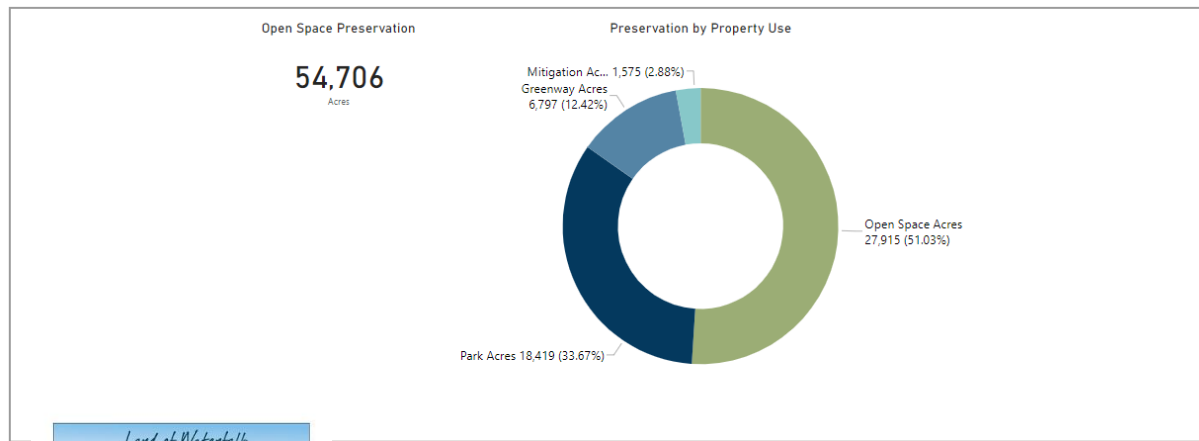
Below you will find the first seven metrics tied to PLANWake outcomes. Some of the metrics have been adapted from those originally outlined in PLANWake but they all are fundamentally the same. Each of these metrics gives us a baseline from which to monitor outcomes as initiatives associated with PLANWake 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



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



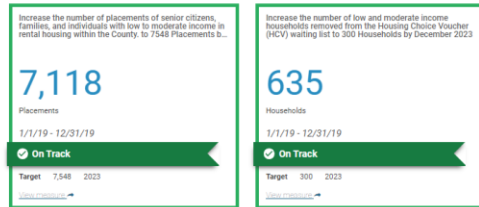
GOAL 10:
FISCALLY
RESPONSIBLE

Prince Georges County VA

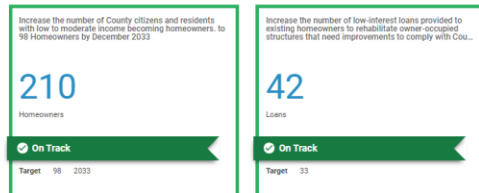
The homepage features a purple navigation bar with links for Home, Data Catalog, Transforming Neighborhoods Initiative, Open Performance, My Prince George's County, and Resources and Feedback. A search bar is located in the top right. The main content area has a background image of a city at night with a Ferris wheel. A blue box contains the text: "Welcome! Welcome to the Prince George's County Open Data Portal. Explore, analyze, and share the County's data."

A grid of eight blue icons representing different categories: Finance (dollar sign), Urban Planning (globe), Education (book), Environment (two people), Social Services (two people), Transportation (car), Government (building), and Health (heart).

Goal 1 - To assist low and moderate income senior citizens, individuals, and families in the County in acquiring rental housing.



Goal 2 - To provide new homeownership assistance to and preserve existing owner-occupied units for County residents with low to moderate incomes in order to stabilize communities and promote homeownership.



Finding the Facts: Data



City of Fort Collins Community Performance Measurement Dashboard

Welcome to the City of Fort Collins Community Dashboard, a quarterly snapshot of the community's progress in attaining key outcomes. This Dashboard reinforces the City of Fort Collins' steadfast commitment to accountability and continuous improvement. Within the last decade, our organization has undergone transformational change. We've deliberately moved toward an open, data-driven organization focused on results. Through this Community Dashboard and other performance measurement initiatives we are tracking and reporting our overall progress toward community goals. We will continue our commitment to creating a vibrant, world-class community.

Sincerely,
Kelly DiMartino
City Manager

Subscribe to Quarterly Email Updates

Jump to: [About Performance Measurement & Dashboard](#) | [Reports and Resources](#) | [Budget Information](#) | [Performance Excellence](#) | [Provide Feedback](#)

Outcomes and Measures

Outcome	(Last updated: Feb 23, 2023)
Neighborhood Livability and Social Health Fort Collins provides a high quality built environment, supports quality, diverse neighborhoods and fosters the social health of residents.	Q4 2022
Culture and Recreation	Q4 2022



Return to fcgov.com

Select Language

Subscribe to Quarterly Email Updates

Neighborhood Livability and Social Health Performance Metrics

<< Return to Performance Measurement

Measure/Explanation	Actual	Target	Results
Affordable Housing Inventory Affordable housing units house the City's lowest wage earners and are important to the sustainability of our community. Through policy and funding, the City would like to at least maintain and preferably increase the number of units available to consumers requiring this type of housing. Low income housing in Fort Collins is for people who earn 80% or less Area Median Income.	3,755	3,875	Q4 2022
Homelessness Data, Chronic Homelessness, and # Chronic Homeless Housed In partnership with Homeward Alliance, data for this metric comes from the Homeless Management Information System (HMIS), which is utilized by agencies across the Northern Colorado Continuum of Care. https://www.nocococ.org/	706	791	Q4 2022

Fort Collins' Housing Opportunity Index (HOI) compared to western states region HOI The Housing Opportunity Index (HOI) is defined as the share of homes sold in an area that would have been affordable to a family earning the local median income. The target is to be in the top third (66% or better) for the Western region of the United States.	64.00%	66.00%	Q4 2022
---	--------	--------	---------

City of Fort Collins CO

How do we judge success?
What facts tell us about our community?
How has our community changed?
What might indicate change?
How would you measure that?



Finding the Facts: Data

List of Figures:

	Page
Figure 1: 2025 Comprehensive Plan Process	1
Figure 2: April 28th Community Event Feedback on Assets	2
Figure 3: Additional Community Event Feedback on Vision.....	3
Figure 4: Regional Population Change with Growth Projections	4
Figure 5: Transylvania County Age Distribution 1980-2010	5
Figure 6: Transylvania County and NC Age Distributions	5
Figure 7: Transylvania County Population and Projected Growth	7
Figure 8: 2025 Survey Question 8.....	8
Figure 9: 2025 Survey Question 12	9
Figure 10: 10-year Change in Income Source for TC	10
Figure 11: Unemployment History in Transylvania County.....	10
Figure 12: Transylvania County Residential Building Permits	10
Figure 13: Peer County Comparison of Median Household Income ...	11
Figure 14: Transylvania County's Major Employment Sectors.....	11
Figure 15: Landfill Waste	16
Figure 16: Recycling	16
Figure 17: 2025 Survey Question 16.....	18
Figure 18: 2025 Survey Question 18.....	19
Figure 19: Transylvania County Agricultural Land Uses	22
Figure 20: 2025 Survey Question 10.....	24
Figure 21: 2025 Survey Question 21, Agricultural Prioritization	25
Figure 22: Transylvania County Land Uses	26
Figure 23: Transylvania County Zoning.....	28
Figure 24: 2025 Survey Question 15.....	29
Figure 25: 2025 Survey Question 13.....	29
Figure 26: 2025 Survey Question 14.....	29
Figure 27: 2010 Census Housing Data	29
Figure 28: 2025 Survey Question 11.....	31
Figure 29: Transylvania County Non-Profit Organizations	34
Figure 30: Cost of Childhood Education Compared to Public College Tuition.....	36
Figure 31: Students Served by Transylvania County Schools	36
Figure 32: 2010 General Population Compared to the 2015-2016 School Population.....	37
Figure 33: Parks and Recreation Facilities that are Most Important...	38
Figure 34: 2025 Survey Question 19.....	38
Figure 35: Percent of Newly Enrolled Kindergarten Students Who: ...	41

Green- Staff suggests updating

Yellow- Staff suggest deciding whether to include

Red- Staff suggest leaving out

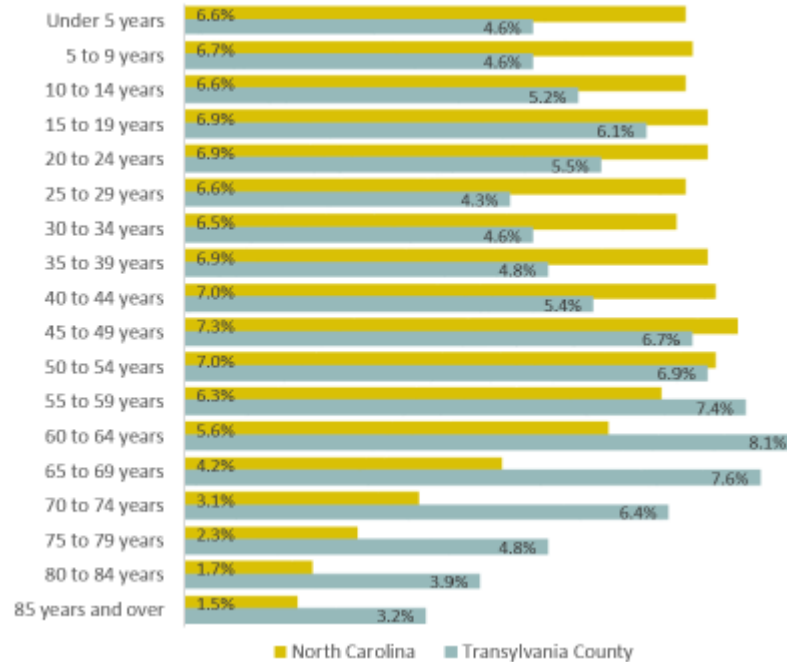


Data

- Will need to be updated but brings good information.



Transylvania County and NC Age Distribution Comparison



Did You Know?

Transylvania County Agricultural Land 2012

Woodland provides:

- wild craft production
- corridors for wildlife
- groundwater re-charge

Cropland provides:

- food
- habitat for native plants and pollinators when field border and stream side vegetation is maintained

Pastureland provides:

- groundwater re-charge
- potential habitat for native plants and pollinators

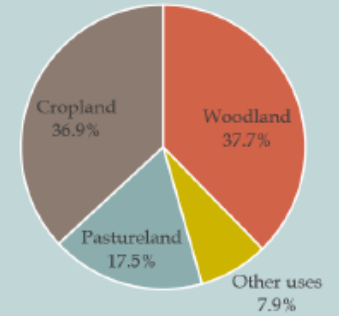


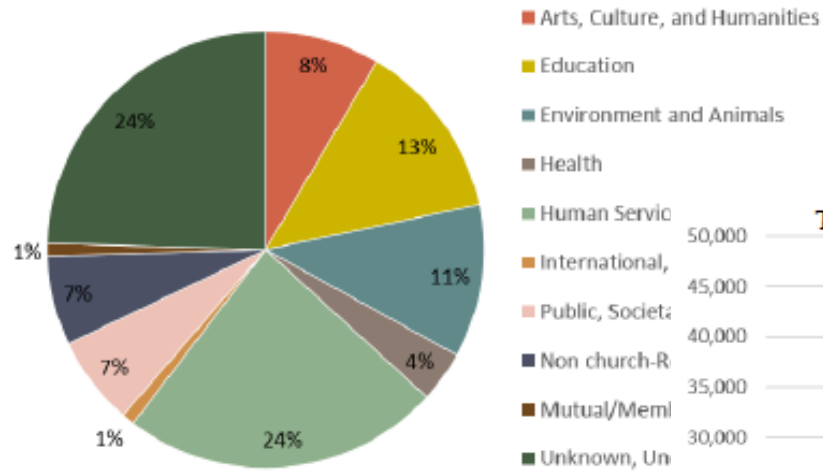
Figure 19, Source: 2012 USDA Agricultural Census



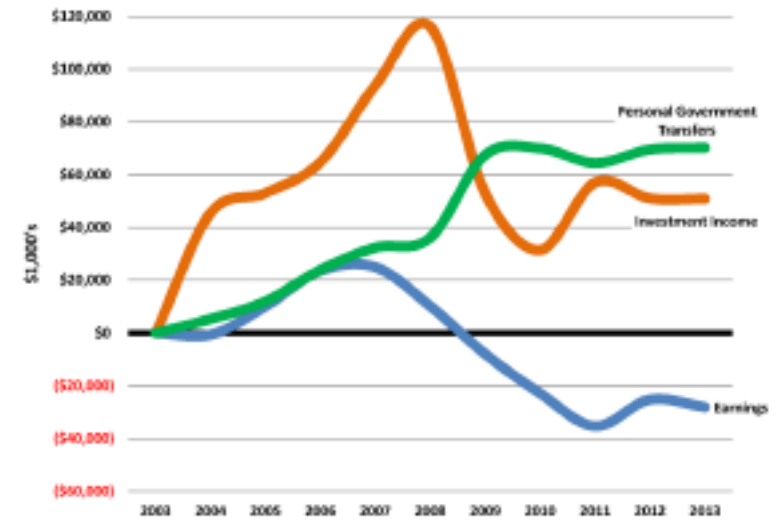
Data: Green

- Should we use similar figures or should we leave them out.

Transylvania County Non-Profit Organizations



10-Year Change in Income Source for Transylvania County Adjusted for Inflation



Transylvania County Population and Projected

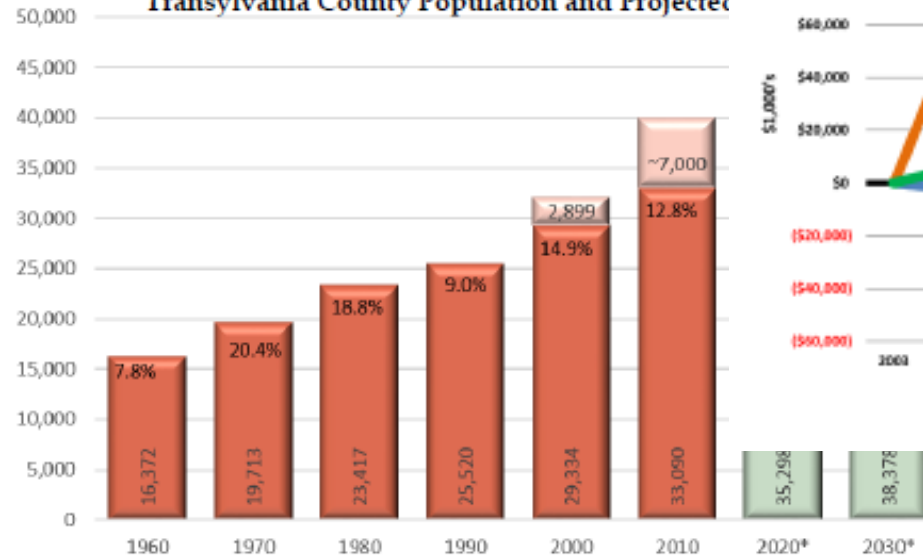


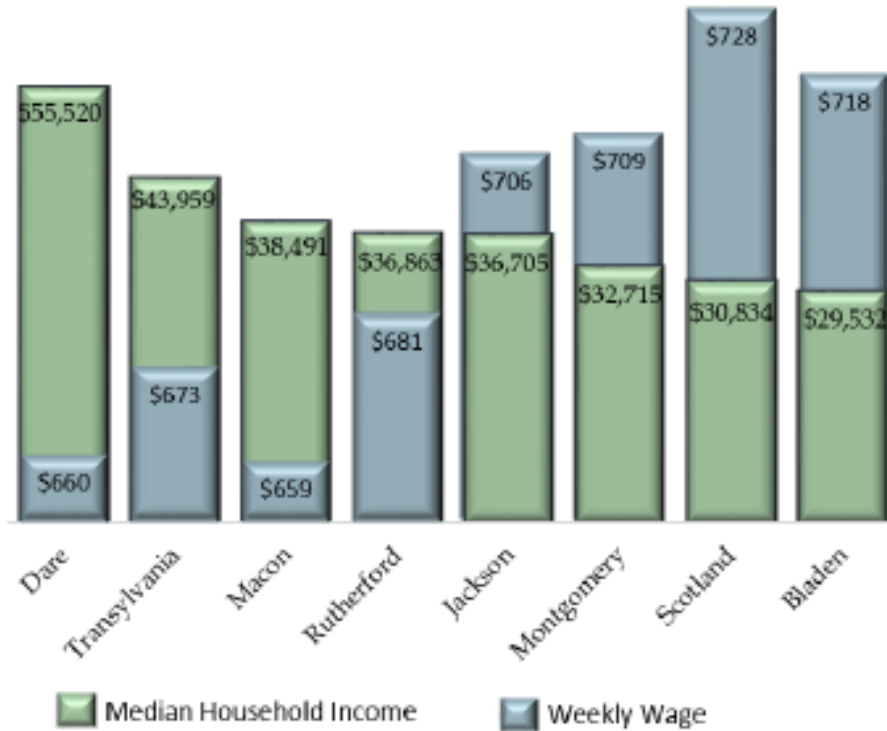
Figure 10, Source: SYNEVA



Data: Yellow

- Most of these can be replaced by better data or different questions.

Peer County Comparison of Median Household Income and Weekly Wage

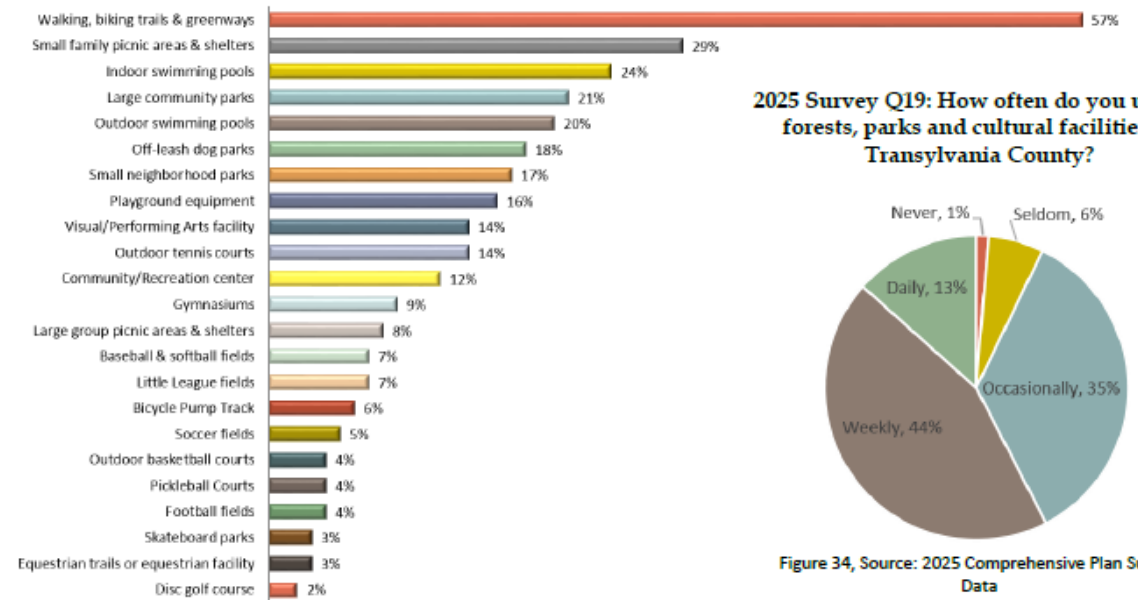


erved by Tran



Parks and Recreation Facilities that are Most Important to Transylvania County Households

By percentage of respondents who selected the item as one of their top four choices.



2025 Survey Q19: How often do you use the forests, parks and cultural facilities in Transylvania County?

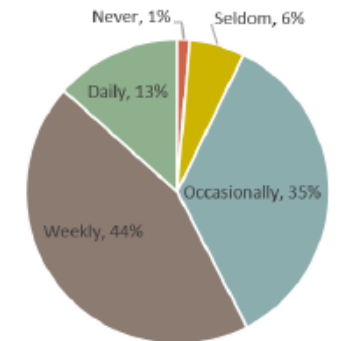


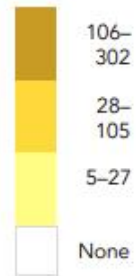
Figure 34, Source: 2025 Comprehensive Plan Survey Data



Data: Red

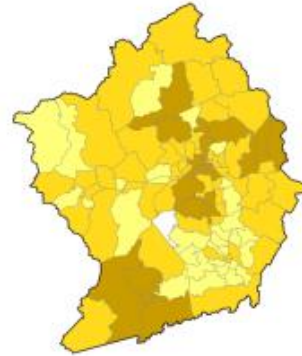
Commercial Property

Total Properties



Government-Owned and Critical Facilities

Total Properties



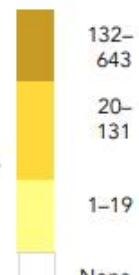
Residential Property

Total Properties



Natural Property

Total Properties



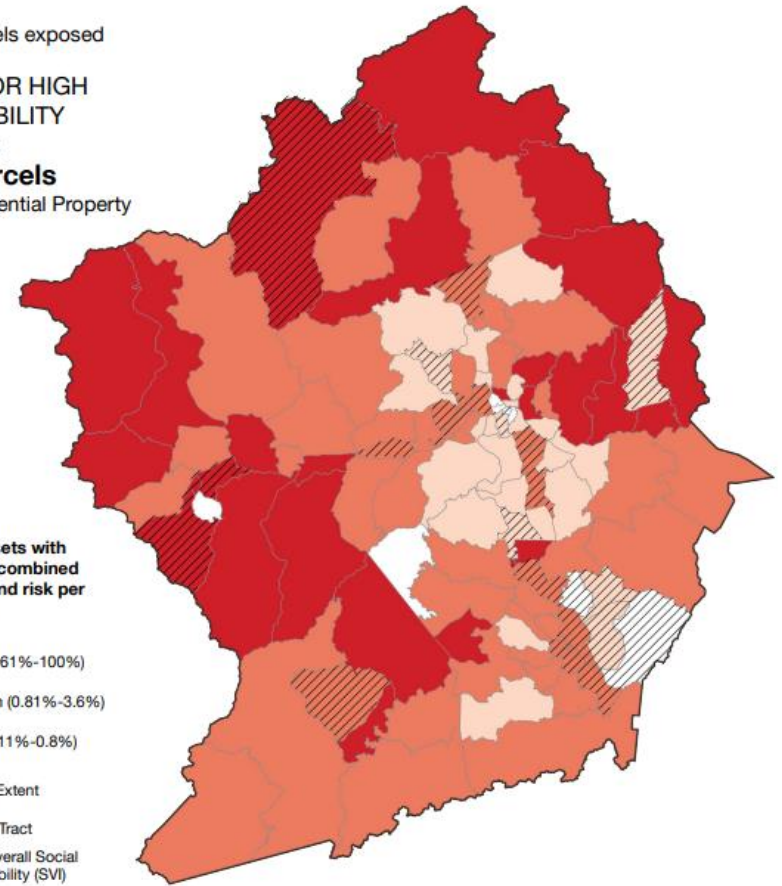
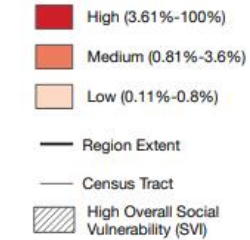
Vulnerability & Risk Assessment

Residential property includes all single-family residences, multiple-family residences, low-income housing, apartments, manufactured houses, and mobile home parks. Residential properties with the highest vulnerability and risk are those with multi-residential structures in floodplains with higher flood return intervals (floodway or 100-yr) that had no base flood elevation requirements when they were constructed.

EXPOSED:
13,502 parcels exposed

MEDIUM OR HIGH VULNERABILITY AND RISK:
5,519 parcels
3% of Residential Property

Percent of assets with medium-high combined vulnerability and risk per census tract



Land of Sky Regional Resilience Assessment Phase III Report



Data: Additional Add-Ins



CIR Database Search

Company

Announcement Date
 to

Announced Jobs (#)
 to

Announced Investments (\$)
 to

Counties
 Buncombe Haywood Henderson
 Jackson Polk Transylvania

Information submitted for projects in the past 2 years is displayed here

County	Announced	Company		
Henderson	Feb 22, 2023	Tageos		
Jackson	Dec 9, 2022	American Sewing Corp.		
Buncombe	Dec 6, 2022	System Logistics - Vertiqu		
Henderson	Oct 4, 2022	Elkamet		
Henderson	Oct 4, 2022	Emetelle		
Henderson	Sep 21, 2022	Cummins-Meritor		
Buncombe	Sep 6, 2022	Life's Abundance	\$2,850,000	13
Transylvania	Jul 25, 2022	Pisgah Laboratories, Inc.	\$55,000,000	57
Transylvania	Jun 16, 2022	Survival Innovations	\$364,000	11
Buncombe	Jun 7, 2022	Legally Addictive Foods	\$0	15
Henderson	Dec 13, 2021	CanvasPrints.com	\$11,550,000	96
Buncombe	Nov 15, 2021	Tempus Rensus School of Classical Horsemanship	\$6,000,000	20
Buncombe	Oct 29, 2021	Industry Nine	\$6,000,000	50
Haywood	Oct 21, 2021	Premiere Magnesia	\$17,000,000	59
Buncombe	Jun 18, 2021	East Fork Pottery	\$1,250,000	61
Henderson	Apr 15, 2021	TK USA Corp	\$500,000	5

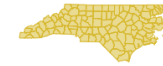
Showing 1-16 of 16



Finding the Facts: Data

AREA PROFILES

» North Carolina



SELECT AREA TYPE

SELECT AREA



TOTAL JOBS	BIZ ESTABLISHMENTS	AVERAGE WEEKLY WAGE	MEDIAN HH INCOME
4,702,566 2022 Q3	348,878 2022 Q3	\$1,207 2022 Q3	\$61,997 2021
UNEMPLOYMENT RATE	EMPLOYED	UNEMPLOYED	LABOR FORCE
3.6% February 2023	4,979,505 February 2023	185,528 February 2023	5,165,033 February 2023

JOBS (Quarterly Census of Employment and Wages)

North Carolina

SELECT AN INDUSTRY SECTOR

SNAPSHOT

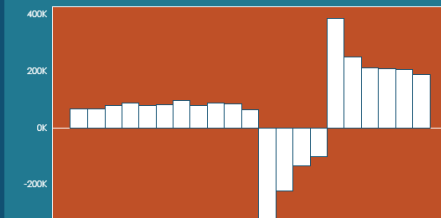
4,702,566
 Total, All Industries Jobs
 2022 Q3

187,498 ↑ (4.2%)
 JOB CHANGE OVER THE YEAR

\$1,207
 AVERAGE WEEKLY WAGE

TREND

Quarterly Jobs Compared to Previous Year
 Total, All Industries



[Area Profiles | LEAD Analytics \(nccommerce.com\)](#)

[CIR - EDPNC](#)

(In)Forming the Vision



TRANSYLVANIA

COUNTY

NORTH CAROLINA

Who do we ask our questions of?
How do we reach them?
In what settings do we explore our community?
What questions do we ask?



(In)Forming the Vision: Questions

Buncombe County NC



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																			
Buncombe County	NC																			
Henderson County	NC																			
Jackson County	NC																			
Greenville County	SC																			
Oconee County	SC																			
Pickens County	SC																			
City of Alpharetta	GA																			
City of Duluth	GA																			
City of Roswell	GA																			
Blaine County	ID																			
Bryan County	GA																			
Routt County	CO																			
City of ASheville	NC																			
Wake County	NC																			
City of Charlotte	NC																			

- Consultants
- Dedicated Website
- Door to Door Canvassing
- Social Media
- Kick-Off Events
- Community Tours

Board Briefing, where we need to be by July:

2025 Comprehensive Plan Review

Best Practices

Work Plan & Schedule

Issues & Opportunities

Planning Process

Finding the Facts

(In)Forming the Vision

Engagement

Timeline



Comprehensive Plan Update

Next?



Comprehensive Plan Update