
**Transylvania County Planning Board
Thursday, April 17, 2025, at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor**

CALL TO ORDER

I. WELCOME

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

III. AGENDA MODIFICATIONS

IV. CONSENT AGENDA

A. Minutes (February 20, 2025)

V. NEW BUSINESS

A. Consideration of CAI# 25-01, Lamorna Pascoe and Jeff Skylar requesting Community Appearance Initiative assistance for 1588 Probart St.

Lamorna Pascoe and Jeffery Skylar, owners and applicants, are requesting CAI assistance to remove junk collecting on the premises, along with the demolition debris of dilapidated structures at 1588 Probart St., PID# 8586-00-4301-000, in an un-zoned area of the County. The request will be reviewed under the Community Appearance Initiative policy, as amended on November 27, 2023.

VI. OLD BUSINESS

A. Reconsideration of CAI# 24-04, Rodney Hamilton, on behalf of Christine Hamilton is requesting Community Appearance Initiative assistance.

Rodney Hamilton, applicant, received CAI assistance to remove junk collecting on the premises at 50 Maple Hill Rd., PID# 9516-71-3318-000, in an un-zoned area of the County. The request was reviewed and awarded on July 18, 2024, under the Community Appearance Initiative policy, as amended on November 27, 2023 and has failed to take action or come to an agreement. The Community Appearance Initiative will reconsider the application and take action to close the case barring any action.

B. Transylvania 2050 Comprehensive Plan Update Draft & Project Update

Review of Timeline, Workplan and Outline of 2050 Draft

VII. INFORMATIONAL OR DISCUSSION ITEMS

- A. Subdivision & Exemptions Update
- B. Transportation Update
- C. Transylvania 2050 Comprehensive Plan Update
- D. Community Appearance Initiative Update
- E. Transylvania County Comprehensive Housing Study Update

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

IX. BOARD MEMBERS' COMMENTS

X. ADJOURNMENT

**PLANNING AND
COMMUNITY DEVELOPMENT**

Jeff Adams, Director
Ashley Minery, Planner
Darby Terrell, Planner



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**Transylvania County Planning Board
February 20, 2025 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Prior to the start of the meeting, Mr. Jeremiah McCall was sworn in as new Planning Board member by Ms. Trisha Hogan, Clerk to the Transylvania County Board of Commissioners. Prior to the meeting, staff realized an organizational meeting was necessary and called the meeting to order at 6:01PM. In addition to Mr. McCall, Mr. Mike Privette, Mr. Greg Cochran, Mr. Bramley Fisher, Mr. Rick Lasater, and Mr. Herschel Johnson were present. Ms. Wendy Warwick was absent (excused). A quorum was present. Mr. Jeff Adams, Ms. Ashley Minery, and Ms. Darby Terrell of the Planning and Community Development department were present. Ms. Jaime Laughter, Transylvania County Manager, and Mr. Chase McKelvey, Transylvania County Commissioner, were also in attendance. There were no members of the public present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
There was no public comment.
- III. **AGENDA MODIFICATIONS:** Staff presented the need to add an organizational section to the agenda to choose new a new chair and vice chair. Mr. Privette moved to add "Organizational Meeting" as agenda item IV. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried.
- IV. **ORGANIZATIONAL MEETING:** Mr. Privette moved to nominate Mr. Lasater as Chair, and Mr. Fisher seconded the motion. All present members voted in favor, and the motion passed. Mr. Johnson moved to nominate Mr. Privette as vice chair, and Mr. Cochran seconded the motion. All present members voted in favor, and the motion passed. The board and present staff introduced themselves to Mr. McCall.
- V. **CONSENT AGENDA:**
 - A. **Minutes (January 16, 2025)**
Mr. Lasater assumed control of the meeting. Mr. Lasater said the minutes should be edited to reflect that Mr. Cochran and Mr. Jackson did not recuse themselves from the School Board Community Appearance Application (CAI# 24-07) discussion but rather were recused by the board. Mr. Johnson moved to approve the consent agenda with the forementioned edit. Mr. Privette seconded the motion. All present members voted in favor and the motion carried.

VI. OLD BUSINESS: Transylvania County Comprehensive Housing Report: Draft Summary of Data and Research, last updated February 13, 2025.

Board members provided feedback and asked for clarification on various parts of the Data and Research Draft. Ms. Laughter was able to answer some questions, but most of the feedback was recorded to be sent to TPMA. Edits will be made to the draft, as the Transylvania County Planning Board serves as the Steering Committee for the Comprehensive Housing Study. More drafted sections from TPMA are expected in the coming months.

VII. NEW BUSINESS

There was no new business.

VIII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department's recent approvals. In January 2025, the department approved 4 subdivision applications. This resulted in the creation of 4 new lots. The department also approved 20 subdivision exemption applications. Of these, 11 were for one development's (Mountain Falls) limited common area (a review only category where no physical lot boundaries are changed). Of the remaining 9 exemptions, 7 were lot recombinations, 1 was less than 2 acres divided, with no new right of way dedication, and one was a lot line adjustment. In comparison, these numbers were higher than the 16 exemptions and 0 subdivisions reviewed in January of 2024.

B. Transportation Update

Ms. Terrell provided recent ridership statistics for Transylvania County's Public Transportation fixed route and demand response services. In January, the fixed route had 130 riders, and the demand response had 1275 riders. In comparison this is a decrease from January of 2024 ridership (193 and 1451 riders respectively).

C. Comprehensive Plan Update

Mr. Adams informed the board of the next steps in the Comprehensive Plan process. Staff will be developing the randomized community survey and will start drafting sections of the plan. As previously stated, Hurricane Helene will cause a slight delay in the overall project timeline, but staff estimates having survey results this summer, a priority session summary in August or September, and an action plan summary ready for review in the fall. A final plan draft is estimated for December 2025.

D. Community Appearance Initiative Update

Mr. Adams explained the current available CAI funding. The Hamilton CAI # 24-04 will be an agenda item for next month's meeting. The CAI #24-06 application was withdrawn, and CAI#24-07 was denied at the previous meeting. TDA funding for the Community Appearance Initiative has also been renewed for the next fiscal year.

E. Housing Study Update

Ms. Minery explained TPMA's goal to have drafts ready for staff to present to the board over the next few months. Ms. Laughter thanked the board for their detailed feedback on the data and research section of the study.

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

There was no public comment.

- X. BOARD MEMBERS' COMMENTS:** Various board members wanted staff to pass their appreciation for Mr. Jaime Green's comments at the January meeting on transportation services. Commissioner McKelvey asked about the transportation's fixed route stop signs. Staff explained it has been difficult in the past to get business to allow permanent sign installation. Commissioner McKelvey offered his assistance in meeting with business owners to help expediate the process. Mr. Privette requested a list of all past CAI fund recipients. The next meeting is scheduled for March 20, 2025. Mr. Lasater moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the meeting adjourned at 7:06PM.

XI. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

Transylvania County Planning Board

Staff Report:

COMMUNITY APPEARANCE INITIATIVE APPLICATION **CAI# 25-01**, A REQUEST BY LAMORNA PASCOE & JEFFERY SKYLAR, OWNERS AND APPLICANTS, FOR ASSISTANCE IN REMOVAL OF JUNK COLLECTED ON THE PREMISES ALONG WITH THE DEMOLITION DEBRIS OF DILAPIDATED STRUCTURES FROM AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 1588 PROBART ST., BREVARD, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28712, PIN# 8586004301000.

Agenda Date: April 17, 2025

Prepared By: Staff

GENERAL INFORMATION

NOTICE

None required;

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

“A” Exhibits – Application Materials

- A-1 Community Appearance Initiative Application, CAI# 25-01, 1588 Probart St.;
- A-2 Aerial of PID# 8586-00-4301-000 Transylvania County Parcel Information;
- A-3 Applicant provided Project Costs and Site Photographs.

“B” Exhibits – Transylvania County Supplemental Materials

NA

Background

Lamorna Pascoe and Jeffery Skylar, owners and applicants, are requesting CAI assistance to remove junk collecting on the premises, along with the demolition debris of dilapidated structures at 1588 Probart St., PID# 8586-00-4301-000, in an un-zoned area of the County. Solid Waste and Planning Department Staff met with the property owner on April 7, 2025, for a site visit and an inspection of the property.

The property, as found in the accompanying pictures (A-3), shows evidence of substantial demolition and clearing of debris, with all manner of junk and hazardous debris distributed throughout the property. The property owner provides evidence of the previous structures and debris, in their Project Costs attachment.

The property owners are in the process of improving the property and have already invested in funds to remove debris that was contaminating the stream that runs along the property. See the applicant's Project Costs detailed breakdown for costs incurred to date and anticipated costs to finish the project.

The applicant states that they have already invested over \$40,000 in site improvements, including \$8,546.92 in dumpster fees and are anticipating further project costs of nearly \$19,000. They are

requesting CIA assistance with dumpster costs incurred in the removal of the trash and dilapidated building materials, or as much help as is feasible.

Applicable Criteria

TRANSYLVANIA COUNTY COMMUNITY APPEARANCE INITIATIVE

GOALS-

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

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

Staff comment: Although the property is visible from Probart St., SR-1348, may not be the most frequented by tourist or the general public, according to NCDOT Annual Average Daily Traffic (AADT) for that portion of Probart, is 450 vehicles. In comparison, Cashiers Valley Rd., SR-1344, the next nearest tributary, has 950 AADT. Yet, the project would preserve and protect the natural beauty, protect surrounding property rights and protect the health and safety of those downstream, by removing debris from the watershed.

MISSION-

Transylvania County will assist citizens to remove and dispose of abandoned manufactured housing, junked / abandoned motor vehicles and junk.

The County will help identify areas for improvement, coordinate efforts and may provide financial assistance in some cases to aid in this effort.

Staff comment: The applicant has already invested in cleaning up the property which is near one of the county's largest tourist attractions, the Brevard Music Center, which produces high seasonal traffic in the Cashiers Valley Rd. and Probart St. area.

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, but shall include all property visible to an NCDOT state-maintained public right-of-way in Transylvania County.

Staff comment: Although not on a major scenic corridor (see supplemental picture, below), the property is visible from Probart St., which is a NCDOT state-maintained public right of way and has high summer-season tourism attraction in the Brevard Music Center.

DEFINITIONS-

Junk: *Wrecked, scrapped, disassembled, unusable, cannibalized, inoperable, or un-repairable boats, trailers, camping trailers, construction equipment, appliance, vehicle parts, building materials, scrap metal, rope, rags, paper, and rubber.*

Staff comment: The applicant has already demolished a large accessory structure and the site is littered with embedded debris. The applicant is in the process of further remediation and is seeking assistance.

STAFF RECOMMENDATION

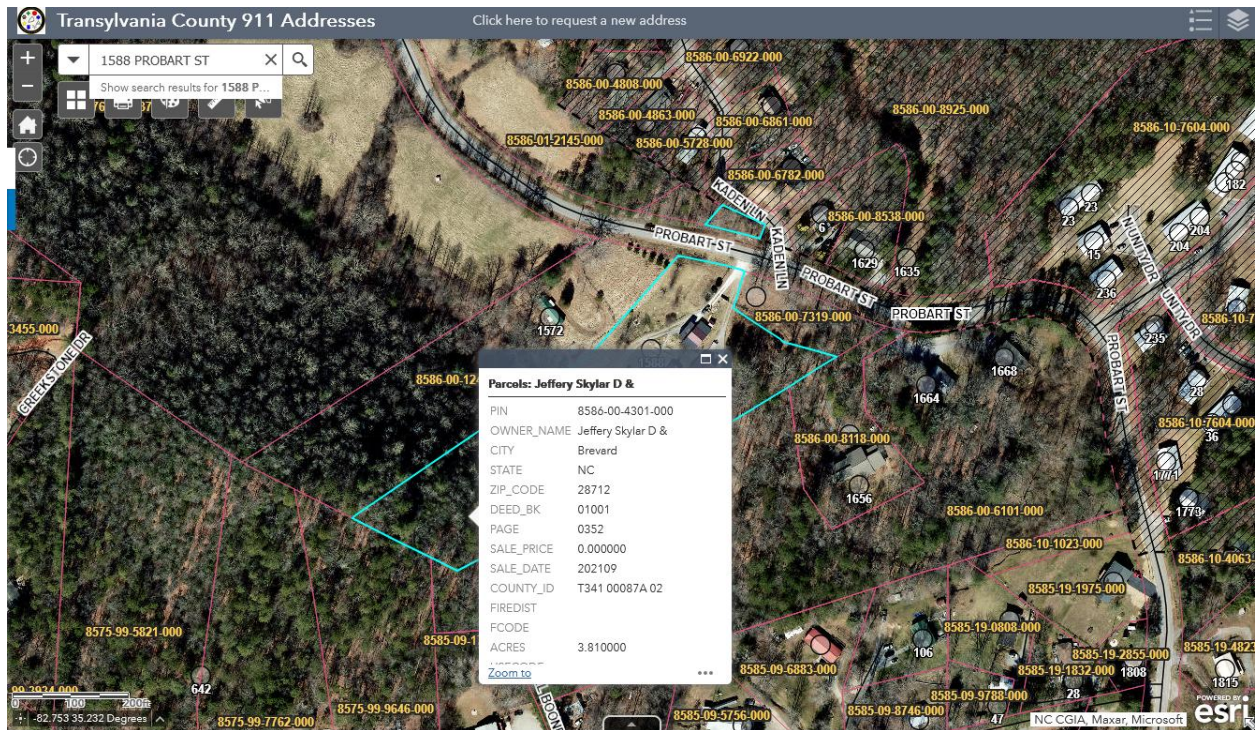
The Technical Advisory Committee recommends this property to the Planning Board for consideration and approval, upon the following conditions:

1. Staff will work with the property owner to obtain agreements and waivers of liability to implement the improvement effort.
2. Limitations or conditions to be placed on the agreement:
 - a. Time period for cleanup and pick up date of box;
 - b. Not to exceed amount of County funds;
 - c. Timeline for completion of project;
 - d. Others?

Decision and Conditions

Motion: Having considered the evidence in the record, based on a motion by Board Member (Name) and seconded by Board Member (Name), the Transylvania County Planning Board acting as the Community Appearance Advisory Committee moves to (approve, conditionally approve or deny) **the Pascoe & Skylar, Community Appearance Initiative Application CAI# 25-01.**

Site:







V.A.AttA-1

Community Appearance Application

Your Name

Lamorna Pascoe

Address of property. *

1588 Probart St, Brevard, NC, 28712

Are you the owner of the property? *

☒ Yes

☐ No

Type of concern. *

- ☒ Unsafe or unsecured structure
- ☒ Structure in disrepair or dilapidated
- ☒ Junk collecting on premises
- ☒ Household garbage collecting on premises
- ☐ Abandoned vehicles
- ☐ Other:

Details of the concern (please be specific) *

We bought our property sight unseen. It would transpire that the previous occupants used the property as a dump for household and construction garbage and other junk, including tires, tvs etc. Most concerning, is that the majority of the trash was pushed over a bank along a small stream which runs the width of the property and also into a culvert which runs adjacent to our property. The bank of the stream has been made unnaturally steep and appears to be a mixture of fill and trash. It is prone to erosion during times of heavy rain.

We have removed at least ten 30 yard dumpsters worth of trash from the property already. Now, with the help of equipment, we would like to attempt to remove the trash which is buried in the bank of the stream and bring the grade of the stream bank back to follow the contour of the land of the adjoining neighboring properties. There are also numerous unsafe and unsightly structures on the property which are visible from state road 1348, which we would like to remove.

Our goal would be: to plant the areas where the dilapidated structures are with native trees and understory plants; restore and stabilize the stream bank to reduce runoff and improve the habitat value of the area; and, to improve the appearance of the property from the state road (1348).

Are there any known or suspected hazards at this location, such as dangerous or unstable residents, dogs, suspected criminal activity, etc.?

*

- ☐ Yes
- ☒ No
- ☐ Unknown

If yes, please identify the hazard(s) in detail:

-

Would you like to be contacted regarding this matter? *

- ☒ Yes
- ☐ No

If yes, please provide an email address or phone number where we may reach you.

lamorna.pascoe@gmail.com or 4077611273

Is the concern visible from a roadway? *

- ☒ Yes
- ☐ No

If yes, from which road is the concern visible?

Probart St - 1348

Are you a neighbor of the property in question? *

☐ Yes

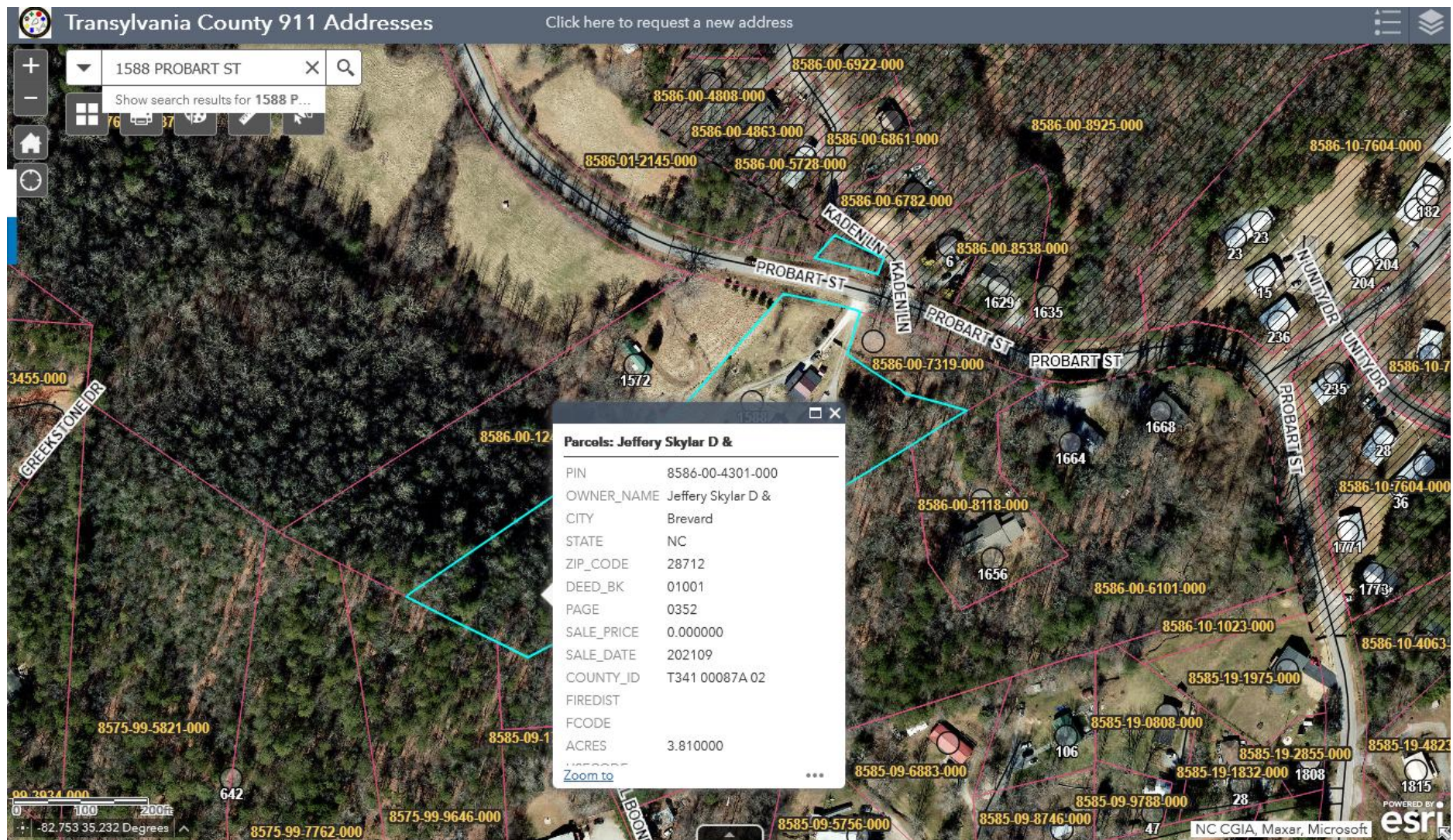
☒ No

If you have photos or other related information that might aid in our investigating the concern, please submit the information by attaching below. The documents submitted will not be returned and will become part of the evidence in the County's record of the property.

 Add file

This content is neither created nor endorsed by Google.

Google Forms



CAI#25-01: Pascoe & Skylar

Project costs

Costs incurred to date

Description	\$USD	Purpose
Machinery to remove buildings	12,000.00	Demolishing dilapidated buildings on the property
Machinery to excavate	20,000.00	Excavating trash and fill dirt from a creek bank to create a more sustainable slope
Dumpsters	8,546.92	
Native grasses and seed	520.94	Cover crop whilst establishing trees
Lamorna and Skylar labor	-	Free. Picking over piles of fill to remove trash
	41,067.86	

Anticipated costs to finish the project

Description	\$USD	Purpose
Machinery	15,000.00	To continue the bank restoration & trash removal work, to remove the final dilapidated building
Two further dumpsters	1,600.00	
Straw	360.00	Erosion control
Trees and native plants	2,000.00	
Lamorna and Skylar labor	-	Free. Picking over piles of fill to remove trash, straw spreading, seeding and tree planting
	18,960.00	

Project total **60,027.86**

*Note dumpster costs do not include dumpsters hired in 2021& 2022 when we were hand picking trash from the creek bank. Estimated costs for this were **\$5,432.66**

We would be grateful to receive financial assistance with the dumpster costs incurred in the removal of the trash and dilapidated buildings or as much help as is feasible.

Buildings

Some of the buildings



Examples of trash





Transylvania County Planning Board

Staff Report:

COMMUNITY APPEARANCE INITIATIVE APPLICATION **CAI# 24-04**, A RECONSIDERATION OF A REQUEST BY RODNEY HAMILTON FOR ASSISTANCE IN REMOVAL OF JUNK FROM AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 50 MAPLE HILL ROAD, PENROSE, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28766, FOR PIN# 8594083173000, APPROVED AND AWARDED JULY 18, 2024.

Original Agenda Date: July 18, 2024

Prepared By: Darby Terrell

GENERAL INFORMATION

The Hamilton CAI#24-04 application was approved and awarded a not to exceed amount of \$6,700 in CAI funding in July of 2024. The applicant has been contacted and sent the proposed agreement and no action has been taken to clean up the property.

Staff requests direction from the Planning Board and seeks at minimum a thirty-day timeframe for notifying the owner and reaching an agreement. Further parameters could include a ninety-day deadline for project completion and expenditure.

EXHIBITS

"A" Exhibits – Application Materials

A-1 Findings of Fact, CAI# 24-04 Hamilton

Transylvania County Planning Board

Findings of Fact

COMMUNITY APPEARANCE INITIATIVE APPLICATION **CAI# 24-04**, A REQUEST BY RODNEY HAMILTON; PIN# 9516713318; FOR ASSISTANCE IN REMOVAL OF JUNK FROM AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 50 MAPLE HILL ROAD, PENROSE, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28766.

Agenda Date: July 18, 2024

Prepared By: Darby Terrell

GENERAL INFORMATION

NOTICE

None required;

DISCLOSURES

No disclosures submitted.

EXHIBITS

"A" Exhibits – Application Materials

- A-1 Community Appearance Initiative Application, CAI# 24-04, Rodney Hamilton Property;**
- A-2 9516-71-3318 Transylvania County Parcel Information Data Card;**
- A-3 Aerial and Photo's of Site;**
- A-4 Estimate from Solid Waste Department**

"B" Exhibits – Transylvania County Supplemental Materials

- B-1 Pictures of Property from Crab Creek Road and Maple Hill Road;**

Background

The applicant of the 0.72-acre property at 50 Maple Hill Road, **Rodney Hamilton**, requests assistance through the Community Appearance Initiative (CAI) in removal junk, which has accumulated on the property. The applicant lives on the property which his mother owns. He lives in the trailer at the back of the property off Maple Hill Road. In the application Mr. Hamilton notes that most of what he wishes to remove is junk and he is unable to remove it without help. He states that he is a double amputee and is in a wheelchair which makes it impossible for him to clean up. Mr. Hamilton is having friends and neighbors help him clean up his section of the property, but the junk is too much to do simple loads. The issue is viewable on both Maple Hill Road and Crab Creek Road, both of which are public roads. Staff was directed to look into this property by Commissioner Larry Chapman, to see if the property could be considered for the Community Appearance Initiative by the Planning Board.

Dwayne Smith, Solid Waste Operations Director has talked to the property owner and visited the site to inspect it for this program. After his inspection he confirmed there was junk, mostly what he saw was cardboard boxes, paper, plywood, and other building materials. Mr. Smith did state there is metal on the property that he has talked to the applicant about and has referred him to the appropriate resource. Mr. Smith stated from his evaluation and depending on how much the applicant must remove he sees him using 2 or so roll off boxes from Solid Waste. He is not sure the weight once they are loaded due to some of the junk, he witnessed being wet. Mr. Smith has also had conversations with the volunteers who are helping Mr. Hamilton with removal of the junk, and they confirmed this program is what he needs to help fully remove the issue.

This site was approved to be reviewed and considered by the Planning Board, due to it meeting multiple areas of the Community Appearance Initiative policy. Staff wishes for the Planning Board to review the materials and discuss its qualifications on being approved.

Proposed project costs:

Description	Estimate Cost
Roll Off Boxes (4), Drop Fee, Tonnage	\$4,500
Loading and Tearing Down	\$1,200
Grand Total	\$6,700

Notes:

- \$62 a ton = (Tipping Fee + Haul Bill + Box drop fees)
- The above rate is an estimate a private party would charge
- Solid Waste who gave us the quote stated it is hard to give an estimate not knowing what exactly the applicant wants to be hauled off.

Applicable Criteria

TRANSYLVANIA COUNTY COMPREHENSIVE PLAN 2025 (TCCP)

GOAL 2, OBJECTIVE 10 – Encourage the *preservation of aesthetically and economically valuable views and green spaces.*

GOAL 7—Promote *the best use of land* while protecting the citizen’s property rights.

TRANSYLVANIA COUNTY COMMUNITY APPEARANCE INITIATIVE

GOALS-

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

- **Preserve and protect the natural beauty of Transylvania County**
- *Promote and protect property rights*
- **Promote and protect the health and safety 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 help **identify areas for improvement, coordinate efforts and may provide financial assistance in some cases to aid in this effort.***

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, but **shall include all property visible to an NCDOT state-maintained public right-of-way in Transylvania County.***

Staff comment: The junk can be seen from multiple NCDOT state-maintained public right of ways. One on Crab Creek Road and the other Maple Hill Road.

DEFINITIONS-

Junk: *Wrecked, scrapped, disassembled, unusable, cannibalized, inoperable, or un-repairable boats, trailers, camping trailers, construction equipment, appliance, vehicle parts, **building materials, scrap metal, rope, rags, paper, and rubber.***

Findings: Staff stated during their visit, they identified building materials, scrap metal, wet paper and cardboard boxes, as well as plywood in the collected debris. The junk is visible from multiple NCDOT state-maintained roadways, including Crab Creek Road and Maple Hill Road. The applicant is a disabled veteran who has attempted to resolve the matter on his own, the Planning Board finds with the Little River community's assistance and the conditions attached regarding maintaining a CAI agreement for at least ten years, that the application complies with the CAI criteria, upon the following conditions placed on the agreement:

- a. No time period for cleanup or pick up date of box was specified; and
- b. Not to exceed \$6,700 of County funds are to be expended;

Decision and Conditions

Motion: Having considered the evidence in the record, based on a motion by Board Member Johnson and seconded by Board Member Warwick, the Transylvania County Planning Board acting as the

Community Appearance Advisory Committee moved and conditionally approved **the Hamilton, Community Appearance Initiative Application CAI# 24-04**, by unanimous vote.

AYE: Jackson, Johnson, Privette & Warwick

Absent: Cochran, Fisher & Lasater

Transylvania County Planning Board

Staff Report:

TRANSYLVANIA 2050 COMPREHENSIVE PLAN UPDATE MEMO

Agenda Date: April 17, 2025

Prepared By: Darby Terrell

GENERAL INFORMATION

The Transylvania 2050 Comprehensive Plan Update has launched the second phase of community engagement, with the notice of Community Survey. The mailed version of the survey will reach residents in the next couple of weeks and the public mobile, online and hard-copy general distribution will begin in May.

The project schedule and timeline are provided for review and consideration. The DRAFT: Transylvania 2050 Comprehensive Plan Update Outline will also be compared to the previous and the Planning Board will review vision and focus areas with recommendations for drafting the Community Snapshot.

EXHIBITS

“A” Exhibits – Application Materials

- A-1 Transylvania 2050 Project Schedule Phases**
- A-2 Transylvania 2050 Project Work Plan**
- A-3 DRAFT: Transylvania 2050 Comp Plan Outline, with Current 2025 Comp Plan Outline**

PROJECT SCHEDULE

Our future starts here!



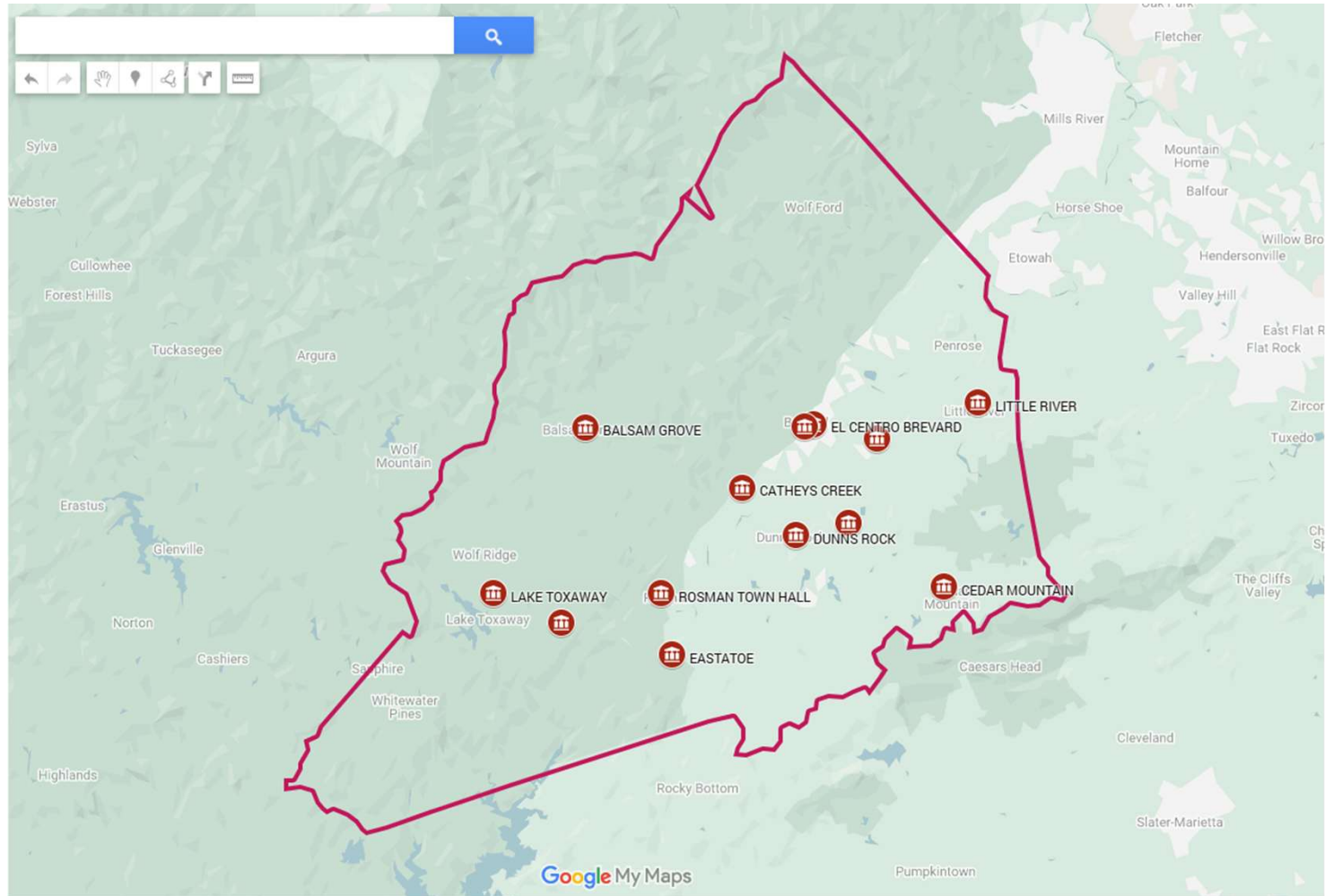
what is a comprehensive plan?

PROJECT SCHEDULE

Our future starts here!



what is a comprehensive plan?



Community Engagement Locations

Transylvania 2050 Project Step	2025										
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Step 4. Community Survey & Priorities		AR									
a. Community Survey		CE									
b. Priority Building				AR		PB					
c. 2050 Community Priority Sessions							CE				
Step 5. Action Plan		AR/PB									
a. Focus Areas		AR	PB								
Preface & Economic Health		AR	PB								
Environmental & Land Use			AR	PB							
Health, Culture & Next Steps				AR	PB						
Vision & Goals					AR	PB					
b. Action Plan								AR	PB	PB	
c. Report to Commissioners	BOC										
Community Survey Announcement	AR										
Community Survey Results				AR							
Community Priority Sessions Summary							AR				
Action Plan Summary & Timeline										AR	



Transylvania 2050 Project Step	2025										
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Step 4. Community Survey & Priorities		AR									
a. Community Survey		CE									
b. Priority Building				AR	PB						
c. 2050 Community Priority Sessions							CE				
Step 5. Action Plan		AR/PB									
a. Focus Areas		AR	PB								
Preface & Economic Health		AR	PB								
Environmental & Land Use			AR	PB							
Health, Culture & Next Steps				AR	PB						
Vision & Goals					AR	PB					
b. Action Plan								AR	PB	PB	
c. Report to Commissioners	BOC										
Community Survey Announcement	AR										
Community Survey Results				AR							
Community Priority Sessions Summary							AR				
Action Plan Summary & Timeline										AR	

KEY:
Administrative Review
Planning Board
Board of Commissioners
Community Engagement

DRAFT: Transylvania 2050 Comprehensive Plan Update Outline

Preface

- Acknowledgements

- Introduction

What is a Comprehensive Plan?

- Background

- Community Engagement

- Public Participation

- How to Use this Plan

- 2025 Focus Areas

- Transylvania County Overview

- Regional Context

- Vision Statement

- Elements

Growth & Land Uses

- Demographics & Population Projections

- Aging

- Growth & Management

- Housing Needs

Housing & Economy

- Households

- Housing

- Employment

- Industry

- Mobility

- Commuting & Workforce

- Workforce Migration

Transportation & Infrastructure

- Zoom Towns: Amenity Migration

- Climate Migration

- Transportation Systems

- Transit Network

- Bike & Pedestrian Network

- Trails & Rivers

- Infrastructure

- Water

- Wastewater

- Solid Waste

- Communication

Natural Resources & Resiliency

- Forests

- Waters

- Agricultural Lands

- Flora & Fauna Biodiversity
- Waste & Recycling
- Emergency Management
 - Disaster Preparedness & Recovery
 - Hazards & Mitigation
 - Floodplains
 - Steep Slopes
 - Public Safety
- Health, Culture & Community
 - Public Health
 - Care Facilities & Services
 - Public Education
 - Early Education, Schools & Services
 - Secondary, Post & Continuing
 - Arts & Culture
 - Amenities
 - Recreational Resources
 - Parks
 - Facilities & Services
 - Community
 - Community Centers
- Implementation

Current: Transylvania 2025 Comprehensive Plan

Demographics

Population Growth & Projections

Economic Assessment

Infrastructure

Transportation

Roads

Airports

Railroad

Bicycles & Pedestrian Trails

Public Transportation

Commuting

Utilities

Water

Wastewater

Stormwater

Solid Waste

Communication

Internet

Wireless Signal Availability

Environmental Assessment

Forest Resources

Water Resources

Agricultural Resources

Flora & Fauna

Land Use & Livability Assessment

Land Development

Floodplain

Public Safety

Zoning

Housing

Land Use

Health, Culture & Equity Assessment

Health Care

Education

Diversity

Arts & Culture

Recreation