
**Transylvania County Planning Board
Thursday, July 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 (June 19, 2025)

V. NEW BUSINESS

A. Annual Report

Review of the Planning Board's accomplishments for FY25

VI. OLD BUSINESS

A. Transylvania County Comprehensive Housing Report

Review of DRAFT of the third Section of the Housing Report

B. Transylvania 2050 Comprehensive Plan Update Draft: Introduction, Demographics & Economics

Review of DRAFT of the Introductory Section, Demographics and Economics sections of the 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



106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205
planning.transylvaniacounty.org

**Transylvania County Planning Board
June 19, 2025 at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor**

MINUTES

CALL TO ORDER

I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:03PM. Ms. Wendy Warwick, Mr. Bramley Fisher, and Mr. Herschel Johnson were also present. Mr. Mike Privette, Mr. Jeremiah McCall, and Mr. Greg Cochran were absent (excused). A quorum was present. Mr. Jeff Adams, Ms. Ashley Minery and Ms. Darby Terrell of the Planning Department and County Manager Jaime Laughter were present. There was one member of the public present.

II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
There were no public comments.

III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications.

IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.

A. Minutes (April 17, 2025)

Mr. Fisher moved to approve the consent agenda as presented. Ms. Warwick seconded the motion. All present members voted in favor and the motion passed.

V. **NEW BUSINESS:** None

VI. OLD BUSINESS

A. Transylvania County Comprehensive Housing Report

Present board members reviewed the draft finding and data points section of the Housing Study. Board members suggested some edits to the draft and questioned the long-term use of this in combating housing issues in the county. Ms. Laughter explained that due to various legal constraints of counties under North Carolina law, the most efficient action for county governments is usually to prepare for future development by supporting infrastructure expansion. Ms. Laughter said the county is currently exploring infrastructure expansion grant opportunities.

B. Transylvania County 2050 Comprehensive Plan Update Draft: Formatting, Introduction & Elements

Mr. Adams presented a working draft of the 2050 Comprehensive Plan Update Introduction to the board. He explained the upcoming editing process, and asked them to

offer suggestions on readability, clarity and formatting. Community surveys have been mailed to random recipients in the county, and an online version is available to everyone. Mr. Adams discussed creating sections “Housing and Economy” and “Growth and Land Use” as they were frequently identified as important topics in community input sessions. The plan will also be required to meet new ADA standards. He estimated the update would include roughly 7 pages per section to avoid the document becoming too long. No feedback was given at this time by the board.

VII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department’s recent approvals. Since the April Planning Board meeting, the department has reviewed 7 Subdivisions and 22 Subdivision Exemptions.

B. Transportation Update

Ms. Terrell presented ridership statistics for the Transylvania County Public Transportation’s fixed route and demand response services. Both the fixed route and demand response services had more riders than in previous years.

C. Transylvania 2050 Comprehensive Plan Update

The 2050 Comprehensive Plan Update was discussed earlier in the meeting.

D. Community Appearance Initiative Update

Mr. Adams briefly updated the board on the status of approved projects. No new applications have been received.

E. Transylvania County Comprehensive Housing Study Update

The Comprehensive Housing Study was discussed earlier in the meeting.

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

There was no public comment.

- IX. BOARD MEMBERS’ COMMENTS:** Ms. Warwick congratulated the Transportation Department on their Transit System of the Year award. She also mentioned the possible need to change meeting times to better accommodate working board members. Other members were hesitant to change the time due to staff constraints and driving in the dark during certain times of year. Mr. Fisher thanked Ms. Laughter for attending the meeting. Mr. Fisher moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the meeting adjourned at 7:13 PM.

X. ADJOURNMENT:

Agenda Item: V-A

Memorandum

From: Jeff Adams, Planning and Community Development Director
To: Transylvania County Planning Board
Date: July 10, 2025
Meeting Date: July 17, 2025
Subject: Annual Report
Contact Info: Jeff.adams@transylvaniacounty.org or (828) 884-1710

Attachment(s): 1. FY25 Annual Report Meeting Activities
2. FY25 Planning Board Annual Report

Purpose: Review & Approval of FY25 Annual Report

Background: In accordance with the Transylvania County Planning and Development Charter, section 16-27, The Planning Board is tasked with preparing an annual report to provide to the Transylvania County Board of Commissioners.

An annual report is a review and confirmation of the work that the Planning Board has accomplished in the last year. Please find attached this past year's Meeting Activities, where a number of Community Appearance Initiative projects were approved and completed, as well as the first phases of the Comprehensive Plan Update and the County Housing Study.

Financial Impact: None

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: Discussion of the 2024-2025 Annual Report, with any recommendations for additions or revisions prior to approval.

Transylvania County Planning Board Annual Report of FY 25 Activities

Meeting Date	Meeting Type	Business
July 18, 2024	Regular	Community Appearance Initiative Visibility Text Amendment CAI#24-03, Hoxit CAI#24-04, Hamilton
August 15, 2024	Regular	Community Appearance Initiative Visibility Text Amendment
September 19, 2024	Regular	<i>Cancelled</i>
October 17, 2024	Regular	<i>Cancelled</i>
November 21, 2024	Regular	Housing Study Community Engagement and Housing Survey Report CAI#24-05, Burdett CAI#24-07, Fletcher, continued
December 19, 2024	Regular	CAI#24-07, Fletcher, continued 2050 Comprehensive Plan Community Engagement Report 2050 Community Survey Draft
January 16, 2025	Regular	CAI#24-07, Fletcher 2050 Community Survey Draft
February 20, 2025	Regular	Housing Study: Draft Summary of Data and Research
March 20, 2025	Regular	<i>Cancelled</i>
April 17, 2025	Regular	CAI#25-01, Pascoe & Jeffrey CAI#24-04, Hamilton Reconsideration 2050 Comprehensive Plan Draft Update
May 15, 2025	Regular	<i>Cancelled</i>
June 19, 2025	Regular	Housing Study: Draft of Findings & Data Points 2050 Comprehensive Plan Draft Introduction, Formatting & Elements

Memorandum

From: Planning Board
To: Board of County Commissioners
Date: July 17, 2025
Subject: **FY25 Planning Board Annual Report**

1. Transylvania 2050 Workplan
2. Housing Report Workplan
3. CAI Past Projects Map
4. CAI 2023-2025 Projects Map
5. CAI Total Projects Map
6. CAI Budget Spreadsheet

Attachment(s):

FY25 Review

The Planning Board provided oversight and direction for the launch of the Transylvania County 2050 Comprehensive Plan Update, the Transylvania County Comprehensive Housing Report and served as the Community Appearance Initiative (CAI) Advisory Committee.

Transylvania 2050 Comprehensive Plan Update

Functioning as the steering committee for the 2050 Comprehensive Plan Update, the PB and Planning Staff hosted a series of community engagement events in the summer of 2024 to kick-off the Update. The PB also worked with staff to develop a Community Survey that was mailed to a randomly selected portion of Transylvania County residents in the spring of 2025 and launched to the general public as an online and mobile survey, with a hard-copy version available at select community locations. The Update is projected for final review and adoption in early 2026.

Transylvania County Comprehensive Housing Report

The Planning Board worked with the Housing consultants and Administration on the Housing Report. A series of community engagement meetings were held in the summer of 2024, surveys were sent to stakeholders, area businesses and posted on the County's website, social media and sunshine lists. Three sections have been drafted and reviewed and approved by the PB for inclusion in the final report. The Report is projected to be ready for adoption by early 2026.

Community Appearance Initiative

On the relaunch of the Community Appearance Initiative (CAI) program in the fall of 2023 the PB became the acting CAI Advisory Committee. The CAI program began in 2007 and initially ran through 2015 with the purpose of enhancing the appearance of private property along the County's Scenic Routes, US-64, US-178, US-276, NC 215 & NC-280, through a voluntary application process. Upon the relaunch of the program in 2023, Scenic Routes were expanded to include all state roads and the CAI Agreement that applicants are required to sign prior to project implementation would require that property owners agree to maintain their properties for at least ten years following project completion.

Attached are three maps of past and current CAI applications. The first, 'CAI Past Projects,' includes the projects improved through the initial run of the program, from 2007 to 2015. The second map, 'CAI

2023-2025 Projects,' includes only the most recent run of applications. And, the third, 'CAI Total Projects' map, shows the combined projects bringing together both iterations of the program. The CAI Past Projects map shows that many of the properties that were provided assistance over the initial run of the program fell well beyond the Scenic Corridors, which led to the expansion of the program to include properties along state roads, which are the roads shown in grey on the maps provided.

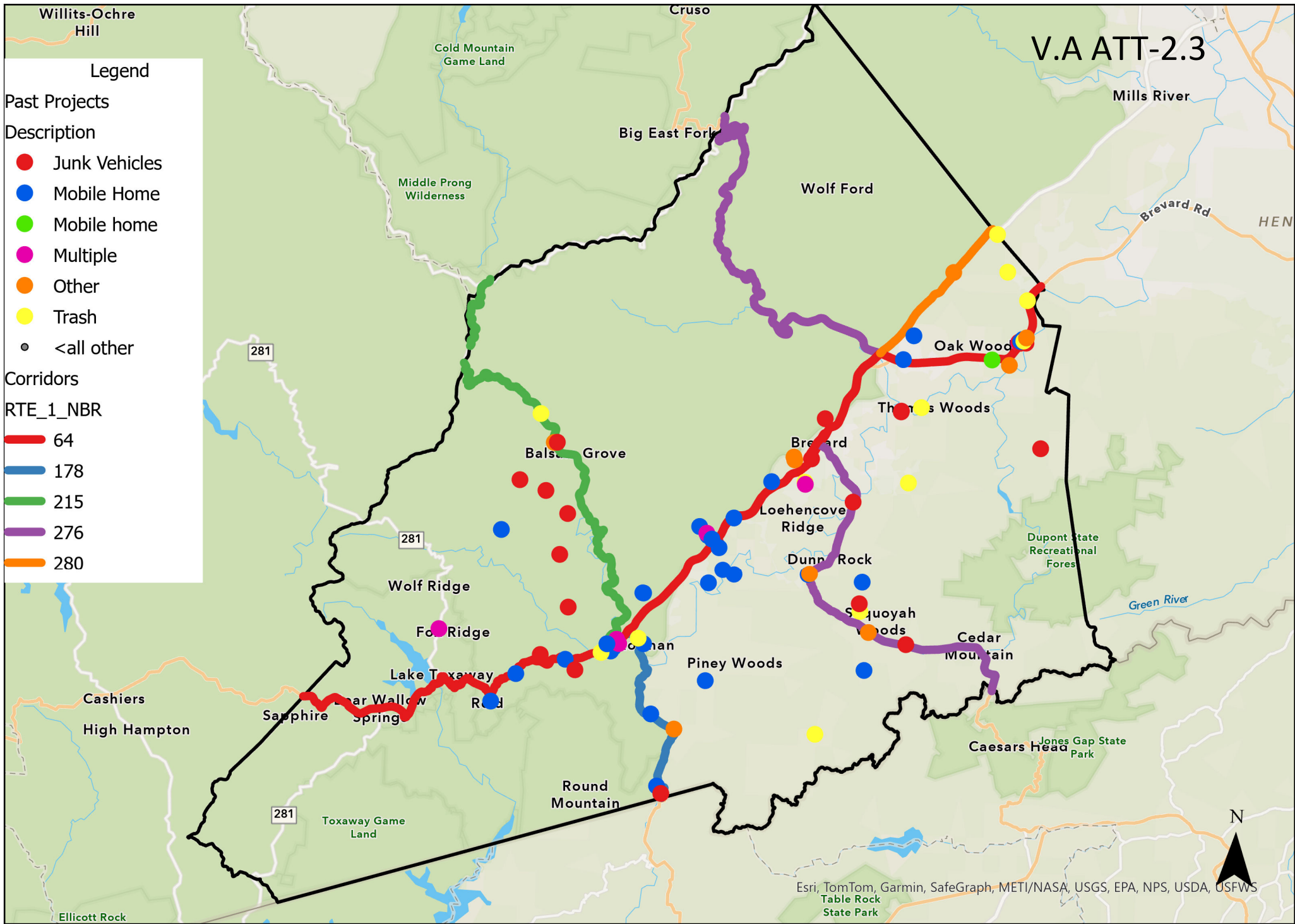
Since the relaunch of the program in the fall of 2023, the County has had eight applications requesting CAI assistance, of which seven were deemed to be acceptable within policy requirements, while one did not have the consent of the property owner and thus was ineligible. The PB has approved four applications, for a total of a 'not to exceed' amount of \$28,450, while \$18,955.90 has been expended and all have been closed, leaving \$14,354.10 currently available, from the \$40,000 provided by the TDA multi-year funding.



what is a comprehensive plan?



Comprehensive Plan: Project Schedule



Community Appearance Initiative Past Projects

V.A ATT-2.6

[illegible]

Transylvania County Proposed Goals

TPMA is proposing the following goals and strategies for Transylvania County. The goals were generated from the findings, which came from ample research and engagement across the county. However, Goal 4 is meant to overcome both Finding 4 and Finding 5 as these two findings will generally be overcome through participation in collaborative efforts. Furthermore, the strategies that were identified account for North Carolina state policies, rules, and regulations which the project team has become well acquainted with from work in other communities across the state.

At this juncture, TPMA is seeking feedback and input from the review committee on the proposed goals and strategies below. Once approved, the project team will provide deeper insights into the strategies by providing practical insights, case studies, and best practices with a particular focus on similar communities across the state and country.

Finding	Goal	Strategies
Finding 1: Transylvania County's housing mix leans heavily toward single-family homes, which limits opportunities for residents seeking more diverse housing options.	Goal 1: Ensure a diverse and adequate housing supply that meets the full spectrum of community needs, including varying household sizes, income levels, and stages of life.	1.1 - Identify areas for planned growth and establish minimum density requirements. 1.2 - Preservation initiative around Naturally Occurring Affordable Housing (NOAH) inventory. 1.3 - Conduct annual survey to monitor the prevalence of temporary dwellings (such as tents, RVs...) in the County 1.4 - Identify and prioritize publicly and privately owned developable land for various housing types and income levels. 1.5- Create program to monitor and identify vacant and underutilized buildings (schools/ office space) to convert into workforce affordable housing
Finding 2: Housing costs are out of line with resident incomes and lower wage jobs in the county.	Goal 2: Promote the development of affordable housing options specifically tailored to support the	2.1 - Explorer incentives for employer housing developments projects 2.2 - Work with economic development entities to support strategic expansion of



	county's existing and emerging workforce across all industry sectors.	infrastructure to increase the feasibility of LIHTC developments. 2.3 -Facilitate partnerships with for profit and nonprofit agencies such as voucher providers (WNC source) to finance affordable housing development 2.4 - Explore the use alternative funding sources such as economic development financing strategies (e.g. Tax Increment Financing, Community Development Finance Institutions) to support and stabilize affordable housing.
Finding 3: Transylvania County's popularity as a tourist destination is limiting access to its existing housing supply.	Goal 3: Balance the growth of the tourism economy with the housing needs of its workforce by addressing seasonal housing shortages and the impacts of short-term rentals.	3.1 - Seek partnerships to support the creation of a nonprofit and for-profit funded loan fund to support workforce housing. 3.2 - Create a voluntary registration program to monitor the prevalence of STRs 3.3 - Continue to advocate expanded/strategic uses of Occupancy Tax Revenue 3.4 - Explore use of zoning to govern short-term rentals and mitigate impacts of them (Asheville, Raleigh, Greensboro) 3.5 -Advocate for differentiated tax option for property types
Finding 4: There are a number of practical barriers limiting the county's opportunities to increase, diversify, and improve affordability in the county's housing supply.	Goal 4: Enhance coordinated efforts among local and regional governments, nonprofits, and private sector partners to guide the development of effective housing policies and address	4.1 - Continue to work with local municipalities and regional housing efforts to expand infrastructure to support housing development. 4.2 - Coordinate with community stakeholders to review and resolve heirs' property challenges for affordable and workforce housing development.

<p>+</p> <p>Finding 5: From the federal and state to the local level, a lack of clarity and coordination around policies further obstructing efforts to address housing issues.</p>	<p>shared barriers to affordable housing.</p>	<p>4.3 - Deploy a public education and awareness campaign about housing needs, practical challenges and opportunities. 4.4 - Create a pilot program to explore shared housing/roommate registration 4.5 - Coordinate efforts to work with churches and religious organizations to expand affordable housing developments (YIGBY). 4.7 - Continue in the regional housing effort with NC Impact.</p>
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Transylvania County Planning Board

Staff Report:

TRANSYLVANIA 2050 COMPREHENSIVE PLAN UPDATE MEMO

Agenda Date: July 17, 2025

Prepared By: Jeff Adams

EXHIBITS

“A” Exhibits – Application Materials

- A-1 Transylvania 2050 Community Survey Poster
- A-2 Transylvania 2050 Introductory Draft
- A-3 Transylvania 2050 Project Work Plan
- A-4 Transylvania 2050 Working Draft Outline

Transylvania 2050 Comprehensive Plan Update Community Survey

The Transylvania 2050 Community Survey was released June 12th and will be open at least through the remainder of July. The survey can be found on the Transylvania County website, www.transylvaniacounty.org/2050communitysurvey and through the QR Code below:



Transylvania 2050 Comprehensive Plan Update Draft: Formatting, Introduction & Elements

This month we'll review the 2050 materials in more detail.

Last month we provided sample text of the Transylvania 2050 Community Snapshot, for your review and consideration, and introduced some of the discussions, for feedback around formatting concerns, such as fonts, graphics, sizing, and sections.

We will discuss some new provisions around ADA web-accessibility and other parameters for which we want to navigate as we develop the working and final drafts for review and adoption. In this first review, we are not asking you to give editing-level feedback on the text, but which fonts, colors palettes and graphs read better than others and preferences that we can guide staff in drafting subsequent working drafts.

We will walk through these together and discuss what works and doesn't. The current 2025 Comprehensive Plan has five Focus Areas, including Economic Health, Environmental Health, Land Use & Livability, and Health, Culture & Equity. These Focus Areas served as ways of grouping the major components of the plan, we will consider whether these same groupings are appropriate for the coming years, or whether we might offer new categories for 2050.

The attached outline provides a Working Draft Outline of Elements, taken from some of the feedback received through the community engagement work, with proposed subject headings that follow.

which way next?



**Transylvania County
Comprehensive Plan
Update**

**Take the
Community Survey**
...share your thoughts on the past,
present & future of Transylvania County!
Click on the code above or visit
www.transylvaniacounty.org/CommunitySurvey2050



TRANSYLVANIA





2050 TRANSYLVANIA

COMPREHENSIVE PLAN
UPDATE

ADOPTION DATE


WHAT IS A COMPREHENSIVE PLAN?

The comprehensive plan is designed to be a guide for policy and development decisions for the next 25 years and serves as a tool for sharing Transylvania County's vision with its citizens and partners. Importantly, Comprehensive Plans are intended to be living documents that are periodically reviewed and updated to address changing conditions and new opportunities.

Comprehensive Plans are crucial tools for local governments to guide their growth, prioritize resources, and make informed decisions about the future of their communities.

VISION: THROUGH LEADERSHIP AND COMMUNITY ENGAGEMENT, TRANSYLVANIA COUNTY PRESERVES THE COUNTY'S NATURAL BEAUTY AND CULTURAL RESOURCES WHILE DEVELOPING OUR BUILT ENVIRONMENT TO IMPROVE THE ECONOMIC, SOCIAL AND CULTURAL CONDITIONS OF OUR COUNTY.





ACKNOWLEDGEMENTS

BOARD OF COMMISSIONERS

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PLANNING STAFF

JEFF ADAMS, DIRECTOR
ASHLEY MINERY, PLANNER
DARBY TERRELL, PLANNER

SPECIAL THANKS

KIMSEY JACKSON (FORMER PLANNING BOARD MEMBER)
COMMUNITY CENTER LEADERS



TRANSYLVANIA 2050

INTRODUCTION

GROWTH & LAND USE

HOUSING & ECONOMY

TRANSPORTATION & INFRASTRUCTURE

NATURAL RESOURCES & RESILIENCY

HEALTH & CULTURE

IMPLEMENTATION

APPENDIX A:

APPENDIX B:

APPENDIX C:

APPENDIX D:

PAGE

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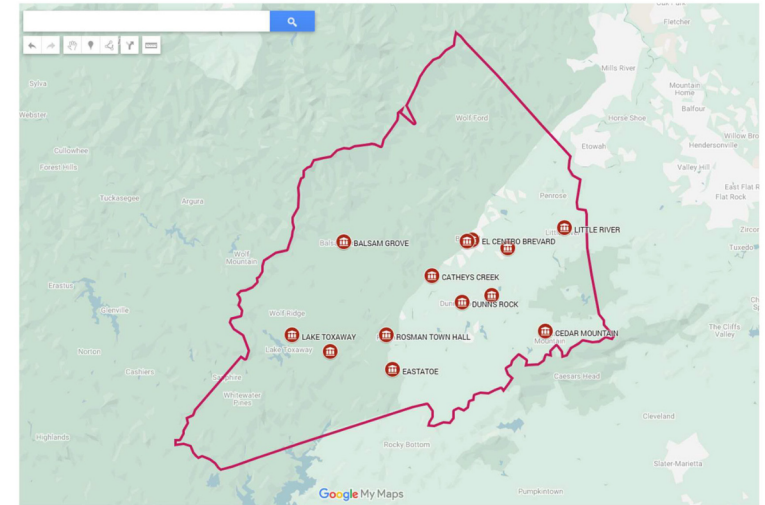
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INTRODUCTION BACKGROUND

In 2023, Transylvania County initiated an update to their 2025 Comprehensive Plan, guided by the Planning Board and executed by the Planning and Development staff. This collaborative effort resulted in the creation of the Transylvania County Comprehensive Plan 2050. The planning process began with a thorough review of the 2025 Comprehensive Plan, regional and national comprehensive plans, including jurisdictions with similar economic, geographic and demographic similarities, along with those deemed by state and national planning awards as offering best practices. The Planning Board and staff designed an inclusive engagement strategy to incorporate feedback from diverse groups through various outreach methods, from surveys and interviews, to public meetings and drop-ins.

To facilitate this engagement, the team created a dedicated website for the 2050 Comprehensive Plan Update, which showcased the current situation of the 2025 Comprehensive Plan, provided information about the timeline and work plan of the 2050 project, and presented data collected by staff on current demographic, economic and societal trends shaping the county. To kick-off the project, over a two-month period, in the summer of 2024, staff facilitated more than a dozen community engagement sessions. The feedback collection process was further enhanced through a combination of direct-mail surveys and an open public survey administered via Survey Monkey with over xx respondents.



COMMUNITY ENGAGEMENT LOCATIONS:
TRANSYLVANIA COUNTY PUBLIC LIBRARY
ROSMAN TOWN HALL
BALSAM GROVE COMMUNITY CENTER
CATHEY'S CREEK COMMUNITY CENTER
CEDAR MOUNTAIN COMMUNITY CENTER
DUNN'S ROCK COMMUNITY CENTER
LITTLE RIVER COMMUNITY CENTER
QUEBEC COMMUNITY CENTER
SEE OFF COMMUNITY CENTER
WILLIAMSON CREEK COMMUNITY CENTER
MARY C. JENKINS COMMUNITY CENTER
LAKE TOXAWAY COMMUNITY CENTER
EL CENTRO COMMUNITY CENTER

COMMUNITY ENGAGEMENT

KICK-OFF & COMMUNITY ENGAGEMENT EVENTS

With 229 participants, of which, 113 completed their individual field journals, the kick-off events provided an opportunity for public participation, showcasing the community's perceptions of current conditions and desired outcomes, which offered valuable insight to the Planning Board as they developed the community survey, developed the priority sessions and began crafting the Comprehensive Plan.

2050 COMMUNITY SNAPSHOT

The second phase of community engagement involved the canvassing of the Transylvania Community through a six-part, sixty-three question, Community Snapshot Survey that was mailed to a randomized pool of Transylvania County properties in April and offered electronically, through online and mobile links to a Survey Monkey questionnaire, for the remainder of Transylvania County through May and June of 2025.

PRIORITY SESSIONS

The final phase of community engagement began in the fall of 2025, offering a dozen Priority Sessions across Transylvania County, PLACEHOLDER TEXT



what is a comprehensive plan?

FOCUS AREAS

The Four Focus Areas from the 2025 Comprehensive Plan of Economic Health, Environmental Health, Land Use & Livability, and Health, Culture & Equity remained of concern in planning for 2050. During the Community Engagement events attendees were asked “which goal from the 2025 Comprehensive Plan is the most important you feel to carry forward to 2050?”



2025 FOCUS AREA:
GROWTH & LAND USE
HOUSING & ECONOMY
TRANSPORTATION & INFRASTRUCTURE
NATURAL RESOURCES & RESILIENCY
HEALTH & CULTURE
IMPLEMENTATION

FOCUS AREAS & ELEMENTS

FOCUS AREAS

Land Use & Liveability (33.8%), topped the list of those in attendance, especially if Housing-related concerns were included under this category, where Housing (5.6%) and Housing & Land Use (4.2%) would bring Land Use totals to nearly half of the community's top goal for moving forward, while the remaining goals of Economic Health, Environmental Health and Health, Culture and Equity combined accounted for less than the Land Use, Livability and Housing concerns.



ELEMENTS

To better understand the changing priorities of Transylvania County it is important to address some of the concerns not addressed in the previous 2025 Comprehensive Plan. In the wake of Hurricane Fred, Hurricane Helene and the recent Table Rock Forest Fire, future emergency preparedness and natural hazard mitigation is foremost on the minds of many of Transylvania's citizens. Where the previous plan presented four focus areas, Transylvania 2050 considers five elements that tie many of the most pressing concerns, such as resiliency, housing and infrastructure to core concerns of land use, transportation and the economy.

Public feedback provides an opportunity to explore the many connections between these elements and find goals and actionable concerns for which a plan can take root and effect change. And whereas the current 2025 Comprehensive Plan provided a 'Success Matrix,' as an Appendix, capturing the 96 action steps for the four Focus Areas, with the intent to "incorporate the action steps identified by the Planning Board into the annual work plan for each department..." while reviewing the matrix every three to five years for progress, the Plan did not provide any accountability or for that matter plan of implementation. As a result many if not most of the nearly 100 action steps have yet to be addressed.

The Transylvania 2050 Comprehensive Plan Update provides six elements, of which, one is committed to developing an Implementation Plan with tangible steps that the County, its departments, agencies and partners can take towards realization of the 2050 Vision.

HOW TO USE THIS PLAN?

VISION

The Four Focus Areas from the 2025 Comprehensive Plan of Economic Health, Environmental Health, Land Use & Livability, and Health, Culture & Equity remained of concern in planning for 2050. During the Community Engagement events attendees were asked “which goal from the 2025 Comprehensive Plan is the most important you feel to carry forward to 2050?”

PLACEHOLDER VISION TO BE UPDATED

GOALS

PLACEHOLDER TEXT TO BE UPDATED

ACTIONS

PLACEHOLDER VISION TO BE UPDATED

2050 ELEMENTS:

GROWTH & LAND USE

HOUSING & ECONOMY

TRANSPORTATION & INFRASTRUCTURE

NATURAL RESOURCES & RESILIENCY

HEALTH & CULTURE

IMPLEMENTATION

ACTION ELEMENTS:

ACTION ITEM

SUGGESTED TIMING

ANTICIPATED COST

REPORTING PARTY

REPORTING MILESTONE



TRANSYLVANIA COUNTY OVERVIEW

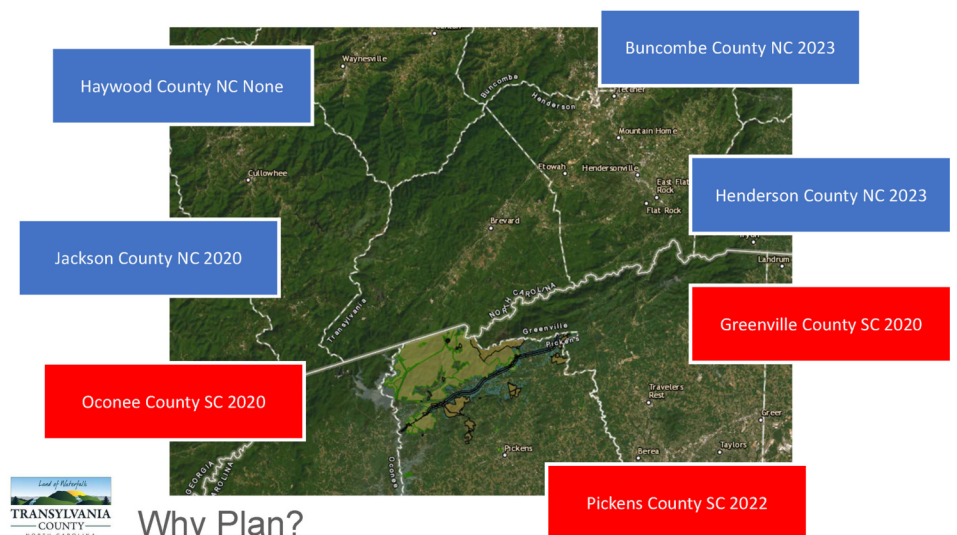
REGIONAL CONTEXT

Mobility continues to alter the Transylvania County landscape, through a changing industry profile, expanding workforce commute-shed, along with a more diverse and aging population. These mobility trends impact Transylvania County, the region of Western North Carolina, state of North Carolina and nation, as retirees and city-dwellers look for places to visit or retire, workers look for housing in a tightening housing market and the economy continues to evolve from a manufacturing workforce to a tourism and service-based industry.

Throughout this document, *Transylvania 2050*, looks to a twenty-five year planning horizon. When it utilizes previous studies, it will base its research into the various elements by gathering the most authoritative data from the previous twenty years and by comparing such data with the surrounding region, state and national figures for benchmarking and comparison purposes. So that when we explore housing or the economy, we take the best available data from the US Census Bureau, Bureau of Labor Statistics or Bureau of Economic Analysis, from 2000 to 2020, utilizing census data whenever possible, rather than focusing on more recent estimates, which although more timely, often lack reliability, as they often rely on smaller sample sizes, with the accompanying larger margins of error.

PUBLIC LANDS

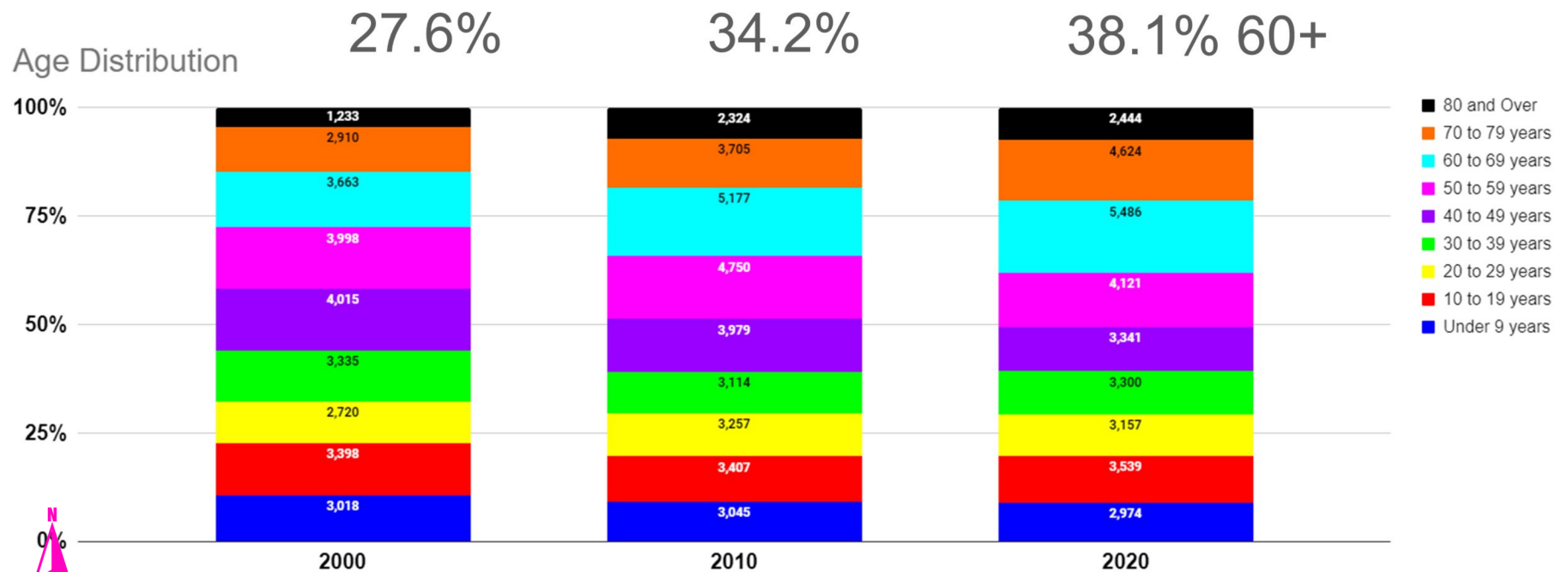
The Public Lands of Transylvania County account for xx% of the County's footprint. These lands, including Pisgah National Forest and Dupont State Recreational Forest are vital part of the county's resources and economy, yet they also limit future growth, impact natural hazard mitigation and emergency preparedness and draw seasonal populations to the area that impact County services and infrastructure, so that seasonally Transylvania and its area providers are often faced with serving populations more representative of more urban or metropolitan environments. Transylvania 2050 incorporates many goals and actions that speak to these concerns.



GROWTH & LAND USE

POPULATION & GROWTH

The 2025 Comprehensive Plan documents the first signs of an aging population in Transylvania County, which continues to increase, with the percentage of those sixty years and over increasing from 27.6% of the population in 2000, to 38.1% in 2020. When one compares such changes to those around the state, Transylvania has become the sixth-oldest county in North Carolina, with a median age of 52.4 years in 2022. Following this trend is the shrinking proportion of school-aged and workforce-aged populations, falling from 22.7% under twenty years of age in 2000 to 19.7% of the population in 2020, while 49.7% of the population were between twenty and sixty years of age in 2000, the core working years, just 42.2% fall within that same range in 2020.



29,383

33,033

32,946

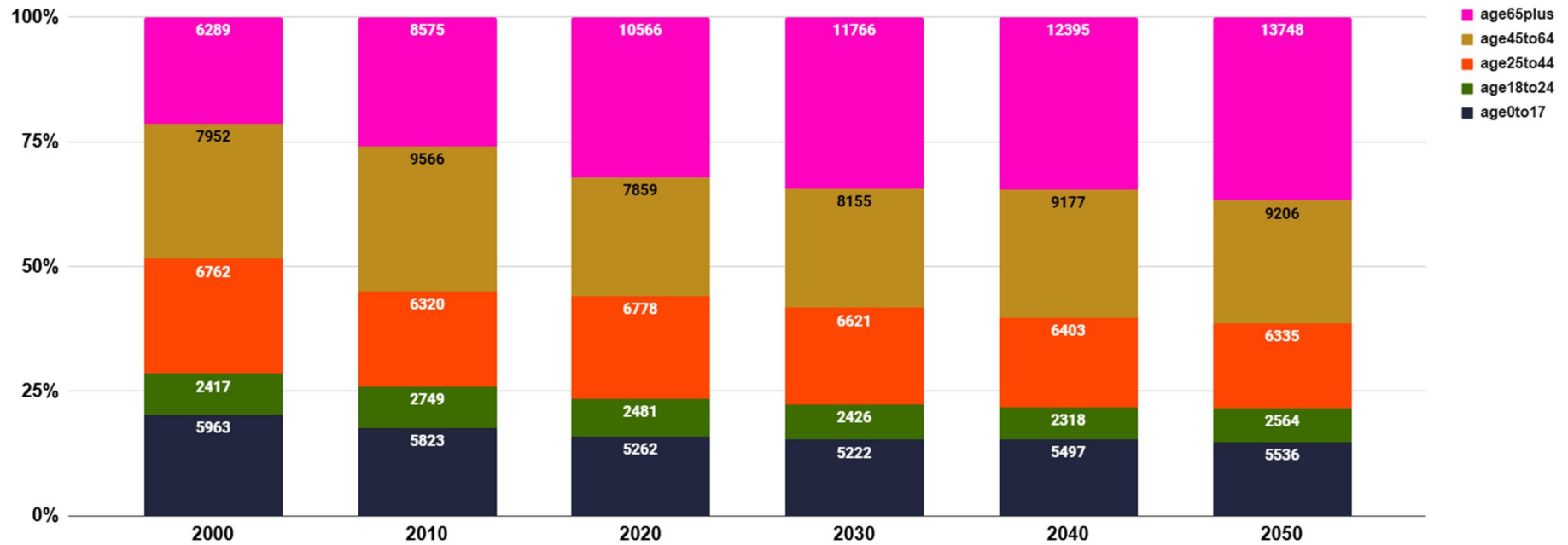
34,190

35,790

37,389

Total

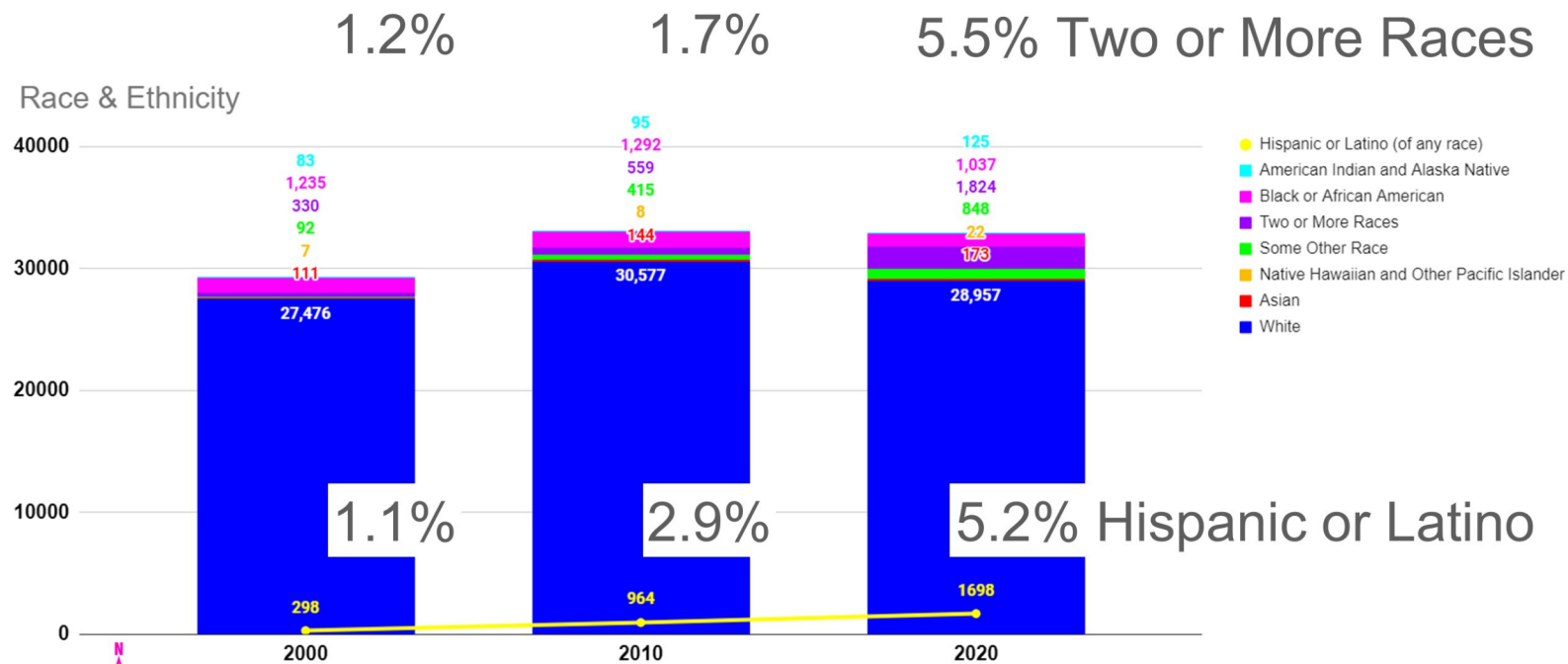
Population Projections



North Carolina Office of State Budget & Management

The population projections from the 2025 Comprehensive Plan for 2020 ranged from “a low of 36,399 individuals to as many as 39,708,” and yet, according to the US Census Bureau, the 2020 Population fell well below those projections, increasing by just 12.4% from 2000’s 29,334 population to 32,986 in 2020. In keeping with these projections, the North Carolina Office of State Budget and Management projects a population of 37,389 by 2050, with a continued aging of the Transylvania population for the foreseeable future.

Just as Transylvania County continues to age, the county also continues to diversify, when it comes to race and ethnicity, with the Hispanic and Latino population increasing from just 1.1% of 2000 population to 5.2% by 2020. Although the Black or African American population has decreased from 4.2% of the 2000 population to just 3.1% of the 2020 population, those identifying as Some Other Race alone or Two or More Races has increased from 1.2% of the population in 2000 to 5.5% in 2020. In fact, those identifying as Some Other Race alone grew by 822% over just twenty years, from 92 in 2000 to 848 in 2020. This same, exponential growth, was seen in those that identified as Two or More Races, growing 453% in the same time span.



County Race & Ethnicity

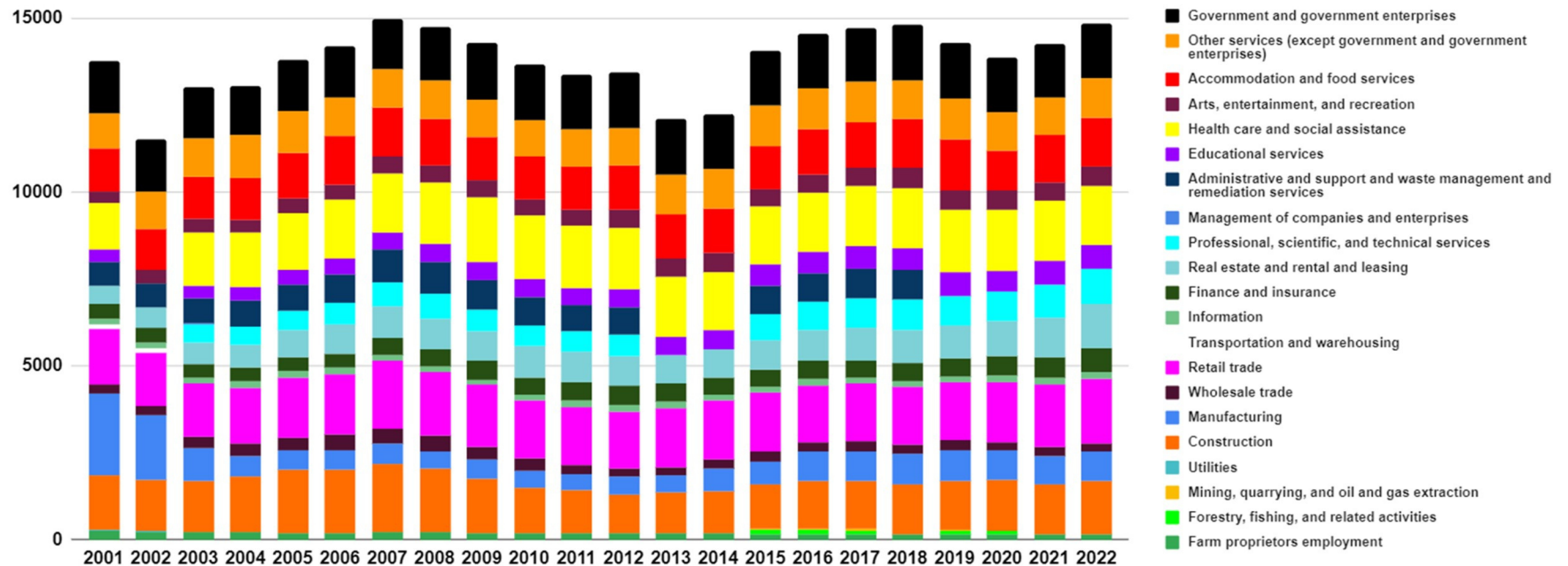
Taken in context, this aging population, combined with the slower than anticipated population growth, has seen a shrinking workforce, mirrored by the shrinking size of industrial and commercial establishments over the past twenty years, where the county's largest employers, the nationally-owned manufacturing concerns of years past have been replaced by smaller companies, with a more diversified industrial mix, ranging from educational and retail, to accommodations and health care.

According to the NC Department of Commerce records, in 1992, Ecusta and Dupont were the county's largest employers, both accounting for more than 1,000 employees, while the school system was the only employer to fall within the 500-999 employee range. According to these records there were fourteen companies, from Brevard College, in education and Transylvania County government, to Pisgah Inn and Omega Food Service Management, in accommodations that employed over 100. Ten years later, in 2002, that number had declined to just thirteen companies with over 100 employees, but crucially, none employed 1,000 or more. By 2012, Transylvania County Schools and Transylvania Community Hospital had become the largest County employers, each with over 500 employees, while only twelve companies had over 100 employees. In 2022, Transylvania County Schools is the only entity to employ over 500, with just eleven companies employing over 100.

Where Gaia Herbs, Oskar Blues and Trails Carolina now make the list of top-twenty employers in Transylvania county, replacing the Raytheon, American Thread and Bi-Lo's of previous generations, there is a fair amount of consistency over the years, with fifty percent of the top-twenty employers remaining in the top-twenty over the thirty year span.

While the industrial make-up of Transylvania County continues to increase in the total number of employees employed, from 13,763 in 2001 to 14,829 in 2022, the industry mix over the past twenty years has moved from a manufacturing based (17.1%) industry profile, to a more diversified mix, where retail trade (12.6%) has become the largest industry sector, according to number of employees from North American Industry Classification System (NAICS) code classifications. In 2001, the top-four industry sectors were Manufacturing, Retail Trade (11.5%), Construction (11.4%) and Government and Government Enterprises (10.9%), while in 2022 the top-four were Retail Trade, Health Care and Social Assistance (11.5%), Government and Government Enterprises (10.5%) along with Construction (10.2%). By 2022, Manufacturing accounts for only 5.7% of employees, with the other largest reductions over the past twenty years would be in Farm Proprietors Employment and Administrative and Support, and Waste Management and Remediation Services. While the largest gains in employment have been seen in Real Estate and Rental and Leasing, Professional, Scientific and Technical Services and Educational Services.

Transylvania County Employment Number by Industry, All Jobs



County Employment, by Industry

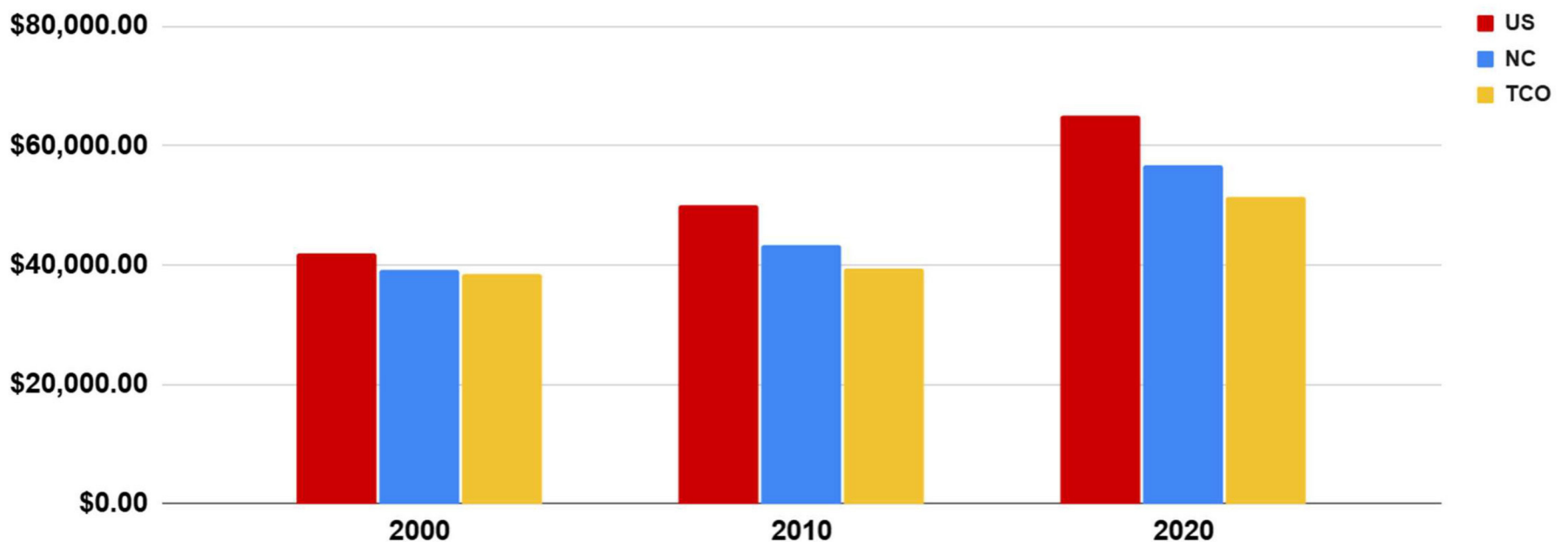
US Bureau of Economic Analysis

Although Accommodation and Food Services accounts for 9.5% of employment in 2022, it has not substantially changed since 2001, where it accounted for 8.8% of employment. On the same note, Government and Government Enterprises have slightly declined in employment from 10.9% to 10.5% over the same timespan.

Households

Transylvania County household incomes have grown by 25.1% from 2000 to 2020, while the state of North Carolina household incomes increased by 30.8%. Yet both Transylvania County and North Carolina continue to lose ground to U.S. household incomes, which rose by 35.29% to \$64,994 in 2020, 12.9% higher than North Carolina's \$56,642 and 20.8% greater than Transylvania County's \$51,509.

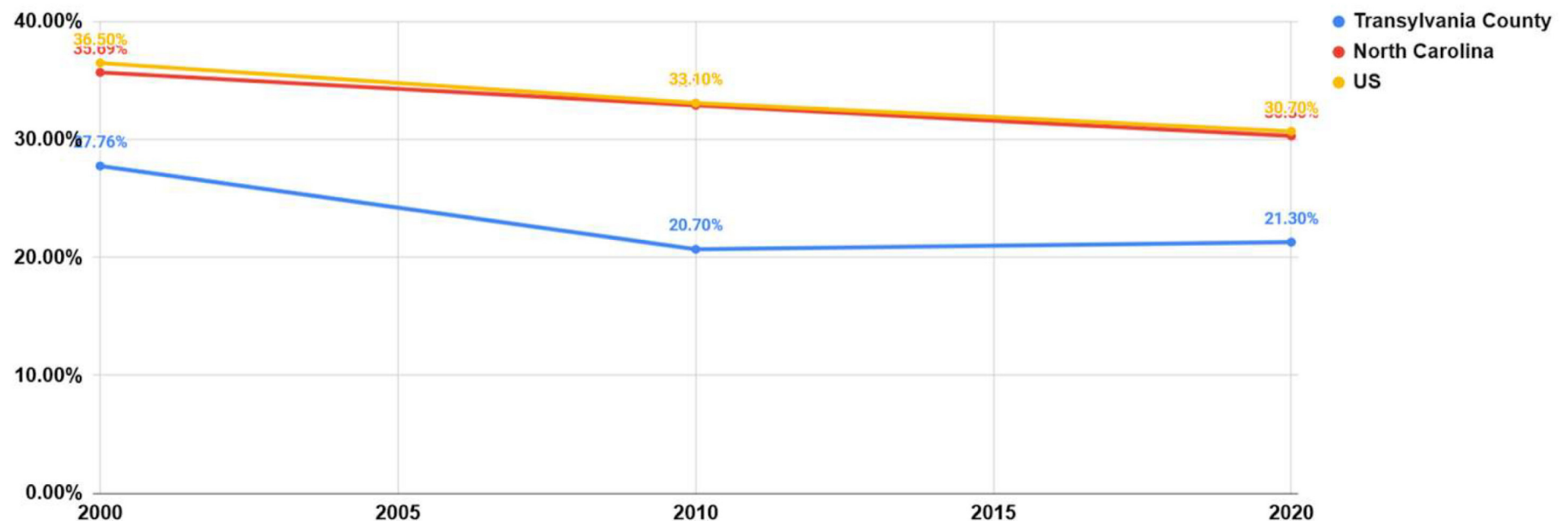
Median Household Income



Household Composition

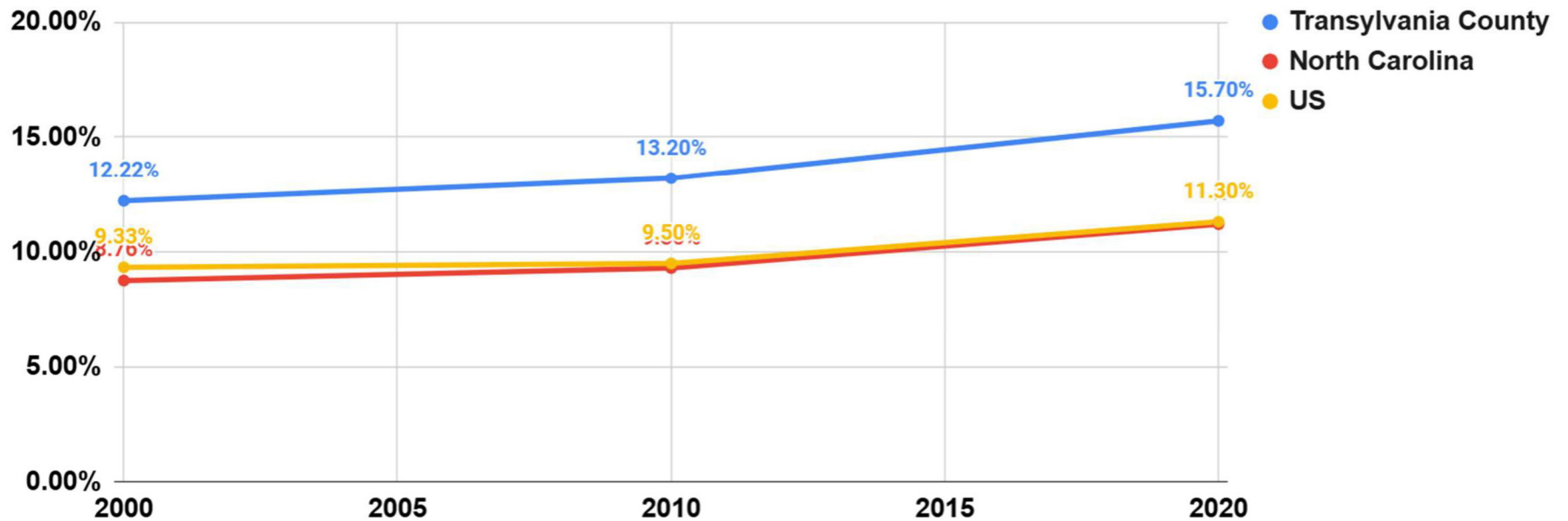
Transylvania County Household composition continues to change with the percentage of Married-Couple Families shrinking from 59.3% in 2000 to just 51.5% in 2020, while state and national Married-Couple Families have both fallen below 50% of Households. And although Household Size has stayed fairly flat over the past twenty years in the county, Householders Living Alone has continued to climb, from 26% to 27.9%, following the similar trajectory of state and national averages. When Transylvania County is compared to state and national numbers for Householders Living Alone Over 65 Years of Age, the County's increase from 12.2% in 2000 to 15.7% in 2020, compared to NC and US's, which increased from 8.8% and 9.3% in 2000 to 11.2% and 11.3%, respectively. The same divergence holds for Households with Children Under 18 Years of Age, where Transylvania County falls well below the state and national averages, dropping from 27.8% in 2000 to 21.3% in 2020. North Carolina and US Households with Children Under 18 Years of Age track similarly, where 35.7% and 36.5% in 2000 fell to 30.3% and 30.7% in 2020, respectively.

Households with Children Under 18 Years of Age



Owner-occupied households are not just richer in household income, as shown in the chart below, the Housing Report found that two out of every five renter-occupied households earn less than \$25,000, placing them below 40% of the county's median income. This disparity can be seen along rural and urban lines, as those areas of high poverty and high rates of rental-occupancy are geographically concentrated in and around the City of Brevard, the Town of Rosman and their surrounding regions, while the high-income, high ownership-occupied fall in the Lake Toxaway, Cedar Mountain and Little River outlying rural areas of the county.

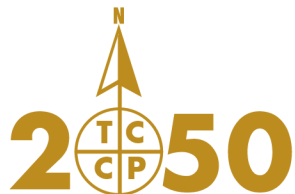
Householder Living Alone Over 65 Years of Age



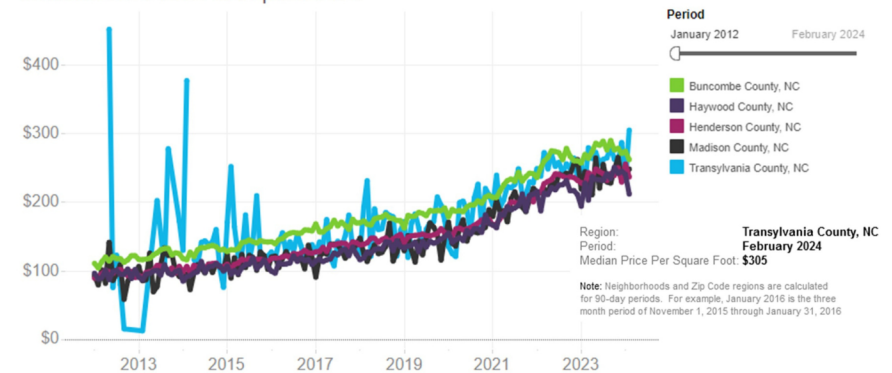
HOUSING & ECONOMY

PLACEHOLDER PAGE

The Transylvania 2050 Comprehensive Plan Update works in coordination with other plans, partners, and agencies, as we look to a twenty-five year horizon. Whether we are looking to the future of transportation, infrastructure, housing, economics or any of the other focus area plans that develop in coordination with other agencies, entities or jurisdictions, this plan works to provide an overarching direction for the more detailed plans that are developed under its guidance. For example, when Bicycle and Pedestrian Plans, Parks Master Plans, Housing Plans, Transportation Plans, Water and Wastewater Plans, or any of the many other plans that will develop in the next twenty-five years in relation to this Update, those plans should refer to this document to serve as a foundation on which to build these more detailed plans to achieve the goals and vision of Transylvania 2050.



Median Sale Price Per Square Foot



REDFIN
2050 Regional Price Per Square Footage

Canva Sans 11

The 2025 Comprehensive Plan also highlighted concerns around the growth and impact of the tourism industry on the region. The Transylvania Tourism Development Authority in their latest annual report estimates 1,755 available short-term rental units, with 42% in Brevard, 40% in western Transylvania County and just 18% in the eastern portion of the county. When this number of units, combined with the traditional hotel, inn and bed & breakfast sector, and those in town for just the day, the estimated additional seasonal population can range from a high of xxx for White Squirrel Weekend, to a low in the neighborhood of xxx for off-season. These seasonal impacts of an increase % of the population have impacts on services, infrastructure and to other areas of the county.

This growth in tourism, combined with the changes in remote work and an aging population has meant an increase in the residential portion of construction activity, since the great recession, and just as importantly, a rising cost of new construction. In just the past fifteen years, new construction value has climbed from around twenty million dollars to nearly one-hundred and forty million dollars in value. Whether one is looking at national data or local building data, median sale price per square foot has exceeded surrounding counties and the current price per square foot of construction is now over \$300 dollars for residential construction, while commercial construction is coming in at well over \$400 dollars per square foot.

Garet 11

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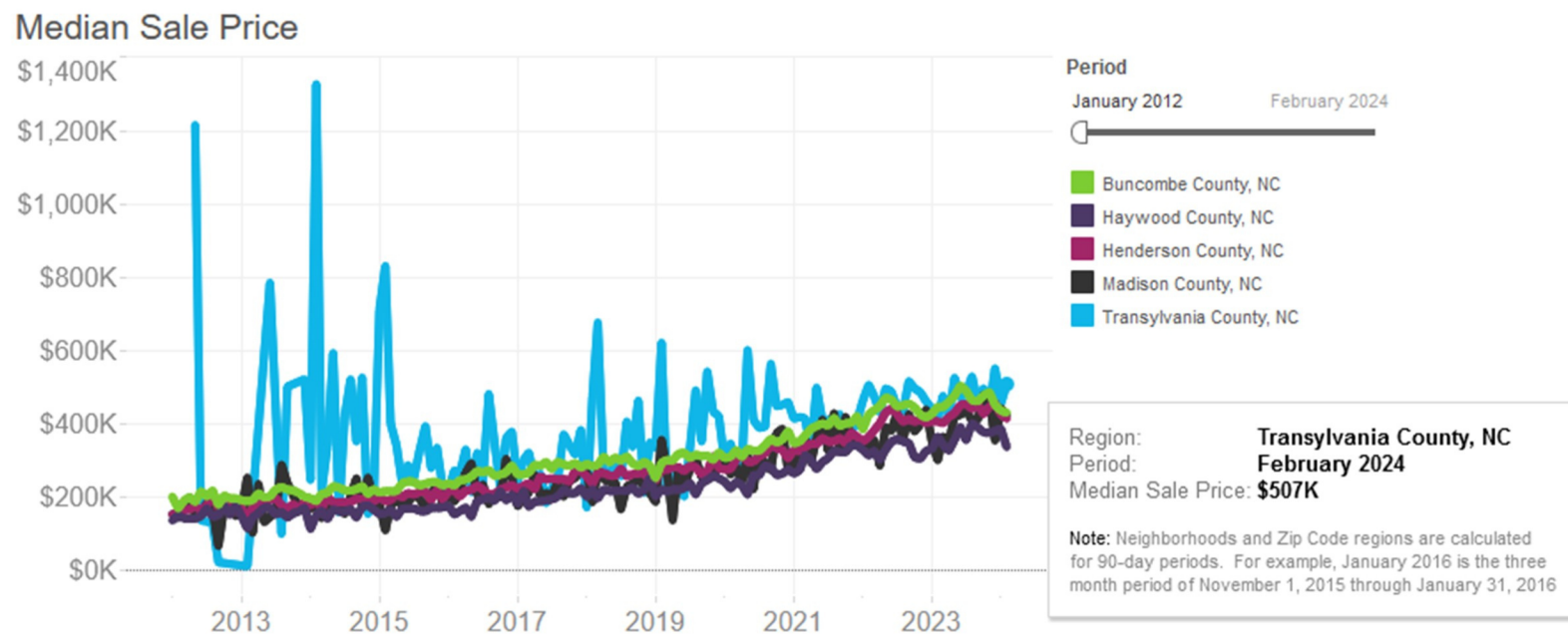
While the County's industries have transitioned from manufacturing to tourism over the previous fifty years, the aging Baby Boom population and the share of the community that has reached retirement age, can also be tracked through what has been termed the Great Transfer-mation, the per capita transferable personal income, from retirement and disability insurance benefits to medical benefits and other transfer receipts, as opposed to the non-transferable personal income, the income derived from work, production and income earned through labor. Where the U.S. non-transferable income has grown from under \$10,000 in 1970, to nearly \$50,000 by 2020, North Carolina's rose to just over \$40,000, while Transylvania County's reached just \$33,000. In comparison, per capita transfers for Transylvania County, whether retirement or disability benefits, have increased from approximately \$250 in 1970 to over \$15,000 in 2020, compared to \$350 for the U.S. in 1970 to just \$13,000. So that Transylvania County per capita has increased from about 9% transferable in 1970 to over 45% in 2020, while the U.S. over the same timespan increased from 9% to just half of Transylvania's (27%).

Garet 12

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HOUSING & ECONOMY

PLACEHOLDER PAGE

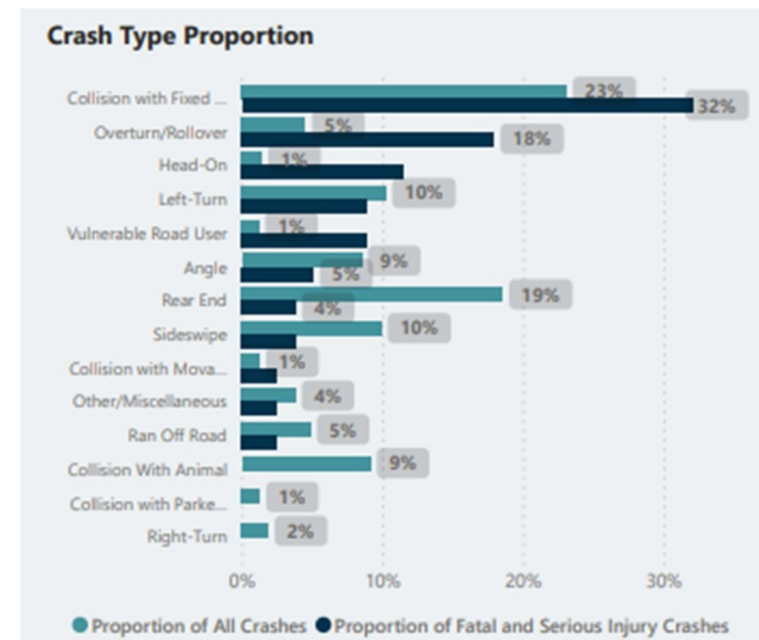
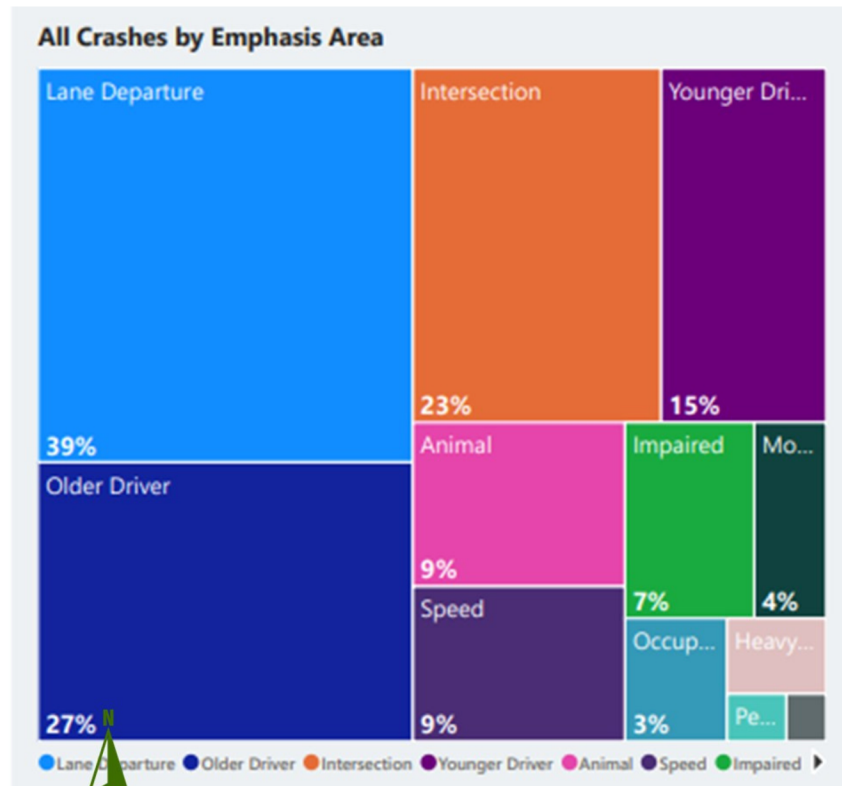
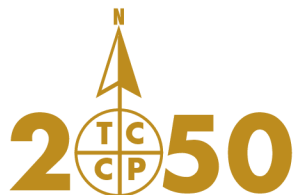


PLACEHOLDER TEXT

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The State of North Carolina requires local governments to adopt a Comprehensive Plan to be eligible for certain funding and powers and authority, such as zoning. In addition, a Comprehensive Plan can be a tool to guide development in a coordinated and efficient way and provides a guide for local decisions about land use and public investment.

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TRANSPORTATION & INFRASTRUCTURE





NATURAL RESOURCES & RESILIENCY







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2050 Working Draft

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