

Transylvania County

Planning Board Meeting | August 2025



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Transylvania County Planning Board
Thursday, August 21, 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 (July 17, 2025)

V. NEW BUSINESS

A. PUBLIC HEARING

Consideration of SV# 25-01, Sign Variance request by Robert Sinclair II, for 5490 Asheville Highway.

Robert Sinclair II, on behalf of Shane Payne, owner and operator at 5490 Asheville LLC, PIN# 9508-56-9607-000, is requesting a variance from sign regulations in an un-zoned area of Transylvania County, falling outside the Scenic Corridor, at 5490 Asheville Highway, Pisgah Forest, Transylvania County, North Carolina, 28704.

B. Consideration of CAI# 25-02, Nannie Mae Green, requesting Community Appearance Initiative assistance for 395 Lyday Creek Rd.

Linda Berry, on behalf of Nannie Mae Green, property owner, is requesting CAI assistance to demolish structure and remove junk collecting on the premises, along with the demolition debris of dilapidated structures at 395 Lyday Creek Rd., PID# 9507-77-6828-000, 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. Transylvania County Comprehensive Housing Report

Review of DRAFT of the 10-Year Housing Strategy

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.)

Public Comment



Agenda Modifications



Consent Agenda



Minutes

- July 17th, 2025

Consent Agenda

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
July 17, 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, Mr. Mike Privette, Mr. Jeremiah McCall and Mr. Herschel Johnson were also present. Mr. Greg Cochran was absent (excused). A quorum was present. Mr. Jeff Adams and Ms. Ashley Minery of the Planning Department were present. There were no members 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:

A. Annual Report

Mr. Adams presented a draft report for Transylvania County Commissioners. This new schedule of reporting aligns with the next fiscal year. The report includes the 2050 Comprehensive Plan, Comprehensive Housing Study, and Community Appearance Initiative (CAI) projects. The board recommended adding a map of the location of CAI projects.

VI. OLD BUSINESS

A. Transylvania County Comprehensive Housing Report

Present board members reviewed the draft findings of the housing study and offered some edits. The final sections of the study are scheduled to be presented to the board at the next few meetings, before a final draft being presented to Transylvania County's Board of Commissioners and the public.

New Business



A. Sign Variance Request SV#25-01: Singleton-Payne

Postponed



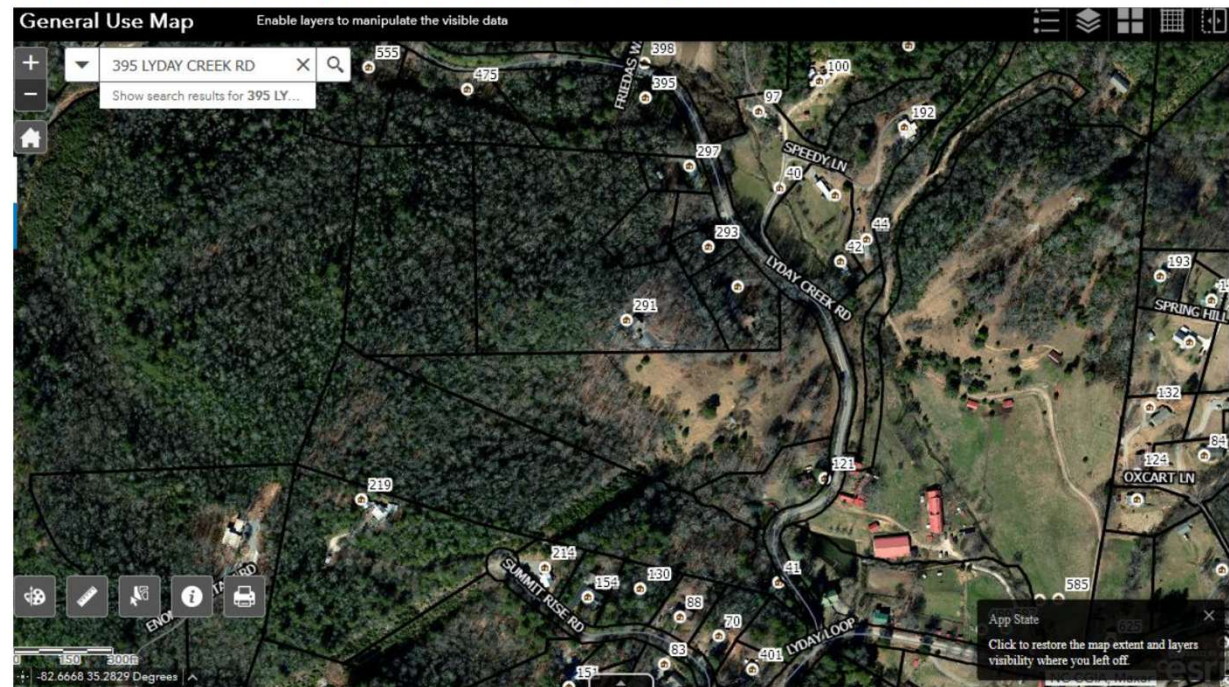
B. CAI Request CAI#25-02: Berry



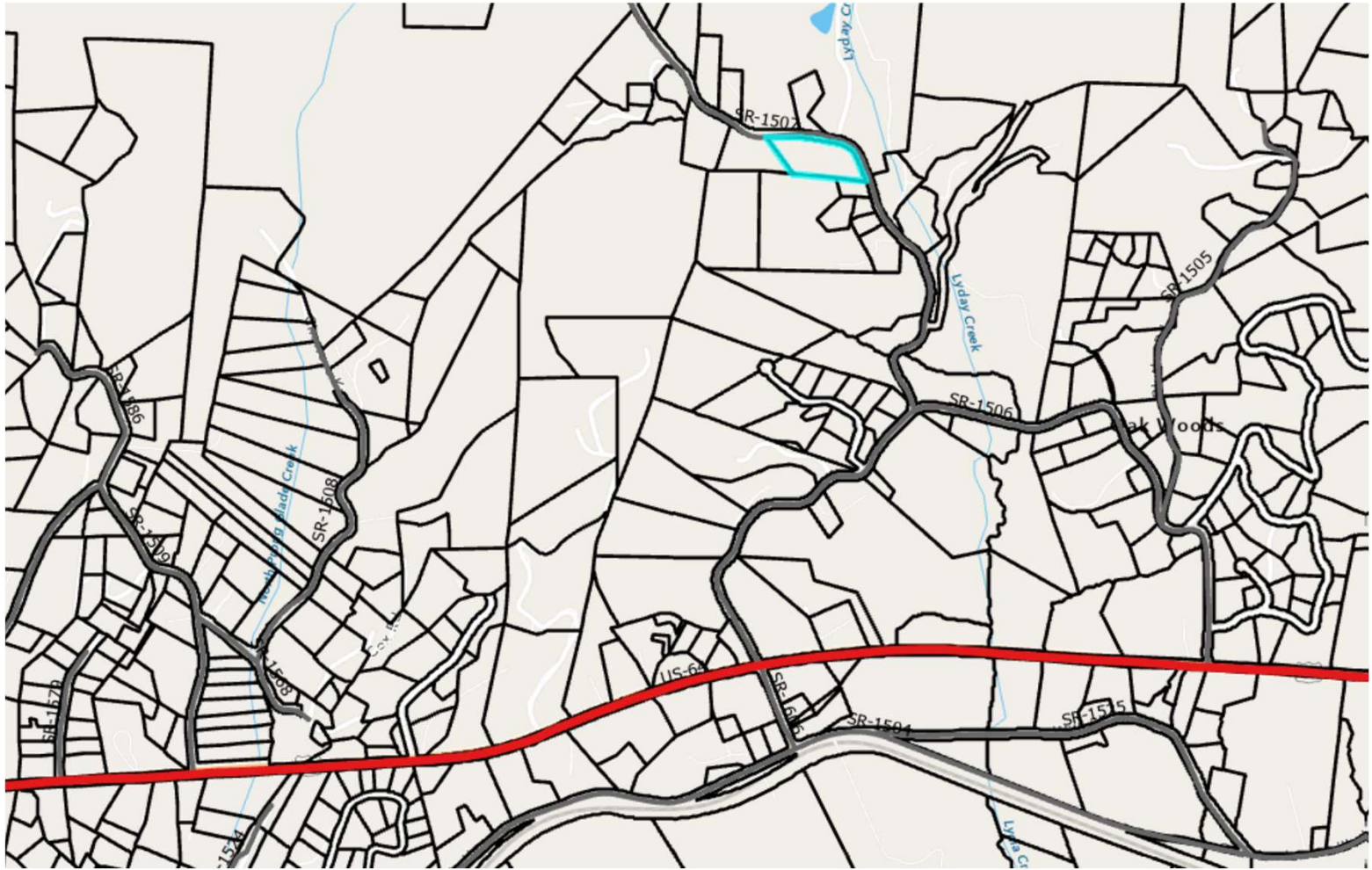
Staff Report

Staff Report:

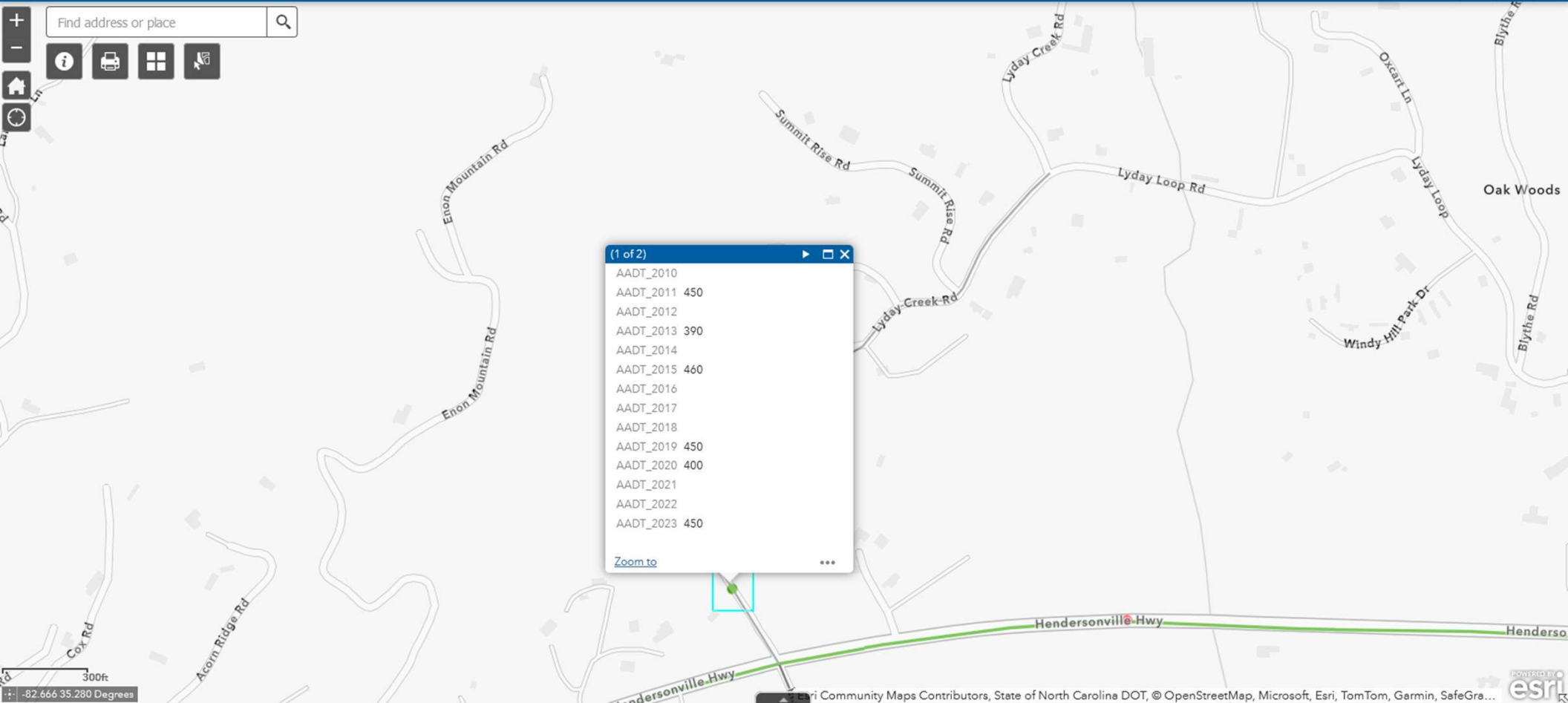
COMMUNITY APPEARANCE INITIATIVE APPLICATION CAI# 25-02, A REQUEST BY LINDA BERRY, APPLICANT, ON BEHALF OF GRANNIE NANNIE HEIRS, PROPERTY OWNER, FOR ASSISTANCE IN DEMOLITION OF DILAPIDATED STRUCTURE, REMOVAL OF DEMOLITION DEBRIS AND JUNK COLLECTED ON THE PREMISES IN AN UN-ZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 395 LYDAY CREEK ROAD, PISGAH FOREST, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28704, PIN# 9507-77-6828-000.



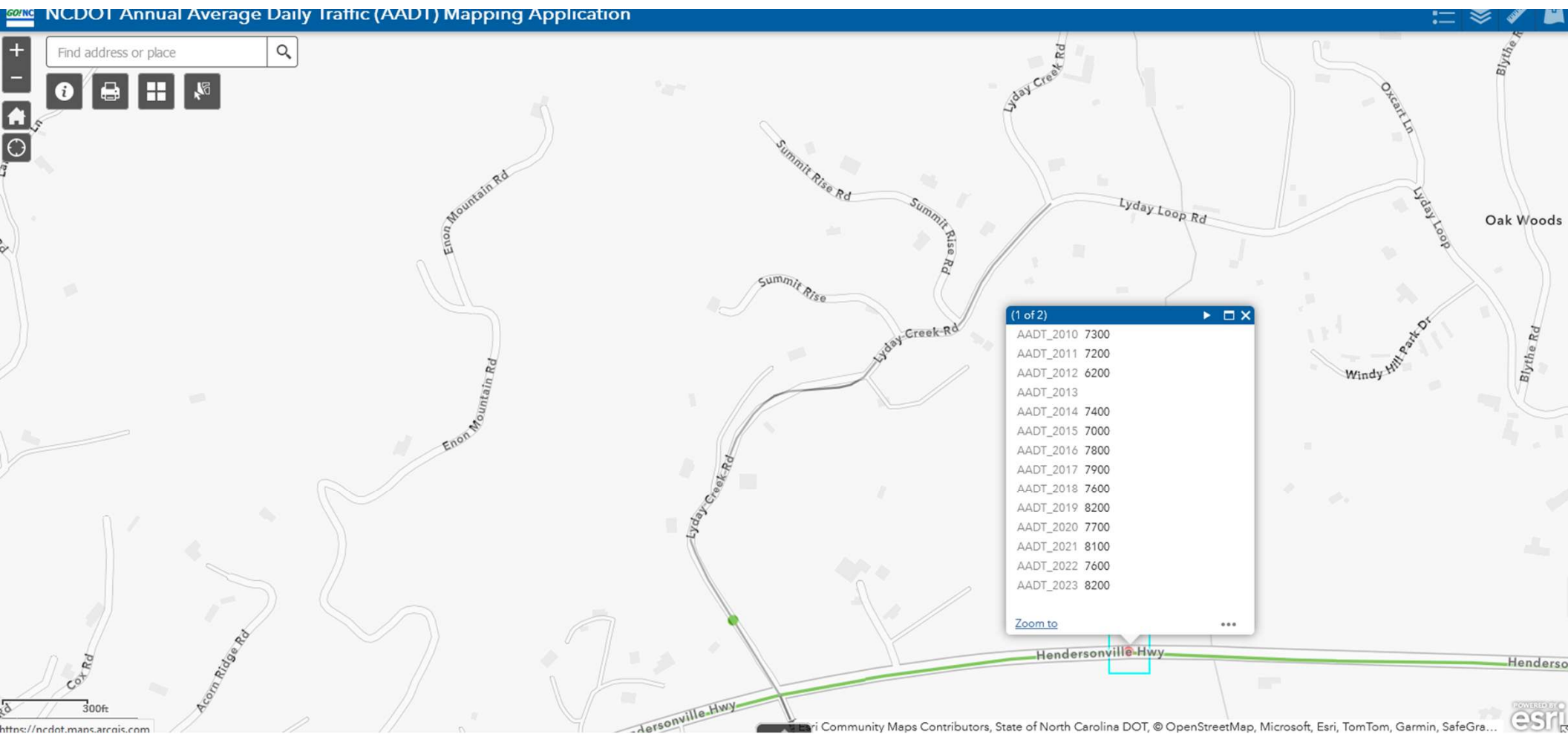
CAI# 25-02 Berry-Grannie Nannie Heirs



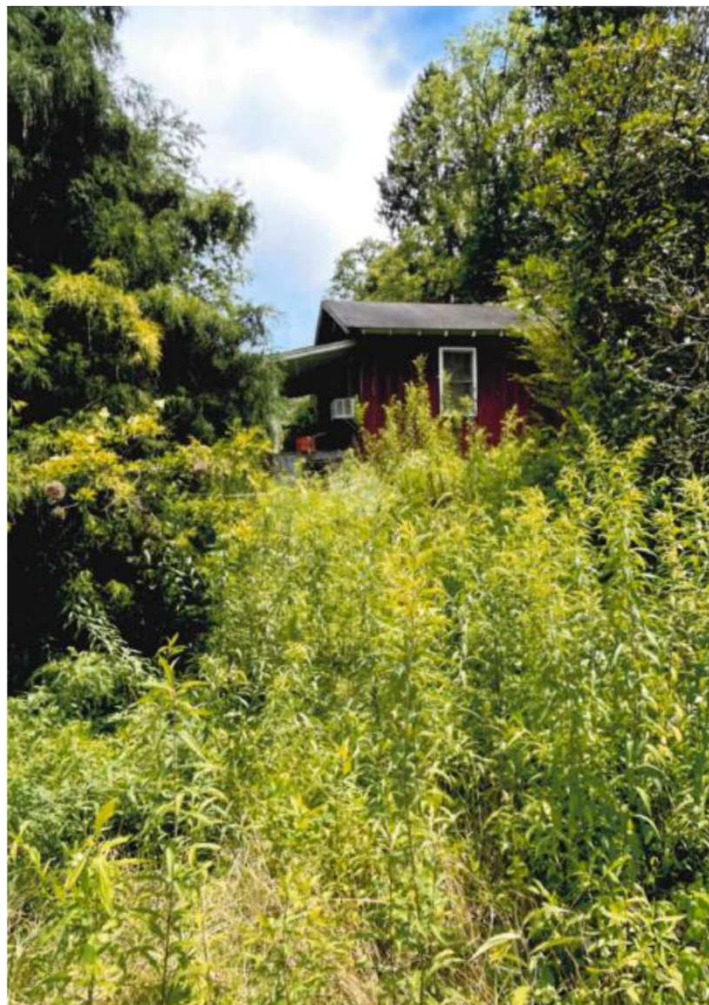
CAI# 25-02 Berry-Grannie Nannie Heirs



CAI Update



Staff Report



CAI# 25-02 Berry-Grannie Nannie Heirs

Staff Report



Staff Report



CAI BUDGET

Case#	Applicant	Owner	Address	PIN#	Requested	Approved	Expended	Pending	Available	Actual
CAI#23-01	Powell	Grogan	1528 Pickens Highway	8552758711000	\$1,000.00		\$0.00	CLOSED	\$20,000.00	\$20,000.00
CAI#24-01	Purple Bucket Enterprises, LLC	Purple Bucket Enterprises, LLC	2427 Greenville Highway	8594083173000	\$3,419.00	DENIED	\$0.00	CLOSED	\$20,000.00	\$20,000.00
CAI#24-02	McCall	Evans	95 Tom McKinney Dr.	8564947726000		WITHDRAWN	\$0.00	CLOSED	\$20,000.00	\$20,000.00
CAI#24-03	Hoxit	Evans	95 Tom McKinney Dr.	8564947726000	\$6,500.00	\$5,250.00	\$2,445.90	CLOSED	\$17,554.10	\$17,554.10
CAI#24-04	Hamilton	Hamilton	50 Maple Hill Rd.	9516713318000	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00	\$10,854.10	\$17,554.10
CAI#24-05	Burdett	Blythe	1662 Solomon Jones Rd.	9512758783000	\$10,500.00	\$10,500.00	\$10,500.00	CLOSED	\$354.10	\$7,054.10
CAI#24-06			Minerva Lane			WITHDRAWN	\$0.00	CLOSED	\$354.10	\$7,054.10
CAI#24-07	Fletcher	Transylvania Co. Board of Education	41 Confederate Lane	8564624660000	\$15,000.00	DENIED	\$0.00	CLOSED	\$354.10	\$7,054.10
FY26 Deposit							-\$20,000.00		\$20,354.10	\$27,054.10
CAI#25-01	Pascoe & Skylar	Pascoe & Skylar	1588 Probart St.	8586004301000	\$8,546.92	\$6,000.00	\$6,000.00	\$6,000.00	\$14,354.10	\$21,054.10



CAI# 25-02 Berry-Grannie Nannie Heirs

Old Business



A. Transylvania County Comprehensive Housing Report:



10-Year Housing Strategy

Last Updated: 3/27/2025

Submitted to

Transylvania County, NC

Jaime Laughter – County Manager



Submitted by

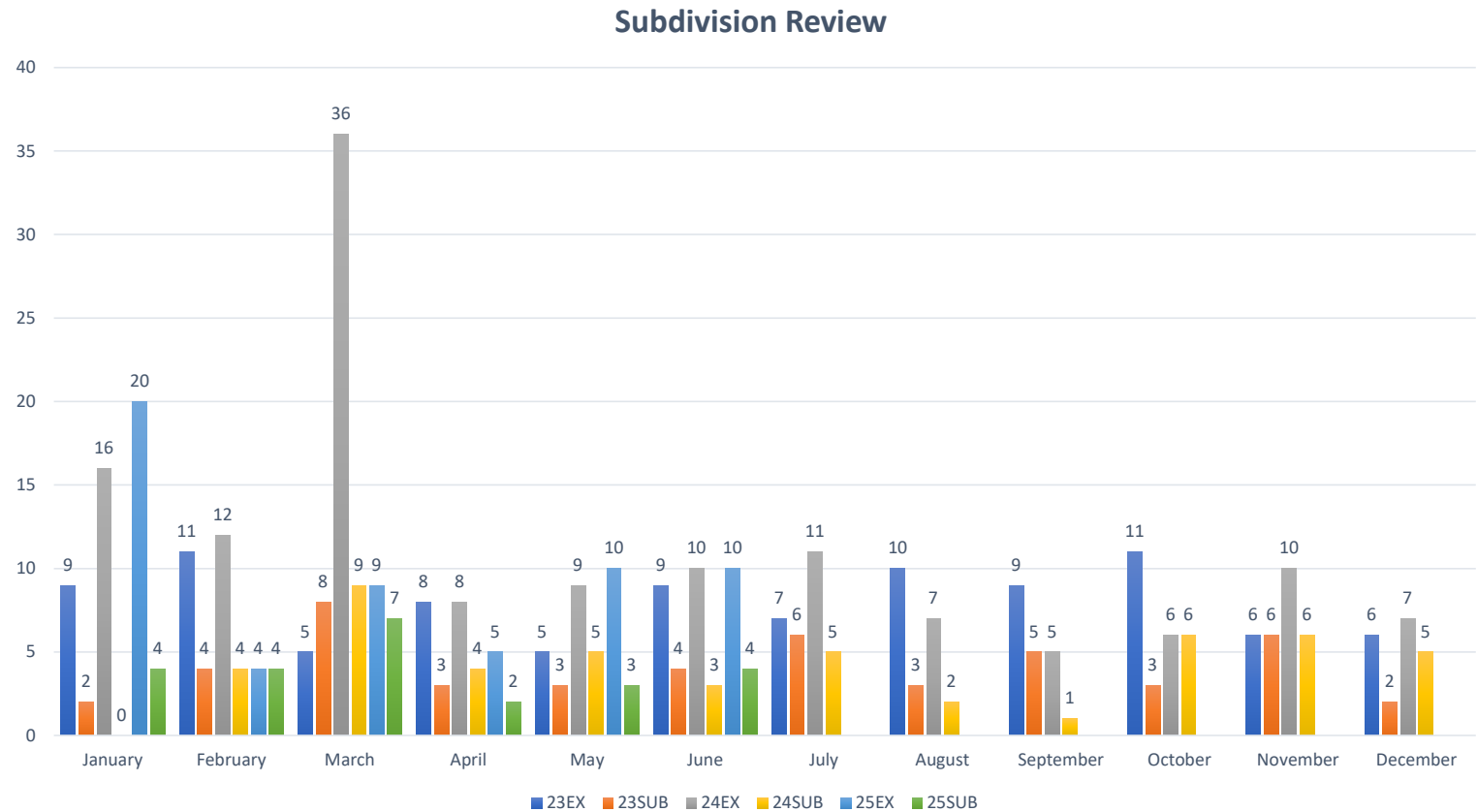


Comprehensive Housing Report

Informational & Discussion Items



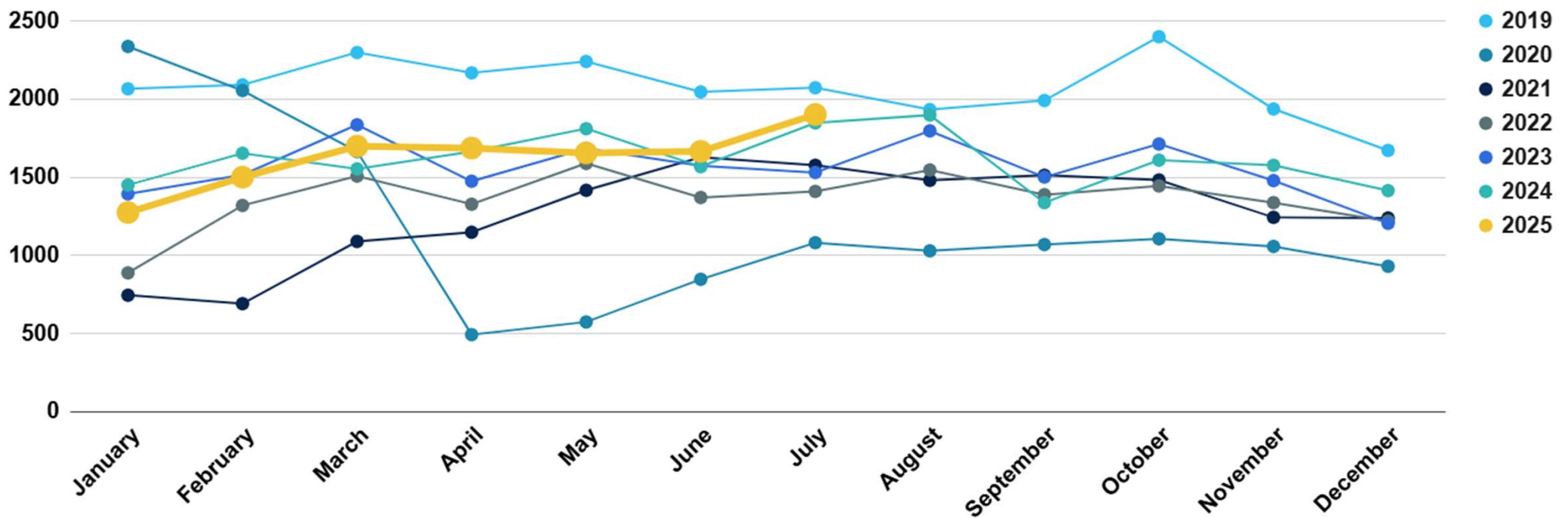
A. Subdivision Approval & Update



Subdivisions & Exemptions Update

B. Transportation Update

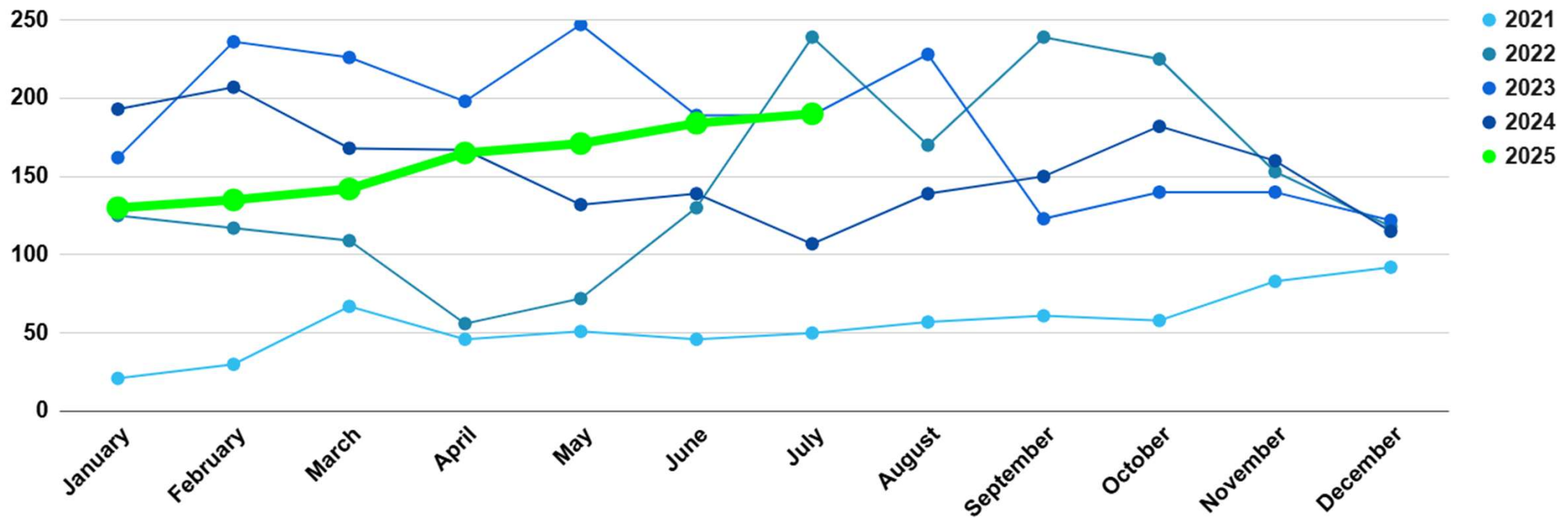
Demand Response Monthly



Transportation Update

B. Transportation Update

Fixed Route Monthly Ridership



Transportation Update

C. Community Appearance Initiative Update



CAI BUDGET

Case#	Applicant	Owner	Address	PIN#	Requested	Approved	Expended	Pending	Available	Actual
CAI#23-01	Powell	Grogan	1528 Pickens Highway	8552758711000	\$1,000.00		\$0.00	CLOSED	\$20,000.00	\$20,000.00
CAI#24-01	Purple Bucket Enterprises, LLC	Purple Bucket Enterprises, LLC	2427 Greenville Highway	8594083173000	\$3,419.00	DENIED	\$0.00	CLOSED	\$20,000.00	\$20,000.00
CAI#24-02	McCall	Evans	95 Tom McKinney Dr.	8564947726000		WITHDRAWN	\$0.00	CLOSED	\$20,000.00	\$20,000.00
CAI#24-03	Hoxit	Evans	95 Tom McKinney Dr.	8564947726000	\$6,500.00	\$5,250.00	\$2,445.90	CLOSED	\$17,554.10	\$17,554.10
CAI#24-04	Hamilton	Hamilton	50 Maple Hill Rd.	9516713318000	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00	\$10,854.10	\$17,554.10
CAI#24-05	Burdett	Blythe	1662 Solomon Jones Rd.	9512758783000	\$10,500.00	\$10,500.00	\$10,500.00	CLOSED	\$354.10	\$7,054.10
CAI#24-06			Minerva Lane			WITHDRAWN	\$0.00	CLOSED	\$354.10	\$7,054.10
CAI#24-07	Fletcher	Transylvania Co. Board of Education	41 Confederate Lane	8564624660000	\$15,000.00	DENIED	\$0.00	CLOSED	\$354.10	\$7,054.10
FY26 Deposit							-\$20,000.00		\$20,354.10	\$27,054.10
CAI#25-01	Pascoe & Skylar	Pascoe & Skylar	1588 Probart St.	8586004301000	\$8,546.92	\$6,000.00	\$6,000.00	\$6,000.00	\$14,354.10	\$21,054.10



CAI Update

C. Comprehensive Plan Update



which way next?



**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 County
Comprehensive Plan
Update



Comprehensive Plan: Survey

Transylvania 2050	2025							2026			
Project Step	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
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. Elements		AR	PB								
Introduction		AR	PB								
Elements 1 & 2			AR	PB							
Elements 3 & 4				AR	PB						
Elements 5 & 6					AR	PB					
b. Working Draft								AR	PB	PB	
c. Report to Commissioners		BOC									
Community Survey Announcement	AR										
Community Survey Results				AR							
Community Priority Sessions Summary							AR				
Draft Plan & Timeline for Adoption										AR	

KEY:
Administrative Review
Planning Board
Board of Commissioners
Community Engagement



Comprehensive Plan: Project Schedule

D. Housing Study Update



Public Comment



Board Members' Comments



Adjournment

