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**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.)

**IX. BOARD MEMBERS' COMMENTS**

**X. ADJOURNMENT**