
**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

**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.

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

Mr. Adams presented the Introduction, Demographics and Economics sections of the Comprehensive Plan Draft. The draft needs to be printed and viewed in landscape mode for the best visibility. Mr. Adams also explained new ADA requirements for colors and text sizes. Mr. Adams plans to change the “focus areas” of the plan to “elements”. He also explained each element’s section will likely be comprised of 7 pages that will include text and graphics. Mr. Privette expressed a desire for a short plan, possibly 10 pages or less total. Mr. Lasater requested a map of all the land in conservancy in the county be added. Mr. Adams also presented some information on other “high public land counties” and explained we were classified as “medium level”. Counties are also rated by industry dependency and Transylvania County primarily depends on recreation and tourism as opposed to industry. The board discussed putting most graphics in the appendix of the plan.

VII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department’s recent approvals. Since the June Planning Board meeting, the department has reviewed 4 Subdivisions and 10 Subdivision Exemptions.

B. Transportation Update

Mr. Adams presented ridership statistics for Transylvania County Public Transportation’s fixed route and demand response services. The fixed route ridership is down, and demand response services have increased. The Transportation Department and their advisory boards are discussing converting to a micro-transit system with designated zones throughout the county.

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. A new application has been received for a property on Lyday Loop Road and will be discussed at the next meeting.

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: Mr. Privette expressed his discontent with the Comprehensive Plan’s Community Survey being offered in Spanish. Mr. Fisher moved to adjourn the meeting. Mr. Lasater seconded the motion. All present members voted in favor and the meeting adjourned at 7:38 PM.

X. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

DRAFT

Transylvania County Planning Board

Staff Report:

SIGN VARIANCE APPLICATION **SV# 25-01**, A REQUEST BY ROBERT SINCLAIR II, PIN# 9508-56-9607-000, ON BEHALF OF SHANE PAYNE, OF 5490 ASHEVILLE HWY, LLC, REQUESTS A VARIANCE FROM THE SIGN REGULATIONS IN AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 5490 ASHEVILLE HIGHWAY, PISGAH FOREST, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28704.

Agenda Date: August 21, 2025

Prepared By: Jeff Adams

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 Robert Sinclair III, on behalf of Shane Payne, of 5490 Asheville LLC, SV#25-02 Sign Variance Application;
- A-2 PIN# 9508-56-9607-000 Transylvania County Parcel Information Data Card, Assessor’s Office;
- A-3 GIS Aerial Site Map of property, Transylvania County GIS;

“B” Exhibits – Transylvania County Supplemental Materials

- B-1 Sign Control Ordinance, Transylvania County, last updated February 13, 2018;
- B-2 North Carolina General Statutes, 160D-406 Quasi-judicial Procedures;
- B-3 Pictures of property, from Highway-64, taken by staff, August 14, 2025;
- B-4 Meeting Minutes from previous Sign Variance approval from December 6, 2012 Planning Board Meeting;
- B-5 Public Notice sent to Surrounding Owners and posted on August 7, 2025;
- B-6 Surrounding Owners Mailing List;

Background

Robert Sinclair III, applicant, is requesting on behalf of Shane Payne of 5490 Asheville Highway LLC, a variance from the Transylvania County Sign Control Ordinance. The property owner owns the 2.6-acre parcel, PIN# 9508-56-9607-000, at 5490 Asheville Highway and the adjacent 4.02 parcel to the southwest, PIN#9508-56-4179-000, where the Bolyston Creek RV Park & Cabins is located.

The property currently has a non-conforming off-premise sign currently advertising for Pisgah Roofing & Restoration, as shown in B-3, pictures taken along the Highway-64 access roads. There is also an additional non-conforming sign in the right-of-way adjacent to the property, for the Bolyston Creek RV Park & Cabins.

The applicant requests a new on-premise sign structure, to be placed along the property line of 5490, approximately at the junction of the two access drives. The Sign Control Ordinance, according to subsection 5.8 states, "No off-premise sign shall be located on the same parcel as an on-premise sign or within fifty (50) feet of an on-premise sign. The proposed structure would require a variance from this standard.

Applicable Criteria

TRANSYLVANIA COUNTY SIGN CONTROL ORDINANCE

SECTION 5: Off-Premise Sign Regulations

5.1 Off-premise signs shall not exceed one hundred and fifty (150) square feet per sign face, shall not exceed twenty (20) feet in horizontal length per sign face and shall have a total height no greater than twenty-five (25) feet.

5.2 Off-premise signs with a sign face of thirty-two (32) square feet or less do not require a sign permit,

however, signs shall be securely affixed to the ground and must otherwise follow this Ordinance.

5.3 Off-premise signs for the same establishment, event or location shall be no closer than seventy-five

(75) feet apart. Up to three (3) off-premise signs may be placed on the same road, with the total number of signs equaling five (5) or less in Transylvania County, at any one time.

5.4 Off-premise signs shall be no closer than the edge of the right-of-way or no closer than twenty (20) feet from the edge of the traveled way, whichever is greater. All signs and sign structures shall be located at least twenty-five (25) feet from abutting property lines and outside of all sight visibility triangles.

5.5 Off-premise signs, with a sign face greater than thirty-two (32) square feet, shall be at least two thousand (2,000) linear feet, as measured along any roadway center line, from any other off premise sign; at least five hundred (500) linear feet from any intersection of the center line of all roads, at-grade railroad crossings or bridges; and at least five hundred (500) linear feet from the nearest point of any personal residence, church or building used for worship located within six hundred and sixty (660) linear feet of the right-of-way.

5.5.1 A property owner may have an off-premise sign placed on their property closer than the five hundred (500) foot requirement from their personal residence provided that they submit a written and notarized statement identifying themselves as the property owner and certifying that the proposed sign will meet all other requirements of this Ordinance.

- 5.6 *Off-premise signs shall not be attached to or painted onto any building or structure.*
- 5.7 *Off-premise signs shall have only one (1) sign face per side and no more than a total of two (2) sign faces per sign structure.*
- 5.8 *No off-premise sign shall be located on the same parcel as an on-premise sign or within fifty (50) feet of an on-premise sign.*
- 5.9 *Off-premise illuminated signs shall be lighted by fixtures located, aimed, and fully shielded so that light is directed only onto the sign face. Lighting fixtures shall not be aimed upward, toward adjacent streets, roads or properties.*
- 5.10 *Off-premise signs that are illuminated at night may not exceed a maximum luminance level of seven hundred and fifty (750) cd/m² or Nits, regardless of the method of illumination.*
- 5.11 *Off-premise signs designed to be visible from a road, or a portion thereof, designated as a Scenic Corridor by the Transylvania County Board of Commissioners shall be no greater than twenty (20) square feet with a limit of one sign per establishment per Scenic Corridor.*
- 5.12 *Off-premise signs designed to be visible from a road, or a portion thereof, designated as a No1th Carolina Scenic Byway shall follow the No1th Carolina Department of Transportation Regulations for the Control of Outdoor Advertising.*

SECTION 6: On-Premise Sign Regulations

- 6.1 On-premise freestanding signs shall not exceed one hundred and fifty (150) square feet per sign face and shall have a total height no greater than twenty-five (25) feet.
- 6.2 On-premise attached signs shall not exceed a cumulative area of one hundred and fifty (150) square feet per sign face and shall have a total height no greater than twenty-five (25) feet.
- 6.3 On-premise freestanding signs shall have only one (1) sign face per side for no more than a total of two (2) sign faces per sign structure.
- 6.4 On-premise signs shall be no closer than the edge of the right-of-way or no closer than twenty (20) feet from the edge of the traveled way, whichever is greater. All signs and sign structures shall be located at least twenty-five (25) feet from abutting property lines and outside of all sight visibility triangles.
- 6.5 Single parcels with one establishment may have one (1) freestanding sign and one (1) sign attached to the building per state maintained road frontage.

STAFF COMMENTS

Signage

The application is requesting an on-premise sign at a location along the Highway-64 right-of-way property line, placed between the two driveway access points. It should be noted that the owner is the owner of both parcels, the northern parcel, PIN# 9508-56-9607-000, at 5490 Asheville Highway, where a sawmill is in operation and the adjacent parcel to the southwest, PIN#9508-56-4179-000, where the RV Park is located. If the PB/BoA finds that applicant's RV Park, for which this proposed sign is intended, is indeed operating on this northern parcel, or both, then subsection 6.4 states, "On-premise signs shall be no closer than the edge of the right-of-way or no closer than twenty (20) feet from the edge of the traveled way, whichever is greater."

The two existing non-conforming signs will also require a determination from the PB/BoA, since subsection 6.5 permits only one freestanding sign per parcel. If the PB/BoA finds that this would be the second on-premise sign on the northern parcel, then the PB/BoA would be required to find that the variance covers this second non-conformity, or condition any approval on the removal of the existing non-conforming, on-premise sign.

The existing non-conforming off-premise sign, according to subsection 5.8, requires that any new on-premise sign be located fifty (50) from the existing structure and that the proposed structure follow subsection 6.1, "shall not exceed on hundred and fifty (150) square feet per sign face and shall have a total height no greater than twenty-five (25) feet." The applicant states that the proposed sign would comply with these standards.

ARTICLE X: LEGAL STATUS PROVISIONS

SECTION 21: Variances

Where strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the Planning Board may authorize a variance, if such variance can be made without destroying the intent of this Ordinance. Any variance thus authorized is required to be entered in writing in the minutes of the meeting of the Planning Board and the reasoning on which the departure was justified set forth.

STATE STATUTES

160D-7-5. Quasi-judicial zoning decisions.

(d) Variances

When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that. In the absence of the variance, no reasonable use can be made of the property.*
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.*

(3) *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

(4) *The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.*

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other development regulation that regulates land use or development may provide for variances from the provisions of those ordinances consistent with the provisions of this subsection.

STAFF COMMENTS

Hardship

The applicant states, “The spacing provision of ordinance not only creates hardship for Mr. Payne’s use of an on-premise sign, but is also denying him the opportunity to accrue ground rent for the off-premise sign lease between Mr. Payne and Lamar.” The Sign Control Ordinance specifically prohibits business owners from taking advantage of on-premise and off-premise signs on a single parcel. Needless to say if all property owners, even just those currently operating businesses with on-premise signs, to also be permitted to offer off-premise signs, there would be many offering such services and taking advantage of both business opportunities. The intent of the Sign Control Ordinance, on the other hand is “to preserve the scenic and aesthetic features and the quality of life for residents and visitors,” while at the same time being “sensitive to, the need for local businesses to adequately identify their products and services.”

The question to be weighed is whether the applicant is faced with a hardship by only having the two existing signs on the property?

STAFF RECOMMENDATION

Since variance requests are site specific determinations, and thus, a case-by-case determination based on hardship. Staff has provided the meeting minutes from the most recent sign variance request before the PB/BoA, from December 6, 2012, as a point of reference. Each variance request should be seen in light of the hardship provisions and as the Sign Control Ordinance states, “if such (a) variance can be made without destroying the intent of this Ordinance. Any variance thus authorized is required to be entered in writing in the minutes of the meeting of the Planning Board and the reasoning on which the departure was justified set forth.”

If an approval is granted, it should be upon the following conditions:

1. Removal of existing non-conforming RV Park Sign; and
2. Proposed sign to be located fifty feet (50) from existing non-conforming off-premise sign.

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 moves to (approve, conditionally approve or deny) **the Singleton Variance Request SV# 25-01, on behalf of Mr. Payne.**

Transylvania County Sign Variance Application

Submittal:

Applications are accepted by Planning and Community Development Department staff. Application submittals must be made in-person and during regular operating hours. **ONLY COMPLETE APPLICATIONS CAN BE ACCEPTED.**

Variances to the Transylvania County Sign Control Ordinance are heard by the Transylvania County Planning Board as a quasi-judicial public hearing conducted during a regularly scheduled meeting of the Planning Board (3rd Thursday of every month at 6:00 PM). To be considered at a meeting, the complete application **must be submitted at least fifteen (15) business days in advance of the proposed hearing**. The application is a form of written testimony and is used to provide evidence that the required findings for approval can be made. In addition to the application materials, the applicant may provide any other written, drawn or photographed material to support his/her request and as permitted by the Board of Adjustment. Any such additional material submitted will become part of the application, and as such cannot be returned.

Attendance at the hearing is required:

Applicants may represent themselves or may be represented by someone appropriate for quasi-judicial public hearings. The applicant has the **burden of proof** and must provide sufficient evidence in order for the required findings to be made. The public hearing will allow the applicant, proponents, opponents and anyone else the opportunity to speak and ask questions in regards to the request. An application may be approved, approved with conditions, continued for more information, or denied.

TRACKING INFORMATION (Staff Only)

Variance Application No.: SCVA - - -

Received by: _____ Date Rec'd: ____/____/____

SIGN INFORMATION

Sign Type:

Off-Premise Sign: ☐ On-Premise Sign: ☒

Will the sign be attached to an existing or proposed structure: ☐ Yes ☒ No

Will the sign be located along a scenic corridor: ☐ Yes ☒ No

Proposed size of the sign face: 55 Sq. ft Proposed sign faces 2

Proposed distance from the edge of right-of-way: 20 Ft.

Proposed distance from the edge of adjoining property lines: 25 Ft.

Will the proposed sign use an electronic message display: ☐ Yes ☒ No

Will the proposed sign be illuminated: ☐ Yes ☒ No

Is a copy of the proposed sign message attached: ☒ Yes ☐ No If "No" please provide a brief description of the sign copy: _____



PARCEL INFORMATIONParcel Number(s): 9508-56-9607-000Total Acreage: 2.77 Deed Book: 1150 Page: 649-651Township: 0 1 Zoning District: UNZONEDProperty address: 5490 Asheville Highway, Pisgah Forest, NC 28768**CONTACT INFORMATION****Property Owner:**Name: Shane PaynePhone: 828 489 9822Address: 5490 ASHEVILLE HWY City, State, Zip: PISGAH FOREST NC**Applicant/Agent: (If different from the owner)**Name: Robert R. Singleton II, Lamar Advertising Co. Phone: (828)-687-4000Address: PO Box 732 City, State, Zip: Arden, NC 28704**Plan Preparer: (If applicable)**Name: _____ Phone: () -

Address: _____ City, State, Zip: _____

Appointment of agent designation: (if applicable)

I, SHANE PAYNE (Owner) owner of the property located on 5490 ASHEVILLE HWY (Property Address) recorded in 1150 (Deed Book) 649 (Page) and having the parcel identification number of 9508-56-9607-000 located in Transylvania County, North Carolina, do hereby appoint Robert R. Singleton To represent me in a Sign Control Ordinance variance application to the Planning and Community Development Department and authorize him/her to act as my agent in all matters, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any the Sign Control Ordinance.

Shane Payne
Signature (Owner)

7/24/2025
Date

BURDEN OF PROOF

The applicant seeking a variance to the Transylvania County Sign Control Ordinance shall have the burden of presenting evidence sufficient to allow the Planning Board to reach the conclusions set forth below, as well as the burden of persuasion on those issues.

Complete and respond to the following with an attachment (suggested), or in the space provided:

Ordinance Provision(s) from which a variance is requested:

Sign Control Ordinance Article VI, Section 5.8: No off-premise sign shall be located on the same parcel as an on-premise sign or within fifty (50) feet of an on-premise sign

This is what I want to do:

Lamar will build one multipole on-premise sign for Boylston Creek RV Park and Cabins, approximately 250' east of the existing off-premise sign. The sign will have two faces in a back to back configuration. Maximum height of the sign and sign structure will be 25' and each face will be less than 150 square feet.

Ordinance provision(s) require:

25' maximum height, sign faces to be less than 150 square feet with each no greater than 25' in height. No closer than edge of right of way or 20' from edge of traveled roadway. 25' from abutting property line. Must not be located on same parcel as off-premise sign (reason for variance request).

Article X, Section 21 of the Transylvania County Sign Control Ordinance calls out the following findings which the Planning Board must make in granting any variance:

1. Unnecessary hardship would result from the strict adherence to the provisions of the Ordinance.

Applicant's Response:

As one of the largest sign operators in the country, Lamar Advertising requests a variance to build a professional and attractive on-premise sign structure for Mr. Shane Payne, owner and operator of Boylston Creek RV Park and Cabins. This sign will not pollute the aesthetic value of Transylvania County and only serve to benefit the motoring public who are visiting to recreate, stimulate the economy, and enjoy the area. The sign shall not exceed the Transylvania County On-Premise Sign Ordinance requirements for height, face size, and setback. The current ordinance prohibits building this sign solely because of Lamar's off-premise sign on the same property owned by Mr. Payne. The spacing provision of ordinance not only creates hardship for Mr. Payne's use of an on-premise sign, but is also denying him the opportunity to accrue ground rent for the off-premise sign lease between Mr. Payne and Lamar.

The current ordinance allows for an on-premise sign on the adjoining parcel (also owned by the Mr. Payne) at a distance of 50' from the off-premise sign. However, this would offer no roadway visibility for the on-premise sign, would give the appearance of a cluttered landscape, "stacking" the two signs, and would require the removal of a large swath of trees currently offering an environmental buffer to Mr. Payne's customers at the campground. Our proposed on-premise sign, built for Mr. Payne's business and on his property, would be over 200' from the off-premise sign, fit more neatly on the property than building a sign effectively on top of our existing sign, and require little to no disturbance to the existing landscape. The one preclusion is the parcel distinction. There is a legitimate need for the business owner to have road signage in order to appropriately market his business on the property to travelers westbound on Highway 280, the direction from which the majority of customers originate.

2. The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured, and substantial justice achieved.

Applicant's Response:

The requested variance will maintain the scenic aesthetic value of Transylvania County, set forth in Article III (1) of the Sign Control Ordinance, by creating adequate spacing of two signs and limiting the disturbance to the surrounding landscape. This on-premise sign will help a local business owner adequately advertise and display services offered on the premises and further contribute to the vital tourism that enhances the value of greater western North Carolina.

The existence of the on-premise sign on a different part of this parcel will not create a distraction to the motoring public, as the sign will be a permanent fixture of the property and built to the safety standards of the county and of Lamar as a professional sign operator and builder. No other variance to the ordinance is requested that would result in increased non-conformity of the off-premise sign that has created no distraction to the motoring public for many years. The on-premise sign will blend seamlessly with the property and appear with the copy shown below.

I appreciate the opportunity to present this information to the Transylvania County Variance Board and submit to you the information herein is truthful and accurate to the best of my ability and knowledge. Thank you for your consideration of this request.

I certify that the information shown above is true and accurate and is in conformance with the Transylvania County Sign Control Ordinance, and if is not that it could result in assessment of civil penalties or initiation of civil or criminal court actions.

Robert R. Singleton II

Print (Owner or Agent)

Robert R. Singleton II

Signature (Owner or Agent)

07 124 12025

Date

COUNTY USE ONLY

Fee: \$ _____ Paid: ☐ Yes ☐ No Method: _____

Site Plans attached: ☐ Yes ☐ No

Date of Planning Board Consideration: _____ / _____ / _____

Date of Planning Board Decision: _____ / _____ / _____

Variance Status: ☐ APPROVED ☐ DENIED

Planning Board Meeting Minutes Attached: ☐ Yes ☐ No

Permit No.: _____ (If Approved)

WITNESS

Sign Enforcement Officer

Date

Notes:

Boylston Creek



RV PARK & CABINS

24 RV SITES

(PRIVATE PIC-KNICK TABLE & FIRE RING)

**6 PRIMITIVE CABINS
OUTLANDER PARKING**

(828) 775-5991

BoylstonCreekRV.com

BATH HOUSE

DOG PARK

EV CHARGER

DUMP STATION



5490 Asheville Hwy LLC

Parcel ID: 9508-56-9607-000

70576710

PLAT: / UNIQ ID 49449
ID NO: T452 00123A 01 MS.02

SPLIT FROM ID

COUNTY TAX (100), N TRAN FIRE (100), COUNTY FIRE TAX (100)
Reval Year: 2025 Tax Year: 2026 US 280
Appraised By 14 on 01/01/2025 45200 Asheville Highway

CARD NO. 1 of 1
2.7700 AC
TW-01 CI- FR-

SRC= Inspection
AT- LAST ACTION 20250527

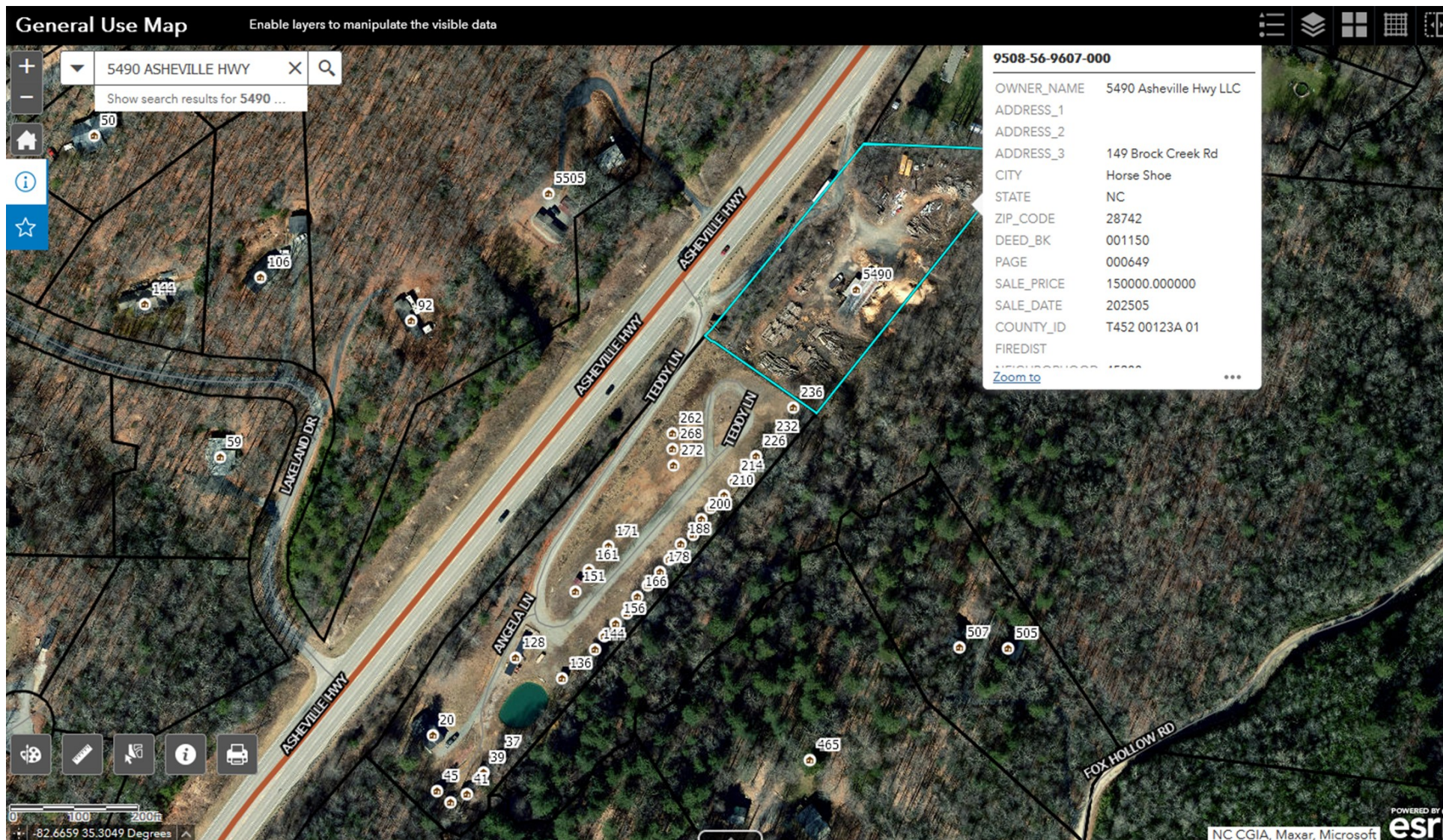
CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE													
TOTAL POINT VALUE				0	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDENCE TO	MARKET									
BUILDING ADJUSTMENTS					10	00							% GOOD			DEPR. BUILDING VALUE - CARD		0								
TOTAL ADJUSTMENT FACTOR				0	COMMERCIAL													DEPR. OB/XF VALUE - CARD		1,830						
TOTAL QUALITY INDEX				0	STYLE:													MARKET LAND VALUE - CARD		52,630						
																	TOTAL MARKET VALUE - CARD		54,460							
																	TOTAL APPRAISED VALUE - CARD		54,460							
																	TOTAL APPRAISED VALUE - PARCEL		54,460							
																	TOTAL PRESENT USE VALUE - LAND		0							
																	TOTAL VALUE DEFERRED - PARCEL		0							
																	TOTAL TAXABLE VALUE - PARCEL \$		54,460							
																	PRIOR APPRAISAL			PERMIT						
																	BUILDING VALUE			0	CODE	DATE	NO.			
																	OBXF VALUE			2,660						
																	LAND VALUE			52,630						
																	PRESENT USE VALUE			0						
																	DEFERRED VALUE			0	ROUT: 008WTRSHD:					
																	TOTAL VALUE			55,290						
																	SALES DATA									
																	OFF. RECORD		DATE		DEED				INDICATE	
																	BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE		
																	00115	00064	5	2025	WD*	X	V	150,000		
																	0	9								
																	00913	0306	3	2020	AR	C	V	0		
																	HEATED AREA									
																	NOTES									
																	09-33									

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE				GS AREA	RPL CS														
SUBAREA				97	SHELTER		75	24	1,800	3.85	100.00	—	0.00	1986	1998	S3		19	1317
TOTALS				01	STORAGE		25	8	200	8.50	100.00		0.00	1938	1980	30		30	510
TOTAL OB/XF VALUE																		1827	

BLDG DIMENSIONS	
-----------------	--

LAND INFORMATION	
------------------	--

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT					ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
LUMBER YRD	0643		0	0	1.9000	4	1.0000	+00	+00	+00	+00	+00	RP	10,000.00	2.770	AC	1.900	19,000.00	52630	0	
TOTAL MARKET LAND DATA															2.77				52630		
TOTAL PRESENT USE DATA																					



SV# 25-02 Sinclair Sign Variance Application

**SIGN CONTROL ORDINANCE
TRANSYLVANIA COUNTY, NORTH CAROLINA**

ARTICLE I

SHORT TITLE

This Ordinance shall be known and cited as the Sign Control Ordinance of Transylvania County, North Carolina.

ARTICLE II

AUTHORITY

Pursuant to the authority and provision conferred in Chapter 153A-121(a) of the North Carolina General Statutes, and pursuant to the "Scenic Corridor Designation Ordinance of Transylvania County, North Carolina", the Transylvania County Board of Commissioners hereby ordain and enact into law these Articles and Sections.

ARTICLE III

PURPOSE

1. To guide and regulate the construction and placement of signs in Transylvania County in order to preserve the scenic and aesthetic features and the quality of life for residents and visitors.

The Board of Commissioners is aware of, and sensitive to, the need for local businesses to adequately identify their products and services and is committed to safeguarding the interests of local businesses while providing reasonable regulations.

2. To insure the safety of local and visiting motorists on the roads in Transylvania County by reducing the distracting influence of uncontrolled signs throughout the County.

ARTICLE IV

JURISDICTION AND ADMINISTRATION

This Ordinance shall apply to all areas of Transylvania County located outside any incorporated city or town planning or extraterritorial jurisdiction. Municipalities within Transylvania County may elect to allow this Ordinance to be effective within their corporate limits.

The Transylvania County Planning and Community Development Department shall administer this Ordinance. The Planning and Community Development Director, or their appointee, shall be known as the Sign Enforcement Officer.

ARTICLE V

DEFINITIONS

SECTION 1: For the purpose of this Ordinance, certain words or terms used herein are defined as follows:

- 1.1 Copy - The characters, letters or illustrations displayed on a sign face.
- 1.2 Electronic Message Sign, Electronic Message Center or Electronic Message Board (EMC) - An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Electronic message signs typically use light emitting diodes (LEDs) as a lighting source.
- 1.3 Establishment - A business, non-profit organization, public institution, or personal residence.
- 1.4 Exempt Sign - Any sign which is specifically listed as exempt from this Ordinance. Exempt signs are not regulated by the terms of this Ordinance and shall not require a permit.
- 1.5 Flashing Sign - Signs or portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this Ordinance, flashing is defined as occurring if the cyclical period between on-off phases of illumination is less than three (3) seconds.
- 1.6 Freestanding Sign - The general term for any sign that is supported from the ground and not attached to a building.
- 1.7 Government Sign - A sign constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights.
- 1.8 Illuminated Sign - A sign designed to be lighted by lights on or in the sign, or with lights directed toward the sign.
- 1.9 Luminance - A measurement of light output at its source that does not vary with ambient light conditions and can be measured during both the sign fabrication process and after installation.
- 1.10 Moving Signs - Signs or portions of signs characterized by movement powered or activated by natural, manual, mechanical, electrical or other means, including but not limited to banner signs, pennant strings, streamers, spinners, propellers, and search lights.
- 1.11 Nits - A unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter. Nits are used to describe the brightness of computer displays, such as electronic message signs.
- 1.12 Nonconforming Sign - Existing signs that were constructed and in place prior to the adoption of this Ordinance and that do not conform to the provisions of this Ordinance, as amended. An illegal sign is not a nonconforming sign.
- 1.13 North Carolina Scenic Byways - Routes designated by the North Carolina Department of Transportation that provide motorists with an opportunity to experience North Carolina history, geography and scenery while traveling along state maintained roads.
- 1.14 Off-Premise Sign - Any sign not on the property of the establishment advertised or referenced in the copy.

- 1.15 On-Premise Sign - A sign that draws attention to or communicates information about a business, service or commodity that exists or is conducted, sold, offered, maintained or provided on the same property where the sign is located.
- 1.16 Permanent Sign - A sign permanently affixed to the ground or another permanent structure, such as a building, and is intended to remain in one location for an indefinite period.
- 1.17 Setback - The shortest horizontal distance from the property line or right-of-way to the nearest point (leading edge) of the sign or its supporting member.
- 1.18 Sight Visibility Triangle - The land adjoining a road intersection that is to be kept clear of obstructions between three (3) and seven (7) feet above ground to ensure visibility and the safety of motorists and pedestrians. The protected sight distance is the length of roadway visible to the driver who is traveling along the roadway or waiting to enter or cross the roadway for at least thirty-five (35) feet in each direction.
- 1.19 Sign - Any display of letters, words, numbers, figures, devices, emblems, pictures, logos, or any other means whereby the same are made visible for the purpose of making anything known, whether such display be made on, or attached to, or as a part of a structure, surface or any other object whether natural or man-made.
- 1.20 Sign Area (Sign Face) - The area of a sign shall be considered to be that of the smallest rectilinear figure that encompasses all lettering, wording, design or symbols, together with any background difference on which the sign is located, if such background is designed as an integral part of and related to the sign. All cut-outs or extensions shall be included in the area of a sign. Supports and bracing which are not intended as part of the sign shall be excluded.
- 1.21 Sign Height - Sign height shall be measured from the ground directly below the center of the sign or from the road grade of the closest point in the road the sign is located along, whichever is higher, to the sign or sign structure's highest point.
- 1.22 Temporary Portable Sign - A sign that is displayed only for a limited period of time; is not permanently affixed to the ground; is on wheels or a trailer; v-shaped "sandwich" signs; and/or is made out of materials such as paper, cloth, canvas, plastic sheet, cardboard, wallboard or other like materials that appear to be intended for temporary display and easy movement. If a sign display area is permanent, but the copy displayed is subject to change, that sign shall not be regarded as temporary.
- 1.23 Transylvania County Scenic Corridors - Roadways designated by the Transylvania County Scenic Corridor Designation Ordinance that are particularly beautiful and offer outstanding views and natural experience of our mountains, as seen and enjoyed by the public while traveling on the roads and highways in Transylvania County.

ARTICLE VI

SIGN REGULATIONS

SECTION 2: Sign Regulations - Signs constructed, placed or maintained, except as otherwise prohibited or exempted, must comply with the standards, procedures, exemptions and other requirements of this Ordinance. Signs allowed without a sign permit shall be subject to the requirements of this Ordinance. Signs permitted by this Ordinance shall be constructed in accordance with the North Carolina State Building Codes, as amended.

SECTION 3: Signs Exempted - The following signs are exempt from this Ordinance:

- 3.1 Government signs including, but not limited to, traffic warning or regulatory signs including building identification, directional, informational and welcome signs.
- 3.2 Trade names and graphics that are located on newspaper, soft drink, gasoline pumps and similar vending devices.
- 3.3 Flags or insignia of any governmental or non-profit organization when not displayed as an advertising device.
- 3.4 Warning signs posted by utility or construction companies.
- 3.5 Commemorative tablets, markers or monuments constructed by or with the permission of the Transylvania County Board of Commissioners.
- 3.6 Signs on operational motor vehicles indicating the name of a business, when the vehicle is not intended to be used solely for a display of signs.
- 3.7 Signs required by law, statute or Ordinance.
- 3.8 Signs or sign structures that cannot be seen from a public roadway are not subject to this Ordinance; however, these signs must comply with the safety and construction provisions of the current North Carolina State Building Code.
- 3.9 Signs inside a building.

SECTION 4: Signs Prohibited - The following signs are prohibited:

- 4.1 Signs obstructing the view of motorists entering or exiting roads or highways, or interfering with the driver's view of approaching, merging or intersecting traffic.
- 4.2 Signs creating unsafe distractions to motorists such as:
 - Moving signs or signs which simulate movement
 - Flashing signs or signs with flashing parts
 - Signs that prevent free ingress or egress from a building, driveway or road
 - Signs containing strobe lights
 - Signs incorporating mirrors or reflective surfaces
 - Signs with beams or rays of light that are directed on any personal residence or at any portion of a roadway and are of such intensity as to impair a driver's vision thereby interfering with the operation of a motor vehicle. No illuminated sign shall interfere with or obscure an official traffic sign, device or signal.
- 4.3 Any non-governmental sign resembling a public safety warning or traffic sign.
- 4.4 Signs, whether temporary or permanent, within any public road or highway right-of-way, with the exception of governmental signs.
- 4.5 Signs constructed or maintained upon trees and utility poles, or painted or drawn upon natural rock formations or other natural features.
- 4.6 Signs containing words or graphics that are obscene, as defined in Chapter 14 of the North Carolina General Statutes.
- 4.7 Off-premise electronic message signs.

SECTION 5: Off-Premise Sign Regulations

- 5.1 Off-premise signs shall not exceed one hundred and fifty (150) square feet per sign face, shall not exceed twenty (20) feet in horizontal length per sign face and shall have a total height no greater than twenty-five (25) feet.
- 5.2 Off-premise signs with a sign face of thirty-two (32) square feet or less do not require a sign permit, however, signs shall be securely affixed to the ground and must otherwise follow this Ordinance.
- 5.3 Off-premise signs for the same establishment, event or location shall be no closer than seventy-five (75) feet apart. Up to three (3) off-premise signs may be placed on the same road, with the total number of signs equaling five (5) or less in Transylvania County, at any one time.
- 5.4 Off-premise signs shall be no closer than the edge of the right-of-way or no closer than twenty (20) feet from the edge of the traveled way, whichever is greater. All signs and sign structures shall be located at least twenty-five (25) feet from abutting property lines and outside of all sight visibility triangles.
- 5.5 Off-premise signs, with a sign face greater than thirty-two (32) square feet, shall be at least two thousand (2,000) linear feet, as measured along any roadway center line, from any other off-premise sign; at least five hundred (500) linear feet from any intersection of the center line of all roads, at-grade railroad crossings or bridges; and at least five hundred (500) linear feet from the nearest point of any personal residence, church or building used for worship located within six hundred and sixty (660) linear feet of the right-of-way.
 - 5.5.1 A property owner may have an off-premise sign placed on their property closer than the five hundred (500) foot requirement from their personal residence provided that they submit a written and notarized statement identifying themselves as the property owner and certifying that the proposed sign will meet all other requirements of this Ordinance.
- 5.6 Off-premise signs shall not be attached to or painted onto any building or structure.
- 5.7 Off-premise signs shall have only one (1) sign face per side and no more than a total of two (2) sign faces per sign structure.
- 5.8 No off-premise sign shall be located on the same parcel as an on-premise sign or within fifty (50) feet of an on-premise sign.
- 5.9 Off-premise illuminated signs shall be lighted by fixtures located, aimed, and fully shielded so that light is directed only onto the sign face. Lighting fixtures shall not be aimed upward, toward adjacent streets, roads or properties.
- 5.10 Off-premise signs that are illuminated at night may not exceed a maximum luminance level of seven hundred and fifty (750) cd/m² or Nits, regardless of the method of illumination.
- 5.11 Off-premise signs designed to be visible from a road, or a portion thereof, designated as a Scenic Corridor by the Transylvania County Board of Commissioners shall be no greater than twenty (20) square feet with a limit of one sign per establishment per Scenic Corridor.
- 5.12 Off-premise signs designed to be visible from a road, or a portion thereof, designated as a North Carolina Scenic Byway shall follow the North Carolina Department of Transportation Regulations for the Control of Outdoor Advertising.

SECTION 6: On-Premise Sign Regulations

- 6.1 On-premise freestanding signs shall not exceed one hundred and fifty (150) square feet per sign face and shall have a total height no greater than twenty-five (25) feet.
- 6.2 On-premise attached signs shall not exceed a cumulative area of one hundred and fifty (150) square feet per sign face and shall have a total height no greater than twenty-five (25) feet.
- 6.3 On-premise freestanding signs shall have only one (1) sign face per side for no more than a total of two (2) sign faces per sign structure.
- 6.4 On-premise signs shall be no closer than the edge of the right-of-way or no closer than twenty (20) feet from the edge of the traveled way, whichever is greater. All signs and sign structures shall be located at least twenty-five (25) feet from abutting property lines and outside of all sight visibility triangles.
- 6.5 Single parcels with one establishment may have one (1) freestanding sign and one (1) sign attached to the building per state maintained road frontage.
- 6.6 Multiple establishments on a single parcel may share one (1) on-premise freestanding sign per public road frontage. In addition, each establishment may construct one (1) on-premise attached sign to the building per state maintained road frontage.
- 6.7 Electronic message signs are permitted in accordance with the on-premise sign regulations with the following additional stipulations:
 - 6.7.1 The sign may be a portion of a building sign or freestanding sign, or may comprise the entire sign area.
 - 6.7.2 All signs shall have automatic dimming controls, either by photocell (hardwired) or via software settings, in order to bring the sign lighting level into compliance at night.
 - 6.7.3 Signs shall have a minimum display time of eight (8) seconds. The transition time between messages and/or message frames is limited to three (3) seconds and these transitions may employ fade, dissolve, and/or other transition effects.
 - 6.7.4 The following display features and functions are prohibited: blinking, flashing, spinning, rotating, any other moving effects, and all dynamic frame effects or patterns of illusionary movement or simulated movement.
 - 6.7.5 Full motion video or film display via an electronic file imported into the sign software or streamed in real time into the sign is prohibited.
- 6.8 On-premise lighted signs shall be lighted by fixtures located, aimed, and fully shielded so that light is directed only onto the sign face and glare is significantly reduced. Lighting fixtures shall not be aimed upward, toward adjacent streets, roads, or properties.
- 6.9 On-premise signs that are illuminated at night may not exceed a maximum luminance level of seven hundred and fifty (750) cd/m² or Nits, regardless of the method of illumination. All illuminated signs must comply with this maximum luminance level throughout the night until apparent sunrise, at which time the sign may resume luminance levels appropriate for daylight conditions.
- 6.10 On-premise signs located on Scenic Corridors are limited to eighty (80) square feet in area and shall have a total height no greater than fifteen (15) feet.

SECTION 7: Temporary Portable Sign Regulations

- 7.1 Temporary portable signs do not require a permit or fee, but must otherwise follow this Ordinance.
- 7.2 On-premise temporary portable signs shall be displayed for a maximum of ninety (90) days per calendar year. If the sign is displayed more than ninety (90) days during a calendar year, it shall be considered a permanent sign and will be considered in violation of this Ordinance unless the on-premise sign regulations in Section 6 are followed.
- 7.3 Only one (1) on-premise temporary portable sign shall be allowed per establishment. In no instance shall any two (2) portable signs be closer than seventy-five (75) feet apart.
- 7.4 Temporary portable signs shall be located no closer than the edge of the right-of-way or no closer than twenty (20) feet from the edge of the traveled way and outside of all sight visibility triangles.
- 7.5 Temporary portable signs shall not exceed thirty-two (32) square feet or a height of five (5) feet.
- 7.6 Temporary portable signs shall not be illuminated, employ flashing lights, or have intermittent or moving parts.
- 7.7 Off-premise temporary signs for the same establishment, event or location shall be no closer than seventy-five (75) feet apart, and up to three (3) may be placed on the same road with the total number of signs equaling five (5) or less in Transylvania County at any one time.

ARTICLE VII

SIGN MAINTENANCE, ABANDONED SIGNS AND TREE CUTTING

SECTION 8: Maintenance - All signs and their structures shall be maintained in good repair and safe condition by the sign owner and/or the owner of record of the real property upon which the sign is located. Maintenance carried out in accordance with this Section shall not require a sign permit, provided the sign is not enlarged, moved or altered in any manner that would create or increase a nonconforming condition. Any sign violating these requirements shall be repaired or removed as required.

- 8.1 No sign shall be allowed to have more than twenty percent (20%) of its total surface area covered with disfigured, cracked, ripped or peeling paint or poster paper, or any combination of these conditions for more than thirty (30) consecutive days.
- 8.2 No sign shall be allowed to stand with bent or broken sign facing, broken supports, loose appendages or struts which causes the sign to stand more than fifteen (15) degrees from perpendicular for more than thirty (30) consecutive days.
- 8.3 No sign or sign structure shall be allowed to have weeds, vines or other vegetation obscuring more than twenty percent (20%) of the sign from the road or highway from which it is intended to be viewed for more than thirty (30) consecutive days.
- 8.4 No illuminated sign shall be allowed to stand with only partial illumination for more than thirty (30) consecutive days.
- 8.5 No sign or sign structure shall be allowed to stand if a business no longer exists.

SECTION 9: Unlawful Cutting of Trees or Shrubs - No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim or remove any trees, shrubs or other vegetation located within any public road or highway right-of-way, except where a legal permit has been obtained from the North Carolina Department of Transportation.

ARTICLE VIII

PERMITS, FEES AND NONCONFORMING SIGNS

SECTION 10: Permits - All signs, except as otherwise provided in Article VI of this Ordinance, shall require a sign permit prior to being constructed, placed or altered. Sign permits shall be issued by the Sign Enforcement Officer upon proper application and approval. New sign structure construction or installation shall not commence until a permit is issued. The sign structure must be completely constructed and erected within one hundred and eighty (180) days from the date of the permit issuance. During the one hundred and eighty (180) day period, newly permitted sign structures shall be considered in existence for the purpose of spacing signs. If a sign permit is denied, the decision may be appealed to the Transylvania County Planning Board within thirty (30) days of the decision.

SECTION 11: Permit Application - No permit shall be issued until an application for each separate sign or sign structure is completed, submitted and approved by the Sign Enforcement Officer. The initial permit shall be valid until revoked by the Sign Enforcement Officer.

SECTION 12: Permit Fees - A fee is required to be paid for permitting significant sign modifications and all new signs. A fee schedule shall be determined by the Transylvania County Board of Commissioners and posted on-line or in the Transylvania County Planning and Community Development Department Office.

SECTION 13: Permit Revocations - Sign permits for new and permitted nonconforming signs may be revoked for any one of the following reasons:

- 13.1 Misrepresenting material facts by the applicant on the permit application form.
- 13.2 Failing to construct the sign structure within one hundred and eighty (180) days from the permit issue date.
- 13.3 Altering, enlarging or relocating a permitted sign structure, except in conformance with the requirements of this Ordinance.
- 13.4 Allowing a sign to remain blank for a period of twelve (12) consecutive months or reaching a state of dilapidation or disrepair as determined by the Sign Enforcement Officer.

SECTION 14: Nonconforming Signs - Legal nonconforming signs may continue to exist provided:

- 14.1 The sign is not changed or replaced with another nonconforming sign, except that copy may be changed on an existing sign.
- 14.2 The sign is not expanded or modified in any way, which increases the sign's nonconformity.
- 14.3 An existing nonconforming sign that is damaged or destroyed may be re-established provided that all requirements of this Ordinance are met except distance between signs and the sign is no larger than the one damaged or destroyed.
- 14.4 If a nonconforming sign's support structure is modified, the entire sign structure and sign face shall be made to conform to all requirements of this Ordinance except for the established

minimum spacing distance. Before such modification can take place, the sign owner must obtain a permit for the proposed modification.

SECTION 15: Reason Given for Denial of Permit Application - Any permit application not containing all information and not meeting specifications set forth in this Ordinance shall be rejected and returned to the applicant together with the reason(s) for rejection. The Sign Enforcement Officer may allow the applicant thirty (30) calendar days or a reasonable time period agreed upon by both parties in writing, to cure any deficiencies in the application, which if cured, would make the application complete.

SECTION 16: Reconstruction of Damaged Signs or Sign Structures - Any conforming sign or sign structure that has been damaged may be repaired or replaced and used as before by the sign owners and/or the owners of record of the real property where the sign is located provided all repairs are initiated within thirty (30) working days and completed within sixty (60) working days of such damage. However, if the sign should be declared unsafe by the Sign Enforcement Officer, the owner of the sign or the owner of record of the real property whereon the sign is located shall immediately correct all unsafe conditions to the Sign Enforcement Officer's satisfaction.

As a courtesy to the sign owner, if the Sign Enforcement Officer discovers that a sign is damaged or is in an unsafe condition, the Sign Enforcement Officer will promptly notify the sign owner and/or the owner of record of the real property whereon the sign is located. The affirmative duty and liability shall, however, remain with the owner of each sign to keep each sign in a safe and undamaged condition in accordance with the terms of this Ordinance.

ARTICLE IX

ENFORCEMENT, APPEALS AND PENALTIES

SECTION 17: Enforcement - The Sign Enforcement Officer shall enforce all provisions of this Ordinance. The Sign Enforcement Officer shall also have the following authority:

- 17.1 Violation Notice. A Violation Notice shall be delivered by certified mail, return receipt requested, or by such other method as allowed by law, to the owner of the sign in violation of the Ordinance. Whenever the owner of the sign cannot be located and notified, said notice shall be delivered to the owner of record of the real property whereon the sign is located. The time period provided herein shall commence upon receipt of such Violation Notice. The Violation Notice shall identify the sign and shall describe the nature of the violation, refer to the Section of the Ordinance violated, specify in detail what action must be taken to correct the violation and specify all potential enforcement penalties that may apply. Violations shall be corrected within fifteen (15) calendar days unless the Sign Enforcement Officer grants an extension.
- 17.2 Compliance Order. A Compliance Order shall be issued for any sign or sign structure violation not corrected within the time allotted under the Violation Notice. The Compliance Order shall be delivered to the sign owner and to the owner of record of the real property whereon the sign is located in the same manner as set out for a Violation Notice and shall not be effective until received. The Compliance Order recipient shall be allowed thirty (30) calendar days to remove the subject sign at owner's expense. Owners of temporary portable signs shall have five (5) working days to remove the subject sign at owner's expense. The Compliance Order shall identify the sign and refer to the Section of the Ordinance violated.
- 17.3 Unsafe Sign Notice. Should any sign or sign structure become imminently unstable or in danger of falling or otherwise unsafe, an Unsafe Sign Notice shall be delivered to the sign owner or to

the owner of record of the real property whereon the sign is located in the same manner as set out for a Violation Notice except that the recipient of the notice shall immediately, in the case of imminent danger, secure or remove the sign in a manner to be approved by the Sign Enforcement Officer in conformance with the provisions of this Ordinance. If the condition prompting the notice is not corrected within twenty-four (24) hours after receipt of the notice, the Sign Enforcement Officer shall have the authority to remove the sign at the recipient's expense.

SECTION 18: Appeals - Violation Notices and Compliance Orders issued by the Sign Enforcement Officer may be appealed to the Transylvania County Planning Board within thirty (30) working days of receipt of notice. Pending appeal, the time limits set out in the notice or order shall be suspended. If the Planning Board finds that the action of the Sign Enforcement Officer has been taken for good cause and in accordance with this Ordinance, it shall so declare and the time period for compliance shall run from the issuance of that Board's finding. If the Planning Board sustains the appeal of the petitioner, no further action will be taken by the Sign Enforcement Officer.

SECTION 19: Penalties - Upon receipt of the Compliance Order, the Sign Enforcement Officer or the County Attorney may issue a citation imposing a penalty, in addition to legal expenses, of not more than one hundred dollars (\$100.00) to the owner of the sign in question or to the owner of record of the real property whereon the sign is located whenever the owner of the sign cannot be located and notified of said citation. Each twenty-four (24) hour period in which the violation exists shall constitute a separate violation. In addition to the above described penalty, the county may enforce this Ordinance by any one or more of the remedies authorized by Chapter 153A-123 of the General Statutes, with the exception of 153A-123(b).

ARTICLE X

LEGAL STATUS PROVISIONS

SECTION 20: Conflict With Other Laws - Whenever the regulations of this Ordinance conflict with the requirements of another statute, the more restrictive standard shall govern.

SECTION 21: Variances - Where strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the Planning Board may authorize a variance, if such variance can be made without destroying the intent of this Ordinance. Any variance thus authorized is required to be entered in writing in the minutes of the meeting of the Planning Board and the reasoning on which the departure was justified set forth.

SECTION 22: Noncommercial Messages - Any sign, display, or device allowed under this Ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, and that complies with size, lighting and spacing, or other requirements of this Ordinance.

SECTION 23: Separability - Should any Section of provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

SECTION 24: Effective Date - This Ordinance shall take effect and be enforced on and after the date of its adoption by the Board of Commissioners of Transylvania County, 23rd day of September, 1991. Amended September 26, 1994, June 26, 1997, December 8, 2003, and February 13, 2018.

 Larry Chapman, Chairman Board of Commissioners

Attest:  Trisha Hogan, Clerk to Board of Commissioners

§ 160D-406. Quasi-judicial procedure.

(a) **Process Required.** – Boards shall follow quasi-judicial procedures in determining appeals of administrative decisions, special use permits, certificates of appropriateness, variances, or any other quasi-judicial decision.

(b) **Notice of Hearing.** – Notice of evidentiary hearings conducted pursuant to this Chapter shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the local development regulation. In the absence of evidence to the contrary, the local government may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the local government shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. The board may continue an evidentiary hearing that has been convened without further advertisement. If an evidentiary hearing is set for a given date and a quorum of the board is not then present, the hearing shall be continued until the next regular board meeting without further advertisement.

(c) **Administrative Materials.** – The administrator or staff to the board shall transmit to the board all applications, reports, and written materials relevant to the matter being considered. The administrative materials may be distributed to the members of the board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the appellant or applicant and to the landowner if that person is not the appellant or applicant. The administrative materials shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the board at the hearing.

(d) **Presentation of Evidence.** – The applicant, the local government, and any person who would have standing to appeal the decision under G.S. 160D-1402(c) shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board.

Objections regarding jurisdictional and evidentiary issues, including, but not limited to, the timeliness of an appeal or the standing of a party, may be made to the board. The board chair shall rule on any objections, and the chair's rulings may be appealed to the full board. These rulings are also subject to judicial review pursuant to G.S. 160D-1402. Objections based on jurisdictional issues may be raised for the first time on judicial review.

(e) **Appearance of Official New Issues.** – The official who made the decision or the person currently occupying that position, if the decision maker is no longer employed by the local government, shall be present at the evidentiary hearing as a witness. The appellant shall not be limited at the hearing to matters stated in a notice of appeal. If any party or the local government would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the board shall continue the hearing.

(f) **Oaths.** – The chair of the board or any member acting as chair and the clerk to the board are authorized to administer oaths to witnesses in any matter coming before the board. Any person who, while under oath during a proceeding before the board determining a quasi-judicial matter, willfully swears falsely is guilty of a Class 1 misdemeanor.

(g) **Subpoenas.** – The board making a quasi-judicial decision under this Chapter through the chair or, in the chair's absence, anyone acting as chair may subpoena witnesses and compel the production of evidence. To request issuance of a subpoena, the applicant, the local government, and any person with standing under G.S. 160D-1402(c) may make a written request

to the chair explaining why it is necessary for certain witnesses or evidence to be compelled. The chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be immediately appealed to the full board. If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the board or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.

(h) Appeals in Nature of Certiorari. – When hearing an appeal pursuant to G.S. 160D-947(e) or any other appeal in the nature of certiorari, the hearing shall be based on the record below, and the scope of review shall be as provided in G.S. 160D-1402(j).

(i) Voting. – The concurring vote of four-fifths of the board shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter under G.S. 160D-109(d) shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

(j) Decisions. – The board shall determine contested facts and make its decision within a reasonable time. When hearing an appeal, the board may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The board shall have all the powers of the official who made the decision. Every quasi-judicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing, reflect the board's determination of contested facts and their application to the applicable standards, and be approved by the board and signed by the chair or other duly authorized member of the board. A quasi-judicial decision is effective upon filing the written decision with the clerk to the board or such other office or official as the development regulation specifies. The decision of the board shall be delivered within a reasonable time by personal delivery, electronic mail, or first-class mail to the applicant, landowner, and any person who has submitted a written request for a copy prior to the date the decision becomes effective. The person required to provide notice shall certify to the local government that proper notice has been made, and the certificate shall be deemed conclusive in the absence of fraud.

(k) Judicial Review. – Every quasi-judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari pursuant to G.S. 160D-1402. Appeals shall be filed within the times specified in G.S. 160D-1405(d). The governing board of the local government that is a party to the judicial review of the quasi-judicial decision shall have the authority to settle the litigation, subject to Article 33C of Chapter 143 of the General Statutes. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-168, s. 3(a).)



B-3.1



B-3.2



B-3.3



B-3.4



B-3.5

Transylvania County Planning Board

Transportation Committee

Minutes

December 6, 2012

The Transylvania County Planning Board met in a joint meeting with the Transportation Advisory Board on Thursday, December 6, 2012 at 7PM in the Community Services Building conference room. Members present were Chairman Scott McCall, Larry Hoxit, Jay Kaiser, Mark Parker, Mark Tooley, Mike West and Larry Wilson. Transportation Advisory Board members present were Chairman Dana Hawkins, Craig Burghardt, David Carter, Norah Davis, Tim Garner, Mac Morrow and Ray Norris. Also present were Mark Burrows and Trish Hamilton. Guests present were Donny Fisher with Enviro-Tech Plus, County Manager Artie Wilson, County Commissioner Larry Chapman, Jim Meyer, Madelyn Meyer and Aubry Woodard.

NEW BUSINESS

A. Variance Request to the Sign Control Ordinance for Enviro-Tech Plus

Mr. Donny Fisher, owner of Enviro-Tech Plus requested a variance to the Sign Ordinance for the existing Enviro-Tech Plus sign. Enviro-Tech is moving out of the Brevard city limits into a new location in the county on Hwy. 280. Mr. Fisher stated that the existing sign is 180 sq. ft. and had complied with the City of Brevard Sign Ordinance, however, it won't comply with the County's Sign Ordinance since the requirement for an on-premise sign in the County is 150 sq. ft. Mr. Fisher commented that he is requesting a variance due to the economic hardship of having to purchase a new sign (existing sign cost \$3,600).

Mr. Burrows commented that after reviewing the variance request from Mr. Fisher that he recommended the Planning Board grant the request since it would be difficult to reduce the size of the existing sign and the economic hardship it would cause to Enviro-Tech Plus if they had to purchase a new sign.

Transylvania County Sign Control Ordinance SECTION 26: Variances - Where strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the Planning Board may authorize a variance, if such variance can be made without destroying the intent of this Ordinance. Any variance thus authorized is required to be entered in writing in the minutes of the meeting of the Planning Board and the reasoning on which the departure was justified set forth.

After discussion, **motion was made by Mr. Tooley to approve the Enviro-Tech Plus variance request due to the economic hardship it would cause if Enviro-Tech Plus had to purchase a new sign, seconded by Mr. Hoxit and carried unanimously.**

JOINT BOARD DISCUSSION

Planning Board Chairman Scott McCall welcomed the Transportation Committee members to the meeting. He stated that he, Transportation Committee Chairman Dana Hawkins and Mr. Burrows had met to discuss transportation and road issues. Chairman McCall stated that in October the Board of Commissioners had charged the Planning Board with the following items and requested that a report of the results be completed no later than June 2013:

- **Examine transportation issues, including working with the Transportation Advisory Committee to think strategically.**
- **Conduct a water and sewer analysis**
- **Complete a land inventory**

Chairman Hawkins stated that since he has been on the Transportation Committee they have met twice with the Planning Board. It is important for these Boards to work together and speak with one voice. The Transportation Committee makes recommendations to Commissioners on the Transportation Improvement Plan (TIP). A lot of our responsibilities have changed since the creation of the Rural Planning Organization (RPO). Land-of-Sky (LOS) is in charge of the RPO which consists of Transylvania and Madison counties and portions of Buncombe, Haywood and Henderson counties. Transylvania County is the largest county in the LOSRPO. There has also been a change in DOT budgeting which now requires project planning be in place for the project to receive funding.

Mr. Burrows asked Chairman Hawkins to help the Planning Board understand the process of how roads are prioritized.

Chairman Hawkins stated that in 1992 there was more discretionary funding available and Board members had more of a say in how the money was spent. Transylvania County benefited from this with the work that was done on Caldwell Street. Projects are more data driven now with accident rates and conditions of bridges playing a major role. It's expensive to build roads in the mountains.

A. BOARD MEMBER COMMENTS

Chairman McCall commented that two of the key projects are the elevation of Hannah Ford Road and Wilson Road.

Mr. Garner commented that there has been a lot of changes in transportation since the 1960's due to the paving of gravel roads in the County. Mr. Garner also commented about the lack of public transportation in the County.

Chairman Hawkins commented that LOS has addressed public transportation in the county but the taxpayers would have to subsidize this.

Chairman McCall commented that bike lanes should be built on the roads. A lot of people ride bikes in the County and the roads just aren't safe for them.

Mr. Kaiser brought up the subject of catwalks over the Davidson River (US 276 and US 64) for pedestrian use. Chairman Hawkins commented that catwalks are relatively expensive and they affect the bridges.

Mr. Burrows asked each Board to review the map that LOS had provided on land characterization. This map shows every parcel in the county with a color code for what the parcel is used for, such as manufacturing, residential, commercial, public, etc. Mr. Burrows asked - from an economic development and transportation point what is the big picture?

Chairman McCall commented that he thinks there are five areas that could be targeted for economic development, safety and quality of life.

- 1) Elevation of Hannah Ford Road.
- 2) Elevation of Wilson Road.
- 3) Completion of 4-lane highway between Brevard and Rosman.
- 4) Bridge in the lower end of Rosman to connect 178 and 64 to help with traffic flow during flooding and to open up the corridor.
- 5) Build a new hwy. 215.

Mr. Wilson wanted to know what area would be good for economic development.

Chairman McCall stated that he believes the corridor between Brevard and Rosman, along Hsy. 64, has the best potential for manufacturing development, along with the Hwy 64 east corridor to the Henderson County line.

Chairman Hawkins commented that there are different ways to look at needs and certainly the quality of life, safety and economic development. We have to be all to bring all of these together and come up with the best solution that we can. One scenario is the widening of roads. For every foot of lane width the safety of the road increases. It provides an alternate form of transportation whether it is for bike or pedestrian.

Ms. Davis commented that public transit between Brevard and Asheville would be very beneficial. People want a quick and easy way to get to cities.

Chairman McCall stated that he understands the need for enhanced public transportation, as he has a handicapped daughter and must make arrangements for her daily travel needs.

Mr. Tooley commented that widening the road between Rosman and Brevard might be nice but you still have the problem with getting traffic through Brevard. There is a need to create an eastern loop, fix the problems with the intersection of US 64, NC 280 and US 276 in Pisgah Forest and somehow address the safety issues on NC 280 going over Little Mountain.

B. Next Step

Mr. Burrows stated that in order for the Planning Board to meet the request of the Commissioners they will need to start looking at land characterization and ask LOS to revise the current map with fewer legends. The map needs to show water/sewer lines, public lands, road and larger parcels. The next step for both the Planning Board and the Transportation Committee would be to meet with the City Planning Board and the Economic Development Advisory board. We need to bring all these Boards together and become one voice for the County.

PUBLIC COMMENT

Commissioner Chapman wanted to know if there was a way for the County to gain quicker access to the interstate. From an economic development standpoint it would be a major impact to the County if we could get closer to the interstate.

Chairman Hawkins stated that the DRV property is a prime example of how to get a road considered. Renova donated the row and did the engineering on the bridges. It's a matter of private and government working together doing something for the community. The road will be will accessed from 64 at Ecusta Credit Union, cross Ecusta Road, go through the DRV property and access 64 East at Riverside Grocery. The road is the number one project for DOT in the County. The funding is available to complete the road.

Chairman Hawkins thanked the Planning Board for the opportunity to meet with them. This has been a good exchange of ideas. He stated that it is very important to work with the City of Brevard. If there's a negative impact on the City then we need to revise our plans. We have to work together in order to get things accomplished.

Mr. Kaiser stated that it would be good to have water and sewer to parcels outside the Brevard city limits without the city annexation.

Chairman McCall commented that when the Planning Board concludes their work on the projects that they Commissioners have asked them to do it would be nice to have a joint meeting with the City of Brevard Planning Board, Economic Development Advisory Board and the Transportation Committee to review their findings.

Being no further business to discuss, **motion was made by Mr. West to adjourn the meeting, seconded by Mr. Parker and carried unanimously.** Meeting adjourned at 8:45pm.

Minutes Approved

K. Scott McCall, Planning Board Chairman

Dana Hawkins, Transportation Board Chairman

Trish Hamilton, Recording Secretary

PUBLIC NOTICE – PLANNING BOARD/BOARD OF ADJUSTMENTS PUBLIC HEARING OF SIGN VARIANCE REQUEST SV 25-01

News Release Date: August 7, 2025

The Transylvania County Planning Board/Board of Adjustment, will hold a public hearing, on Thursday, August 21, 2025, at 6:00 pm in the First Floor, Community Service Building Conference Room, 106 East Morgan Street, Brevard, North Carolina.

SIGN VARIANCE APPLICATION SV-01, A REQUEST BY ROBERT SINCLAIR II, PIN# 9508-56-9607-000, REQUEST FOR A VARIANCE FROM THE SIGN REGULATIONS IN AN UNZONED AREA OF TRANSYLVANIA COUNTY, LOCATED AT 5490 ASHEVILLE HIGHWAY, PISGAH FOREST, TRANSYLVANIA COUNTY, NORTH CAROLINA, 28704.

The property owner has requested a variance from the sign regulations of the Transylvania County Sign Control Ordinance. The owner would like to install an On-Premise Sign, which is not otherwise allowed according to §5.8, where an Off-Premise Sign is previously located.

Pursuant to Section §22 *VARIANCES*, notice is hereby given that the purpose of the hearing is to hear comments regarding the applicant and owner's request for a variance to allow the construction of an On-Premises sign in contrast to allowance by §5.8 (G) of the Sign Control Ordinance.

Documents relating to this request are available for public inspection in the Planning Office, 106 E. Morgan St., Suite 207, Brevard, North Carolina, 28712. Please call (828) 884-1710 for further assistance.

Surrounding Owners List

FID	OBID	PIN	OWNER	OWNER 2	ADD	CITY	ST	ZIP
3182	3161	9508-67-0072-000	KING LYNNE T		28 SHORTVIEW DRIVE	PISGAH FOREST	NC	28768
5527	5474	9508-66-5343-000	Anthony Jacqueline B	Bond June S	749 Brown Dr	Charleston	SC	29412
8998	8993	9508-57-4175-000	Shelton Cindy		5617 Asheville Hwy	Pisgah Forest	NC	28768
14334	14331	9508-56-2755-000	Ownbey Scott R Etal		PO BOX 1131	Pisgah Forest	NC	28768
16648	16606	9508-66-3903-000	Mitchell Lisa Diann		45 Shortview Dr	Pisgah Forest	NC	28768
23301	23268	9508-56-4179-000	West Jack	West Tanya	PO Box 314	Rising Star	TX	76471
28350	28333	9508-56-9607-000	MCCALL AUDIE EMORY		14 CIMMARON DR	PISGAH FOREST	NC	28768
29936	29945	9508-57-8288-000	Abernethy Elizabeth S	Abernethy Caleb A	5619 Asheville Hwy	Pisgah Forest	NC	28768
			Shane Payne		PO Box 732	Arden	NC	28740

Transylvania County Planning Board

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.

Agenda Date: August 21, 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# 25-02, 395 Lyday Creek Rd.;

“B” Exhibits – Transylvania County Supplemental Materials

NA

Background

Linda Berry, representing the Grannie Nannie Heirs, is requesting CAI assistance to demolish a structure, remove junk collecting on the premises, along with the demolition debris of the dilapidated structures at 395 Lyday Creek Rd., PID# 9507-77-6828-000, in an un-zoned area of the County. Solid Waste and Planning Department Staff conducted a site visit and an inspection of the property on August 15th.

The property, as found in the accompanying pictures (A-3), provides evidence of the dilapidated structure in need of demolition. The property is overgrown and scattered with all manner of junk and hazardous debris distributed across the 2.7 acre parcel.

The property is located off of Lyday Creek Rd., accessed off of Lyday Creek Loop, from Highway-64.

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 Lyday Creek Rd., SR-1507, the route is not a major throughfare and likely not that well-traveled by tourist or the general public, as it has no outlet to a tourist attraction or destination. For that stretch of Lyday Creek, according to NCDOT Annual Average Daily Traffic (AADT), only 450 vehicles frequent the road daily and that number likely overestimates the count, as the count was collected from the approach to the intersection with Highway-64. In comparison, across Highway-64, Enon Road, connecting Old Hendersonville Highway, SR-606, the next nearest tributary to Highway-64, has 1100 AADT.

The Tourism Development Authority's Destination Infrastructure committee, who reviews the funding for this multi-year commitment of Tourism funding has stated that the purpose of the funding is to serve tourism-related improvements. The Board must find that this application supports these activities.

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 structure on-site appears from the tax records to have been constructed in 1963 and is in a state of considerable disrepair. The mission of the Community Appearance Initiative, however, specifies the removal and disposal of abandoned manufactured homes, not built structures. The Parcel Assessor's sheet is attached for further details of the property.

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 pictures, below), the property is visible from Lyday Creek Rd., which is an NCDOT state-maintained public right with no throughfare or outlet to the north.

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 is seeking assistance in the removal of the structure and debris. No further estimates were provided at the time of the writing.

STAFF RECOMMENDATION

The Technical Advisory Committee, based on its location, does not recommend approval. The property may be visible from a State-maintained road, yet Lyday Creek Loop and Lyday Creek Road aren't well travelled roads and neither leads to any tourist attraction or destination.

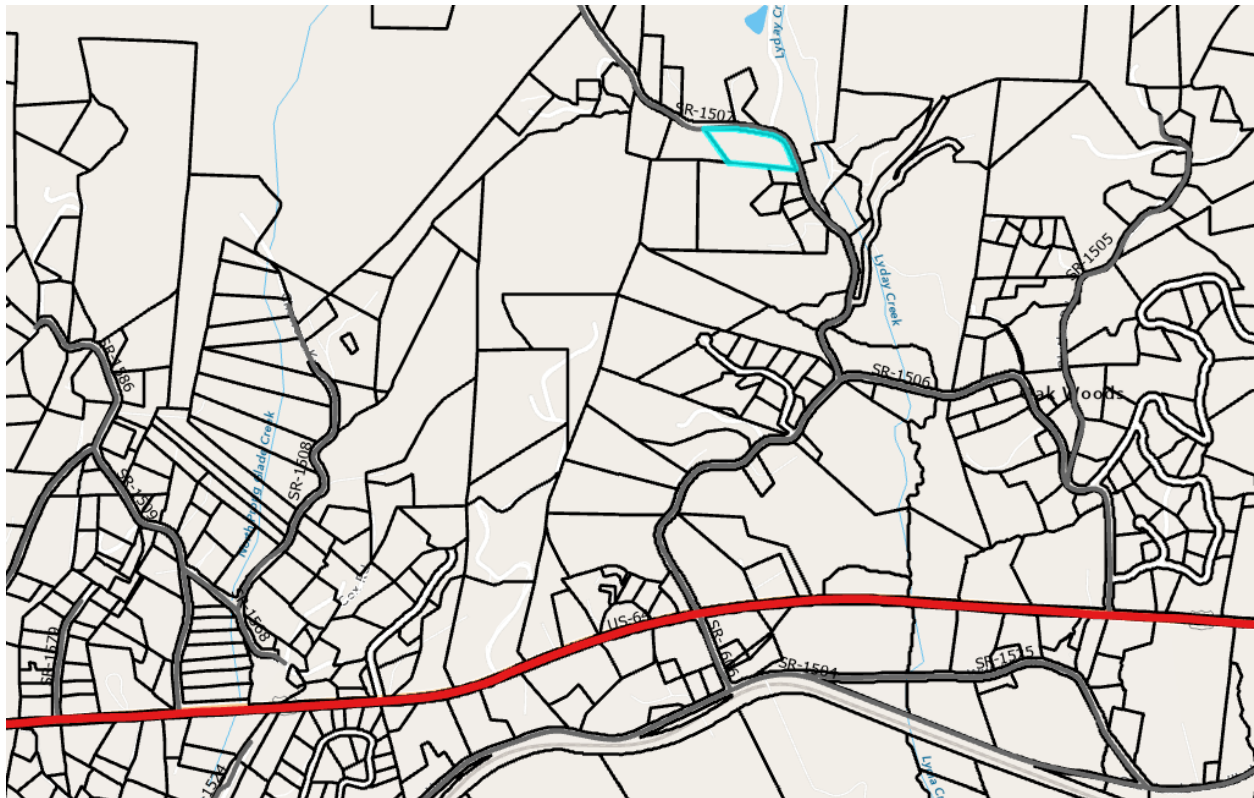
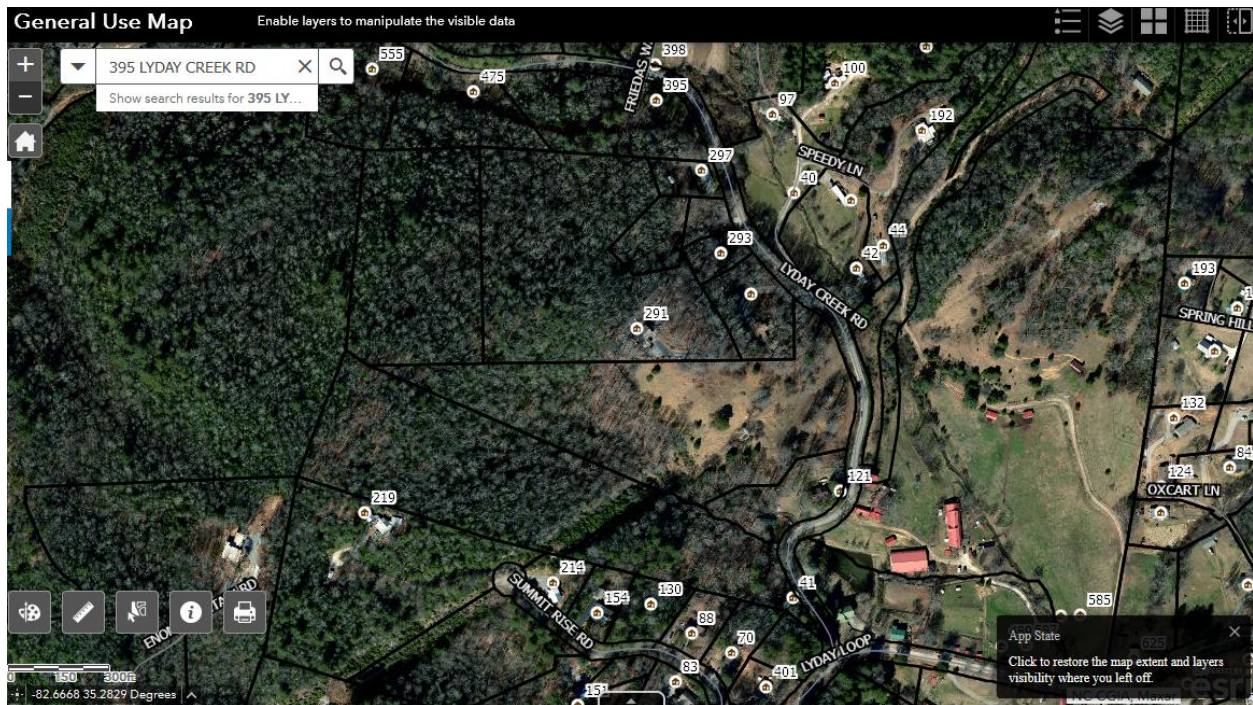
If approved by the Board, staff recommends an approval, with the following conditions:

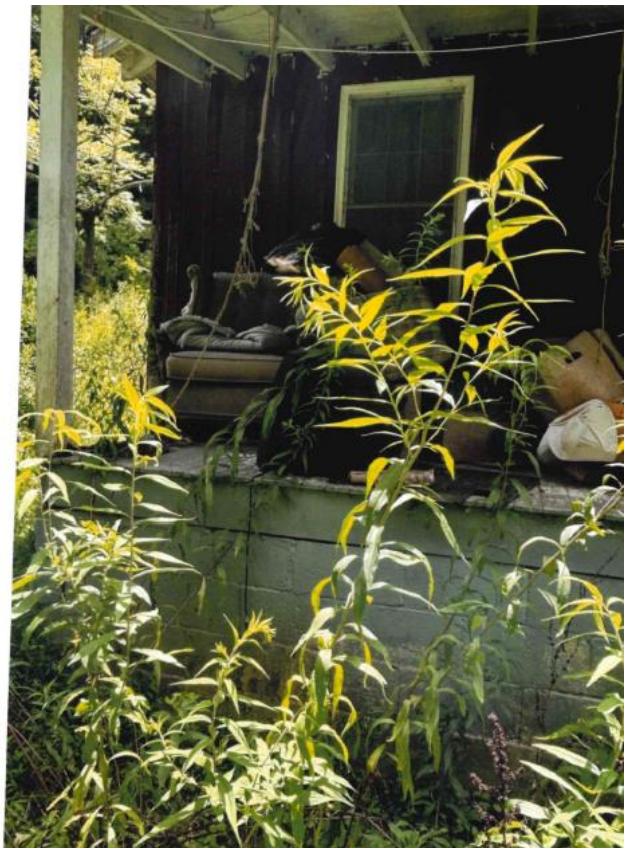
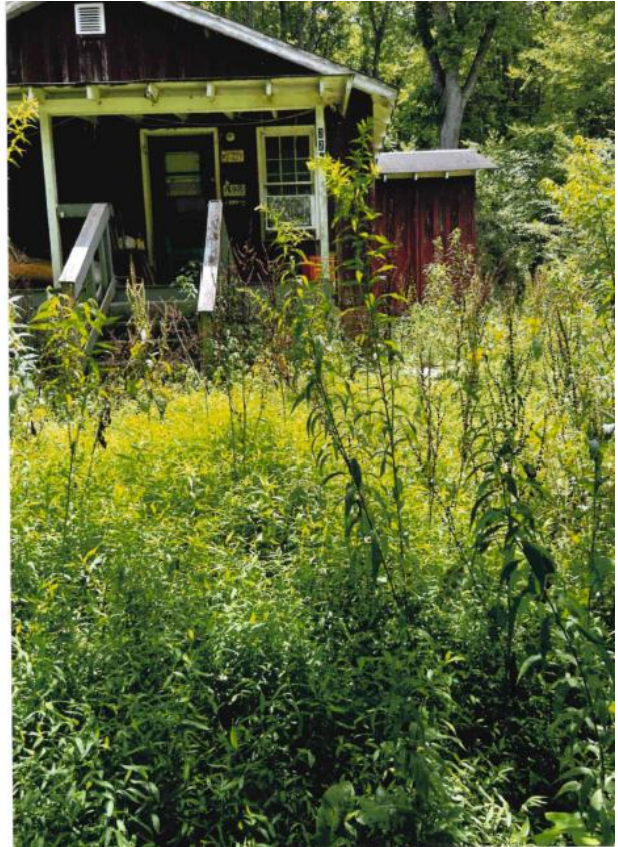
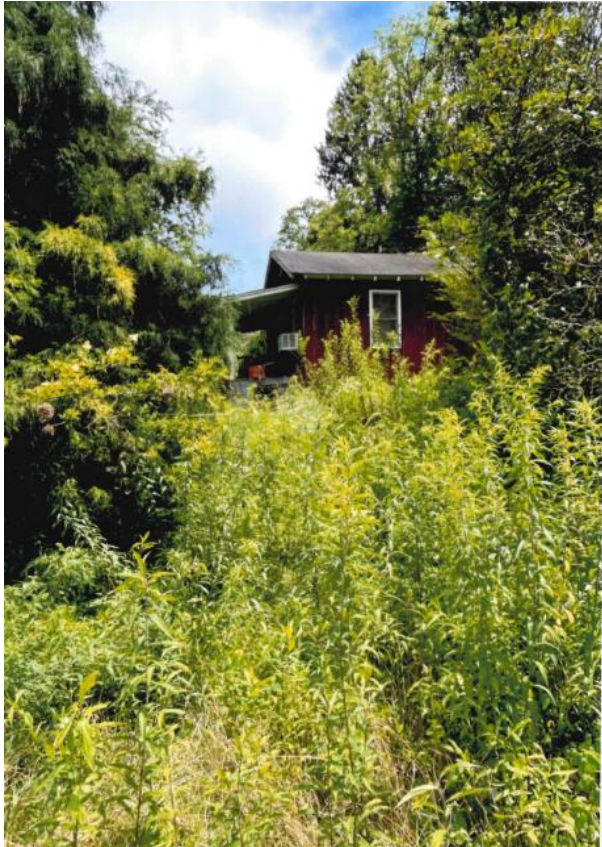
1. Staff will work with the property owner to obtain agreements and waivers of liability to implement the improvement effort.
2. Limitations or conditions to be placed on the agreement:
 - a. Time period for cleanup and pick up date of box;
 - b. Not to exceed amount of County funds;
 - c. Timeline for 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 Linda Berry, on behalf of Grannie Nannie Heirs, Community Appearance Initiative Application CAI# 25-02.**

Site:





Green Nannie Mae Heirs

395 LYDAY CREEK RD
70605620

Parcel ID: 9507-77-6828-000

PLAT: / UNIQ ID 48977
ID NO: T461 00016 01 MS.00

SPLIT FROM ID

COUNTY TAX (100), L R FIRE TAX (100), COUNTY FIRE TAX (100)
Reval Year: 2025 Tax Year: 2026
Appraised By 14 on 01/01/2025 46201 Lyday Loop

SR 1507 LYDAY CREEK ROAD

CARD NO. 1 of 1
3.0500 AC
TW-01 CI- FR-

SRC= Owner
AT- LAST ACTION 20250210

CONSTRUCTION DETAIL				MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE						
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		AP		0.20000	CREDENCE TO			MARKET			
Continuous Footing	5.00	01	01	1,274	93	181.35	231040	1980	1963		NORM		0.70000				23,100			
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL STYLE: 1 - 1.0 Story										% GOOD		10.0	DEPR. BUILDING VALUE - CARD			23,100		
Plywood	9.00											SINGLE FAMILY RESIDENTIAL			DEPR. OB/XF VALUE - CARD			80,060		
Exterior Walls	06											MARKET LAND VALUE - CARD			103,160					
Board & Batten on Plywood	21.00											TOTAL MARKET VALUE - CARD			103,160					
Roofing Structure	03											TOTAL APPRAISED VALUE - CARD			103,160					
Gable	8.00											TOTAL APPRAISED VALUE - PARCEL			103,160					
Roofing Cover	03											TOTAL PRESENT USE VALUE - LAND			0					
Asphalt or Composition Shingle	3.00											TOTAL VALUE DEFERRED - PARCEL			0					
Interior Wall Construction	5											TOTAL TAXABLE VALUE - PARCEL \$			103,160					
Drywall/Sheetrock	20.00											PRIOR APPRAISAL								
Interior Floor Cover	14											PERMIT								
Carpet	0.00											BUILDING VALUE			31,680					
Interior Floor Cover	09											OBXF VALUE			0					
Laminate/Pine	8.00											LAND VALUE			56,120					
Heating Fuel	02											PRESENT USE VALUE			0					
Oil, Wood or Coal	0.00											DEFERRED VALUE			0					
Heating Type	02											ROUT: 269WTRSHD:								
Baseboard Heat	2.00											TOTAL VALUE			87,800					
Air Conditioning Type	01											SALES DATA								
None	0.00											OFF. RECORD								
Bedrooms/Bathrooms/Half-Bathrooms	2/1/0											DATE								
Bedrooms												BOOK								
BAS - 2 FUS - 0 LL - 0												MO								
Bathrooms												PAGE								
BAS - 1 FUS - 0 LL - 0												YR								
Half-Bathrooms												TYPE								
BAS - 0 FUS - 0 LL - 0												Q/U								
Office												V/I								
BAS - 0 FUS - 0 LL - 0	0											INDICATE								
TOTAL POINT VALUE	83.000											SALES PRICE								
BUILDING ADJUSTMENTS																				
Quality	1	Below Average		0.90																
Shape/Design	3	SLIGHT IRR		1.10																
Size	Size	Size		1.13																
TOTAL ADJUSTMENT FACTOR				1.120																
TOTAL QUALITY INDEX				93																

32'

28'

42'

8'

14'

22'

2'

6'

20'

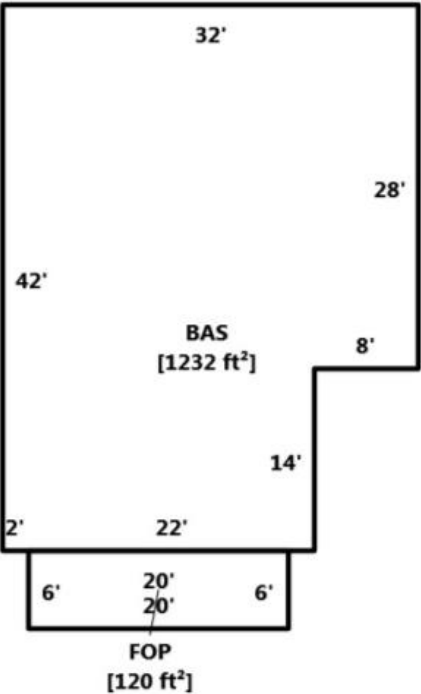
20'

6'

BAS
[1232 ft²]

FOP
[120 ft²]

CORRELATION OF VALUE										
CREDENCE TO			MARKET							
DEPR. BUILDING VALUE - CARD			23,100							
DEPR. OB/XF VALUE - CARD			80,060							
MARKET LAND VALUE - CARD			103,160							
TOTAL MARKET VALUE - CARD			103,160							
TOTAL APPRAISED VALUE - CARD			103,160							
TOTAL APPRAISED VALUE - PARCEL			103,160							
TOTAL PRESENT USE VALUE - LAND			0							
TOTAL VALUE DEFERRED - PARCEL			0							
TOTAL TAXABLE VALUE - PARCEL \$			103,160							
PRIOR APPRAISAL			PERMIT							
BUILDING VALUE			31,680	CODE	DATE	NO.				
OBXF VALUE			0							
LAND VALUE			56,120							
PRESENT USE VALUE			0							
DEFERRED VALUE			0	ROUT: 269WTRSHD:						
TOTAL VALUE			87,800							
SALES DATA										
OFF. RECORD		DATE		DEED				INDICATE		
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE			
0109D	00018	6	2023	DC	E	I	0			
C	6									
HEATED AREA 1,232										
NOTES										



SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																
BAS	1,232	100	223423	TOTAL OB/XF VALUE															
FOP	120	035	7617																
SUBAREA TOTALS		1,352	231,040																
BLDG DIMENSIONS		BAS=E2E22N14E8N28W32S42Area:1232;FOP=S6E20N6W20Area:120;TotalArea:1352																	
LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT		ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
RURAL AC	0120		0	0	1.8400	4	0.9500	+00 +00 +00 -05 +00		RP	15,000.00	3.050	AC	1.750	26,250.00	80063			
TOTAL MARKET LAND DATA												3.05				80063			
TOTAL PRESENT USE DATA																			
9507-77-6828-000 (2560001) Group:0																		8/13/2025 12:47:31 PM	

Transylvania County Planning Board

Staff Report:

TRANSYLVANIA COUNTY COMPREHENSIVE HOUSING STUDY MEMO

Agenda Date: August 21, 2025

Prepared By: Ashley Minery

DRAFT: Deliverable Draft

The Transylvania Comprehensive Housing Study is almost complete. TPMA has recently completed a draft of the Goals and Strategies section of the study. This section of the study consists of goals and strategies for combating the findings discussed at the last meeting.

Case studies, best practices and a proposed proforma for residential and commercial construction projects will be added prior to the September Planning Board meeting. At the September meeting, the Planning Board, in their role as the Study's Steering Committee, will provide final feedback and vote to recommend it be presented to the Transylvania County Board of Commissioners as a final draft.

The review and feedback of this draft will help staff and consultants move to the final phase of the study. The final draft of the study is scheduled to be presented to Planning Board on September 18th at their regular meeting. The final draft is scheduled to be presented to Transylvania County Commissioners at one of the October regular meetings.

EXHIBITS

"A" Exhibits – Draft

A-1 Transylvania Comprehensive Housing Study: Deliverable Draft (As of 8/14/25)

10-Year Housing Strategy

Last Updated: 3/27/2025

Submitted to

Transylvania County, NC

Jaime Laughter – County Manager



Submitted by



Contents

Acknowledgments3

Executive Summary..... 7

Goals and Strategies11

Implementation Matrix19

Findings 25

Community Engagement..... 59

Data Summary.....70

Recommendations.....70

Conclusion70

Appendices70

Acknowledgments

The development of this comprehensive housing study plan would not have been possible without the insightful feedback, collective effort, and support of the Transylvania County community. Our sincerest gratitude is extended to the local housing organizations, businesses, and community groups who generously contributed their time, expertise, and perspectives. The shared experiences and ideas were instrumental in identifying the challenges the community is encountering and uncovering the opportunities ahead that lay the groundwork for innovative, community-driven housing solutions.

We offer special thanks to the members of the Steering Committee for their thoughtful guidance and unwavering commitment throughout this process. Their guidance played a vital role in shaping a vision that reflects the true priorities of Transylvania County. Most importantly, we thank the residents who engaged with us by attending work sessions, providing feedback, and responding to the public survey. Your voices have informed this plan at every stage, ensuring it is not only a guide for progress but also a reflection of a shared vision for a strong foundation for future economic growth and housing solutions for all.

Steering Committee

Mr. Mike Privette
Mrs. Wendy Warwick
Mr. Hershal Johnson
Mr. Greg Cochran
Mr. Bramley Fisher
Mr. Jeremiah McCall
Mr. Rick Lasater

County Commissioners

Jason Chappell – Chair
Jake Dalton-Vice Chair
Larry Chapman
Teresa McCall
Chase McKelvey

Consulting Team

Aaron Finley, AICP – Director of Housing and Community Development
Lindsay Bloos – Senior Consultant
Melanie Thompson – Senior Consultant
Ben Helkowski – Consultant
Erin Brown – Consultant

Acronyms, Definitions, and Programs

Acronyms

- ACS – American Community Survey

-
- ADU – Accessory Dwelling Unit
 - AICP – American Institute of Certified Planners
 - AMI – Area Median Income
 - CDBG – Community Development Block Grant Program
 - CLT – Community Land Trust
 - FBO – Faith-Based Organization
 - HOME – Home Investment Partnerships Program
 - HUD – United States Department of Housing and Urban Development
 - LIHTC – Low Income Housing Tax Credit Program
 - LDO – Land Development Ordinance
 - LMI – Low-and Moderate-Income
 - NLC – National League of Cities
 - NLIHC – National Low Income Housing Coalition
 - NOAH – Naturally Occurring Affordable Housing
 - PSH – Permanent Supportive Housing
 - QAP – Qualified Allocation Plan
 - SMMF – Small to Medium-Sized Multifamily
 - UDO – Unified Development Ordinance
 - UNC SOG – University of North Carolina School of Government

Definitions

- Accessory Dwelling Unit (ADU) – A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.
- Affordable Housing – Housing is considered affordable when a household spends no more than 30% of their income on housing-related costs including rent, mortgage payments, utilities, etc.
- Area Median Income – The midpoint of all household incomes within a specific geographic area as determined by HUD.
 - Very Low Income (0-50% AMI)
 - Low Income (51-80% AMI)
 - Medium Income (81%-120% AMI)
 - Market Rate (121%+ AMI)

- Community Land Trust (CLT) – A nonprofit organization that owns land on behalf of a community, typically for the purpose of creating and preserving affordable housing and other community assets.
- Deeply Affordable Housing – Housing is considered deeply affordable when it is affordable (less than 30% of household income) for residents at low-income thresholds, often earning at or below 30% of the Area Median Income.
- Design Standards – A set of guidelines that specify how various types of housing should be designed to ensure quality development based on a community's needs.
- Dilapidated – A building in a state of disrepair as a result of age or neglect.
- Ground Lease – An agreement that allows a tenant to develop and improve upon a select parcel of land, despite non-ownership.
- Housing Choice Vouchers – A federal rental assistance program that helps eligible low-income families, older adults, and individuals with disabilities access housing.
- Incremental Development – An approach to development that prioritizes and encourages widespread small-scale development among communities, as opposed to large, rapid developments.
- Infill Development – Constructing a building on previously unused or underused land within a development area to increase density and utilization of existing infrastructure.
- Land Development Ordinance – Outlines rules and regulations that govern land development within a specific geographic area.
- Low-to-Moderate Income (LMI) Households – Households whose income is no more than 80% of the Area Median Income.
- Minimum Housing Ordinances – Establishes basic standards a dwelling must meet to be deemed habitable and safe for human occupancy.
- Naturally Occurring Affordable Housing – Housing that is affordable without government subsidy or affordability efforts (e.g., ground leases).
- Permanent Supportive Housing – Combines affordable housing assistance with voluntary supportive services to help individuals and families achieve long-term housing stability, especially those with disabilities or who are experiencing homelessness.
- Pro Forma – A method to calculate financial results using price projections.
- Receivership Ordinance – A local law or regulation that allows a court to appoint a receiver to manage or control a property, business, or assets, typically in situations of financial distress or neglect.
- Setback Requirements – A minimum distance a building or structure must be from property lines, streets, or other boundaries.
- Unified Development Ordinance – Consolidates various development standards such as zoning, subdivision regulations, and other standards into a single document to guide future development.

Programs

- Community Development Block Grant (CDBG) Program – Supports community development activities to build stronger and more resilient communities through investments in infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.
- Downpayment Assistance Program – Downpayment assistance programs help homebuyers by providing low/no-cost loans or grants to potential homebuyers.
- HOME Investment Partnerships Program (HOME) Program – Provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
- Home Electrification and Appliances Rebate (HEAR) Program – Provides rebates on efficient electrification projects for low-to-moderate income (LMI) households defined as households with income less than 150% of the area median.
- Housing and Neighborhood Revitalization Program – Through the use of CDBG and HOME funding, this program aims to increase the supply and quality of affordable housing for low-wealth families and improve the conditions of distressed urban neighborhoods.
- Low-Income Housing Tax Credit (LIHTC) Program – Provides an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing by providing investors a dollar-for-dollar reduction in their federal tax liability.
- Our State, Our Homes Program – An 18-month program to help communities develop capacity, analyze challenges, and implement strategies to address affordable housing and related issues in North Carolina.
- Rapid Rehousing – Helps individuals and families experiencing homelessness quickly find and secure permanent housing. It provides short-term rental assistance, move-in costs, and case management services to support stability in a new home.
- Remedial Action Plan – This plan is designed to connect rental property owners experiencing suspicious or criminal activity with the Salisbury Police Department to address safety concerns and prevent further issues.
- Urgent Repair Program – Provides financial assistance for emergency home repairs and accessibility modifications for low-income homeowners, particularly those who are elderly, disabled, or have special needs.
- Workforce Housing Loan Program – A loan program designed to support the development of affordable housing for workforce households.

Executive Summary

Transylvania County is experiencing a growing imbalance between housing needs and housing availability. As the county continues to evolve with increased interest from new residents, ongoing tourism growth, and a commitment to maintaining its unique character, ensuring that housing is affordable, diverse, and accessible has become a critical priority.

Transylvania County's housing stock is heavily concentrated in single-family detached homes, which account for 75.4% of all housing units. This limits the availability of more flexible, affordable options such as apartments, duplexes, and townhomes due to various housing types that are increasingly in demand among young families, seniors, and workforce households. At the same time, housing costs are rising more quickly than incomes. From 2018 to 2023, median gross rent increased by 26.3%, while renter household incomes rose by only 21.3%, intensifying affordability challenges for many residents.

Tourism, while a vital part of the local economy, is also straining the year-round housing supply. Nearly 8% of housing units in the county are used as short-term rentals (STRs), the highest percentage among neighboring counties. Although this supports economic activity, it also removes housing from the permanent rental market and contributes to rising prices.

Physical and infrastructural barriers further complicate the situation. Transylvania County's mountainous terrain limited buildable land, and gaps in water, sewer, and road infrastructure make new housing development costly and complex. These factors deter investment and restrict the ability to scale up housing supply to meet current and future demand.

Adding to these challenges is a lack of clarity and coordination across federal, state, and local policies. North Carolina's governance structure places limits on what local governments can do to address housing issues, often leading to resident frustration and stakeholder uncertainty. The gap between public expectations and the legal or financial feasibility of housing solutions underscores the need for greater alignment and transparency.

Despite these challenges, Transylvania County has a unique opportunity to shape a more sustainable and inclusive housing future. By acting now and together, local leaders, community partners, and residents can ensure that Transylvania County remains a vibrant, resilient community where people of all ages, incomes, and backgrounds can find a place to call home while preserving the unique character of the community.

About the Housing Study

Transylvania County is at a pivotal point in its growth and housing development. As the region continues to attract new residents while supporting long-standing community members, addressing housing affordability, availability, and diversity has become a top priority. The 10-Year Strategic Housing Plan offers a forward-looking, collaborative roadmap to guide local leaders,

partners, and stakeholders in responding to current and future housing needs with thoughtful, coordinated strategies.

Transylvania County faces a range of housing challenges common to rural and tourism-driven communities. A limited housing supply, rising construction costs, an aging population, and a service-based economy contribute to growing pressure on residents seeking safe, stable, and affordable homes. These conditions disproportionately impact essential workers, young families, older adults, and those on fixed incomes.

Geographic and infrastructure barriers present additional constraints to include the mountainous terrain and limited flat land increase development costs and restrict where new housing can be built. In many areas, the absence of water, sewer, and road infrastructure makes housing development financially and logistically difficult. Strategic investment in infrastructure, paired with updated land use policies should be considered to support a broader range of housing options.

Much of the existing housing stock consists of aging single-family homes, limiting the availability of various types such as townhomes, duplexes, and apartments. Without greater housing variety, many residents struggle to find homes that match their needs and income levels. The growth of short-term rentals and second homes further reduces the stock of year-round housing, presenting challenges for permanent residents to remain in the community.

Housing affordability is an ongoing concern. Home prices and rents have outpaced wages in key local industries, resulting in an increasing number of cost-burdened households. This financial strain affects household stability and limits residents' ability to contribute fully to the local economy.

Despite these challenges, the County has significant opportunities to strengthen its housing ecosystem in ways that promote inclusive growth, support local employers, and enhance overall community well-being. Communities that invest in diverse and affordable housing are better positioned to retain talent, reduce workforce turnover, support aging in place, and foster local entrepreneurship. Expanding housing options also helps strengthen the tax base, reduce commuting burdens, and create pathways for upward mobility.

The strategic plan emphasizes cross-sector collaboration and ongoing community engagement. It outlines practical, data-informed strategies to expand housing supply, preserve existing units, modernize zoning and development policies, address infrastructure needs, and improve housing access for all residents. Partnerships with state and federal agencies will be critical to secure additional resources and align policies with local priorities.

With strong local leadership, regional coordination, and sustained investment, Transylvania County can address today's housing challenges while laying the groundwork for a more resilient, diverse, and economically vibrant future.

Findings

Finding 1: Transylvania County's housing mix leans heavily toward single-family homes, which limits opportunities for residents seeking more diverse housing options.

Finding 2: Housing costs are out of line with resident incomes and lower wage jobs in the county.

Finding 3: Transylvania County's popularity as a tourist destination is limiting access to its existing housing supply.

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.

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.

Strategic Action Plan

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.

- Strategy 1.1 - Identify areas for planned growth and establish minimum density requirements.
- Strategy 1.2 - Preservation initiative around Naturally Occurring Affordable Housing (NOAH) inventory.
- Strategy 1.3 - Conduct annual survey to monitor the prevalence of temporary dwellings (such as tents, RVs...) in the County
- Strategy 1.4 - Identify and prioritize publicly and privately owned developable land for various housing types and income levels.
- Strategy 1.5- Create a program to monitor and identify vacant and underutilized buildings (schools/ office space) to convert into workforce affordable housing

Goal 2: Promote the development of affordable housing options specifically tailored to support the county's existing and emerging workforce across all industry sectors.

- Strategy 2.1 - Explore incentives for employer housing developments
- Strategy 2.2 - Work with economic development entities to support strategic expansion of infrastructure to increase the feasibility of LIHTC developments.
- Strategy 2.3 -Facilitate partnerships with for-profit and nonprofit agencies such as voucher providers (WNC source) to finance affordable housing development
- Strategy 2.4 - Explore the use of alternative funding sources such as economic development financing strategies (e.g. Tax Increment Financing, Community Development Finance Institutions) to support and stabilize affordable housing.

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.

- Strategy 3.1 - Seek partnerships to support the creation of a nonprofit and for-profit funded loan fund to support workforce housing.
- Strategy 3.2 - Continue to advocate for expanded and strategic uses of Occupancy Tax Revenue.
- Strategy 3.3 - Explore use of zoning to govern short-term rentals and mitigate impacts of them (Asheville, Raleigh, Greensboro)
- Strategy 3.4 -Advocate for differentiated tax option for property types

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 shared barriers to affordable housing.

-
- Strategy 4.1 - Continue to work with local municipalities and regional housing efforts to expand infrastructure to support housing development.
 - Strategy 4.2 - Coordinate with community stakeholders to review and resolve heirs' property challenges for affordable and workforce housing development.
 - Strategy 4.3 - Deploy a public education and awareness campaign about housing needs, practical challenges and opportunities.
 - Strategy 4.4 - Create a pilot program to explore shared housing/roommate registration
 - Strategy 4.5 - Coordinate efforts to work with churches and religious organizations to expand affordable housing developments (YIGBY).
- Strategy 4.6 - Continue in the regional housing effort with NC Impact.

Goals and Strategies

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.

Strategies:

Strategy 1.1 - Identify areas for planned growth and establish minimum density requirements.

Strategy 1.2 - Preservation initiative around Naturally Occurring Affordable Housing (NOAH) inventory.

Strategy 1.3 - Conduct annual survey to monitor the prevalence of temporary dwellings (such as tents, RVs...) in the County

Strategy 1.4 - Identify and prioritize publicly and privately owned developable land for various housing types and income levels.

Strategy 1.5- Create a program to monitor and identify vacant and underutilized buildings (schools/ office space) to convert into workforce affordable housing

Communities with diverse housing supplies are strong and resilient communities that ensure all residents have their basic needs met and can weather fluctuations in the macroeconomic economy.

These communities have housing for individuals at all income levels at various stages of life from starter homes for the budding family, single-family houses for growing families with kids, supportive housing for individuals transitioning out of homelessness, and downsizing options for empty nesters. To accomplish this goal, it will require multiple efforts from various stakeholders across Transylvania County and the broader Western North Carolina region.

Creating and maintaining a robust inventory of affordable housing requires a multifaceted and proactive approach to land use, preservation, and continuous monitoring of housing needs. A foundational step in this effort is the intentional identification of areas for planned growth, paired with the establishment of minimum density requirements. By doing so, the County can ensure that scarce developable land is utilized efficiently, fostering housing developments that support a greater diversity of incomes and housing types. Higher density not only accommodates more units but also promotes cost efficiencies in infrastructure and public services, making housing projects more viable for developers.

Equally important is the preservation of existing affordable housing stock, particularly Naturally Occurring Affordable Housing (NOAH). These properties often provide affordable options without relying on subsidies. Implementing a preservation initiative around NOAH inventory will help safeguard these units, preventing displacement and

retaining affordability within established neighborhoods.

As housing challenges evolve, it is critical to maintain a clear understanding of emerging trends and gaps. An annual survey to monitor the prevalence of temporary dwellings, such as tents, RVs, and other non-traditional housing forms, will provide real-time insights into housing instability and homelessness. This data will allow the County to respond quickly with targeted interventions and inform long-term planning efforts.

In addition to consorted planning efforts, identifying and prioritizing both publicly and privately owned developable land for housing at various income levels will expand the pipeline of potential projects. A comprehensive inventory of land assets ensures that opportunities for affordable

housing development are not overlooked and that land is strategically allocated to meet current and future demand.

Finally, the County must look inward to repurpose existing underutilized buildings such as vacant schools, office spaces, and other structures that can be converted into workforce affordable housing. This may require working with businesses who own these vacant properties and establishing a mutually beneficial agreement. A dedicated effort to monitor and identify these properties will create opportunities for adaptive reuse, turning dormant spaces into livable housing options that align with community needs.

Goal 2: Promote the development of affordable housing options specifically tailored to support the county's existing and emerging workforce across all industry sectors.

Strategies

Strategy 2.1 - Explore incentives for employer housing developments.

Strategy 2.2 - Work with economic development entities to support strategic expansion of infrastructure to increase the feasibility of LIHTC developments.

Strategy 2.3 - Facilitate partnerships with for-profit and nonprofit agencies such as voucher providers (WNC source) to finance affordable housing development.

Strategy 2.4 - Explore the use of alternative funding sources such as economic development financing strategies (e.g. Tax Increment Financing, Community Development Finance Institutions) to support and stabilize affordable housing.

Communities that offer housing options for their local workforce experience significant economic benefits.

However, the connection between housing and economic development is not always immediately evident to residents, elected officials, and even practitioners. Communities that offer a diverse range of affordable housing are more competitive in business retention and attraction efforts, as employers are better able to access local talent. This is especially critical for sustaining essential public service roles—such as healthcare workers, teachers, and first responders—whose ability to live near their place of work directly impacts service delivery and community well-being. When housing becomes unaffordable, it places significant strain on individuals in these occupations, often forcing them to seek housing in other communities. Beyond workforce stability, affordable housing also stimulates the local economy, as workers who live in the area are more likely to spend their income at local businesses, keeping economic benefits circulating within the community.

Addressing affordable housing challenges requires not only a focus on land use and preservation but also a concerted effort to align economic development strategies, financing tools, and cross-sector partnerships. One promising avenue is the exploration of incentives for employer-supported housing developments. As workforce recruitment and retention are a critical component of economic development efforts, employers have a vested interest in ensuring their employees have access to affordable, proximate housing. Facilitating employer participation in

housing development through incentives or partnerships can create a new channel for expanding the housing supply while also strengthening the local labor force. While these efforts can be difficult to execute, several employers in Transylvania County have begun exploring this as an option from donating land to constructing housing for their own employees.

The LIHTC program is one bipartisan supported tool to create affordable housing across the county. Strategic infrastructure investments play a pivotal role in determining the feasibility of affordable housing projects as state-wide Qualified Allocation Plans (QAPs) require proximity to amenities as a grading criterion. By working closely with economic development entities to align infrastructure expansion to aid with LIHTC applications, the County can reduce development barriers and enhance the attractiveness of these projects for both developers and investors.

Another critical strategy involves fostering partnerships with both for-profit and nonprofit agencies, including organizations that administer housing vouchers. These partnerships are essential for assembling the complex financing packages often required to bring affordable

housing projects to fruition. By serving as a convener and facilitator, the County and its partners can help bridge gaps between developers, voucher providers, and financing agencies, ensuring that affordable units are not only built but also accessible to households in need.

Furthermore, the County must explore alternative funding mechanisms that blend economic development strategies with housing stability goals. Tools such as Tax Increment Financing (TIF) and collaborations with Community Development Finance Institutions (CDFIs) can provide flexible, locally driven funding sources to support affordable housing development. These mechanisms not only reduce reliance on limited federal and state resources but also create sustainable financing models that can adapt to local market conditions.

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.

Strategies:

Strategy 3.1 - Seek partnerships to support the creation of a nonprofit and for-profit funded loan fund to support workforce housing.

Strategy 3.2 - Continue to advocate for expanded and strategic uses of Occupancy Tax Revenue.

Strategy 3.3 - Explore use of zoning to govern short-term rentals and mitigate impacts of them (Asheville, Raleigh, Greensboro).

Strategy 3.4 - Advocate for differentiated tax option for property types.

Short-term rentals and their impact on affordable housing have become a contentious topic of discussion, particularly in areas with heavily tourism-based economies. On one hand, they provide affordable short-term stay options for visitors who are spending their money locally, stimulating the economy. They can also provide viable income for individuals who own the rentals. On the other hand, they remove housing options, particularly apartments and smaller housing options (NOAH) that are already in short supply. Areas like Transylvania County that have topographical limitations to housing development are further susceptible to the impacts of short-term rentals. Though North Carolina state law limits local government's ability to regulate short-term rentals, their impact on Transylvania County should be accounted for.

A sustainable affordable housing strategy requires innovative financial mechanisms that reflect the unique dynamics of the local housing market. One key approach is to establish a dedicated loan fund supported through partnerships with nonprofit and for-profit entities that provides flexible capital for workforce housing development. Such a fund would fill a critical financing gap, enabling developers to access below-market financing options that make workforce housing projects more feasible, particularly in high-demand areas where conventional lending falls short. Both cash and in-kind donations, such as land, should be considered to support this initiative.

In addition to supplementing funding streams, Transylvania County and its residents should consider advocating for the expanded and strategic use of Occupancy Tax Revenue. These

funds, generated through tourism-related activities, are mostly allocated toward marketing efforts for the regional tourism development authority by North Carolina state statute. However, alternative uses should be considered such as financial support for housing initiatives that benefit the broader community, including the workforce that supports local tourism.

At the regulatory level, the growing prevalence of short-term rentals poses a unique challenge to housing availability and affordability. Exploring zoning strategies to govern the location, density, and operation of short-term rentals as seen in cities like Asheville, Raleigh, and Greensboro will help mitigate their impact on the long-term rental market. While Transylvania County Government may have limited use for these policy tools as they have limited zoning, working with local municipalities such as Brevard and Rosman on coordinated efforts would ensure a well-planned approach. These regulations are not intended to stifle tourism but to ensure a balanced approach that protects the availability of housing for local residents while still supporting a vibrant visitor economy.

Finally, tailoring tax policies to differentiate between primary residences, investment properties, and short-term rentals can reduce speculative pressures on the housing market while promoting

uses that align with community housing goals. However, current North Carolina state statutes prohibit local governments from implementing such differentiated tax structures. Advocating for state-level policy changes to allow taxation based on property type would create a more equitable distribution of tax burdens and incentives. This differentiation would provide a valuable policy tool to encourage responsible property ownership and support long-term housing affordability across the County.

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 shared barriers to affordable housing.

Strategies:

Strategy 4.1 - Continue to work with local municipalities and regional housing efforts to expand infrastructure to support housing development.

Strategy 4.2 - Coordinate with community stakeholders to review and resolve heirs' property challenges for affordable and workforce housing development.

Strategy 4.3 - Deploy a public education and awareness campaign about housing needs, practical challenges and opportunities.

Strategy 4.4 - Create a pilot program to explore shared housing/roommate registration

Strategy 4.5 - Coordinate efforts to work with churches and religious organizations to expand affordable housing developments (YICBY).

Strategy 4.6 - Continue in the regional housing effort with NC Impact.

Through partnerships with the Land of Sky Regional Council, the Housing Assistance Corporation (HAC), local municipalities, and other organizations, Transylvania County is well-positioned to respond to housing challenges through collaborative efforts.

Now, more than ever, it will be important for these partners to align on a vision for housing in the region and focus on working through the proposed strategies to resolve affordable housing challenges. This will require thinking through creative solutions and bringing new partners to the table. Addressing housing affordability is not solely a function of policy and financing. It requires coordinated partnerships, public education, and the expanded use of community assets.

Expanding infrastructure remains a critical priority, and continued collaboration with local municipalities and regional housing initiatives is essential to ensure that infrastructure, water and sewer in particular, but also transportation and broadband systems, are sufficient to support future housing demands. Infrastructure alignment is the backbone of housing feasibility, and regional coordination will amplify the impact of individual jurisdiction efforts.

In addition to infrastructure, addressing legal and technical barriers to housing development is paramount. Heirs' property issues occur when a property is passed down informally without a clear title, often through generations of a family. This leads to fragmented ownership among multiple heirs, making it difficult to sell, mortgage, or improve the property. It can also lead to loss of wealth and displacement through forced sales (below market rate) and tax foreclosures. By coordinating with community stakeholders and Heirs' property owners, the County can help preserve generational wealth, support equitable development practices, and access dormant land for affordable and workforce housing.

Public perception and understanding of housing challenges play a significant role in shaping policy and fostering

community support. Deploying a robust public education and awareness campaign will help display housing needs, highlight practical solutions, and dispel misconceptions about the impacts of affordable housing. This effort will build the social capital necessary to advance affordable housing initiatives and reduce resistance to development projects.

In today's world, it has become increasingly difficult for a single individual to afford housing costs on their own. This is true across the county, not just Transylvania County. Thus, innovative

practices should be explored through a pilot program focused on shared housing and roommate registration. Shared housing can offer an immediate and cost-effective solution for individuals seeking affordable living arrangements, especially in high-cost markets. A structured pilot program would help County residents to more efficiently connect with other individuals seeking co-habitants.

In a continued effort to leverage partnerships, the County should coordinate and support efforts with churches and religious organizations to expand affordable housing opportunities. Known as YIGBY (Yes In God's Backyard), this approach taps into the mission-driven assets of faith-based institutions, many of which possess underutilized land that can be transformed into affordable housing. Some of these efforts have already begun to take form. The Brevard-Davidson River Presbyterian Church and the City of Brevard formed a partnership in June 2024 to create affordable housing on a 4.5-acre lot. The County and its partners can build from this momentum that is already underway.

It has become clear that affordable housing conversations are already underway. Continued participation in the regional housing effort with NC Impact will ensure that the County remains aligned with broader regional strategies, benefiting from shared resources, research, and collaborative problem-solving. The County should consider how this strategic plan ties into current efforts being coordinated across the region.

Implementation Matrix

The Implementation Matrix provides a visual representation of the strategic plan categorized by goals. Topics addressed include strategies, timelines, priorities, metrics, steps, and implementation partners. A description of each category is included below:

- **Strategy:** Actionable strategies that can be taken by Transylvania County and its partners to achieve the outlined goals. These were created through a detailed engagement and research process and are tailored specifically to the County.
- **Timeline:** The timeline for various strategies has been broken down into Near (1-3 years), Medium (3-6 years), or Long (6-10 years). The timeline for completion was determined based on several factors, including the complexity of the task, required resources, labor intensity, number of partners involved, and other relevant considerations.
- **Priority:** Strategy priority has been broken down into low, medium, and high. When deciding what strategies would be higher in priority than others, items that were considered include timeline to completion, how difficult it might be to implement certain strategies, and the items that have a higher impact potential on affordable housing for the community.
- **Potential Metrics:** Metrics include key milestones that demonstrate progress toward strategies set forward. These can be used to help evaluate the quality of the action steps taken.
- **Partners:** The stakeholder engagement process was not only designed to gather insights, but to organize collaborative efforts around various strategies. Strategic implementation partners for various strategies based on the parameters of their work and ability to help execute the proposed strategies.

Strategy	Timeline	Priority	Potential Metrics	Partners
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.				
Strategy 1.1: Identify areas for planned growth and establish minimum density requirements.	Near (1-3 Years)	High	<ul style="list-style-type: none"> Identified development areas Number of units built on identified plots of land Number of affordable units developed on identified plots of land 	Local Cities and Municipalities
Strategy 1.2: Support a preservation initiative around Naturally Occurring Affordable Housing (NOAH) inventory.	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Number of units moved into a land bank or community land trust (CLT) Amount of funding allocated to housing rehabilitation programs Number of affordable homes (at or below 120% AMI) receiving home rehabilitation support 	Local Cities and Municipalities Local Land Trust? Transylvania Habitat for Humanity Landlords
Strategy 1.3: Conduct annual survey to monitor the prevalence of temporary dwellings (such as tents, RVs, and other temporary housing) in the County	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Established annual survey to monitor the prevalence of temporary dwellings Number of units (including types of units) registered annually 	Local Cities and Municipalities Residents
Strategy 1.4: Identify and prioritize publicly and privately owned developable land for various housing types and income levels.	Medium (4-6 Years)	High	<ul style="list-style-type: none"> Number of publicly owned parcels of land identified Number of units built on publicly owned land 	Local Cities and Municipalities Transylvania Economic Alliance Businesses Nonprofit Organizations Churches
Strategy 1.5: Create a program to monitor and identify vacant and underutilized buildings (schools/ office space) to convert into workforce affordable housing	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Established program to monitor vacant buildings Number of vacant and underutilized buildings identified Number of housing units built from vacant and underutilized buildings 	Businesses Land of Sky Regional Council Transylvania Economic Alliance

Strategy	Timeline	Priority	Metrics	Partners
Goal 2: Promote the development of affordable housing options specifically tailored to support the county's existing and emerging workforce across all industry sectors.				
Strategy 2.1: Explore incentives for employer housing developments	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Number of affordable units constructed as a result of the Transylvania County Incentive program Amount of dollars and/or tax credits distributed for affordable housing developments 	Businesses Transylvania Economic Alliance
Strategy 2.2: Work with economic development entities to support strategic expansion of infrastructure to increase the feasibility of LIHTC developments.	Medium (4-6 Years)	Medium	<ul style="list-style-type: none"> Amount of dollars distributed, in partnership with economic development organizations, to support expansion of LIHTC-related infrastructure and amenities (proximity to schools, transportation, jobs, groceries, and other community amenities) for housing 	Local Cities and Municipalities Land of Sky Regional Council Transylvania County Economic Alliance
Strategy 2.3: Facilitate partnerships with for-profit and nonprofit agencies such as voucher providers to finance affordable housing development	Near (1-3 Years)	High	<ul style="list-style-type: none"> Number of voucher dollars converted to support affordable housing developments 	WNC Source
Strategy 2.4: Explore the use of alternative funding sources such as economic development financing strategies (e.g. Tax Increment Financing, Community Development Finance Institutions) to support and stabilize affordable housing.	Medium (4-6 Years)	Medium	<ul style="list-style-type: none"> Number of dollars procured (from specific economic development funding programs) for affordable housing development 	Local Cities and Municipalities Land of Sky Regional Council Transylvania County Economic Alliance

Strategy	Timeline	Priority	Metrics	Partners
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.				
Strategy 3.1: Seek partnerships to support the creation of a nonprofit and for-profit funded loan fund to support workforce housing.	Near (1-3 Years)	High	<ul style="list-style-type: none"> Number of for- and non-profit partners Number of dollars raised through for- and non-profit partners 	Nonprofit Organizations Transylvania Economic Alliance Transylvania County Tourism Development Authority Land of Sky Regional Council Dogwood Health Trust
Strategy 3.2: Continue to advocate for expanded and strategic uses of Occupancy Tax Revenue.	Near (1-3 Years)	High	<ul style="list-style-type: none"> Adjustment in state policy to expand options for Occupancy Tax Revenue 	Local Cities and Municipalities Transylvania County Tourism Development Authority Transylvania Economic Alliance Land of Sky Regional Council Residents
Strategy 3.3: Explore use of zoning to govern short-term rentals and mitigate impacts of them (Asheville, Raleigh, Greensboro)	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Establishment of a Resort Zoning District, or a similar zoning district, to manage Short-Term Rentals 	Local Cities and Municipalities Residents
Strategy 3.4: Continue to work with local municipalities and regional housing efforts to expand infrastructure to support housing development.	Not Applicable - Currently Happening	High	<ul style="list-style-type: none"> TBD 	Local Cities and Municipalities Land of Sky Regional Council

Strategy	Timeline	Priority	Metrics	Partners
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 shared barriers to affordable housing.				

Strategy 4.1: Continue to work with local municipalities and regional housing efforts to expand infrastructure to support housing development.	Not applicable - Currently Happening	High	<ul style="list-style-type: none"> Dollar amount of infrastructure expansions as a result of local and regional government initiatives Number of infrastructure projects completed as a result of local and regional government initiatives 	Local Cities and Municipalities Land of Sky Regional Council
Strategy 4.2: Coordinate with community stakeholders to review and resolve heirs' property challenges for affordable and workforce housing development.	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Established program to support heirs' property owners Number of heirs' property owners served 	Local Cities and Municipalities Pisgah Legal
Strategy 4.3: Deploy a public education and awareness campaign about housing needs, practical challenges, and opportunities.	Near (1-3 Years)	High	<ul style="list-style-type: none"> Number of community input and education meetings held Number of residents who attended public education meetings 	Local Cities and Municipalities Land of Sky Regional Council Residents
Strategy 4.4: Create a pilot program to explore shared housing/roommate registration	Near (1-3 Years)	High	<ul style="list-style-type: none"> Number of individuals registered for the roommate registration program Number of residents connected to housing as a result of the roommate registration program 	Local Cities and Municipalities Landlords Residents
Strategy 4.5: Coordinate efforts to work with churches and religious organizations to expand affordable housing developments (YIGBY).	Near (1-3 Years)	Medium	<ul style="list-style-type: none"> Number of faith-based organizations contacted about partnership and development opportunities Number of affordable units developed in partnership with faith-based organizations 	Local Cities and Municipalities Churches
Strategy 4.6: Continue in the regional housing effort with NC Impact.	Not Applicable- Currently Happening	High	<ul style="list-style-type: none"> TBD 	Local Cities and Municipalities Land of Sky Regional Council

Findings

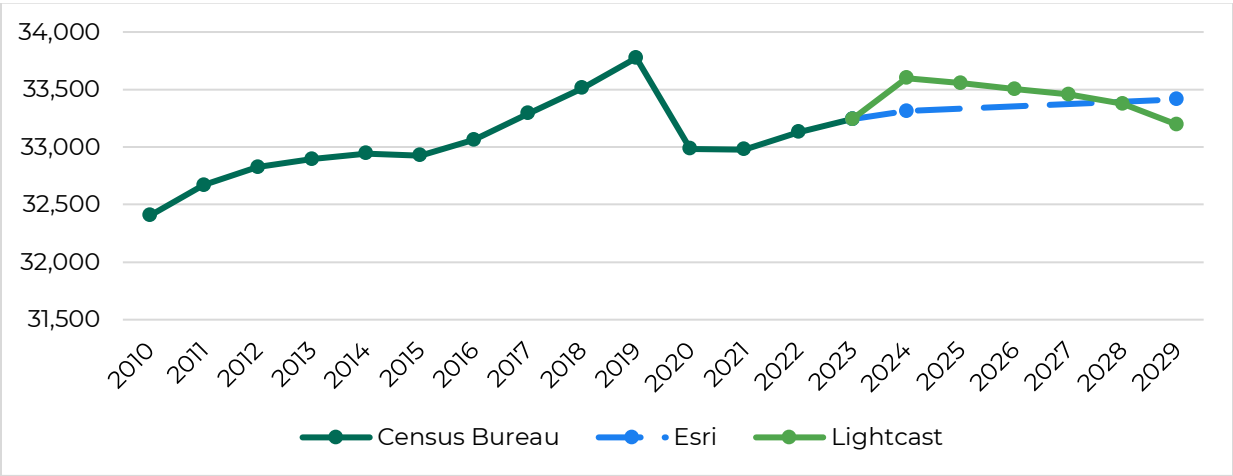
Finding 1:

TRANSYLVANIA COUNTY'S HOUSING MIX LEANS HEAVILY TOWARD SINGLE-FAMILY HOMES, WHICH LIMITS OPPORTUNITIES FOR RESIDENTS SEEKING MORE DIVERSE HOUSING OPTIONS.

DEMOGRAPHIC TRENDS

Over the past ten years, Transylvania County's population has been relatively stagnant, characterized by a modest 1% increase. While long-term growth projections show conflicting perspectives, the more optimistic view shows a continuation of this trend, expecting a 0.3% increase in population between 2024 and 2029.

Figure 1: Population, 2010 – 2029 (projected)¹
Source: American Community Survey 5-Year Estimates, Decennial Census, Esri, Lightcast 2024.4



Modest population growth in recent years can be primarily attributed to the inbound migration experienced in the county. The impact of this migration on the overall population size is tempered by the natural change in population.

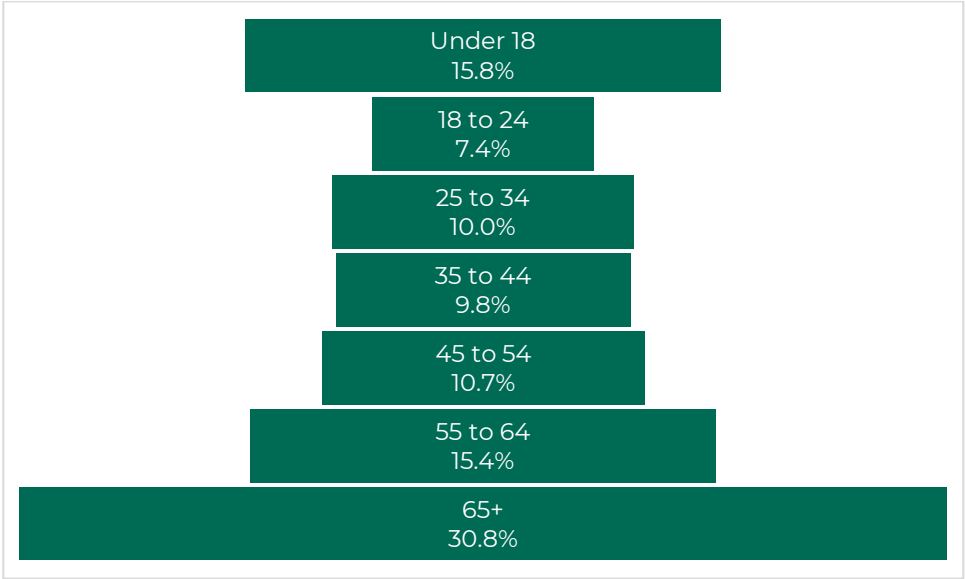
Table 1: Components of Population Change, April 1, 2020, to July 1, 2023²
Source: US Census, Annual and Cumulative Estimates of the Components of Resident Population Change

Natural Change	Births	Deaths	Gain/Loss
	792	1,600	-808
Net Migration	International	Domestic	Gain/Loss
	88	1,293	1,381
Total Population Change			565

¹ 2010 to 2019, 2021 to 2023 population estimates from the American Community Survey. 2020 population estimates from the Decennial Census.
² Total population change includes a residual, a change in population that cannot be attributed to any specific demographic component of population change. Therefore, net migration and natural change will not sum to the total population change.

While an aging demographic is the trend nationwide, the percentage of residents over the age of 65 is significantly larger in Transylvania County than state or national averages. In 2023, 30.8% of the County’s population was at least 65 years of age (compared to 16.9% in the state and 16.8% across the nation, respectively). This has resulted in an increasing median age, which increased from 49.7 in 2013 to 51.9 in 2023. Based on the age of the current population, the median age is likely to continue to rise.

Figure 2: Age Distribution, 2023
Source: American Community Survey 5-Year Estimates



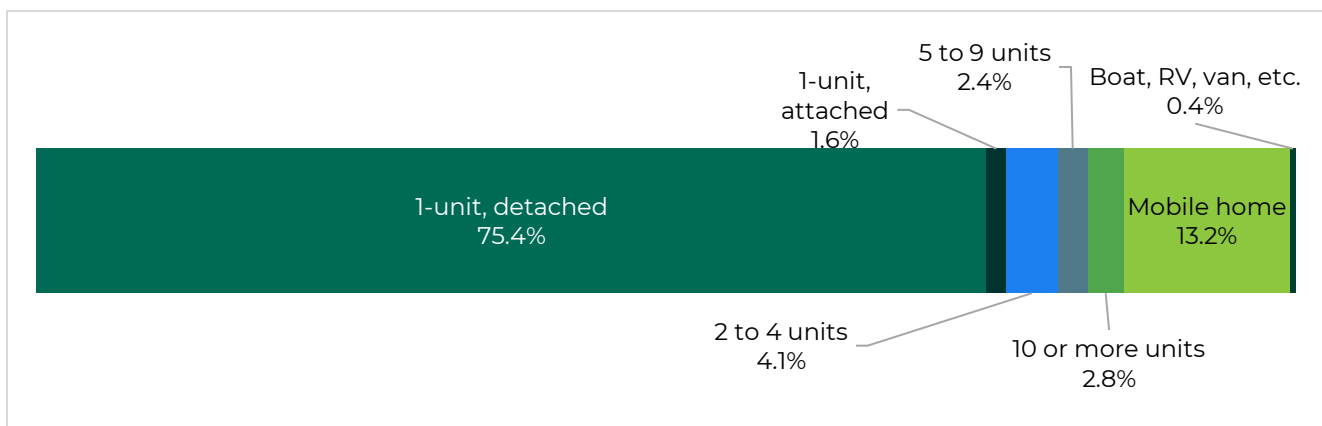
As people and populations age, the demands placed on the local housing market tend to shift as well, creating additional need for accessibility and other aging-in-place accommodations. Some communities will also experience a shortage of downsizing options, independent living facilities, or short- and long-term care centers. The aging of the “baby boomer” generation has, for many communities, exposed the need for a wider variety of housing types than recent development patterns have typically produced.

DEVELOPMENT TRENDS

The local housing stock in Transylvania County is predominantly composed of single-family detached homes, representing 75.4% of all housing units in the county.

Figure 3: Housing Units by Units in Structure³
Source: American Community Survey 5-Year Estimates

³ One-unit attached units are units separated from adjacent units with a ground-to-roof wall, have separate heating/air conditioning systems, have individual public utilities, and do not have units above or below. Units with units above or below, without a ground-to-roof wall, or with common facilities (attic, basement, heating, plumbing) are not included in the single-family category. Common housing types in this category include townhouses and row houses.



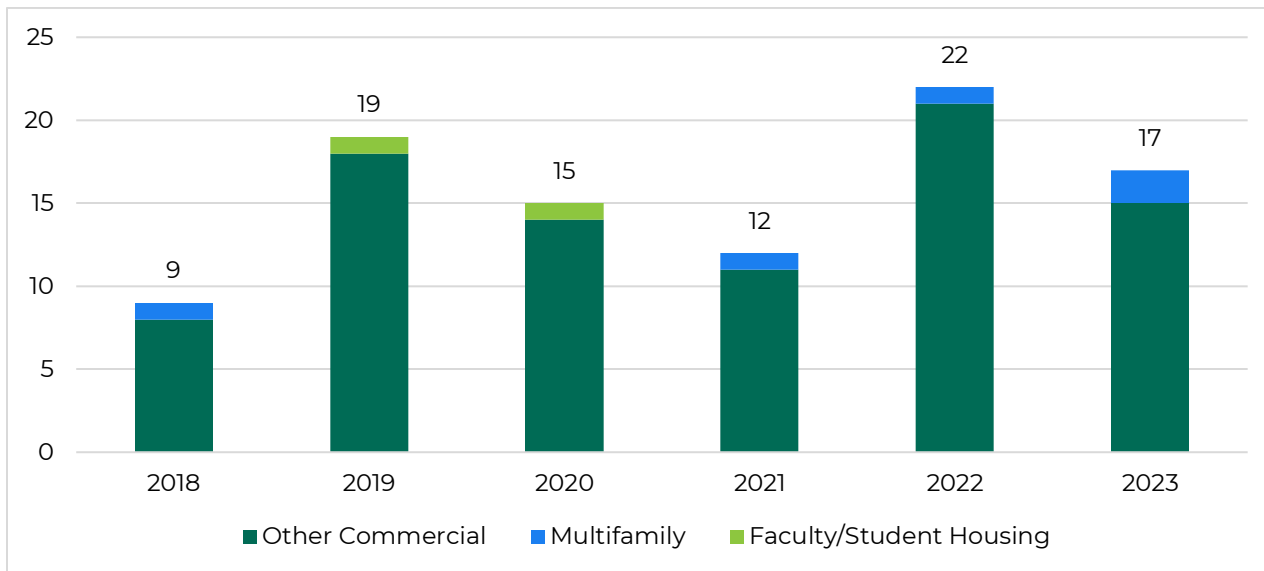
Development trends in recent years have reinforced this pattern. Between 2020 and 2023, the number of new single-family homes increased steadily, rising from 117 to 201.

Table 2: Single Family Residential Permits for New Builds, 2020 to 2023
 Source: Transylvania County Building Permitting and Enforcement Reports

	Permits	New House Value	Average Per House Value
2020	117	\$45,933,542	\$392,594
2021	177	\$98,878,772	\$558,637
2022	193	\$108,991,347	\$564,722
2023	201	\$118,174,496	\$587,933

While the number of new, single-family homes being developed has been steadily rising, permits for multifamily development have been more intermittent. Of the 94 permits issued for new commercial construction between 2018 and 2023, just five, about 5%, were for multifamily housing development, with two additional permits being for faculty or student housing.

Figure 4: New Commercial Permits for Housing by Issue Date, 2018 to 2023
 Source: Transylvania County Building Permitting and Enforcement Permit Finder; permit analysis by TPMA



Looking at the four-year period for which single-family residential permits were analyzed, a total of 693 permits were issued for new housing construction (commercial and residential). Of those, 99% were for single-family residential construction, reinforcing the current housing mix in Transylvania County.

Table 3: Permits for Housing Development by Issue Date

Source: Transylvania County Building Permitting and Enforcement Permit Finder (permit analysis by TPMA), Transylvania County Building Permitting and Enforcement Reports

	Faculty/Student Housing	Multifamily	Single-Family Residential
2020	1		117
2021		1	177
2022		1	193
2023		2	201
Total	1	4	688

A look at permitting counts alone may not paint a fully accurate picture, however, as permits could include remodeling efforts on existing homes or the replacement of existing structures. For example, the single permit designated as faculty/student housing refers to the demolition and replacement of old dormitories. Furthermore, multifamily units might appear as a single permit but include dozens of housing units. Still, when accounting for the number of units developed, even if we attribute a percentage of single-family permits to renovations, the number of single-family homes greatly outweighs the number of other types of units developed over this four-year period.

Table 4: Units/Beds for Issued Permits, 2020 to 2023

Source: Transylvania County Building Permitting and Enforcement Permit Finder (permit analysis by TPMA), Transylvania County Building Permitting and Enforcement Reports

Faculty/Student Housing (beds)	Multifamily Development (units)	Single-family Residential (units)
57 (7.3%)	36 (4.6%)	688 (88.1%)

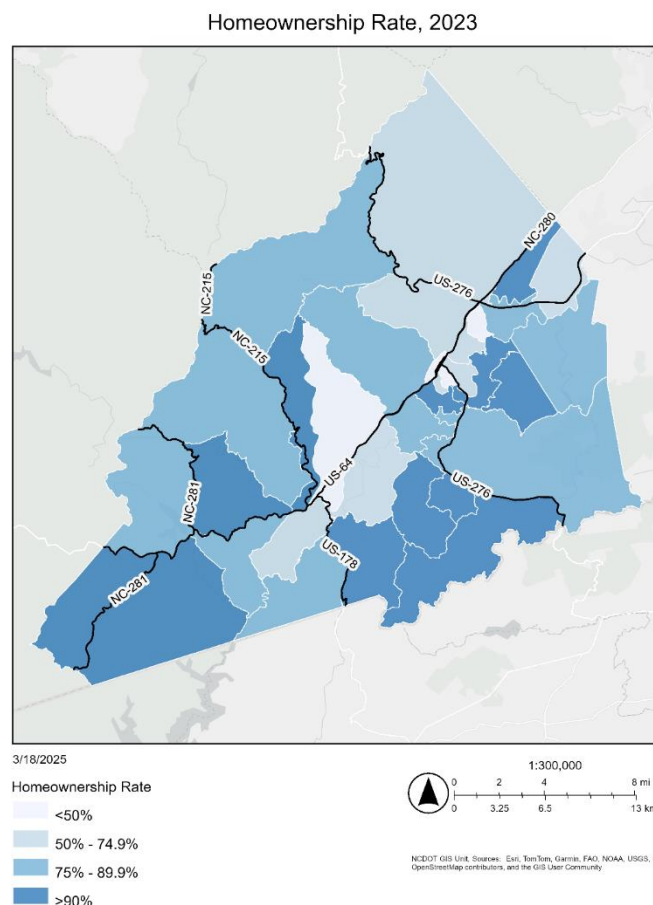
HOUSING AVAILABILITY AND RENTAL MARKET CONDITIONS

In alignment with the predominance of single-family homes, the majority of households in the county are owner-occupied. Homeowners represent 75% of households in the county, a larger percentage than the state as a whole (66.3% owner-occupied).

While homeownership rates vary throughout the county, the lowest homeownership rates (and therefore, the highest percentage of renters) are around Brevard and Rosman. Many block groups throughout the county have homeownership rates exceeding 90%.

Figure 5: Homeownership Rate by Block Group, 2023

Source: American Community Survey 5-Year Estimates; mapping by TPMA

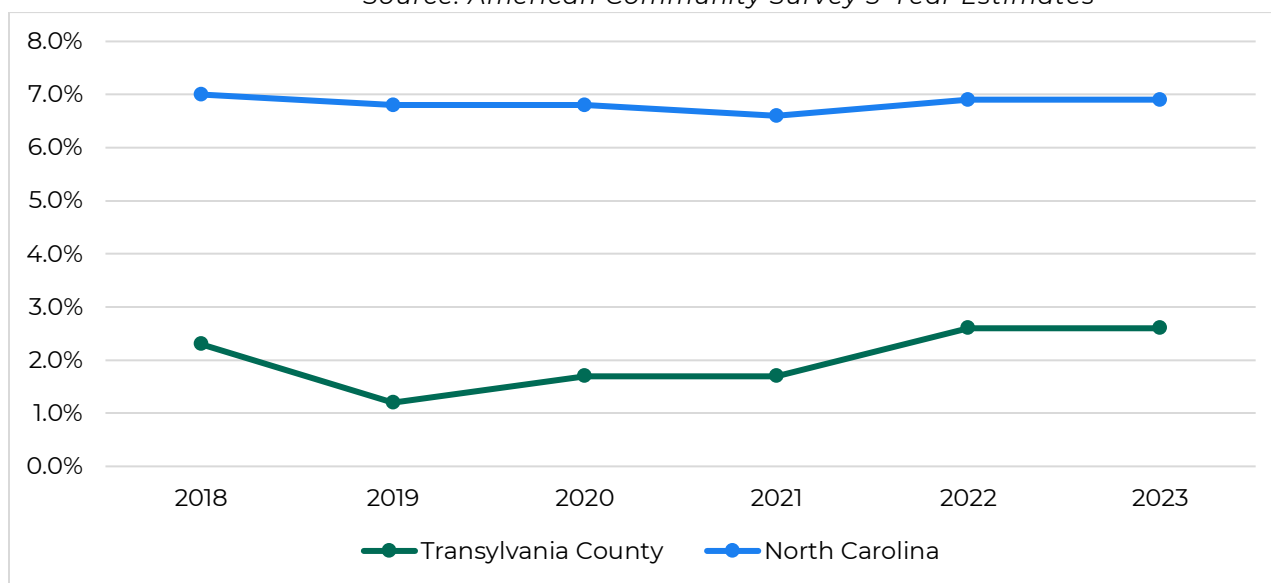


This emphasis on single-family homes and homeownership has influenced rental market conditions. The supply of rental housing in the county is constrained, with rental units representing just 19.5% of the county's total housing stock (including both occupied and vacant

units).⁴ Statewide, rental units account for 32% of the overall housing stock. While this discrepancy might suggest a lower demand for rental housing in Transylvania County than across the entire state, a look at vacancy rates suggest otherwise.

In real estate, the “natural” vacancy rate (the point at which there is balance between supply and demand, leading to price stability) is commonly thought to be 7% to 8%. However, between 2018 and 2023, the rental vacancy rate in Transylvania County consistently remained below 3%, significantly lower than both the natural vacancy rate and the statewide average (6.9%). A low vacancy rate often indicates an undersupplied rental market, where limited availability drives up competition and prices. In Transylvania County, this could be the result of a housing mix that has limited housing options beyond single-family homes and is likely contributing to increased rent and affordability challenges. Without a broader range of housing choices, renters are left without affordable or suitable choices to meet their needs.

Figure 6: Rental Vacancy Rate, 2018 to 2023
Source: American Community Survey 5-Year Estimates



Further evidence of these pressures can be seen in the incidence of overcrowding. Overcrowding, defined as having more than one person per room in a housing unit, can be an indicator of limited housing affordability and availability. Between 2018 and 2023, overcrowding among owner-occupied households in the County decreased while it remained steady statewide. However, overcrowding within the County’s renter-occupied households more-than-tripled in this period, with the incidence of severe overcrowding jumping from 0.3% of renting households to 4.6%.⁵ Over this same five-year period, the incidence of severe overcrowding across the state of North Carolina remained steady at 1.4%.

⁴ Calculated as the sum of renter-occupied units, vacant year-round units rented but awaiting occupancy, and vacant year-round units available for rent divided by the total housing stock (both occupied and vacant).

⁵ More than 1.5 occupants per room.

Table 5: Overcrowding by Tenure, 2018 to 2023
Source: American Community Survey 5-Year Estimates

	Transylvania County				North Carolina			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	2018	2023	2018	2023	2018	2023	2018	2023
Overcrowded (1.01-1.5 occupants per room)	1.2%	0.9%	1.6%	2.1%	1.0%	1.0%	2.9%	2.6%
Severely Overcrowded (1.51+ occupants per room)	0.6%	0.6%	0.3%	4.6%	0.3%	0.3%	1.4%	1.4%
Total	1.9%	1.5%	1.9%	6.7%	1.3%	1.3%	4.3%	4.1%

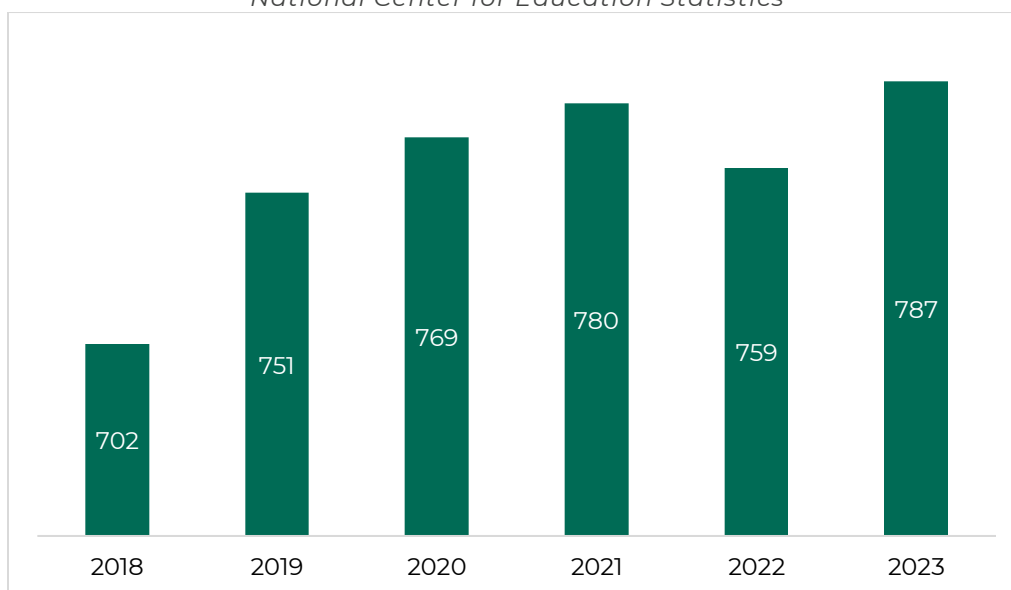
The limited rental supply, low vacancy rates, and increasing overcrowding likely indicate a housing supply that does not offer a sufficient number of rental opportunities to meet demand.

SPECIALIZED HOUSING NEEDS

Students

Brevard College's rising enrollment further contributes to housing pressures. Between 2018 and 2023, enrollment grew by 12.1%. The vast majority, 99.0% in 2023, take at least one person class, so an increase in enrollment directly impacts the number of students seeking housing.

Figure 7: Higher Education Enrollment, Brevard College
Source: Integrated Postsecondary Education Data System,
National Center for Education Statistics



Brevard College has four on-campus housing options for students and reports that more than 80% of students live on campus. If 80% of students taking at least some in-person classes live on campus, then, at most, about 155 students would be seeking housing off-campus. If all students have one housemate, then there would be a need for about 78 rental units. While modest, this

would account for about 2% of the county’s existing rental stock, adding pressure to an already limited rental market. Of course, this does not account for students from the County and neighboring counties who live at home while attending Brevard College.

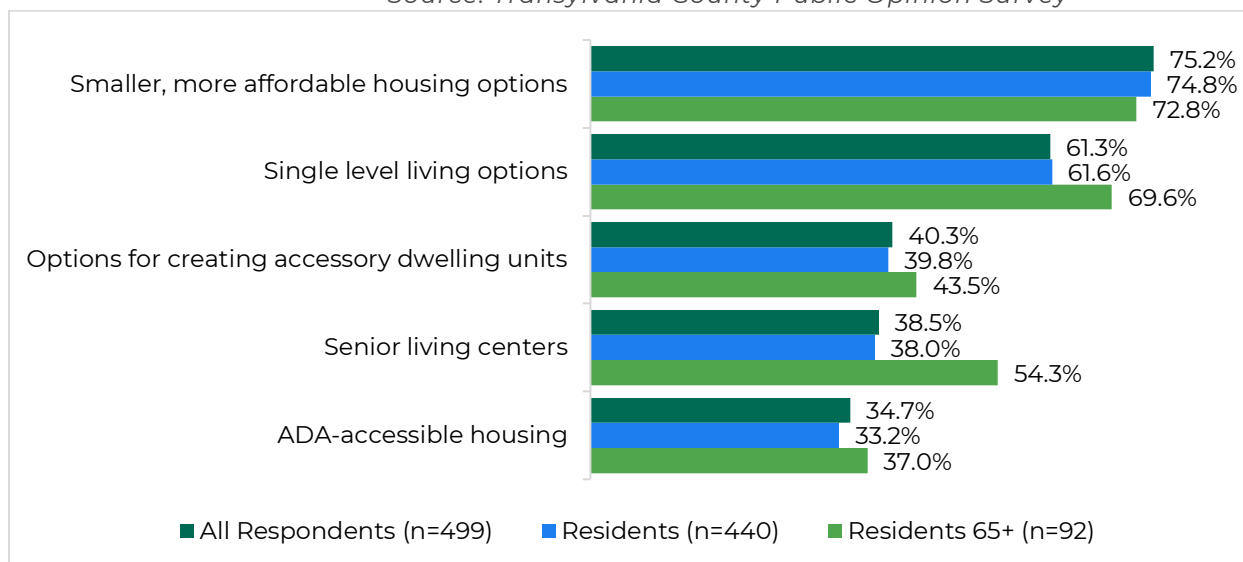
Seniors

As was previously discussed, Transylvania County has an aging population, with individuals 65 years or older comprising 30.8% of the population, a percentage that is likely to continue growing over time. Nearly half (48.4%) of households in the county include at least one member who is aged 65 or older, highlighting the importance of housing that supports aging in place.

Results from the public opinion survey show smaller, more affordable housing options as the most commonly identified housing need, to support seniors, followed by single level living options.

Figure 8: Senior Housing Needs

Source: Transylvania County Public Opinion Survey



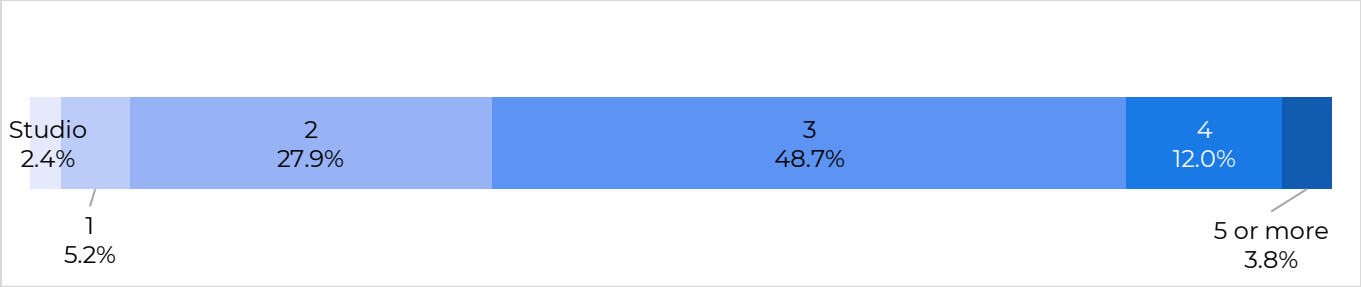
However, the current housing stock may not be aligned with these needs. Data show that just 27.9% of housing units are two bedrooms, while 7.6% are one-bedroom or studio units. This indicates a potential mismatch between the current housing stock and the preferences of older adults, who may be looking to downsize into smaller, more manageable homes. Moreover, many existing homes may not be equipped for aging in place. Only 10.3% of homes in the South Atlantic region are considered “aging-ready.”⁶ While data specific to Transylvania County are not available, this suggests that there is likely a gap in the county in aging-ready homes, a potential area for improvement.

As the senior population grows, the demand for accessible housing, independent living facilities, and long-term care options will increase. With only 167 nursing home beds and 136 residential

⁶ Aging-ready” homes are defined as those with a step-free entryway, a bedroom and full bathroom on the first floor, and at least one bathroom accessibility feature.

care beds available, and more than 10,000 seniors in the county, many may have no choice but to seek housing and care services outside the community. Addressing these gaps will require the development of new housing and care facilities and substantial retrofitting of the existing housing stock to allow seniors to age in place and with dignity.

Figure 9: Housing Units by Number of Bedrooms, 2023
Source: American Community Survey 5-Year Estimates



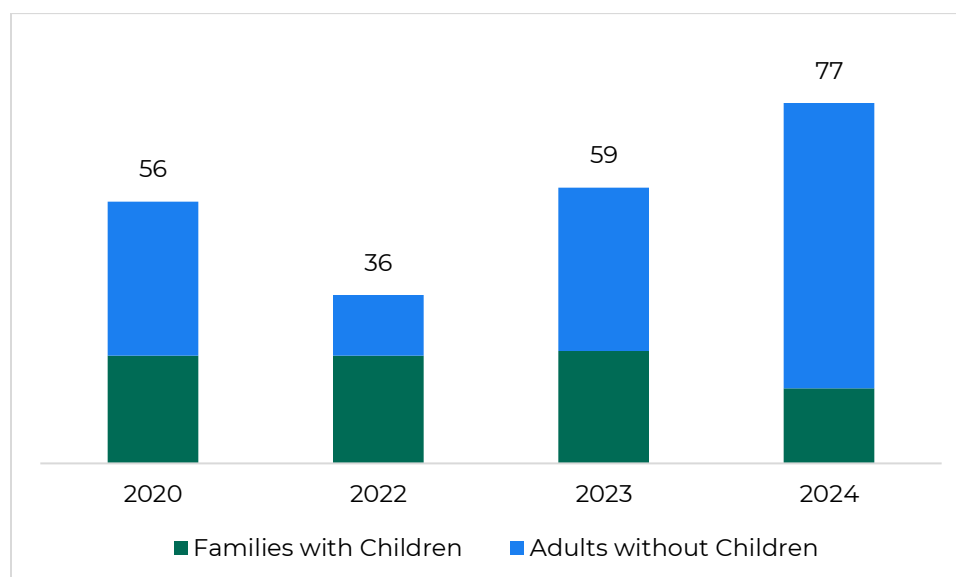
Unhoused Individuals

A lack of affordable housing directly contributes to housing instability. Cost-burdened households are more vulnerable to financial shocks, where a single unexpected expense, or missed shift, can lead to missed rent payments, eviction, and, in some cases, homelessness.

Transylvania County has seen an increase in unhoused individuals since 2021, following the same trend seen in the state. By 2024, the number of unhoused individuals in the county rose above pre-pandemic levels. At the time of this report, data are not available from the 2025 Point-in-Time Count and do not reflect the potential impact of recent events, such as Hurricane Helene, which may have exacerbated housing insecurity and increased the number of individuals experiencing homelessness in the region.

Figure 10: Unhoused Individuals, 2020 to 2024⁷

Source: North Carolina Coalition to End Homelessness Point-in-Time Count Data



FUTURE HOUSING DEMAND

Looking ahead, the projected demand for new housing suggests the county will need an additional 1,542 residential units over the next ten years.

Table 6: Demand for New Housing Units

Source: Esri, American Community Survey 5-Year Estimates, TPMA calculations

	For-Sale	For-Rent	Total
Potential 10-Year Housing Demand	870	672	1,542
Annualized	87	67	154

This model does not account for demand from seasonal and second-home owners. Between 2018 and 2023, homes vacant for seasonal, recreation, or occasional use represented 18.6% of the housing stock. Assuming that remains constant over the next ten years, the County would require an additional 352 units to be built, bringing the total potential housing demand to 1,894 over the next ten years, or approximately 189 units per year.

Meeting this demand presents an opportunity to diversify the county's housing stock. New development should prioritize a range of housing types, including smaller units, accessible homes, and a mix of rental and ownership options, to better meet the community's evolving needs.

⁷ 2021 excluded due to the Covid-19 pandemic.

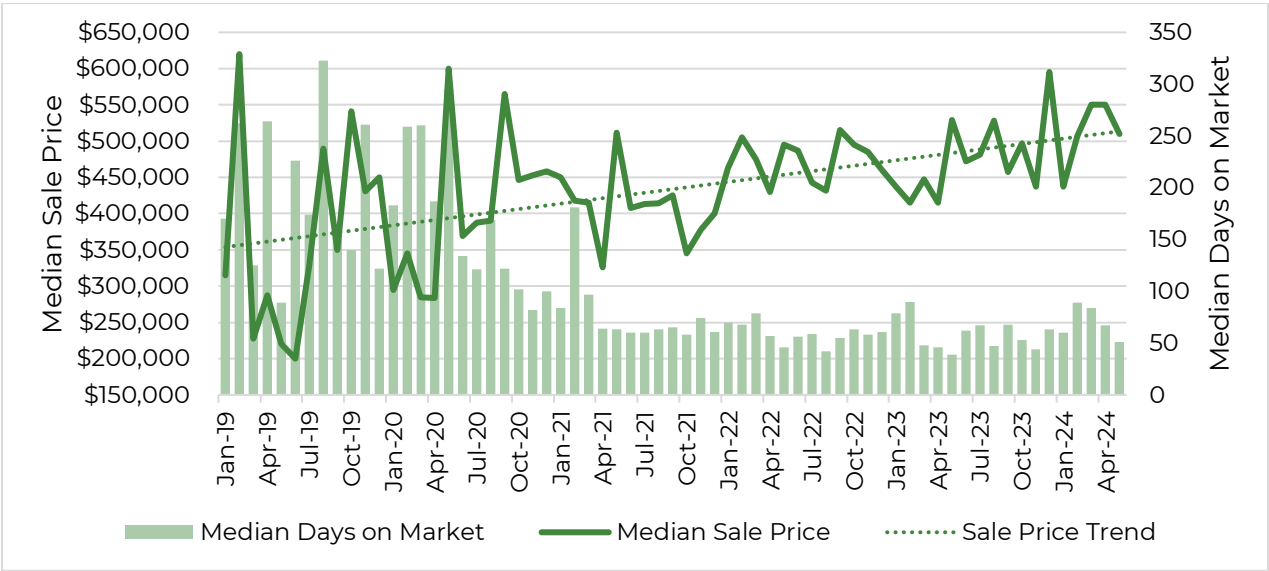
Finding 2: Housing costs are out of line with resident incomes and lower wage jobs in the county.

FOR-SALE HOUSING

Transylvania County’s housing market has become increasingly expensive in recent years. Since 2019, home sale prices have risen steadily, reaching a median of \$544,000 by December 2024. At this price point, even households earning \$100,000 annually would be cost-burdened, highlighting a growing affordability gap for individuals and families looking to buy.

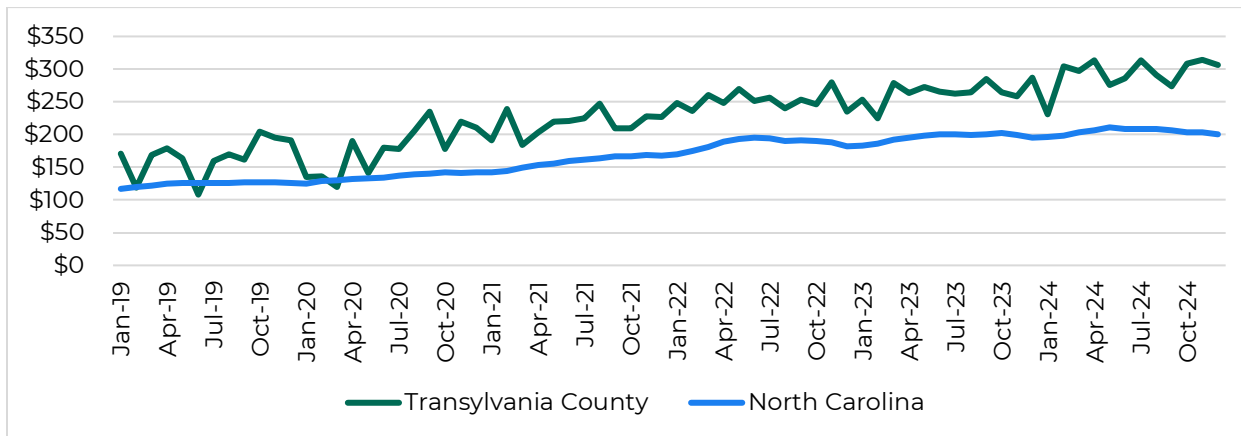
At the same time, homes are selling more quickly, reflecting increased competition in the market. This increased competition further drives up prices, escalating the affordability challenges for residents seeking to become homeowners.

Figure 11: Median Sale Price and Days on Market, January 2019 to December 2024
Source: Redfin Data Center.



The five-year period between 2019 and 2024 saw dramatic increases in demand across the state as North Carolina’s population grew faster than almost any other state in the country. This increased demand impacted sale prices, and by the end of 2024, the median price per square foot had risen by 71%. In Transylvania County, these costs rose by an even greater margin, rising nearly 80% over the same period.

Figure 12: Median Sale Price Per Square Foot, January 2017 to January 2024.
Source: Redfin Data Center



Rising interest rates have also reduced homebuyers' purchasing power by increasing borrowing costs. As interest rates climb, homes become, in effect, more expensive, even if sale prices remain the same. For example, a household earning \$50,000 per year with a \$20,000 down payment could afford a home priced up to \$264,348 with a 3% interest rate on a 30-year mortgage.⁸ However, at a 7% interest rate, that same household's purchasing power would drop to \$184,686, a significant reduction driven solely by higher financing costs.

Figure 13: Average Interest Rate for a 3-Year Fixed Rate Mortgage, January 2017 to December 2024
Source: Freddie Mac Primary Mortgage Market Survey

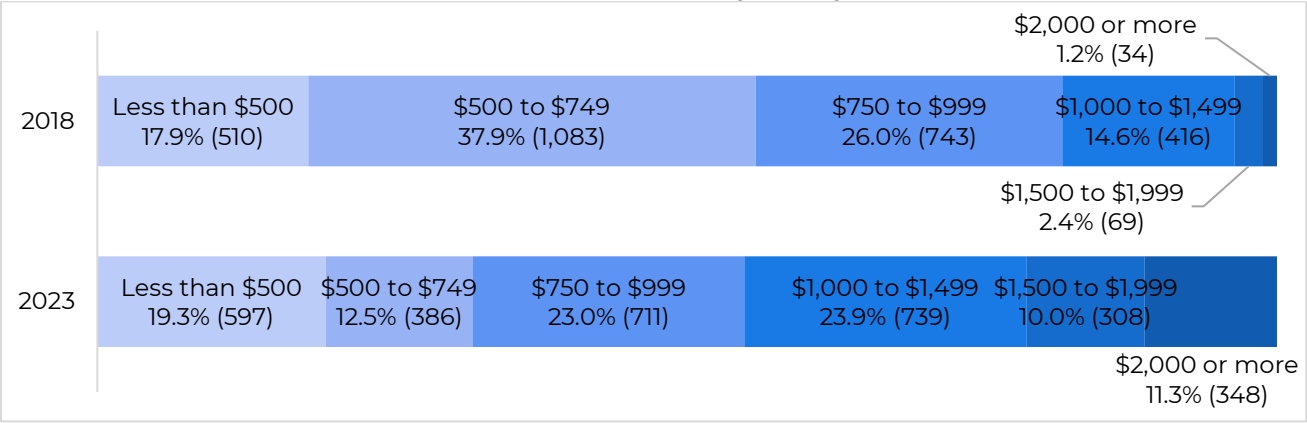


⁸ Includes private mortgage insurance; does not include taxes and insurance. Assumes a maximum monthly housing payment equal to 30% of the monthly income, or \$1,250.

FOR RENT HOUSING

As the cost to purchase and own a home has increased, so has the cost of rental housing. In 2018, more than 50% of rentals in the county cost less than \$750 per month, representing 1,593 units. By 2023, that had dropped to 31.8% of rentals, or 983 housing units. Simultaneously, the number of higher-priced units grew substantially. In 2018, just 3.6% of rentals cost \$1,500 or more per month, or 103 units. That number grew more than sixfold between 2018 and 2023, to 656 units, or 21.2% of rental units.

Figure 14: Gross Rent, 2018 and 2023
Source: American Community Survey 5-Year Estimates



INCOME TRENDS

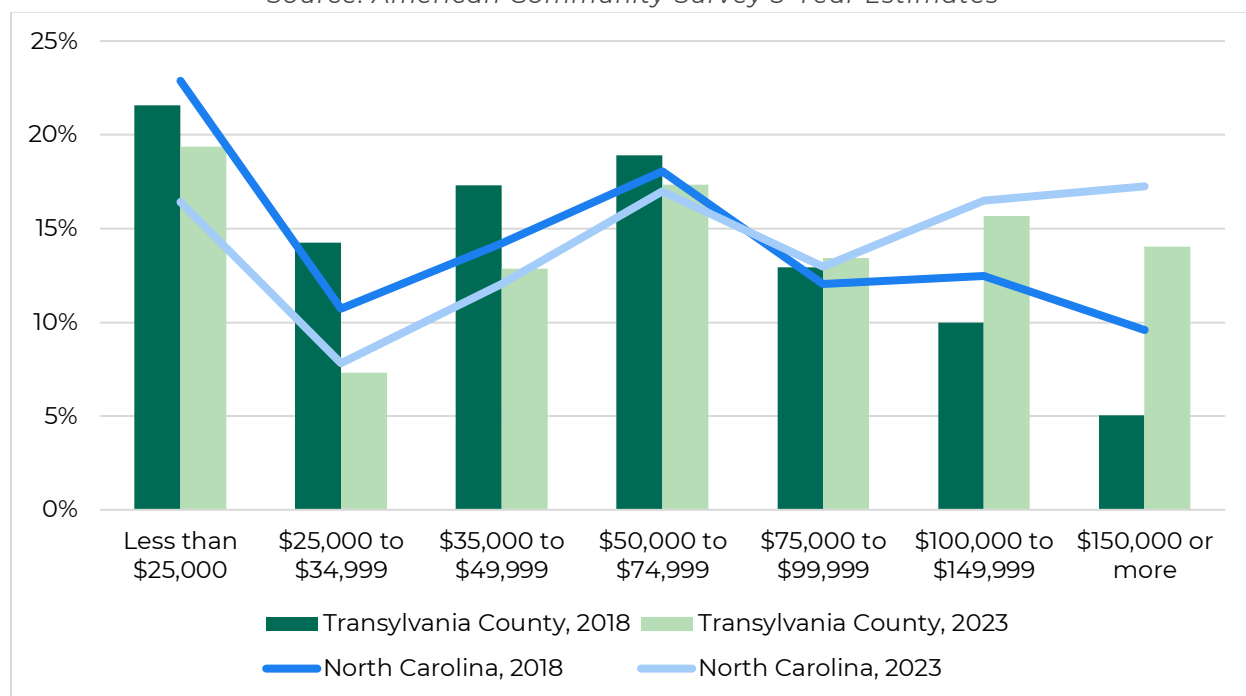
Incomes throughout the county have risen substantially over the past five years. During this period, the median income increased from \$46,629 to \$64,523, a 38.4% increase. This outpaced the statewide increase of 33.4%, helping to narrow the income gap between Transylvania County and the state median.

Table 7: Median Household Income, 2018 and 2023
Source: American Community Survey 5-Year Estimates

	2018	2023	% Change
Transylvania County	\$46,629	\$64,523	38.4%
North Carolina	\$52,413	\$69,904	33.4%

In 2018, 53.1% of Transylvania County households had annual incomes less than \$50,000 (compared to 47.8% statewide). By 2023, that number had dropped to 39.5% in the county, and 36.3% in the state as a whole. On the opposite end of the income spectrum, the percentage of households earning \$100,000 or more per year increased by 14.7 percentage points, from 15.0% to 29.7%. While there were meaningful increases, household incomes in Transylvania County continue to lag behind the statewide distribution.

Figure 15: Household Income Distribution, 2018 to 2023
Source: American Community Survey 5-Year Estimates



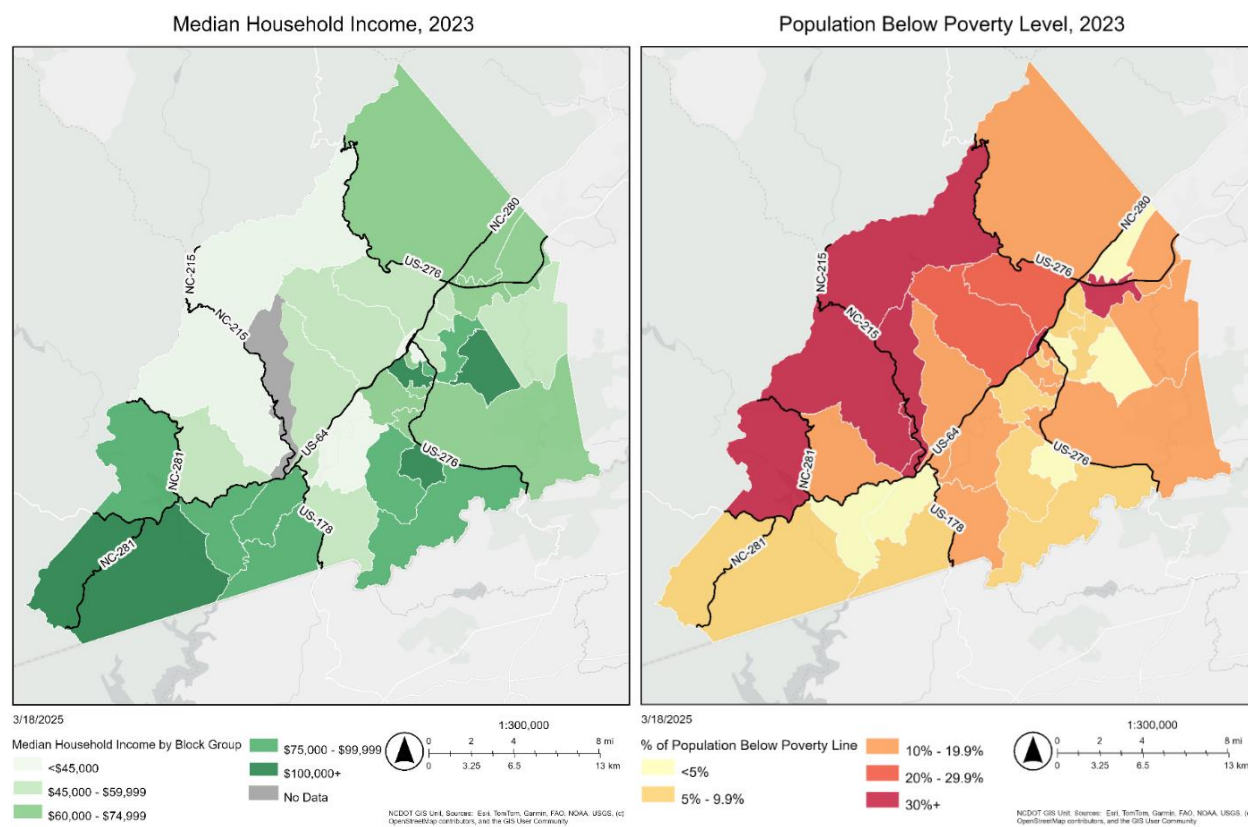
While the county has experienced broad-based income growth in recent years, there is still substantial geographic variation in median household income and poverty levels.

Higher-income, lower-poverty areas are primarily located in the southern and western portion of the county, in subdivisions with amenities, where many of the homes are vacation rentals, second homes, or high-income households. Conversely, lower-income, higher-poverty areas tend to be clustered in the sparsely populated northwestern section of the county, in addition to the areas in and around Brevard and Rosman.

The county is characterized by geographic distribution differences in wealth and poverty; however, there are some areas, such as the north-west area of NC 281 that show higher incomes and higher poverty in the same community.

Figure 16: Median Household Income and Percent of Population Below the Poverty Level by Block Group, 2023

Source: American Community Survey 5-Year Estimates; mapping by



Despite the overall economic growth throughout the county, the income gap between owner- and renter-occupied households has grown in recent years. In 2018, the median household income for owner-occupied households was nearly double that for renter-occupied households. Expanding this gap, between 2018 and 2023, owner-occupied households had a 35.6% increase in median household income, greater than the 21.3% increase in median household income for renter-occupied households. As a result of the faster income growth for owner-occupied households, their median household income in 2023 was 2.2 times larger than that of renter-occupied households.

Higher income households are more likely to own their homes, however, there is not data available to gauge whether the income changes are reflective of households moving from renting to owning along with growing incomes.

Table 8: Change in Median Household Income, 2018 to 2023

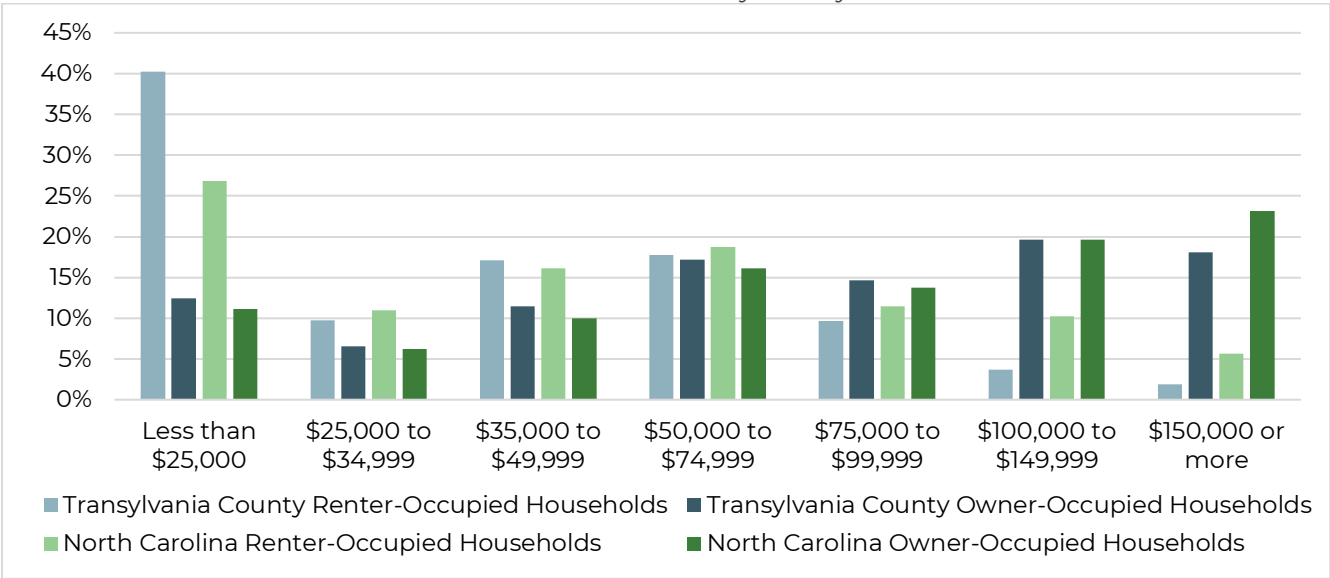
Source: American Community Survey 5-Year Estimates

	Transylvania County		North Carolina	
	2018	2023	2018	2023
Owner-Occupied Households	\$57,156 (n=10,846)	\$77,486 (n=10,961)	\$65,961 (n= 2,548,705)	\$86,146 (n=2,778,672)
	↑35.6%		↑30.6%	

Renter-Occupied Households	\$28,862 (n=3,277)	\$35,016 (n=3,629)	\$33,968 (n=1,369,892)	\$45,970 (n=1,408,252)
	↑21.3%		↑35.3%	

Despite the income growth, 40% of renter households in Transylvania County earn less than \$25,000 annually, compared to just 12.4% of owner households and 26.9% of renter households statewide. The existing supply of housing that is affordable to residents in these income ranges is minimal, and given the current development landscape, adding new affordable units to meet this demand will be a substantial challenge.

Figure 17: Household Income by Tenure, 2023
 Source: American Community Survey 5-Year Estimates



Increases in housing costs in Transylvania County continue to outpace income growth for renter-occupied households. Between 2018 and 2023, the median gross rent increased by 26.3%, while the median household income for renter-occupied households increased by 21.3%. Meanwhile, at the state level, the percentage change in median household income was larger than the change in median monthly housing costs, for both renter and homeowner households.

Table 9: Percent Change in Housing Costs and Income by Tenure, 2018 to 2023*Source: American Community Survey 5-Year Estimates*

	Transylvania County		North Carolina	
	Renter Households	Homeowner Households	Renter Households	Homeowner Households
% Change in Median Monthly Housing Costs, 2018-2023⁹	26.3%	21.9%	32.5%	21.0%
% Change in Median Household Income, 2018-2023	21.3%	35.6%	35.3%	30.6%

COST BURDEN

These issues are evident in the incidence of cost burden. Households are considered cost-burdened if they spend 30% or more of their monthly income on housing costs. Cost-burdened households may be forced to choose between paying for their housing and other necessities, such as food, healthcare, and transportation.

Despite the higher income levels, owner-occupied households had a slight increase in the incidence of cost burden, rising from 18.1% to 18.8%, or nearly 1 in 5 households. Renter-occupied households saw a decrease in overall cost burden and is below the state percentage of 43.7%. However, more than 1 in 3 renter households remains cost burdened.

Table 10: Cost Burden by Tenure, 2018 to 2023*Source: American Community Survey 5-Year Estimates*

	Transylvania County		North Carolina	
	2018	2023	2018	2023
All Households	24.4%	23.8%	28.9%	27.2%
Owner-Occupied	18.1%	18.8%	20.7%	18.8%
Renter-Occupied	44.9%	38.8%	44.1%	43.7%

Despite the decrease in the overall incidence of cost burden, severe cost burden increased, driven by impacts on renter households. Households that are severely cost-burdened spend 50% or more of their monthly income on housing costs, leaving very limited resources available for their remaining necessities such as food, transportation costs, childcare, etc.

In 2023, about 1 in 4 renter-occupied households are considered severely cost-burdened, up from 18.4% in 2018 and greater than the statewide rate of 21.0%. These figures indicate that, although

⁹ Median gross rent for renter households; median monthly housing costs for housing units with a mortgage for homeowner households.

overall, rental costs relative to incomes may have improved slightly; however, those still facing affordability challenges, the degree to which they are cost-burden has gotten worse.

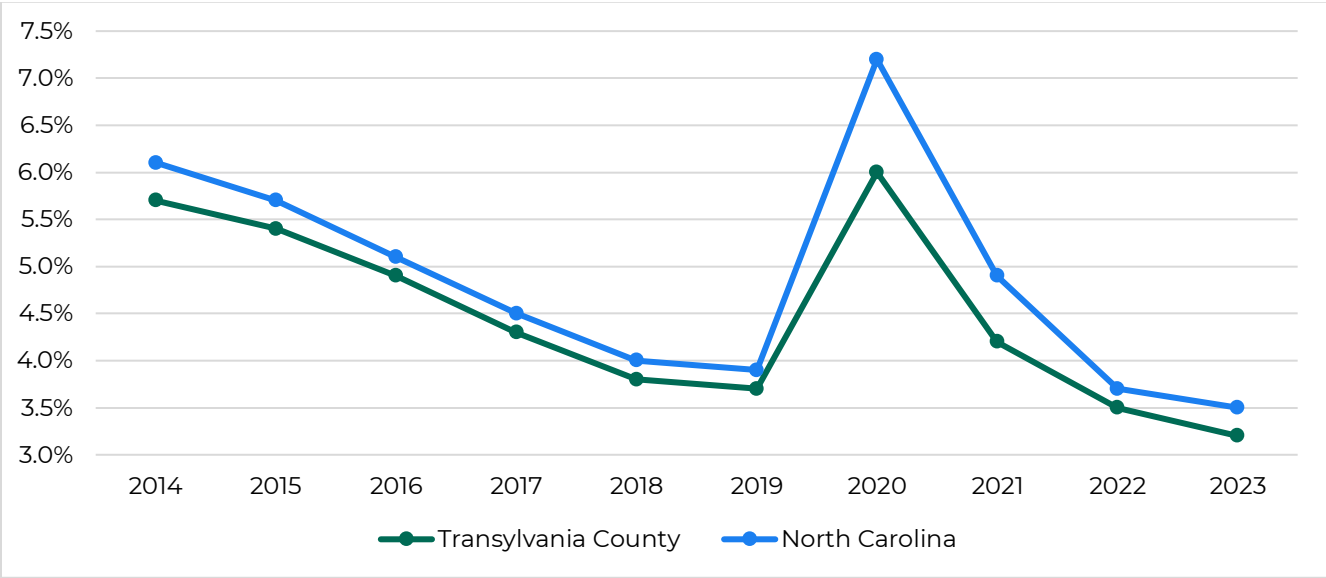
Table 11: Severe Cost Burden by Tenure, 2018 and 2023
Source: American Community Survey 5-Year Estimates

	Transylvania County		North Carolina	
	2018	2023	2018	2023
All Households	10.7%	11.7%	12.8%	12.2%
Owner-Occupied	8.4%	7.1%	8.2%	7.8%
Renter-Occupied	18.4%	25.6%	21.4%	21.0%

MOST COMMON OCCUPATIONS

Transylvania County experienced steady economic growth between 2018 and 2023, with a 6.4% increase in real gross regional product and a 6.7% rise in employment. In 2022 and 2023, Transylvania County had unemployment rates of 3.5% and 3.2%, respectively, well below the natural rate of unemployment.

Figure 18: Unemployment Rate, 2014 – 2023
Source: US BLS



As the economy grows, so does the demand for workers, as reflected in the low unemployment rate. However, many of the most common occupations in the County are service-related jobs that typically offer relatively low wages. In fact, nine of the ten most common occupations have median wages below the 80% income limit for a one-person household, as set by the US Department of Housing and Urban Development (HUD).

To better understand housing challenges for the local workforce, it is important to define "affordable." Housing affordability is defined as housing costs that are no more than 30% of a household's monthly income. For many of Transylvania County's most common occupations, this

housing affordability ceiling equates to a monthly housing budget of less than \$1,000 for a one-income household or \$2,000 for a two-income household. Workers in some occupations, such as cashiers, waiters and waitresses, and housekeepers, can only afford to spend about \$750/month on housing-related costs for each income earner.

**Table 12: Most Common Occupations (5-Digit SOC)
in Transylvania County by Number of Jobs**
Source: Lightcast 2024.4

Occupation	2023 Jobs	Median Annual Earnings	Housing Affordability Ceiling
Cashiers	386	\$29,846	\$746
Retail Salespersons	337	\$32,541	\$814
Waiters and Waitresses	237	\$24,247	\$606
Landscaping and Groundskeeping Workers	222	\$35,411	\$885
Stockers and Order Fillers	209	\$35,435	\$886
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	202	\$31,815	\$795
Cooks, Fast Food	194	\$25,116	\$628
Maids and Housekeeping Cleaners	188	\$29,947	\$749
Cooks, Restaurant	185	\$37,029	\$926
Maintenance and Repair Workers, General	175	\$41,549	\$1,039

ESSENTIAL WORKERS

Essential workers are critical to the health, safety, and overall functioning of a community. They include first responders, healthcare workers, educators, and other public service employees whose roles are fundamental to maintaining daily life and emergency response systems.

Earnings data show that the median annual income for nine of the most common essential occupations is below \$45,000, limiting affordable housing costs to \$1,125 or less per month for a single worker or to \$2,250 for a two-income household with both workers earning similar wages. When essential workers cannot find affordable housing locally, it can lead to longer commutes, staffing shortages, and weaker emergency response capabilities.

Table 13: Essential Worker Occupations and Earnings, Transylvania County
Source: Lightcast 2024.4, North Carolina Compensation for Public School Employees

Occupation	Median Annual Earnings	Housing Affordability Ceiling
Emergency Medical Technicians	\$36,088	\$902
Firefighters	\$30,289	\$757
First Year Teachers ¹⁰	\$44,485	\$1,112

¹⁰ No national certification; includes 8.5% local salary supplement.

Home Health & Personal Care Aides	\$26,410	\$660
Licensed Practical & Licensed Vocational Nurses	\$60,285	\$1,507
Nursing Assistants	\$36,161	\$904
Paramedics	\$41,087	\$1,027
Police & Sheriff's Patrol Officers	\$44,597	\$1,115
Public Safety Telecommunicators	\$36,668	\$917
Registered Nurses	\$79,168	\$1,979
Teacher Assistants ¹¹	\$44,712	\$1,118
Tenth Year Teachers ¹²	\$53,545	\$1,339

AFFORDABLE HOUSING AVAILABILITY

All of the most common occupations, and many essential workers, have median incomes that support a housing budget below or near \$1,000 per month (the highest being \$1,039). However, affordable rental options at this price point are nearly nonexistent without a second income in the household. Across multiple listing platforms, only one rental unit countywide was listed for less than \$1,000 per month, suggesting that many of the single-income households in these occupations would be competing for a single available unit.

Even when expanding the budget to \$1,499 per month, which would accommodate some additional essential workers occupations, such as first-year and tenth-year teachers, teacher assistants, and police officers, the number of available rental units increases only marginally, to two units across the entire county. The vast majority of on-market rentals are priced at \$1,500 per month or higher, out of reach for the median income for all but two of the most common jobs and essential workers in the county.

Table 14: On-Market Rentals by Price¹³

Source: Realty Websites

	Less than \$1,000	\$1,000 to \$1,499	\$1,500 to \$1,999	\$2,000 to \$2,499	\$2,500 or more	Total
Zillow	0	2	15	3	9	29
Apartments.com	1	1	6	1	3	12
Realtor.com	0	1	6	1	2	10
Redfin	0	1	5	1	4	11
Trulia	0	2	15	3	9	29

¹¹ Average of monthly minimum and maximum from the [North Carolina State Salary Schedules, FY 2024-2025](#). Monthly minimum is \$2,600 (\$31,200 per year); monthly maximum is \$4,852 (\$58,224 per year).

¹² No national certification; includes 8.5% local salary supplement.

¹³ As of May 19th, 2025

If workers instead explore homeownership options, they will, again, find that affordable units remain scarce. Assuming a \$15,000 down payment and monthly housing costs of \$1,000 per month, a buyer would find less than five homes on the market within their affordability range.¹⁴ Even registered nurses, the highest-paid of the essential workers and most common jobs, would find that less than 5% of the available for-sale housing falls within their affordability threshold.¹⁵

Table 15: Homes for Sale by Price¹⁶

Source: Realty Websites

	Under \$150,000	\$150,000 - \$214,999	\$215,000 - \$274,999	\$275,000 - \$339,999	\$340,000+
Approx. monthly costs	~\$1,000	~\$1,000-\$1,499	~\$1,500-\$1,999	~\$2,000 - \$2,499	\$2,500+
Zillow	3	3	5	13	239
Realtor.com	2	3	5	13	258
Redfin	2	3	5	12	239

This mismatch between housing costs and wages is evident in the existing affordable housing deficit. An analysis of data from the HUD Comprehensive Affordability Strategy (CHAS) reveals an existing shortfall of more than 3,000 units for households with incomes at or below 80% of the HUD area median family income (HAMFI). This deficit is likely underestimated, given the ongoing increase in housing costs, interest rates, and limited new housing development.

Without targeted efforts to increase the supply of affordable housing, Transylvania County's essential workers, those in the most common occupations, and the workforce at large will continue to face mounting challenges in finding housing within their financial means.

Table 16: Existing Affordable Housing Deficit, 2021¹⁷

Source: HUD CHAS

	Supply (Units)	Demand (Households)	Surplus/Deficit
Less than or equal to 50% of HAMFI	1,354	2,530	-1,176
Greater than 50% but less than or equal to 80% of HAMFI	525	2,420	-1,895
Total <=80% HAMFI	1,879	4,950	-3,071

¹⁴ Assuming a one-person household.

¹⁵ Assumes a one-person household.

¹⁶ Listing counts as of May 20, 2025. Includes mobile homes. Excludes pending/contingent homes.

¹⁷ 2021 is most recent year available.

Finding 3: Transylvania County’s popularity as a tourist destination is limiting access to its existing housing supply.

TOURISM INDUSTRY

Tourism accounts for a significant portion of Transylvania County’s economic activity, which is consistent with the region. Nearly 12% of all businesses and 17% of total employment in the County are tied to tourism-related industries.

Table 17: Tourism-Related Businesses and Employment, 2023¹⁸
Source: US Bureau of Labor Statistics

	Number of Establishments	% of Establishments	Number of Employees	% of Employment
Transylvania County	149	11.8%	1,669	17.3%
Buncombe County	1,285	9.9%	22,208	16.1%
North Carolina	31,718	8.5%	536,321	11.1%

A primary concern for tourism-heavy economies is the imbalance between wages paid in these industries and the high housing costs that are common in these popular destinations. Leisure and hospitality (L&H) industries, for example, tend to have some of the lower-earning jobs in an economy. This trend holds true for Transylvania County where eight of the top ten L&H industries by employment show average annual earnings below \$45,000, which is roughly 25% lower than the average earnings per job across all industries in the county (\$54,769).

Table 18: Top Leisure and Hospitality Industries, Employment and Earnings, 2023
Source: Lightcast 2024.4

NAICS	Description	2023 Jobs	Avg. Earnings Per Job
722511	Full-Service Restaurants	493	\$32,345
722513	Limited-Service Restaurants	301	\$23,977
721214	Recreational and Vacation Camps (except Campgrounds)	264	\$38,652
721110	Hotels (except Casino Hotels) and Motels	141	\$40,699
713910	Golf Courses and Country Clubs	111	\$85,808
722515	Snack and Nonalcoholic Beverage Bars	79	\$24,762
713940	Fitness and Recreational Sports Centers	72	\$22,927
721211	RV (Recreational Vehicle) Parks and Campgrounds	52	\$46,842

¹⁸ “Tourism-related” industries are defined as those that fall into the North American Industry Classification System (NAICS) sectors 71 (Arts, Entertainment, and Recreation) and 72 (Accommodation and Food Services).

711510	Independent Artists, Writers, and Performers	51	\$36,883
713990	All Other Amusement and Recreation Industries	49	\$33,613

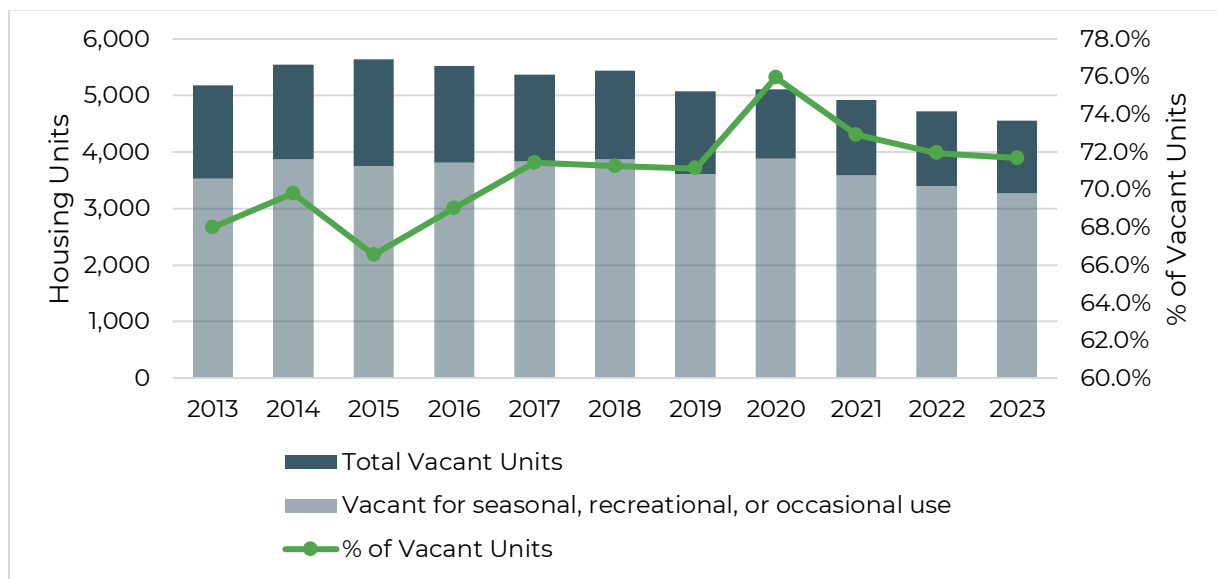
As the previous section indicated, these wages do not align with the cost of housing throughout the county. While housing types and development trends are partially responsible for this imbalance, several other factors are influencing the affordability and availability of housing.

SEASONAL HOUSING AND STRS

One of the contributing factors to the shortage of housing options can be tied to the region's popularity as a tourist destination. Transylvania County is also experiencing another issue common in tourism-heavy markets: the prevalence of seasonal housing, which can have a significant impact on the utilization of a local housing supply.

Seasonal housing, comprised mostly of second homes and short-term rentals (STRs), makes up a significant portion of the existing housing supply throughout the county. In 2023, Transylvania County had approximately 19,147 housing units, of which 4,557 (about 25%) were categorized as "vacant." Nearly 72% of these "vacant" homes were identified as being used for seasonal, recreational, or occasional purposes, commonly referred to as "seasonal units," accounting for over 17% of all housing units in the county.

Figure 19: Seasonal Vacant Housing Units, 2013 to 2023¹⁹
Source: American Community Survey 5-Year Estimates



These percentages put Transylvania County roughly in line with the affluent and heavily-tourism dependent areas in southern Jackson and Macon Counties, in which the seasonal housing comprises over half of all local housing and about a quarter of the entire counties' housing stock.

¹⁹ Seasonal vacant housing units defined as those classified as being vacant for "seasonal, recreational or occasional use" by the US Census Bureau.

While Transylvania County's overall population is more on par with Jackson and Macon Counties, its seasonally vacant unit count is more in line with Henderson County, which has a population that is roughly 3.5 times Transylvania's population.

Table 19: Comparison of Seasonal Vacant Housing Units, 2023

Source: American Community Survey 5-Year Estimates

	Units vacant for seasonal, recreational, or occasional use	% of Vacant Housing Stock	% of Total Housing Stock
Transylvania	3,266	71.7%	17.1%
Buncombe	5,705	19.3%	4.3%
Haywood	4,991	58.5%	14.1%
Henderson	3,364	48.6%	5.9%
Jackson	6,779	73.5%	24.8%
Macon	7,149	79.6%	26.4%

Seasonal housing and STRs do play an important role in the local economy and generate revenue through the occupancy tax that STR owners pay. However, state law requires that occupancy tax revenues be governed by separate tourism boards and not by local government. It further requires that 2/3 of the revenues from this tax (approximately \$1.3 million annually) be used for marketing activities. The remaining funds are required to be used for other tourism-related activities, which Transylvania Tourism Authority dedicates to support staffing and grants in the community for tourism related programs and facilities.²⁰

STRs can also contribute to the local economy by adding to the supply of lodging options for tourists, especially in areas where not many hotels or other traditional lodging accommodations exist. Communities in popular tourist destinations often face a difficult balancing act between embracing STRs for their potential economic benefits while also trying to limit the potentially negative impacts they can have local housing markets and costs that result from them occupying a portion of the available housing supply.

Nearly eight percent of Transylvania County's housing stock is being utilized as STRs, which ranks first among neighboring counties; and despite having the fewest number of total housings units, Transylvania County has a higher overall number of STRs than Henderson and Jackson Counties.

Table 20: STR Prevalence in Transylvania County and Comparison Counties

Source: AirDNA, provided by the Transylvania County Tourism Development Authority and American Community Survey 5-Year Estimates

County	STR Units	Total Housing Units	% of Total Housing Units
Transylvania	1,483	19,072	7.8%

²⁰ Two-thirds of the revenue generated by the occupancy tax must be spent "to promote travel and tourism," and the other third must be spent "for tourism-related expenditures", per North Carolina state statutes [C.S. 153A-155](#). Currently, the maximum tax rate in Transylvania County is 6%.

Buncombe	5,627	130,081	4.3%
Haywood	2,010	35,051	5.7%
Henderson	1,399	56,744	2.5%
Jackson	1,412	26,967	5.2%
Macon	1,502	26,929	5.6%

During interviews and focus groups, stakeholders indicated frustration with the prevalence of STRs and the impact they are having on housing availability and on housing costs. In communities with limited opportunities to build new housing (see Finding 5), the prevalence of STRs is likely restricting supply to the point of driving up the cost of both the for-sale and for-rent markets.

Regulating STRs has been a heavily debated issue for many tourism-based communities across the country. However, North Carolina state law significantly limits the ability of local governments to restrict short-term rental use. For example, state courts have ruled that requiring the registration of STRs (an important step in maintaining a balance of STRs in the market) violates a state statute prohibiting rental registrations.

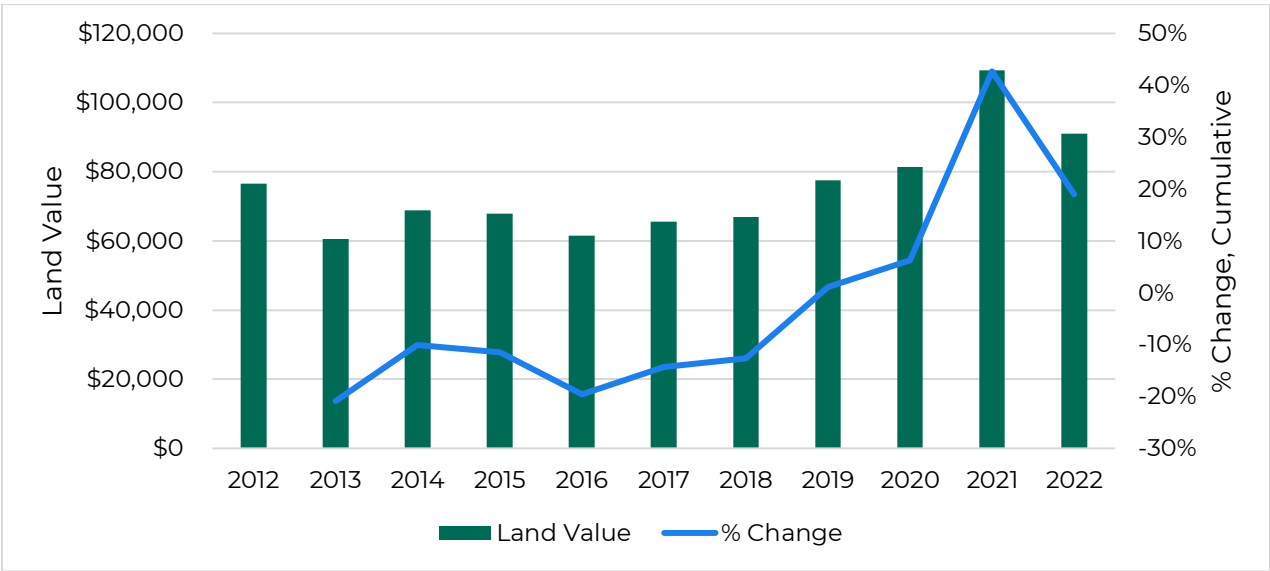
Finding 4: There are a number of practical barriers limiting the county’s opportunities to increase, diversify, and improve affordability in the county’s housing supply.

DEVELOPMENT AND CONSTRUCTION COSTS

Transylvania County’s ability to expand its housing supply is constrained by a combination of rising development costs, limited infrastructure, and physical topography. Since 2020, the overall costs associated with construction inputs, labor, and land have increased. While prices fluctuated prior to the pandemic, recent years have seen significant growth across all three of these primary components of development, contributing to rising housing prices. These increased costs have made it extremely difficult to develop new housing, especially for low- and moderate-income households.

Figure 20: Estimated Average Price of Land Per Acre, As-Is, Single-Family Homes in Transylvania County, 2012 to 2022

Source: Federal Housing Finance Agency Experimental Dataset for the Price of Residential Land²¹

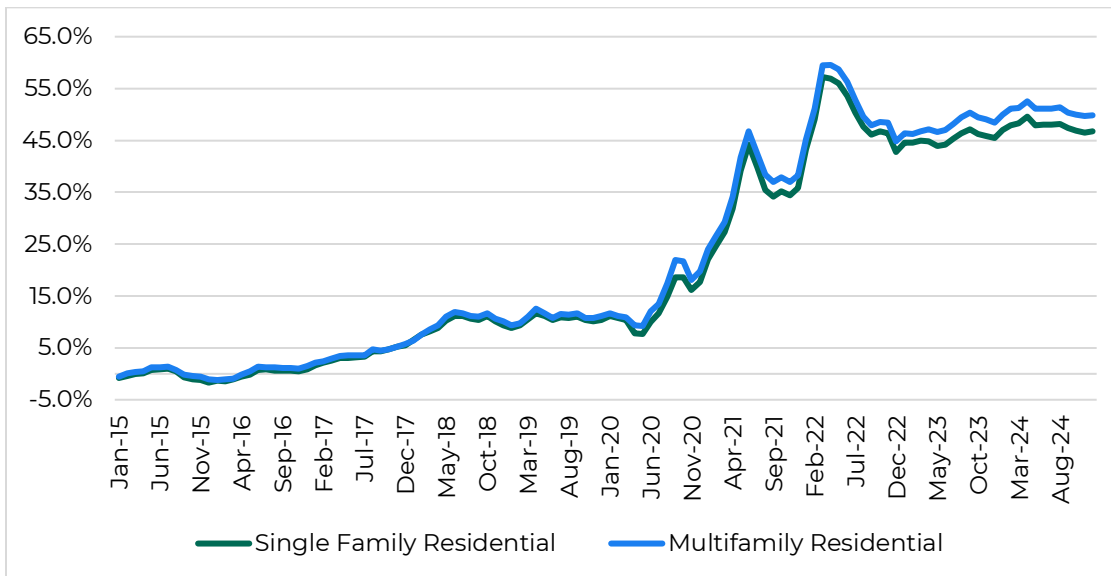


Prior to the Covid-19 pandemic, inputs for construction rose slowly, with the cumulative percent change in prices from January 2015 to January 2020 being 11.7%, or about 2.3% per year. Labor and supply chain disruptions, coupled with increased demand, resulted in price surges. Prices peaked in Quarter 2 of 2022 and have since cooled slightly. However, the prices of construction inputs remain significantly elevated, resulting in higher development costs.

²¹ <https://www.fhfa.gov/research/papers/wp1901>

Figure 21: Cumulative change in the price of inputs to new single-family and multifamily construction, excluding capital investment, labor, and imports

Source: US BLS Series WPUIP231110, WPUIP231120

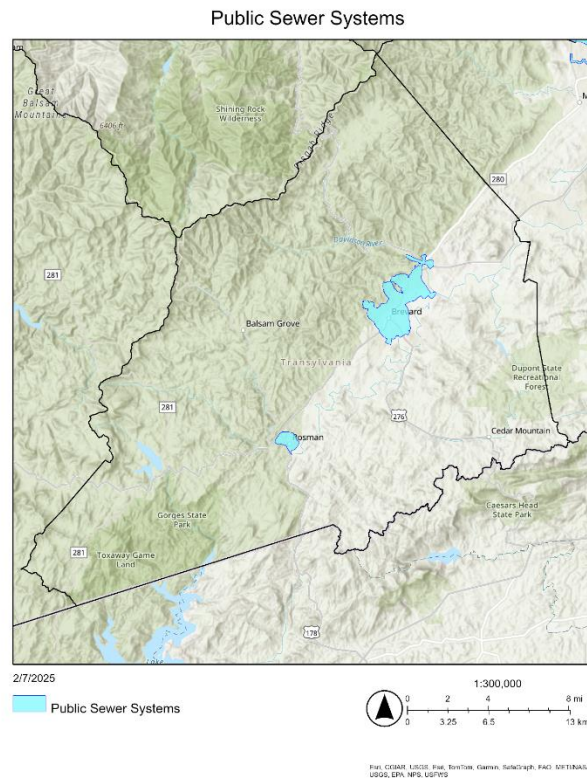


In addition to substantial increases in land and construction costs in recent years, concerns surrounding access to public infrastructure are also being raised by local stakeholders. The lack of adequate water and sewer infrastructure to support new housing has been cited as a barrier to developing additional housing in the county. The existence of this type of infrastructure is a critical factor in the ability to produce housing at a greater density, which itself is necessary to bring down the per unit development costs and potentially improve affordability.

However, a number of recent efforts have sought to help mitigate these obstacles, including the Town of Rosman's Future Water Expansion Project and the US-64 Water and Sewer Project, which expanded infrastructure between Rosman and Brevard to support local economic development. Additional efforts include an infrastructure project to extend water to a major employer, Pisgah Labs, and future plans to further connect water systems between Brevard and Rosman and extend water and sewer to Gallimore Road. Transylvania County is also currently undertaking a watershed study that could secure additional high quality water capacity for the County and support future intake locations for the water systems.

Figure 22: Public Sewer Systems, Transylvania County

Source: Type A Current Public Sewer Systems, North Carolina Center for Geographic Information and Analysis, NC OneMap; mapping by TPMA

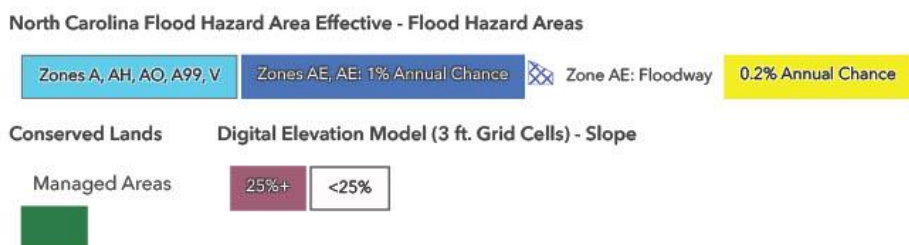


Other efforts have proven unsuccessful, however. Despite gaining support from the County Commission, the City of Brevard has twice been denied funding through HUD's Pathways to Removing Obstacles program to extend water service to underserved neighborhoods. The City and County have been actively pursuing other infrastructure and housing grants as there is also a growing concern that the City of Brevard's wastewater treatment facility is approaching its operational limits. Without expansion, future development could be further constrained.

AVAILABILITY OF DEVELOPABLE LAND

Land availability adds another layer of complexity to housing development in Transylvania County. More than 50% of the county's land is publicly owned and protected from development—much of it in national and state forests, parks, and conservation lands. These natural assets are vital for environmental preservation and tourism, but sharply limit the amount of land available for residential growth.

Source: North Carolina Department of Commerce, NC OneMap, Land of Sky Regional Council, North Carolina Natural Heritage Program, ArcGIS; mapping by TPMA



The County's mountainous topography places further restrictions on development. Large portions of the land have slopes exceeding 25%, making construction more difficult, expensive, and often impractical. The few relatively flat areas available for development are typically located along the French Broad River and its tributaries, which fall within floodplains. While development is possible in these zones under certain conditions, it requires additional permitting, flood mitigation measures, and higher costs. The recent impact of Hurricane Helene has also raised concerns about the vulnerability of floodplain development.

In September 2024, Hurricane Helene inflicted catastrophic damage to the southwest portion of the state, including Western North Carolina and Transylvania County. On top of taking the life of 250+ individuals, the natural disaster destroyed and damaged thousands of homes, damaged infrastructure, and expanded flood plains, further constricting the scarce developable land across the southeastern part of the county. Compounding the adverse effects of the hurricane, much of the region's dense vegetation was destroyed creating an environment that is conducive to wildfires. For much of the spring season, the region has had to respond to this continued destruction. Transylvania County was specifically impacted by the Table Rock Complex Fire that entered the county from South Carolina. A separate fire in the Pisgah National Forest was contained before reaching the county line.

Finding 5: From the federal and state to the local level, a lack of clarity and coordination around policies are further obstructing efforts to address housing issues.

SHIFTING FUNDING AND POLICY BARRIERS

As of Spring 2025 there is uncertainty about federal and state funding streams that have traditionally been used to support community development. Programs like the Community Development Block Grant (CDBG) and the HOME Investments Partnership Program (HOME) from the Department of Housing and Urban Development (HUD) are potentially facing cutbacks or changes to funding requirements that could lead to changes in how affordable housing is addressed throughout the country.

On December 21, 2024 Congress passed the Disaster Relief Supplemental Appropriations Act, 2025, which provided federal disaster recovery funds for the US Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-CR) program. HUD allocated approximately \$1.4 billion in CDBG-DR funds to the state of North Carolina to address the impacts of Hurricane Helene, based on HUD's calculation of unmet recovery needs. North Carolina Department of Commerce's Division of Community Revitalization has prepared a plan for approval under the direction of Governor Josh Stein to administer the federal CDBG-CR funds and that request has been approved. The plan must still comply with HUD requirements that dictate categories of usage of the funds including:

- 80% for HUD-Identified Most Impacted and Distressed (MID) areas, which includes Transylvania County
- 70% to benefit low and moderate income (LMI) households
- 60% for owner-occupied housing
- 13.4% for rental housing
- 13.6% for infrastructure
- 13% for mitigation
- 7.8% for economic revitalization

The details of how qualifying communities will be able to access these funds to support housing and infrastructure projects are still determined, but Transylvania County is working with the Land of Sky Council of Governments and the North Carolina Association of County Commissioners to learn about each program and identify potential projects.

Communities that are best suited to adapt to this shifting environment will be those that can maneuver quickly and overcome obstacles. A number of factors are likely to make it difficult for Transylvania County to respond quickly to these changes – and many of them are beyond local control to change.

State policy in North Carolina restricts the ability for counties and municipalities to adopt some solutions being employed elsewhere and defines how funding mechanisms for housing are allocated. The ability for counties to regulate STRs or charged rents, to levy new or differentiated taxes, to flexibly spend revenues or provide gap financing, or to utilize inclusionary zoning or incentivize affordable housing developments through fee waivers are all heavily restricted or outright prohibited by state policy.

To take a single example, Transylvania Tourism Development was able to raise over two million dollars from the Occupancy Tax in Fiscal Year 2021-2022. However, the use of these revenues is restricted by state law to tourism-related activities.²² Under the current statute, spending to offset the impact that STRs have on the local housing supply is not an allowable tourism-related use.

Transylvania County Commissioners have advocated for the state to consider changes in how TDA funds are used in communities to free up funding to support the impacts tourism can have on housing.

AWARENESS OF HOUSING TOPICS AND POLICY LIMITATIONS

Understanding the political structure of North Carolina and the restrictions that are imposed on the state level for local governments are at the root of stakeholder frustration and resident confusion about housing issues. Public sentiment often shapes the trajectory of decision-making. This can be particularly challenging where gaps persist between what has been achieved, what is realistically possible, and what remains beyond reach due to forces that are not in local control.

Stakeholders have indicated a perceived lack of collaboration among housing stakeholders and service providers. However, there have been collaborative efforts at the local government level to address barriers and challenges in housing such as using public and private grant funds to expand water and sewer infrastructure and using HOME funds to repair existing housing for low-income households.

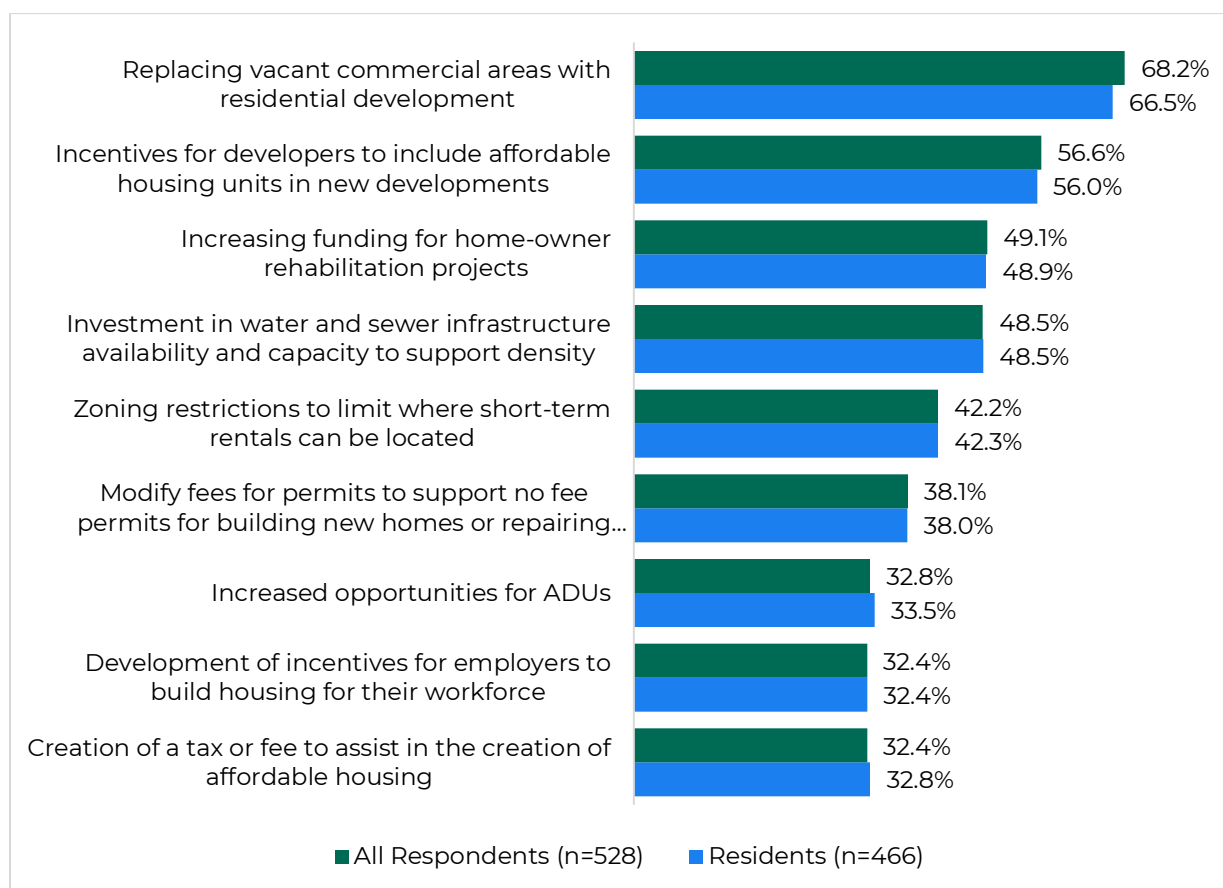
In many cases, stakeholders and residents lack a full understanding of legal constraints placed on local governments resulting from North Carolina's orientation as a Dillon's Rule state, which requires the state to issue specific authorization before for local governments are permitted to adopt certain policies or dedicate funding to certain programs and services.

Comments from focus groups and survey responses indicate a desire for local government to enact policies that are not currently available to them under state statutes. For example, respondents indicated some support for policies such as zoning restrictions, developer incentives, or new taxes that could only be enacted at the local level through a change to state policy (either passed by the state legislature or through a statewide referendum vote to change the State Constitution). As such, frustrations arising from a lack of local action on these issues do not necessarily indicate a lack of regional coordination and should not be directed solely at local governments.

It can also be difficult to ascertain the levels of community support for further development. These topics are complicated and nuanced, and community desires appear mixed. For example, survey respondents indicated both a strong preference for single-family homes and a desire for increased affordability. However, given the limited availability of land and the costs associated with development, increased residential density may be required to bring down the cost to produce a housing unit. Nonetheless, additional multi-family development did not receive high levels of support.

²² North Carolina Counties: Occupancy Taxes - https://www.ncacc.org/wp-content/uploads/2024/01/2024_01_OccupancyTaxes.pdf. This is the most recent data as of this publication.

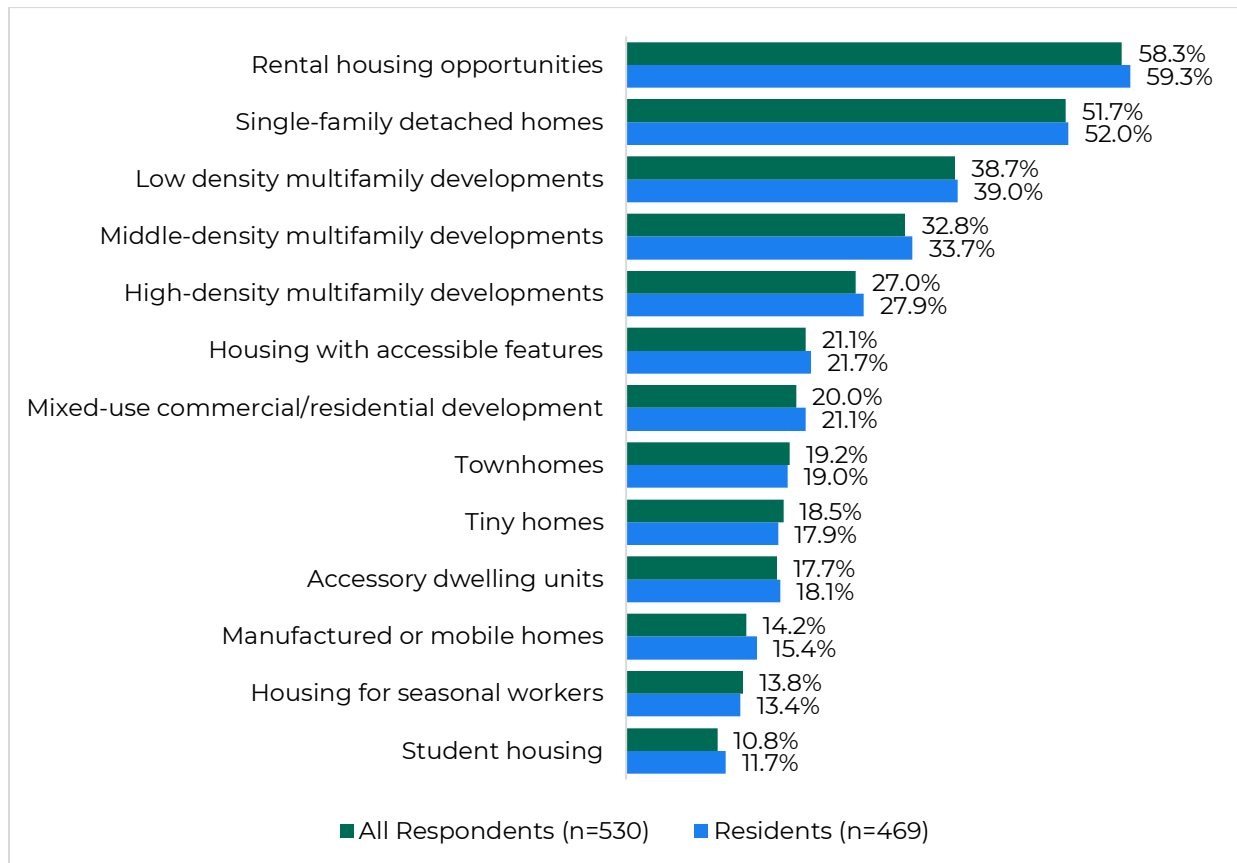
Figure 24: Housing Policy Support
Source: Public Opinion Survey



Replacement of vacant commercial property with residential development received the highest levels of support. While this “adaptive reuse” of commercial structures for residential development could increase the overall supply of housing, the costs associated with this kind of redevelopment are unlikely to lead to more affordable housing without additional subsidy, many of which are not available under the current legal structure.

Many of these policy barriers can be complicated and in many cases residents can be forgiven for not knowing much about them on a detailed level. However, there is further evidence that could speak to a general lack of knowledge about fundamental concepts relating to housing costs and development. For instance, survey respondents simultaneously indicated the importance of broadening the mix of housing types in the county and creating more rental opportunities while simultaneously expressing relative disinterest in adding developments with any kind of density, as even “low-density” multifamily polled at below 40% support.

Figure 25: Development Preferences
Source: Public Opinion Survey



It is difficult to determine whether there is a significant disagreement among residents or if there is a lack of understanding about the causes and effects of housing policy. Either way, the conflicting nature of public opinion presents a major challenge for the community and local governments as they attempt to balance public perception with strategies that are simultaneously effective and permissible within the current legal framework.

HOUSING ECOSYSTEM AND PARTNERSHIPS

Addressing housing affordability is hard. There is no panacea. Communities that are best equipped to make a meaningful impact in this space are typically characterized by a rich ecosystem of diverse and dynamic partnerships that bring together stakeholders from a broad range of public, nonprofit, and private sectors.

Partnerships to address housing needs have begun to develop in and around Transylvania County, some of them in response to the natural disasters that these communities have faced in the last year. However, more collaboration and (perhaps more importantly) coordination will be needed in the face of recovery efforts, potential changes in federal funding, and the policy choices being made at the state level.

In North Carolina, counties and municipalities are granted different policy levers that they can utilize. Non-profit and private sector organizations have their own set of roles they can play to

support housing. Given this situation, it becomes critical for all stakeholders to focus efforts on leveraging the abilities of local government, non-profits and private sector in coordination to build solutions for housing in the community. Enhancing coordination across these sectors also opens the door for collective advocacy to identify barriers that are not in local control and speak collectively outside of the County to influence change.

Recently, Transylvania County, along with three other counties and the municipalities in the Land of Sky Council of Government jurisdiction have received a grant through NC Impact to support this kind of effort on a regional basis. This 18-month opportunity allows a regional team of diverse stakeholders to engage with other teams from across North Carolina and with the UNC School of Government to understand the various roles stakeholders can have in housing solutions and to explore successful strategies being employed across the state. The lessons learned are intended to allow the team members to bring back information and resources to their local communities to help facilitate collaboration at the local and regional level around housing needs.

Appendices

Community Engagement

INTRODUCTION

On June 5-6, 2024, Transylvania County held two stakeholder workshops to aid in the development of its comprehensive housing study. Thirty-five (35) stakeholders with backgrounds in local or regional government, housing development, real estate, economic development, and community-based work attended the workshops.

This summary aggregates the feedback collected throughout the workshop sessions. It is worth noting that the summary does not reflect the full extent of the ideas and input received; rather, it is intended to represent significant themes that emerged from the workshop.

Methodology

Transylvania County Government partnered with TPMA, a national consulting firm, to facilitate the development of a comprehensive housing study. Prior to the key stakeholder workshops, the project team conducted background research, including reviewing existing plans and studies for Transylvania County and the greater western North Carolina region, as well as local and regional housing and economic data.

Stakeholders comprised of individuals, businesses, and organizations with an interest in or influence over the success of the comprehensive housing study. Transylvania County staff and TPMA collaborated to compile a diverse list of key stakeholders representing government, economic development, real estate, construction, housing-specific organizations, and

community-based entities. Invitations to the in-person workshops were distributed to stakeholders before the sessions. Registration reminders were then issued to promote participation, and relevant materials (including the session agenda and data overview) were given to registrants before the event.

The planned workshop activities were designed to be highly interactive, employing various approaches to ensure each stakeholder had many opportunities to provide substantive input. Notably, these workshops constitute only one component of the research and outreach conducted for the strategic plan. The information gathered during these sessions will be integrated with other data sources (including interviews, public surveys, business surveys, and data analysis) before finalizing recommendations for the strategic plan.

Activities and Results

Visioning Themes

The Question

Participants were asked to write a statement reflecting their vision for the future of housing in Transylvania County.

The Response

While participants developed a wide range of vision statements comprised of several aspects of the future housing landscape in the county, a few themes were presented across the board. These include:

- **Variety and Accessibility of Housing Options:** Many statements emphasize the importance of offering a range of housing types, including single-family homes, duplexes, low-rise apartments, and multi-unit dwellings. This diversity ensures that housing meets the needs and preferences of all community members, including singles, couples, families, and people of various income levels.
- **Affordability and Workforce Housing:** Statements highlight the importance of making housing accessible to all income levels, including essential workers like law enforcement, healthcare, fire, city, and county employees. The vision includes affordable options that allow residents to live near their places of employment.
- **Community-Centered and Safe Living Environments:** Many comments focus on creating housing that is not only affordable but also safe, enjoyable, and community-centered. This includes ensuring that housing developments foster a sense of community, with access to critical facilities such as schools, grocery stores, healthcare, and recreational areas.

- **Supportive and Inclusive Housing Policies:** There is a strong emphasis on creating housing policies and initiatives that support all residents, including those from underrepresented and low-income backgrounds. This includes collaboration between community leaders and organizations to ensure that housing development is inclusive and equitable.
- **Strategic and Sustainable Development:** Several statements envision organized and strategic housing efforts that incorporate green spaces, walkable neighborhoods, and access to public transit. This theme emphasizes the importance of sustainable development that balances density with quality of life and environmental considerations.

Recommended Vision Statement

Transylvania County is a safe, beautiful, and resilient community where expanded infrastructure and well-established intergovernmental partnerships can ensure diverse housing options and sustainable development practices that provide opportunities for all residents to live in a safe and thriving community.

Challenges

Participants were asked to write down as many housing-related challenges across Transylvania County as possible on sticky notes. They organized these challenges into categories as a group and identified top priorities to address in the following activity. The challenges are listed in order of frequency, from most to least mentioned; however, all identified issues were considered priorities.

Funding and Resources

- Lack of gap funding for housing development
- Lack of developable land
- Economic constraints, including cost of building and general market costs, are high
- Low wages relative to housing costs across the county
- Lack of federal and state support for housing development

Policies, Ordinances, and Regulations

- Lack of zoning and inclusionary zoning¹
- Short-term rentals vs. long-term rentals
- Excessive development codes
- Policy resistance

Infrastructure

- Lack of existing water and sewer infrastructure
- Infrastructure expansion is complicated by flood plains, steep slopes, and other topographical concerns.
- Lack of accessible transportation

Collaboration and Capacity Building

- Lack of collaboration among the County and local municipalities
- Political polarization
- Limited capacity of local organizations to work together
- Lack of public and private partnerships
- State and regional support needed for more collaborative efforts

Other

Fear that greater density will change the character of the town

NIMBY (ism) – “Not in my back yard”²

- Heirs’ property³
- Difficulty creating multi-unit developments due to legal and policy constraints

Current Assets

When creating long-term housing solutions, people often focus on existing barriers and challenges. However, there are usually numerous efforts already underway. After establishing vision statements, stakeholders were asked to identify key assets and initiatives currently occurring across the county. These ongoing efforts should be highlighted and considered for support within broader housing initiatives.

Organizations

-
- Asheville Regional Housing Consortium
 - B-T Housing coalition
 - City of Brevard
 - Dogwood HealthTrust
 - Habitat for Humanity
 - Housing Assistance Corporation
 - Land of Sky Regional Council
 - Meadow Fair Haven
 - North Carolina Department of Transportation
 - Pisgah Legal Services
 - Self-Help
 - Sharing House
 - Transylvania County
 - WNC Source

Initiatives

- City of Brevard is partnering with DFI school of government, faith organizations, and nonprofits to look for opportunities to create more LMI units
- Housing Coalition and housing working group
- Employer-led involvement, housing developments (Gaia Herbs, Torre Homes)
- The Sharing House's efforts to expand and create more units
- Several faith-based organizations working to address housing issues (including Rosman development for teachers)

Resources

- NCDOT housing relocation assistance where people are forced to relocate due to a transportation project
- Land of Sky and Dogwood Health Trust grants, Self-Help Credit Union loans/support, Lake Toxaway Charities
- Resources provided by various organizations across Transylvania County (see organizations listed above)
- Natural resources and proximity to airport, interstate, and major highways

Opportunities

After identifying their key challenges and assets, participants were asked to create opportunity statements to address challenges and build on current assets. They then spent time first independently and then in groups, brainstorming what strategies and actions needed to take advantage of that opportunity.

Participants suggested a range of opportunities to support the comprehensive housing plan for the Transylvania County. Themes included funding strategies, housing development priorities, processes and capacity building, policy changes, and local initiatives. Below is a summary of these themes and the related actions suggested by participants.

Funding

- Combine funding resources to systematically build affordable housing projects
- Explore funding opportunities for water/sewer infrastructure upgrades (including potential use of remaining ARPA funds)
- Fund available land to build on
- Obtain financial incentives for private sector to build affordable housing in line of high dollar residences
- Identify the land that is available for housing
- Create a tax for areas of the county that offer utilities infrastructure such that the utilities infrastructure maintenance and potential expansion is supported

Housing Development

- Find and purchase land and reserve for housing projects, conditional zoning/development agreements
- Create multiple types of housing to meet a diversity of needs
- Convert empty commercial buildings to housing
- Repurposing (Ingles/BiLo), blight in community, mixed use;
- Infrastructure creation (w/s) in line with property acquisition
- Expand water and sewer infrastructure
- Use MountainTown Communities for Workforce Housing model
- Convert warehouses to workforce housing
- Permanent Temporary/affordable housing, cottage-style, or duplex/quad
- Make existing land more useable by working the land and grading it to make it useable (slopes/drainage)
- Prioritize sustainable development and protect natural resources

Processes and Capacity Building

- Build a coalition, consensus, and collaborate on a path forward; Form coalition to address housing that is empowered to resolve or improve housing barriers
- Task/empower/form and entity to lead
- Increase community leader collaboration
- Facilitate community's acceptance and engagement to help overcome NIMBY-ism
- Combine resources/funding to get a project off the ground
- Continuum of Housing Needs Plan
- Get the city/county to work together to improve the process for development and to hold to the same set of standards and rules for all, expedite process for developers - time is money

Policies

- Establish a water district
- Zone Transylvania County to encourage more housing development
- Pass workforce housing legislation
- Regulate short-term rentals; Decrease non-resident (corporation) owned short-term rentals
- Apply for grants/lobby for funding to help build/remodel housing
- Increase fair market rent
- Add incentives for property owners to allow subsidized housing in existing infrastructure

Initiatives

- Housing/wealth building programs "reimbursable nest-egg" portion of rent
- Permanent supportive housing for those with identified mental/physical disabilities who can live on their own with some case work assistance
- Provide incentives for families that are selling their family home lands to sell to people that are going to invest in the strategy of building housing units - affordable income based
- Work with landowners to purchase property at a reasonable price
- Work with building contractors and utilities to reduce the cost to build and install

Other

- Quantify the need (how many rentals and for sale housing units are needed, price/cost targets)
- Create a public transportation system that supports all areas of the county

Accelerating Momentum

Finally, each member of the group chose one of the opportunities and worked to further explore its potential using a matrix worksheet. The worksheet focused on identifying ideals.

- **Opportunity:** What is the opportunity?
- **Outcomes:** If we accomplish this, what will the outcome be?
- **Steps:** What steps should we take? What steps can I take? Collaborators: Who should lead and who else should work on this?
- **Resources:** What resources might help
- **Catalysts:** What is happening that could boost progress?
- **Metrics:** How might we measure progress?
- **Timeline:** How long will it take?
- **Difficulty:** Is this easy, moderate, or hard?

Stakeholder Planning Meeting and Subject Matter Interviews

Key Topics

Following the in-person planning meetings, the project team conducted numerous interviews with local and regional stakeholder groups. These interviews provide an on-the-ground perspective of assets, barriers, and opportunities for the county to work toward expanding housing options for all residents. A bulk of the discussion revolved around several topic areas, including

- Housing Development;
- Funding;
- Support for Unhoused and Low-to-Moderate Income Individuals;
- Regional Collaboration; and
- Current Housing Stock

Included below is a list of common items that were discussed in stakeholder interviews. These topics have been grouped by assets, barriers, and opportunities for growth.

Housing Development

Assets

- Privately owned land

- Charming community character
- Effective permitting processes, specifically the City of Brevard
- *Town of Rosman assessment to expand infrastructure through a capital plan in partnership with Transylvania County*

Barriers

- Cost to build
- Limited capacity of water and sewer infrastructure
- Topography and terrain
- Ability to revitalize housing due to Heirs' Property
- Lack of publicly owned land that can be used for housing
- Lack of zoning across the county, hindering developers
- 'Not In My Back Yard' (NIMBY) perspectives

Opportunities

- Adopting adaptive reuse strategies to construct homes in old commercial buildings
- Land banking to procure more developable land that meets the needs of residents in the area
- Focusing on smaller multi-unit developments to maintain the character of the area but also increase housing density
- Supporting mixed-use and mixed-income housing developments
- Creating pre-approved housing development plans to expedite the building process for developers
- Explore new, creative, and innovative strategies for housing development

Funding

Assets

- Revenue from Tourism
- Growing Appetite from Some Businesses to Provide Funding Support

Barriers

- Ability to Fully Utilize the Community Development Block Grant Programs and the HOME Investment Partnerships Program
- Uncollected Tax Revenue Due to Heirs' Property
- Low taxes compared to the rest of the region
- *Low voucher rates set by HUD do not meet the needs of the fair market rate in Transylvania County*

-
- *Inadequate supply of rental units and low vacancies*
 - *Utilizing HOME funds surpasses the homeowner applicants' needs due to exceeding the eligibility threshold*
 - *Proximity to amenities (pharmacies, grocery stores, hospitals, etc.) to receive priority for LIHTC applications*

Opportunities

- Explore additional opportunities to finance housing development, including bonds, tax incentives, utility incentives, tax increment financing (TIFs), community development finance institutions (CDFIs), and more*
- Working with high-wealth philanthropists to develop funding mechanisms for housing
- The county cannot address the housing crisis alone and will need additional support from the federal and state Government

Support for Unhoused and Low-to-Moderate Income Individuals

Assets

- A Strong Network of Grass Roots Organizations Providing Support to Individuals

Barriers

- Limited amount of “good paying” jobs
- Housing Choice Vouchers do not support the fair housing market rent
- The Housing Choice Voucher amount is insufficient to meet the needs of renters (would need to be closer to \$2,500 or more)

Opportunities

- Economic development partners to support the business attraction and retention efforts, particularly those that bring higher wages
- Create a comprehensive Continuum of Care plan
- Developing and supporting a more robust Land Trust model
- Rental and home payment assistance, particularly for low-income residents*

Regional Collaboration

Assets

- Community engagement sessions, including the Rosenwald listening sessions and the faith and housing summit

-
- *Transylvania County working with housing partners to advocate for increasing vouchers to levels that are closer to actualized rental rates*
 - *Land of Sky Regional Housing Coalition*

Barriers

- Disconnect among private, governmental, and community-based organizations
- Staff capacity to support new initiatives

Opportunities

- Greater accountability and more strategic execution to build on current efforts
- Work with neighboring counties and the greater WNC region to approach housing solutions
- Bringing for-profit organizations into conversations
- Connecting housing experts and service providers to coalitions and collaborative efforts

Current Housing Stock

Assets

- Charming neighborhood character and core
- Employers contributing to housing development

Barriers

- Number of short-term rentals and the inability to regulate them
- Lack of “traditional lodging” such as hotels to support tourist economy
- Number of residents with multiple homes and vacation homes that remove housing stock from community residents

Opportunities

- Create housing to support local workforce, especially essential workers such as educators, law enforcement, firefighters, emergency medical staff
- Available grants, state and federal funding
- Review best practices with from neighboring regions

PUBLIC OPINION SURVEY RESULTS

COUNTY EFFORTS

Data Summary

[INSERT DATA REPORT]

Transylvania County Transportation, Planning & Community Development

August 2025

Transylvania 2050:

The general public edition of the Transylvania 2050 Community Survey was conducted over June and July. Staff is summarizing the findings from the Survey and will present those in September to the Planning Board for review. Staff continues to draft sections of the Community Snapshot of the Transylvania 2050 Comprehensive Plan Update and market the 2050 Community Survey.

Transylvania County Comprehensive Housing Study:

The updated “Proposed Goals and Strategies” draft has been sent to Planning Board (Study Steering Committee). It will be discussed at their meeting on 8/21. The final sections of the study are being finalized and will be reviewed by Planning Board at the September meeting.

Asheville Regional Housing Consortium (ARHC):

ARHC’s next meeting is August 27th.

Land of Sky Regional Housing Alliance (LOSRHA):

The LOSRHA met on 8/13. The group reviewed the new Bowen Regional Housing Needs Assessment. A panel from Bowen will be available at Blue Ridge Community College in Flat Rock on 8/26 at 10am to answer questions. A representative from the state also presented the new RenewNC program for Multi-Family Housing. The guidelines for that program are still being finalized. There have been around 1000 applications for the single-family program.

Brevard-Transylvania Housing Coalition (BTHC):

The NAACP presented their examination of the county’s property value assessment at the BTHC meeting on July 22nd. The NAACP representative couldn’t answer all the technical questions of the process. Someone from Tax Administration may be invited to the next MTHC meeting to help clarify the appraisal and appeal process. The next meeting is on August 26 at 12:30pm at Grace Church Brevard.

The Planning Board (PB):

The Planning Board is scheduled to review the 10-Year Housing Strategy and continue reviewing portions of the 2050 Comprehensive Plan Update at their July Meeting. They will also review a sign variance request and Community Appearance Initiative application on the August agenda.

Community Appearance Initiative (CAI):

The Planning Board will consider CAI# 25-02, a request by Linda Berry, applicant, on behalf of the Grannie Nannie Mae Heirs for demolition and removal of a structure in the Pisgah Forest area. This will be the first CAI request for FY25. The CAI budget currently stands at \$14,354.10 available in funding.

The Transportation Advisory Board (TAB):

The Transportation Advisory Board’s met on August 13th and approved a recommendation to the Board of Commissioners to end the Fixed-Route Service. The TAB considered various re-routing proposals that would improve the route and yet, with only an average of seven passengers a day over FY25, did not see it was the best use of resources. The TAB also recommended approval of the FY27 Unified Grant Application for a Board of Commissioners public hearing slated for September.

The Transportation Advisory Committee (TAC):

The TAC met on August 13th, and recommended the Prioritization projects to the RPO for the SPOT 8.0 process. The Comprehensive Transportation Plan (CTP) has been delayed and isn't projected to be ready for TAC review until the first of 2027.

Joint Historic Preservation Committee (JHPC):

The JHPC's next meeting is on September 9th. They will be reviewing multiple Certificate of Appropriateness (COA) applications.

Transylvania 250 Committee

The America 250th Committee met on 8/14. They discussed September's Constitution week activities and promotion of the events. They are also beginning to plan 2026 activities, especially Spring and July 4th. Their next meeting is September 11th.

Community Center Regional Leadership Group:

The next meeting of the Regional Leadership Group is to be held September 4th.

Community Center Grants:

The next round of Community Center Grant funding will be announced in the fall of 2025.

Upcoming Meetings:**Planning Board**

Thursday, August 21, 6PM, in Cooperative Extension Conference Room, 106 E. Morgan St., Brevard, NC

Joint Historic Preservation Committee

Tuesday September 9, 2025, 4PM, in Community Services Building, Cooperative Extension Conference Room, Brevard, NC

Transportation Advisory Board

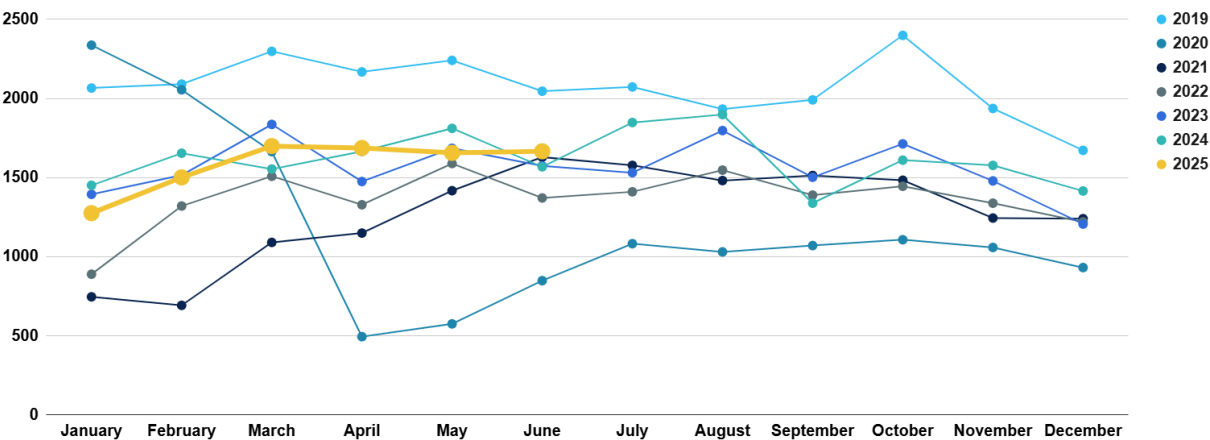
November 12, 2025 2PM, in Community Services Building, DSS 2nd Floor Large Conference Room, Brevard, NC

Transportation Advisory Committee

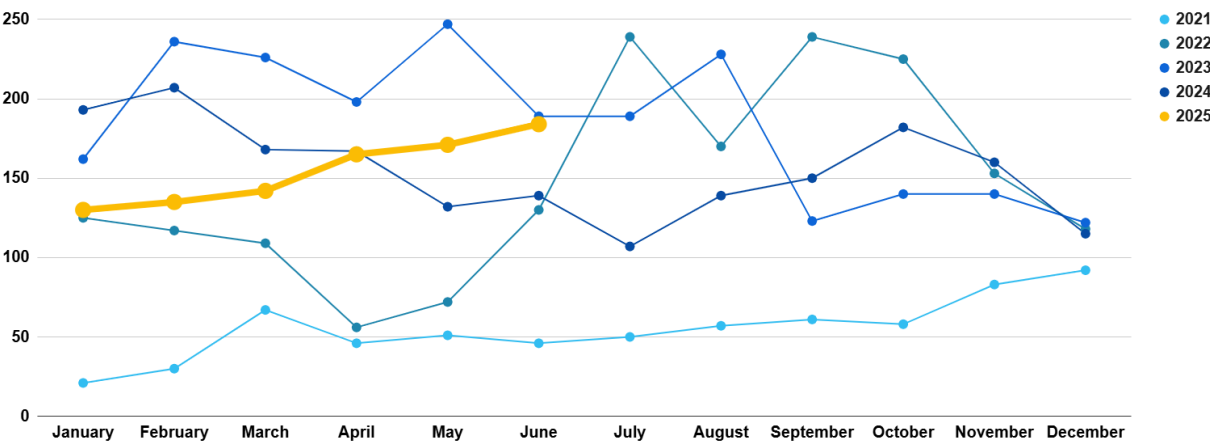
October 14, 2025 6PM, in the Commissioner's Multipurpose Chambers, 101 South Broad Street, Brevard, NC

Transportation Report

Demand Response Monthly Ridership



Fixed Route Monthly Ridership



TIMS Annual Ridership Totals, by Mode

