

# Transylvania County Planning Board

Board of Adjustment | September 2025



TRANSYLVANIA  
COUNTY  
NORTH CAROLINA

---

**Transylvania County Board of Adjustments  
Special Meeting  
Wednesday, September 17, 2025, at 6:00 PM  
Commissioner's Multipurpose Chambers  
101 South Broad Street  
Brevard, NC**

**CALL TO ORDER**

**I. WELCOME**

**II. AGENDA MODIFICATIONS**

**III. NEW BUSINESS**

**A. PUBLIC HEARING**

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

Robert Singleton II, of Lamar Advertising, 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 unzoned area of Transylvania County, falling outside the Scenic Corridor, at 5490 Asheville Highway, Pisgah Forest, Transylvania County, North Carolina, 28704.

**IV. ADJOURNMENT**

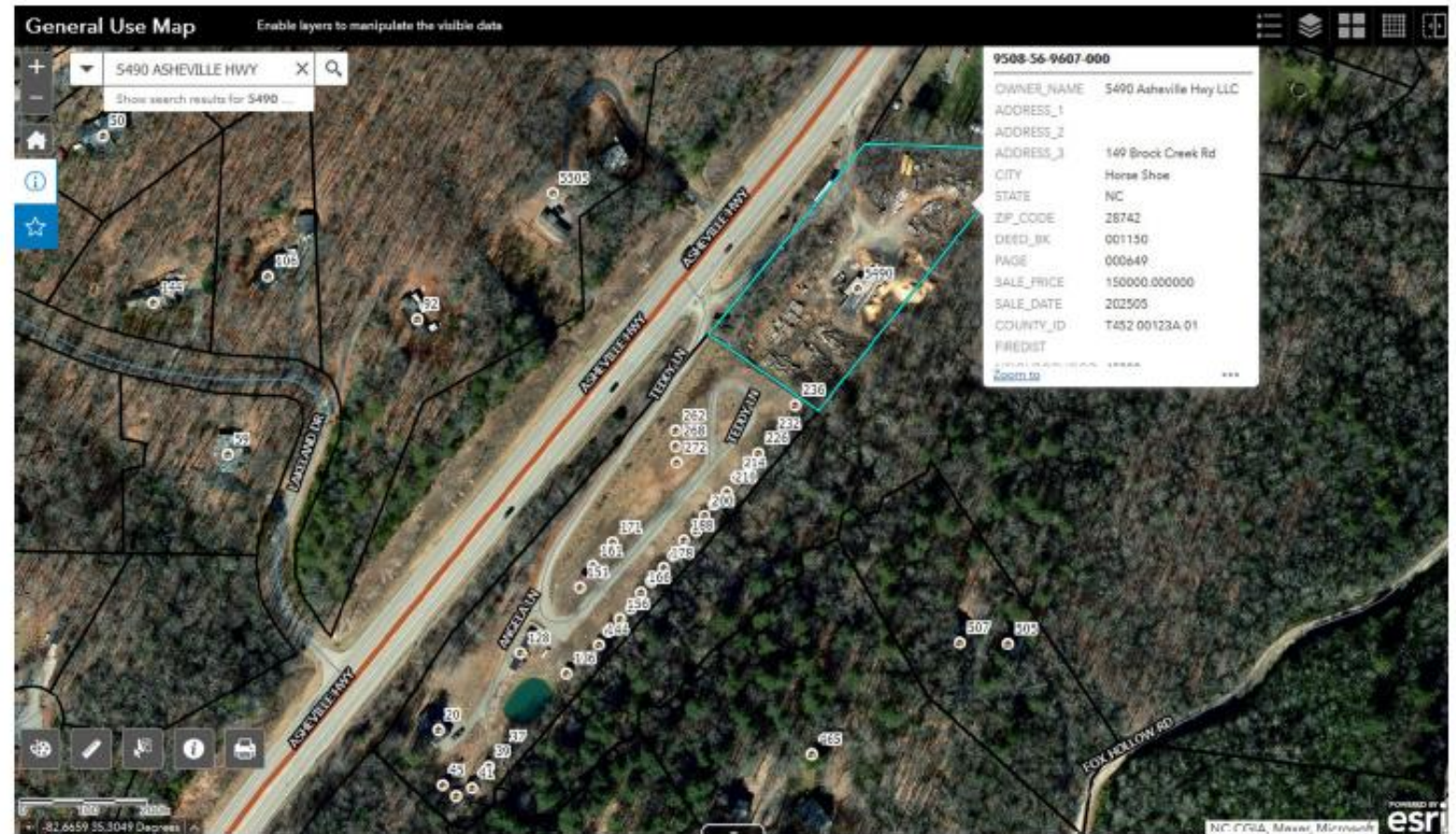
# A. Sign Variance Request SV#25-01: Singleton-Payne



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

# Staff Report

**SIGN VARIANCE APPLICATION SV-01**, A REQUEST BY ROBERT SINGLETON II, OF LAMAR ADVERTISING, ON BEHALF OF SHAYNE PAYNE, 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.





Staff Report

5490 Asheville Hwy LLC

Parcel ID: 9508-56-9607-000

70576710

COUNTY TAX (100), N TRAN FIRE (100), COUNTY FIRE TAX (100)

PLAT: / UNIQ ID 49449  
ID NO: 1452 00123A 01 MS.02

SPLIT FROM ID

Reval Year: 2025 Tax Year: 2026  
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	EYS	AYS		NOBM	CREDENCE TO MARKET								
BUILDING ADJUSTMENTS		10	00							% GOOD										
TOTAL ADJUSTMENT FACTOR		0	COMMERCIAL																	
TOTAL QUALITY INDEX		0	STYLE:																	

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYS	EYS	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
SUBAREA				97	SHELTER		75	24	1,800	3.85	100.00	-	0.00	1985	1998	53		19	131.7
TOTALS				01	STORAGE		25	8	200	8.50	100.00		0.00	1938	1980	30		30	510
				TOTAL OB/XF VALUE															1872

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
LUMBER YRD	0543		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																		

9508-56-9607-000 (2508512) Group:0

8/12/2025 2:43:39 PM.



SV# 25-01 Singleton-Payne



# Staff Report



B-3.1



B-3.2



# Staff Report



B-3.3



B-3.4



# Staff Report



**B-3.5**





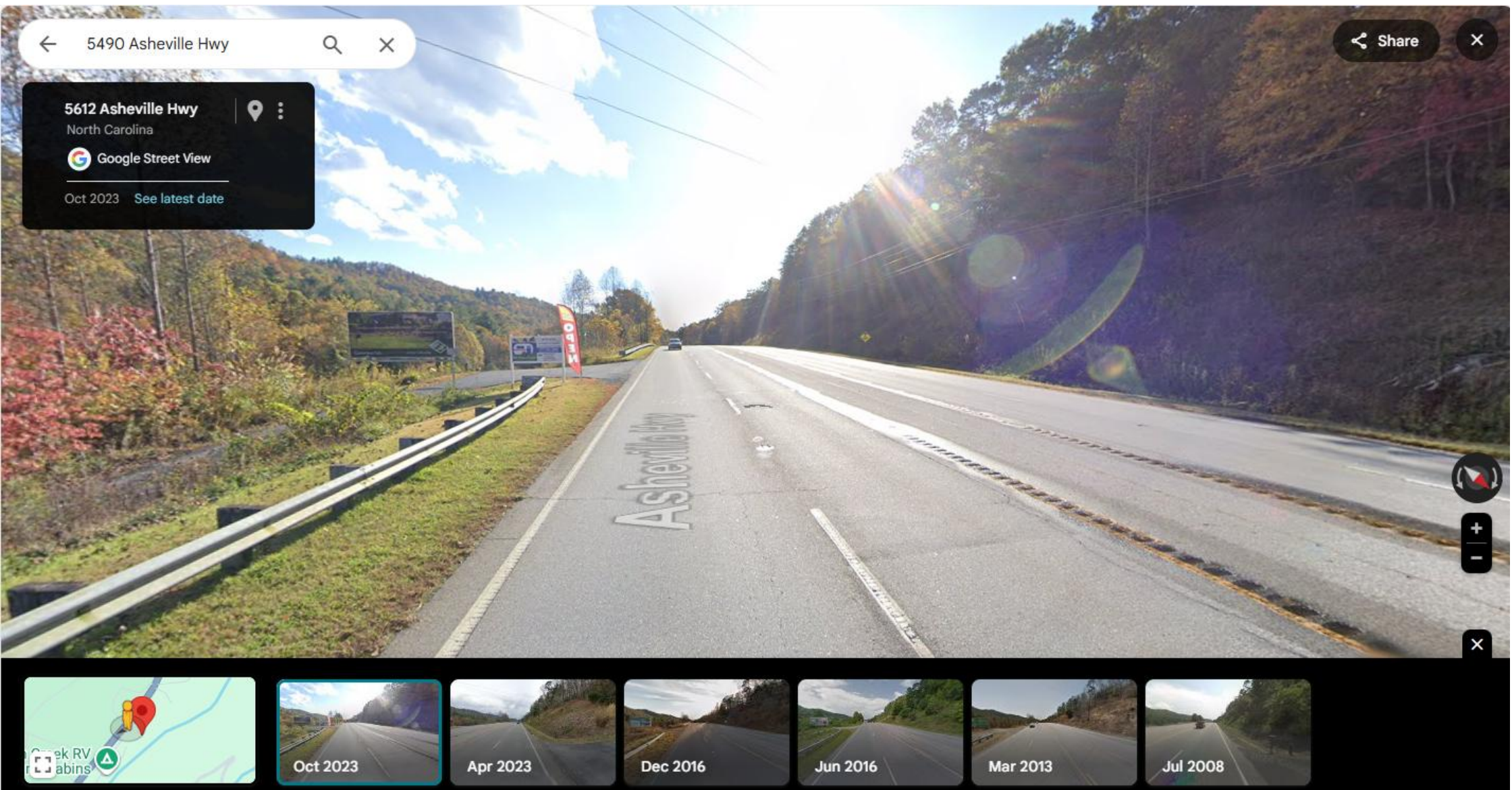
B-5.1



SV# 25-01 Singleton-Payne

Google October 2023

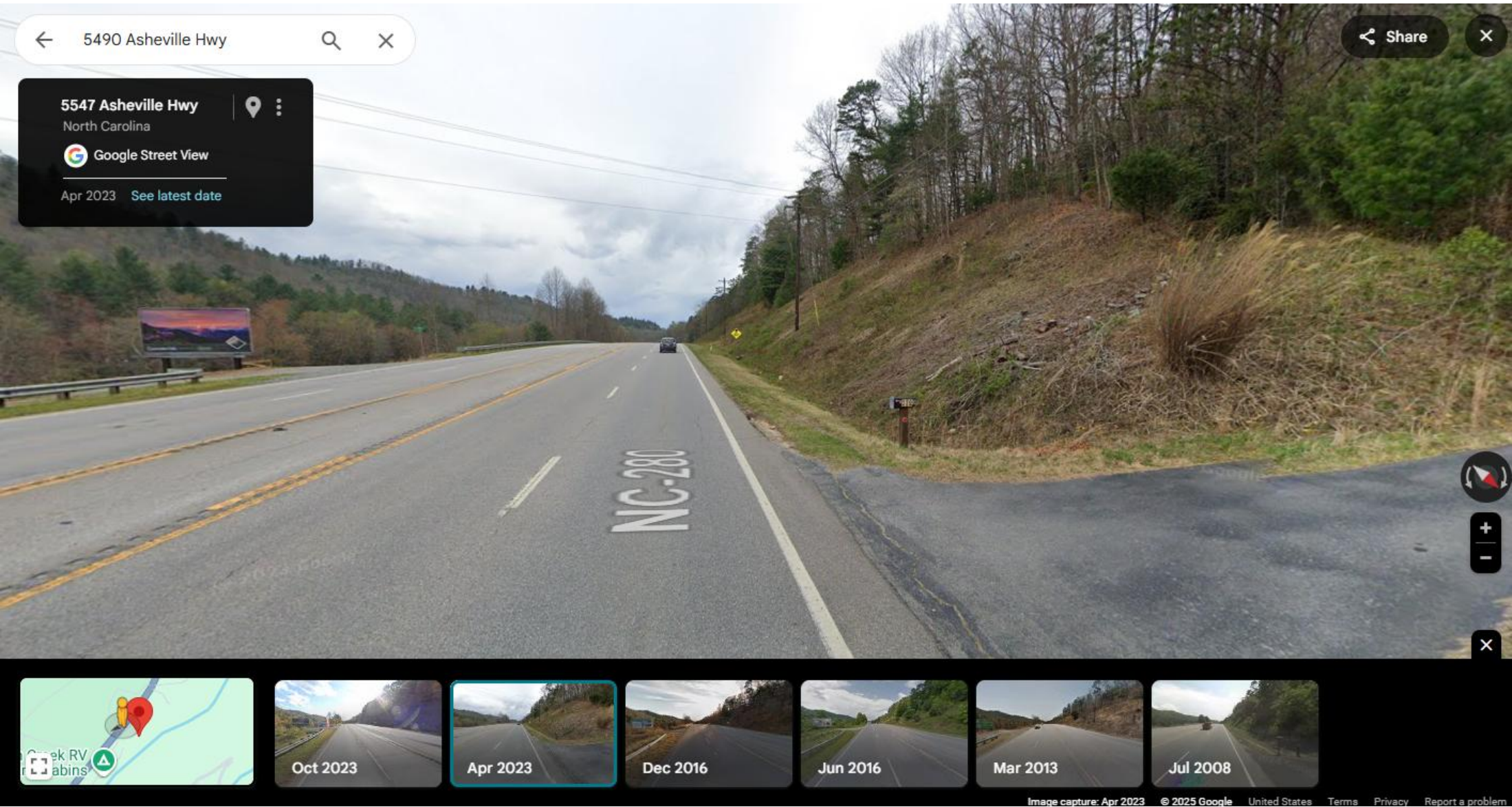




SV# 25-01 Singleton-Payne

Google October 2023





B-5.3



SV# 25-01 Singleton-Payne

Google April 2023



**§ 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



SV# 25-01 Singleton-Payne

B-2

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

B-1

**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.





**Secretary of State**  
**Elaine F. Marshall**

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[Divisions](#) [Programs](#) [Agency Information](#) [Online Services](#) [Forms](#) [Site Map](#) [Support](#)

[Home](#) > [Business Registration](#) > [Search](#) > [Search Results](#) > 5490 Asheville Hwy, LLC

## 5490 Asheville Hwy, LLC

### Filings

- Creation Filing
  - 2/7/2023
  - C202303800755
  - Articles of Organization Limited Liability
  - [View Filing\(PDF\)](#)
- Notice Annual Report
  - 8/26/2024
  - C202424037616
  - ADM Notice
  - [View Filing\(PDF\)](#)



### LIMITED LIABILITY COMPANY ANNUAL REPORT

B-6 ■

NAME OF LIMITED LIABILITY COMPANY: 5490 Asheville Hwy, LLC

SECRETARY OF STATE ID NUMBER: 2571153 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2024

#### SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Payne, Shane
2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_  
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT
3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY: 149 Brock Creek Road  
Horse Shoe, NC 28742-6631 Henderson County
4. REGISTERED AGENT OFFICE MAILING ADDRESS: 149 Brock Creek Road  
Horse Shoe, NC 28742-6631

#### SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Camping
  2. PRINCIPAL OFFICE PHONE NUMBER: (828) 775-5991
  3. PRINCIPAL OFFICE EMAIL: Privacy Redaction
  4. PRINCIPAL OFFICE STREET ADDRESS: 128 Teddy Lane  
Pisgah Forest, NC 28768
  5. PRINCIPAL OFFICE MAILING ADDRESS: 128 Teddy Lane  
Pisgah Forest, NC 28768
6. Select one of the following if applicable. (Optional see instructions)
- ☐ The company is a veteran-owned small business
- ☐ The company is a service-disabled veteran-owned small business

#### SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: <u>Shane Payne</u>	NAME: <u>Janelle Danette Payne Mrs</u>	NAME: _____
TITLE: <u>Manager</u>	TITLE: <u>Manager</u>	TITLE: _____
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>149 Brock Creek Road</u>	<u>149 Brock Creek Road</u>	
<u>Horse Shoe, NC 28742-6631</u>	<u>Horseshoe, NC 28742</u>	

#### SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Janelle Danette Payne Mrs 9/12/2024  
SIGNATURE DATE

Form must be signed by a Company Official listed under Section C of this form.

Janelle Danette Payne Mrs Manager  
Print or Type Name of Company Official Print or Type Title of Company Official

**This Annual Report has been filed electronically.**

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 26525, Raleigh, NC 27626-0525

## SECTION 5: Off-Premise Sign Regulations

B-7.1

Previous Non-conforming Sign Location

Proposed On-Premise Sign Location

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.

Existing Non-conforming Sign Location

Existing Off-Premise Sign Location



**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.

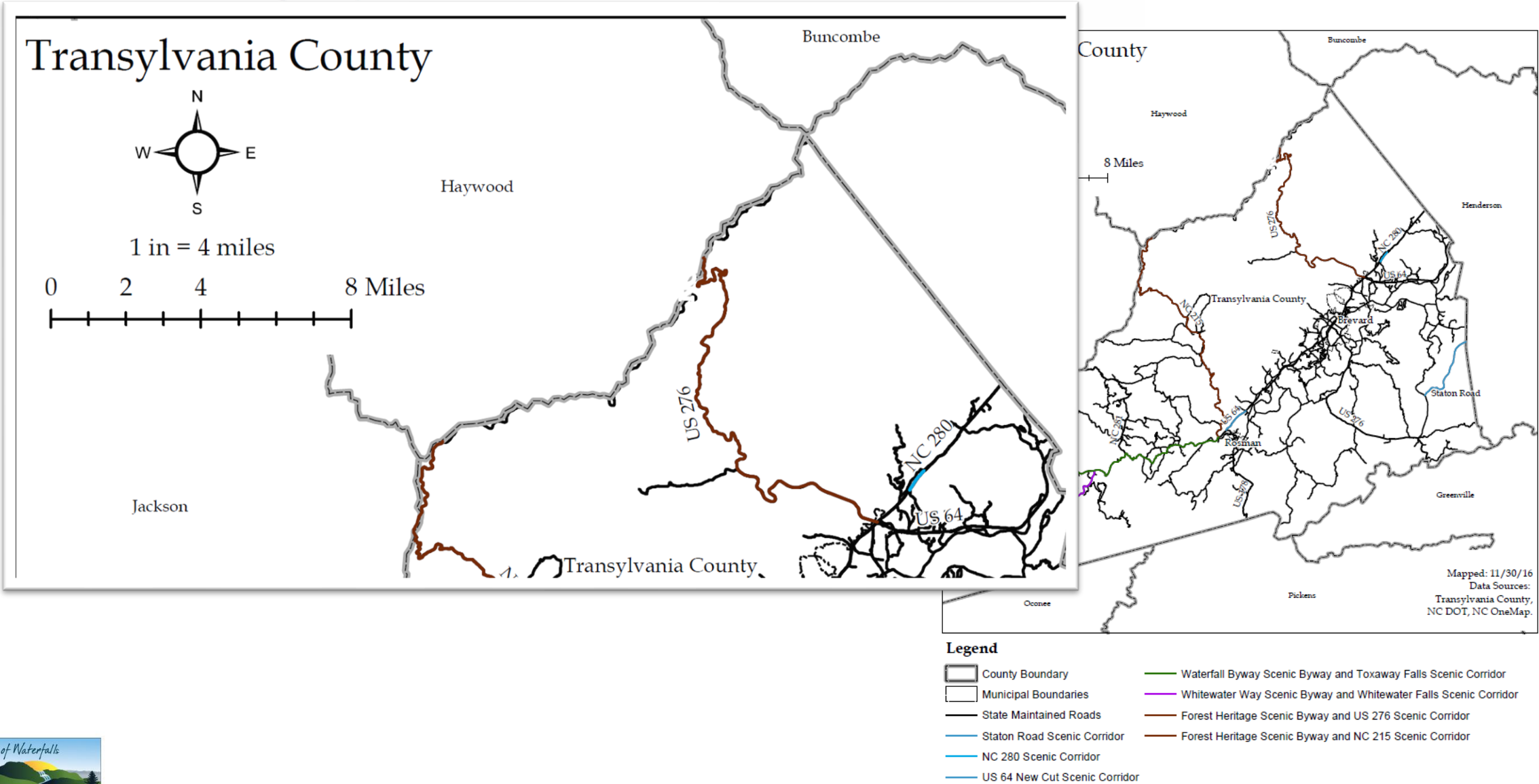
Proposed On-Premise Sign Location

- 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.

Existing Non-conforming Sign Location

Existing Off-Premise Sign Location

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.



SV# 25-01 Singleton-Payne: Transylvania Scenic Corridors

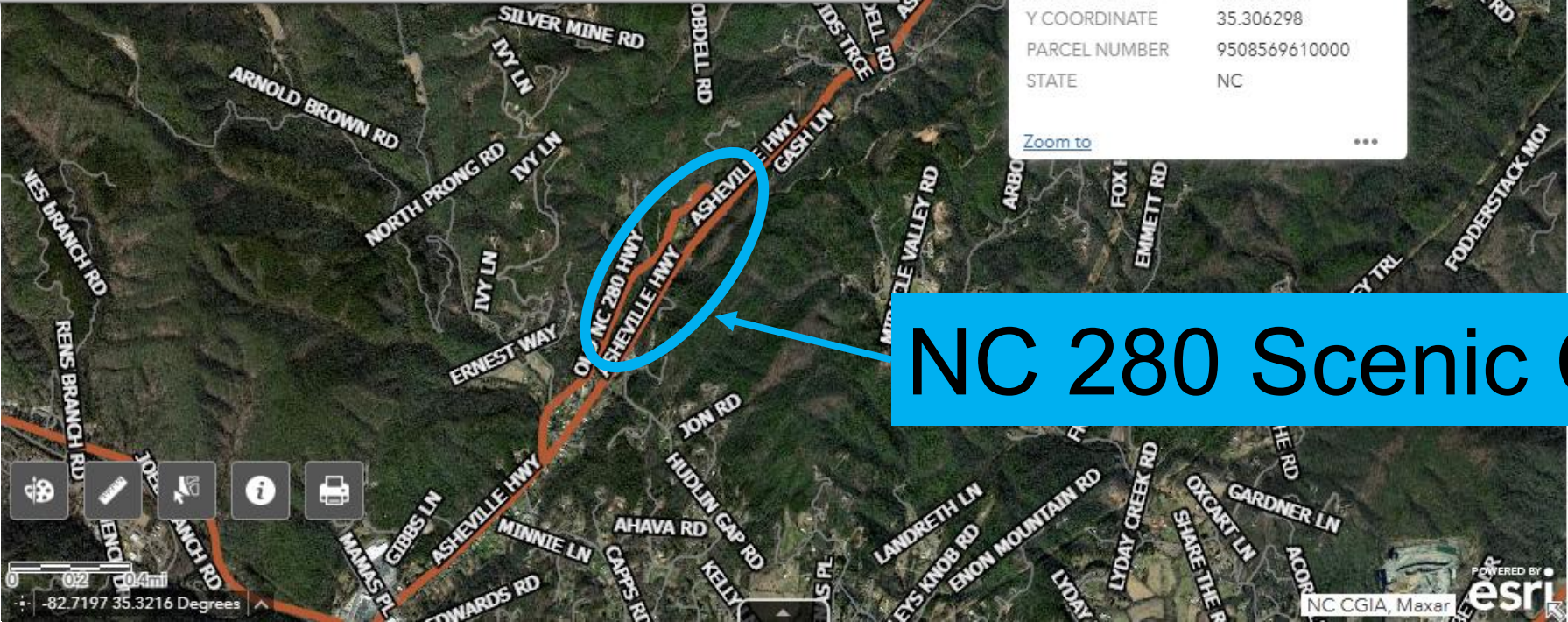


ARTICLE II

SCENIC CORRIDORS

For purposes of establishing areas 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, the following areas are designated as Scenic Corridors:

**Little Mountain:** That portion of N.C. 280 beginning at the intersection of Hudlin Gap Road (SR 1510) and N.C. 280 and spanning to the top of Little Mountain.



NC 280 Scenic Corridor



SV# 25-01 Singleton-Payne: NC 280 Scenic Corridor

## 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 in the affirmative:** Having considered the evidence in the record, I move to (approve, or conditionally approve) the Singleton Sign Variance Request SV# 25-01, on behalf of Mr. Payne and 5490 Asheville Hwy LLC, finding that adherence to the provisions set forth in the Transylvania Sign Control Ordinance would cause an unnecessary hardship and the variance granted does not destroy the intent of the ordinance (, subject to the following conditions).

**Possible conditions of approval for recommendation:**

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.

**Motion for denial:** Having considered the evidence in the record, I move to deny the Singleton Sign Variance Request SV# 25-01, on behalf of Mr. Payne and 5490 Asheville Hwy LLC, finding that the variance requested by the applicant would destroy the intent of the ordinance and an unnecessary hardship has not been substantiated.

# Transylvania County

Planning Board Meeting | September 2025



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA



Transylvania County Planning Board  
Special Meeting  
Wednesday, September 17, 2025, immediately following  
The 6:00 PM Special Meeting of the Board of Adjustments  
Commissioner's Multipurpose Chambers  
101 South Broad Street  
Brevard, NC

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 (August 21, 2025)

V. NEW BUSINESS

A. 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

B. Transylvania 2050 Comprehensive Plan Update: Community Survey Report  
Review of a DRAFT report of the Community Survey findings for inclusion in the 2050 Comprehensive Plan.

VII. INFORMATIONAL OR DISCUSSION ITEMS

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

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

# Public Comment



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA



# Agenda Modifications



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

# Consent Agenda



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA



# Consent Agenda

## Minutes

- August 21st, 2025

Transylvania County Planning Board  
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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.)

# New Business



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA



# TABLED to November

## A. CAI Request CAI#25-02: Berry



TRANSYLVANIA  
COUNTY  
NORTH CAROLINA

# Old Business



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA



# A. Transylvania County Comprehensive Housing Report:



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

# 10-Year Housing Strategy

Last Updated: 3/27/2025

Submitted to

**Transylvania County, NC**

Jaime Laughter – County Manager



Submitted by





# B. Transylvania 2050 Comprehensive Plan Update Draft: Community Survey Report



# Survey Says!

Draft results from the Transylvania 2050  
Comprehensive Plan Update  
Community Survey



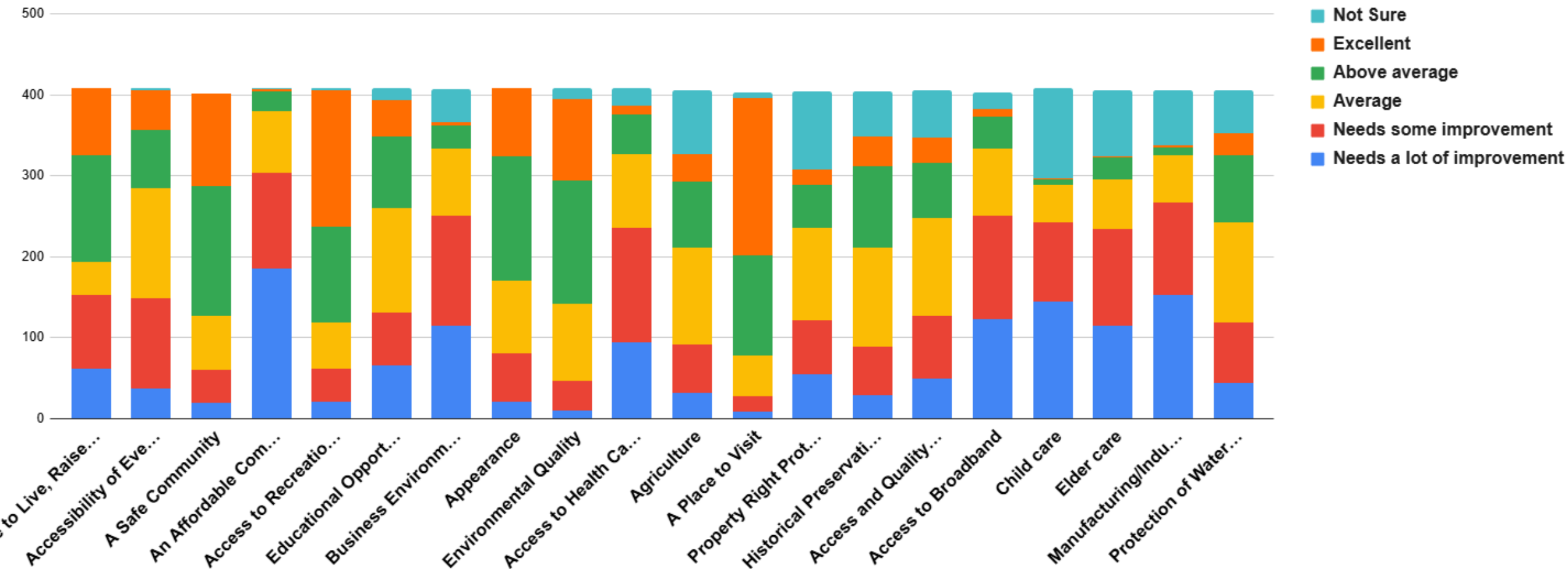
# General Public Survey

N=414

+26 hard copy

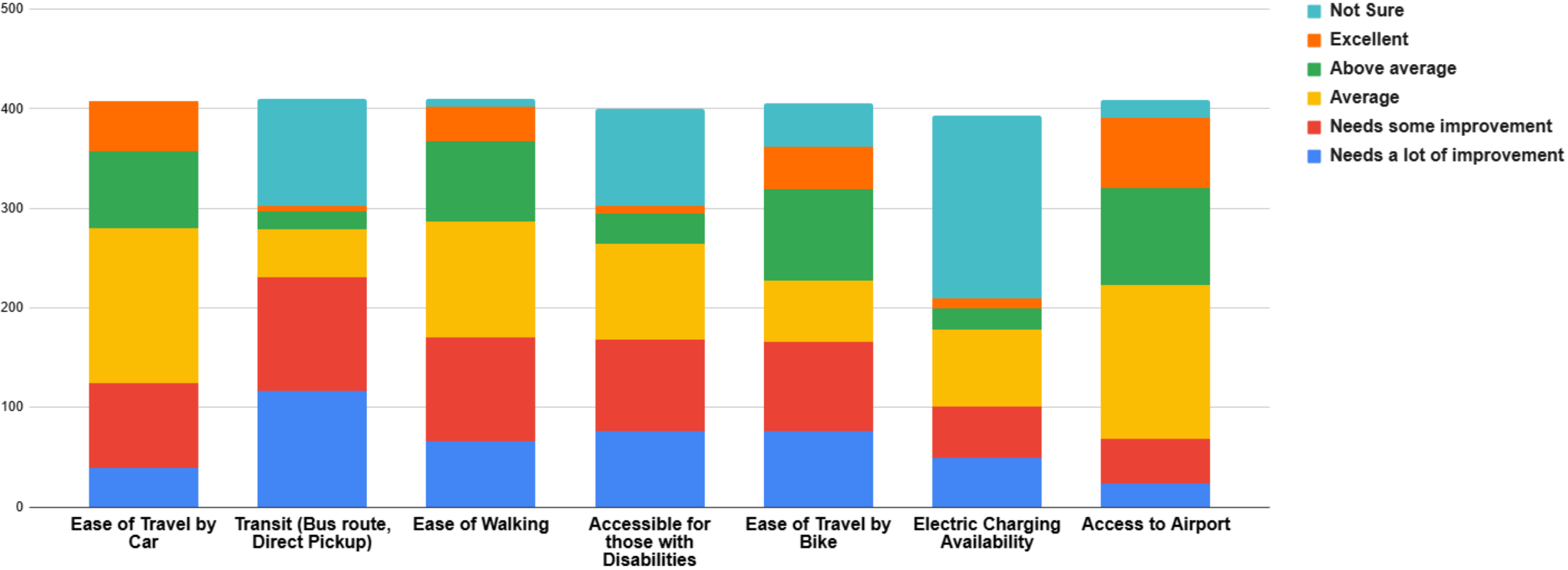
388 online returns

Let's hear from you about Transylvania County today. Rate the quality of the following in the county as a whole:

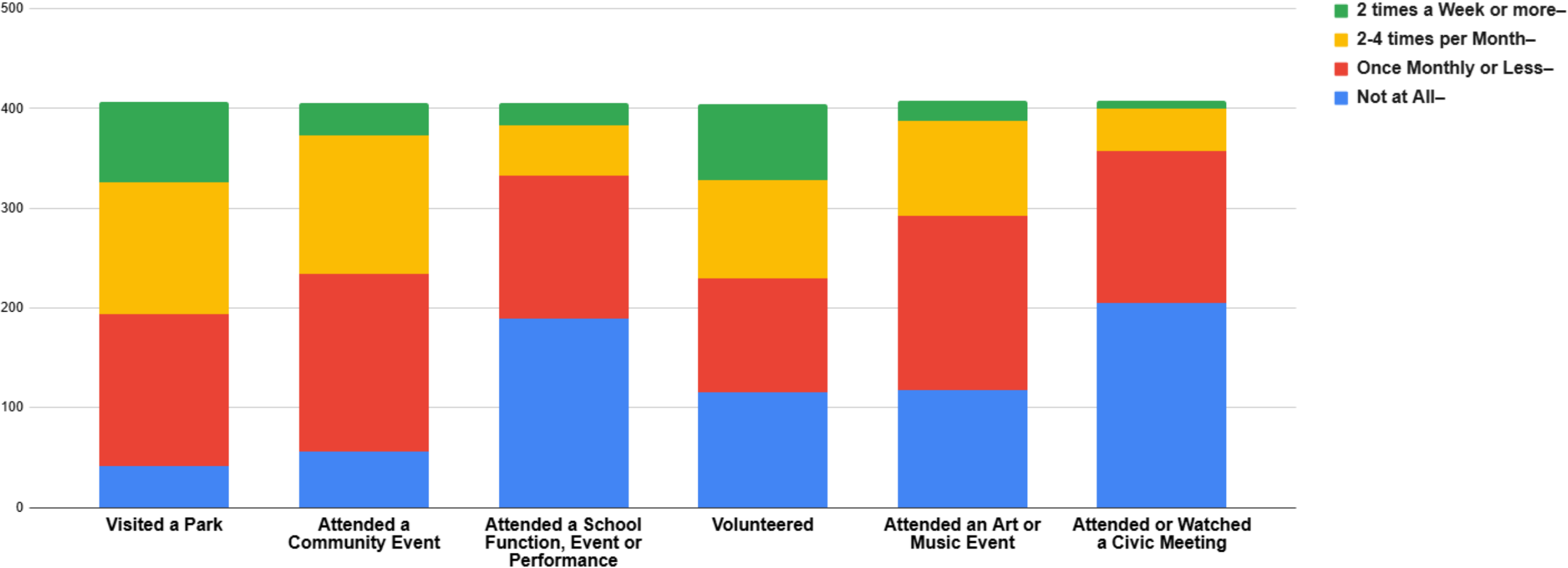




Let's hear from you about Transportation in more detail: How would you rate Transylvania County as a whole on these types of transportation?

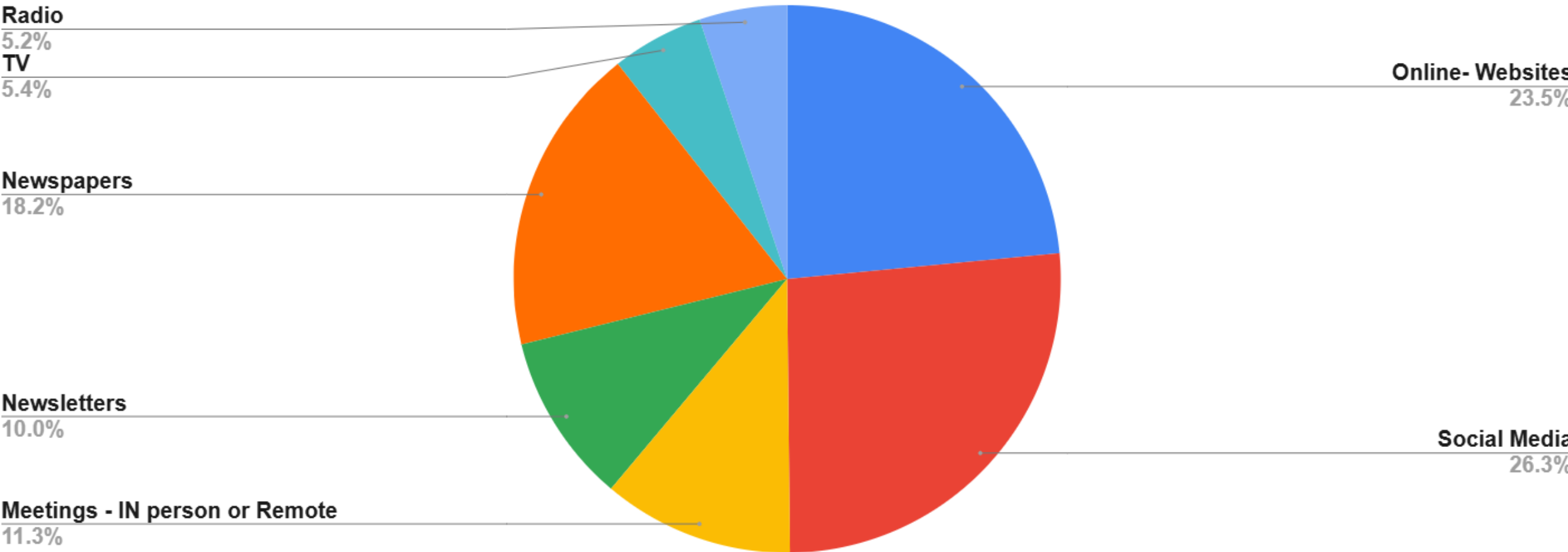


Let's hear more from you about Arts, Culture and Recreation: In the last 12 months how often have you participated in the following activities?

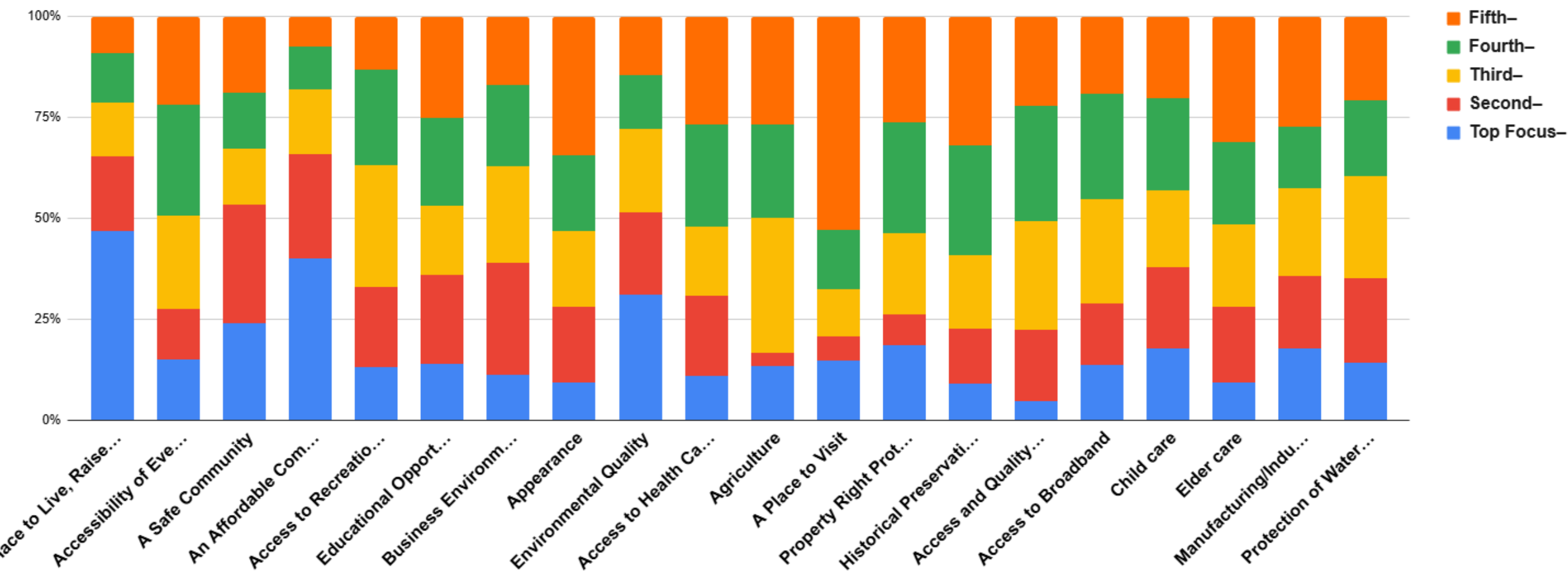




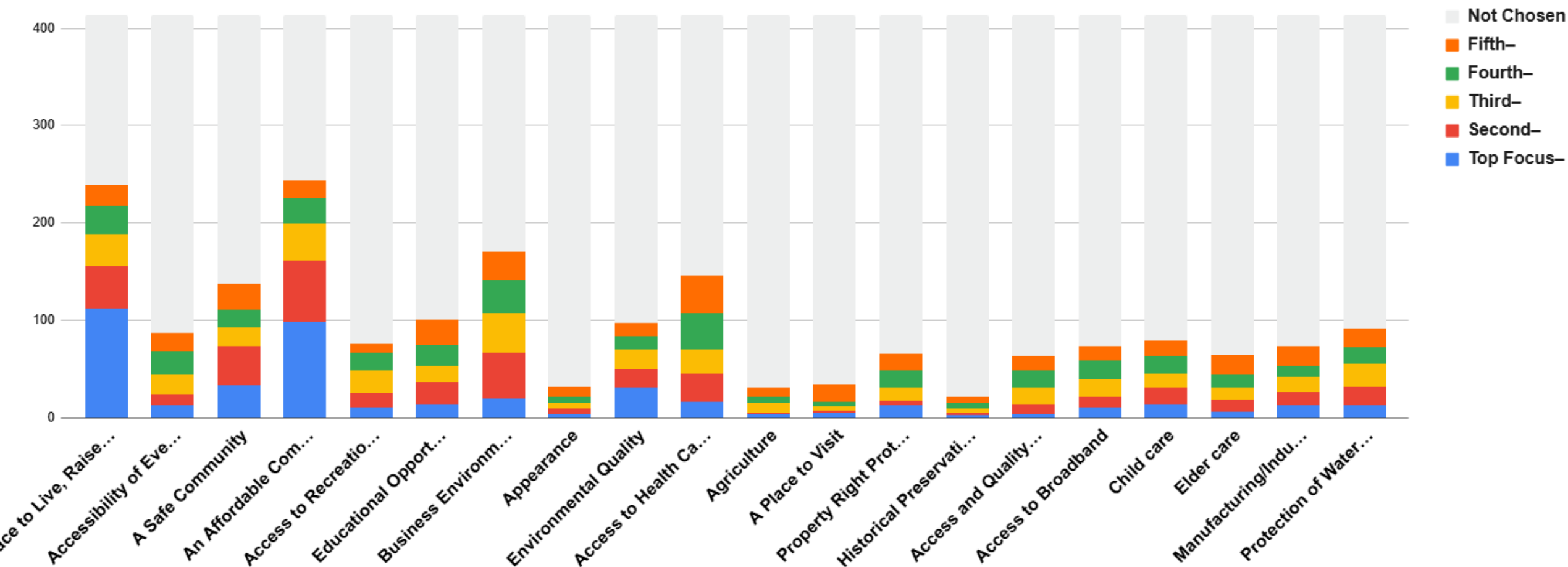
How do you receive information about local issues in Transylvania County. Please choose all that apply.



Now let's think about Transylvania County in 25 years. Of the following list, check the top five things you would want the community to focus on between now and then?



Now let's think about Transylvania County in 25 years. Of the following list, check the top five things you would want the community to focus on between now and then?

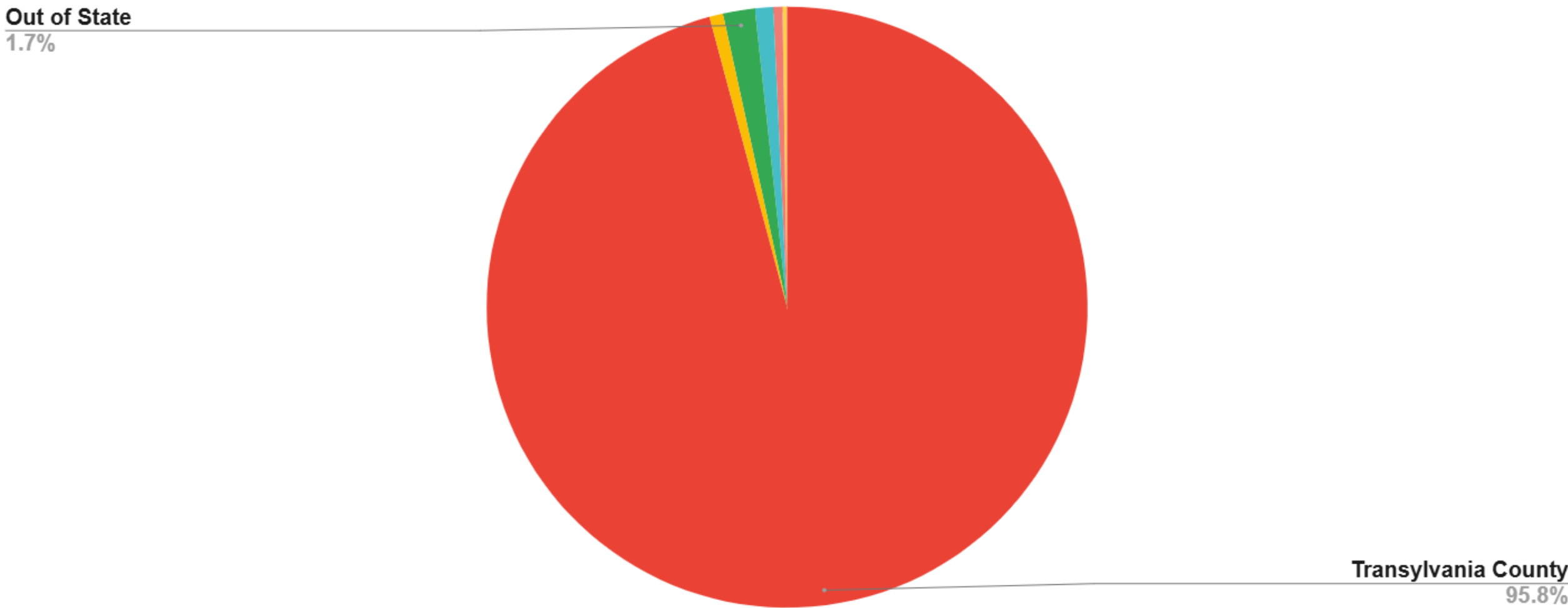




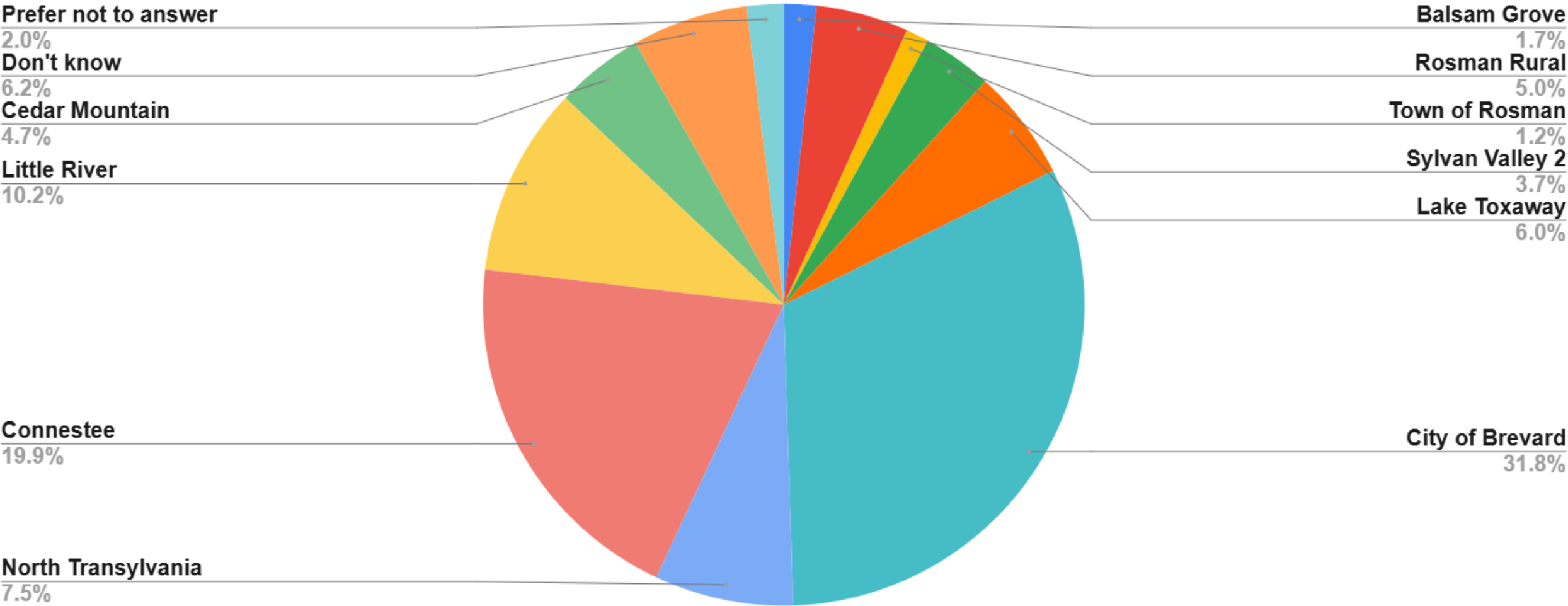
A word cloud featuring various terms related to sustainable development. The words are arranged in a dense, overlapping manner. The most prominent words, shown in larger fonts, are 'affordable', 'safe', 'community', 'family', 'health', and 'beautiful'. Other visible words include 'education', 'nature', 'jobs', 'sustainable', 'clean', 'friendly', 'welcoming', 'accessible', 'inclusive', 'environment', 'caring', 'thriving', 'industry', 'opportunity', and 'nature'. The words are colored in shades of yellow, orange, red, and blue.

education  
nature  
jobs  
sustainable  
clean  
friendly  
welcoming  
accessible  
inclusive  
family  
caring  
thriving  
industry  
opportunity  
community  
safe  
affordable  
environment  
health  
beautiful

Where do you live most of the year?



If you are living in Transylvania County, in what fire district area do you reside?





# How many years have you lived in the region?

Prefer not to answer

1.2%

5 years or fewer

15.2%

5-9 years

16.5%

10-19 years

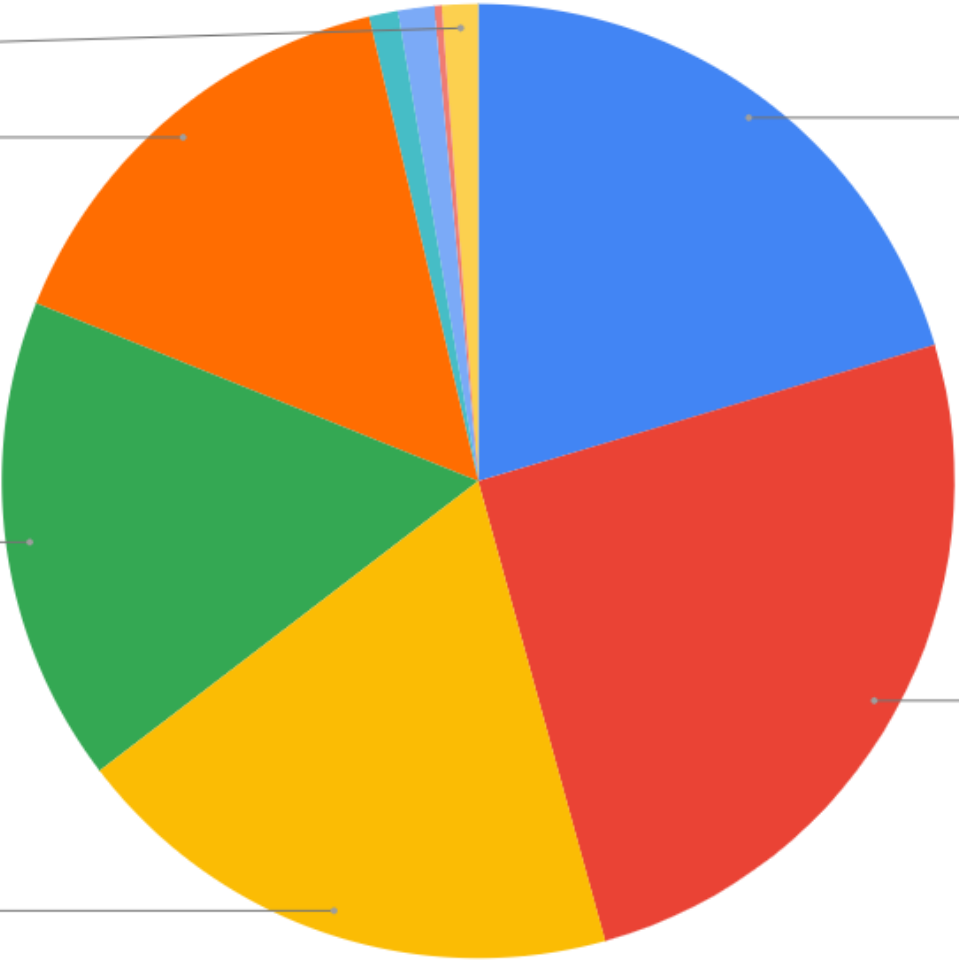
18.9%

Born and raised in the region

20.4%

20 or more years

25.3%



What is your age?

Prefer not to answer

2.7%

75+

15.0%

65-74

26.8%

25-34

3.2%

35-44

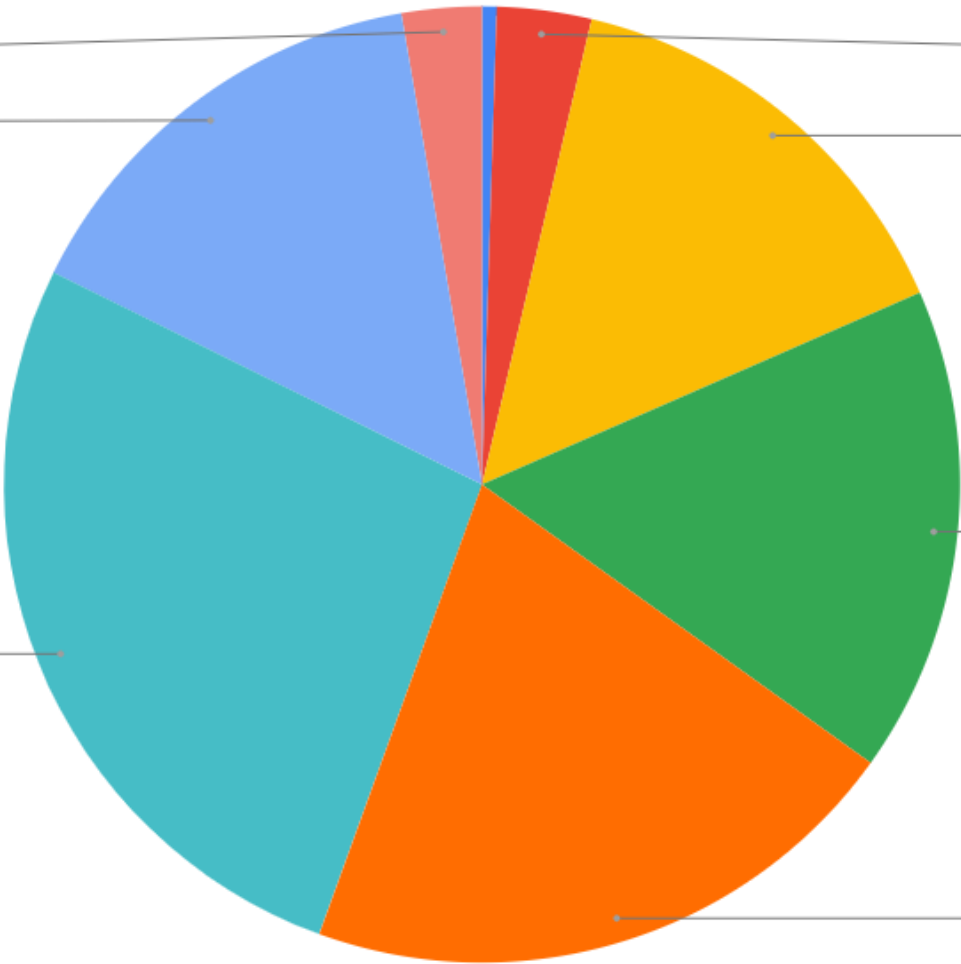
14.7%

45-54

16.5%

55-64

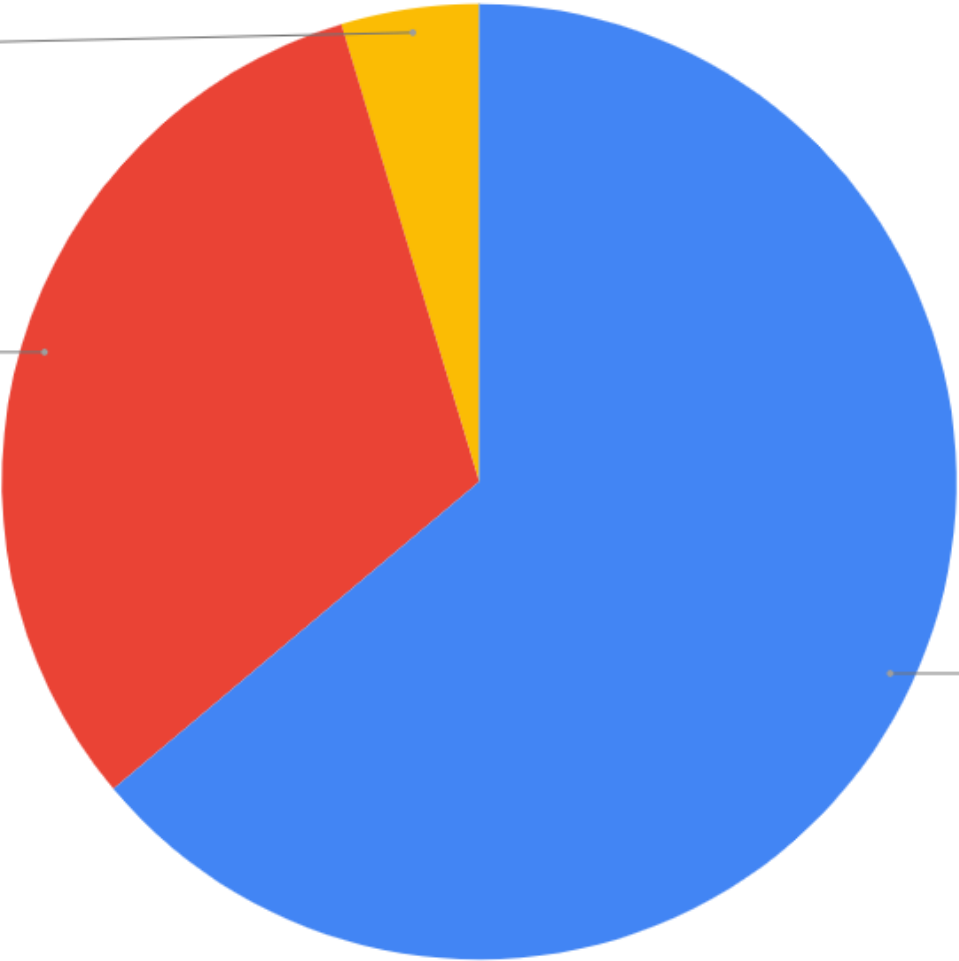
20.6%



What is your gender?

**Prefer not to answer**  
4.7%

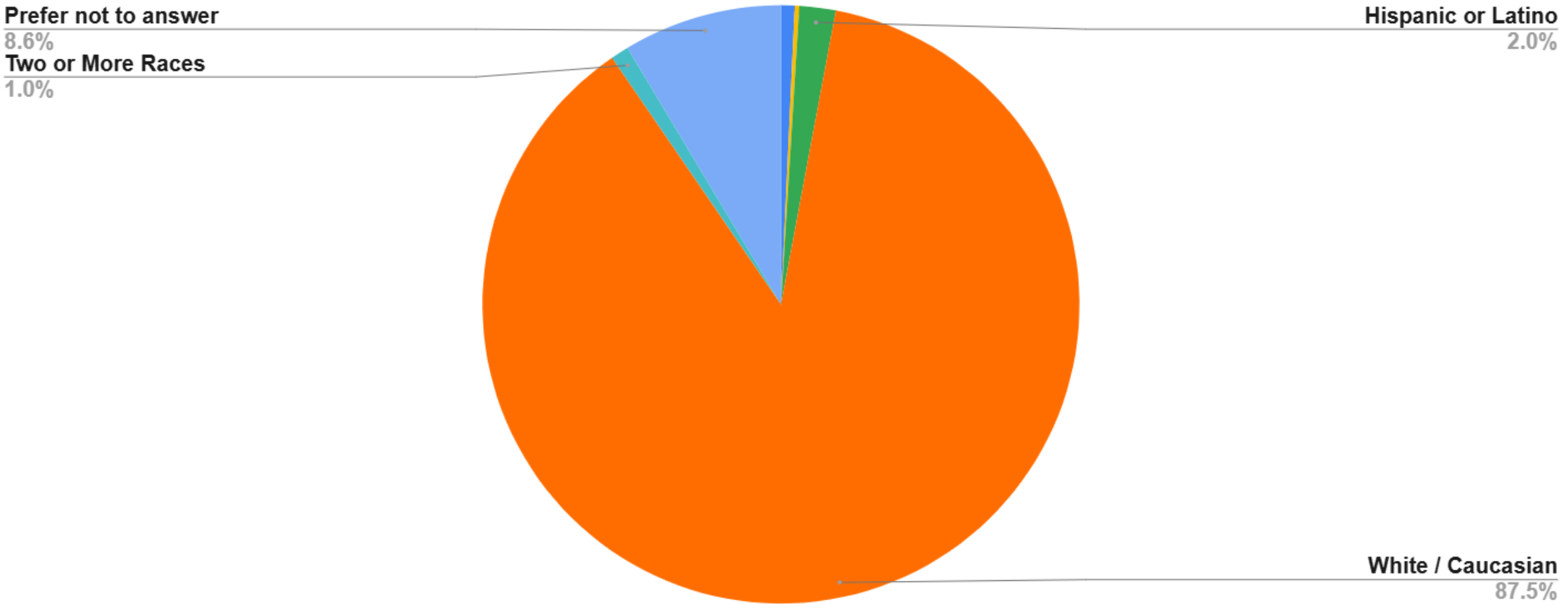
**Male**  
31.4%



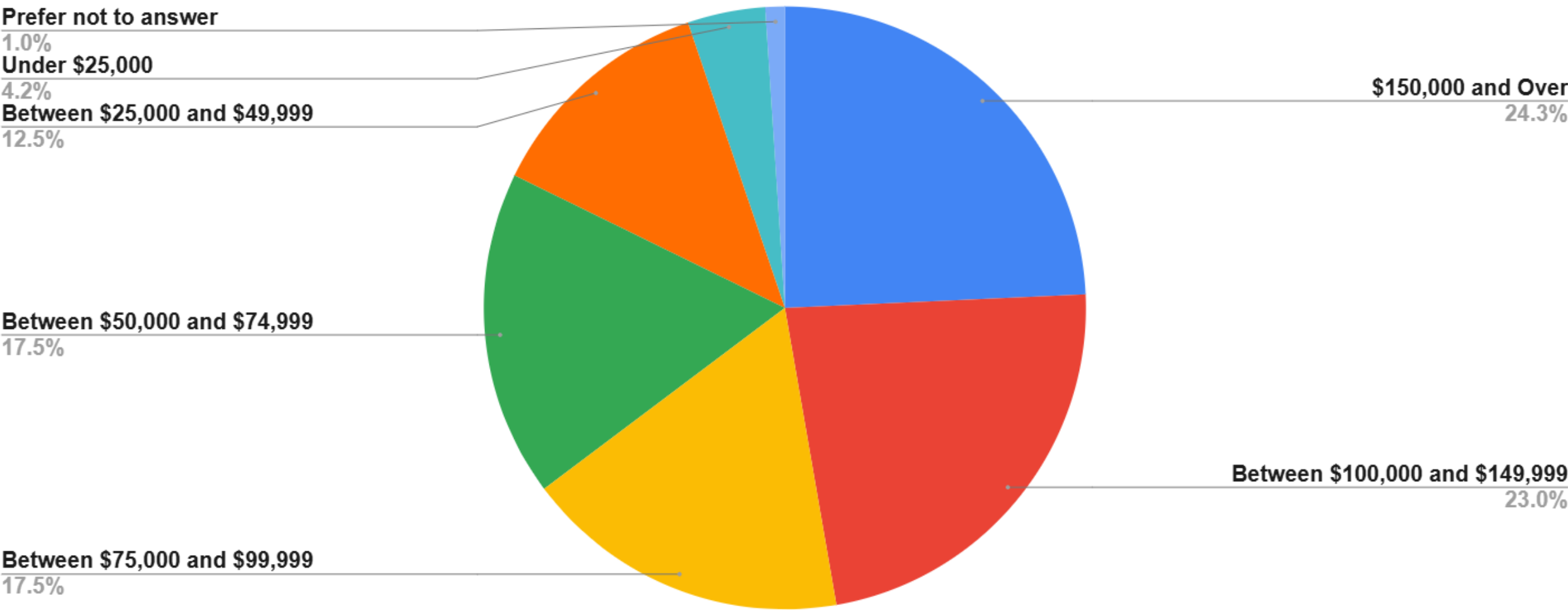
**Female**  
63.9%



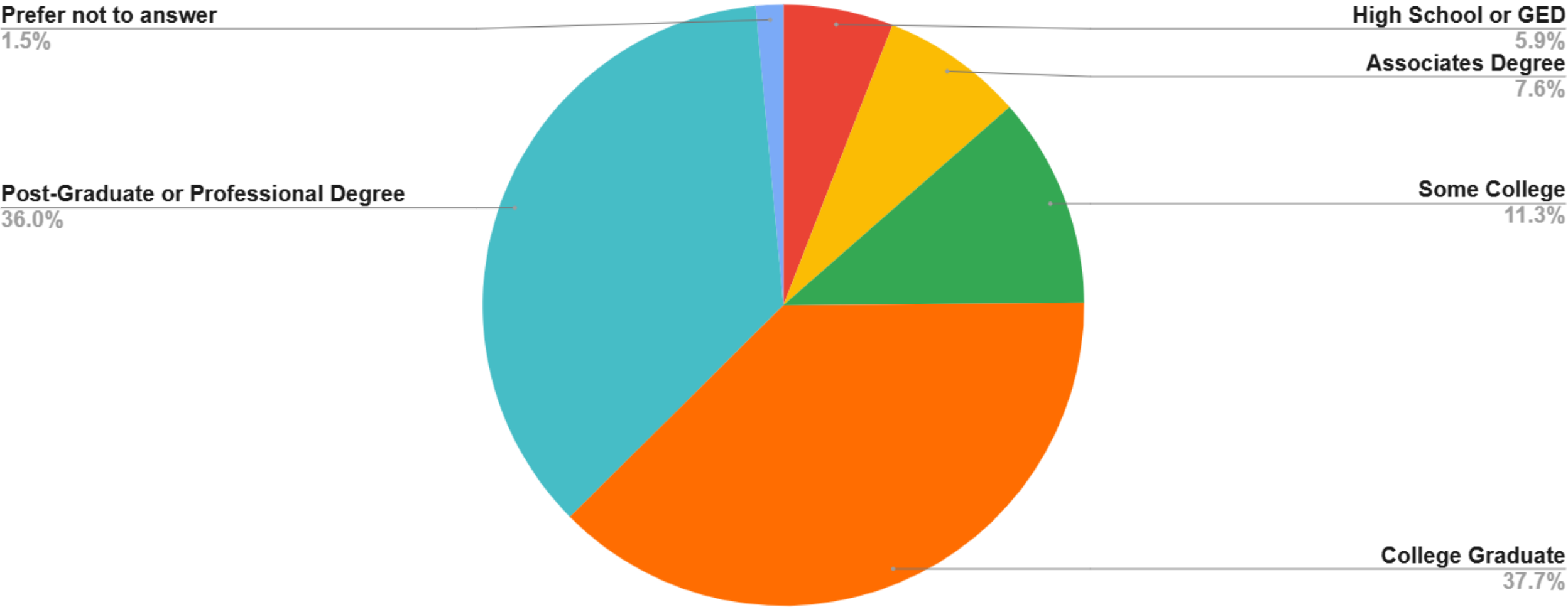
Which race/ethnicity best describes you? (Please choose only one.)



# What is your household income before taxes?



What is your highest grade completed?





# Where is your primary place of work?

**Prefer not to answer**

3.4%

**Unemployed**

1.5%

**Remote Worker**

11.7%

**South Carolina**

0.2%

**Elsewhere in NC**

1.0%

**Jackson County**

0.5%

**Henderson County**

3.2%

**Buncombe County**

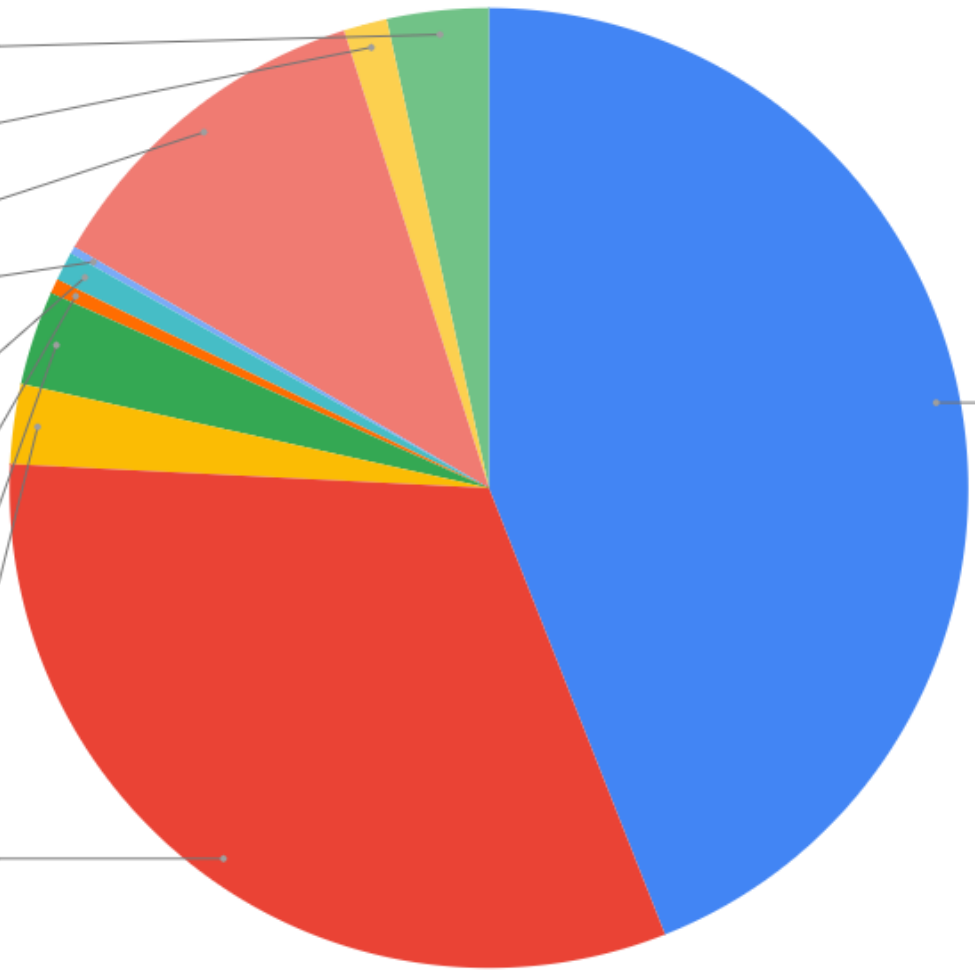
2.7%

**Transylvania County**

31.8%

**Retired**

44.0%



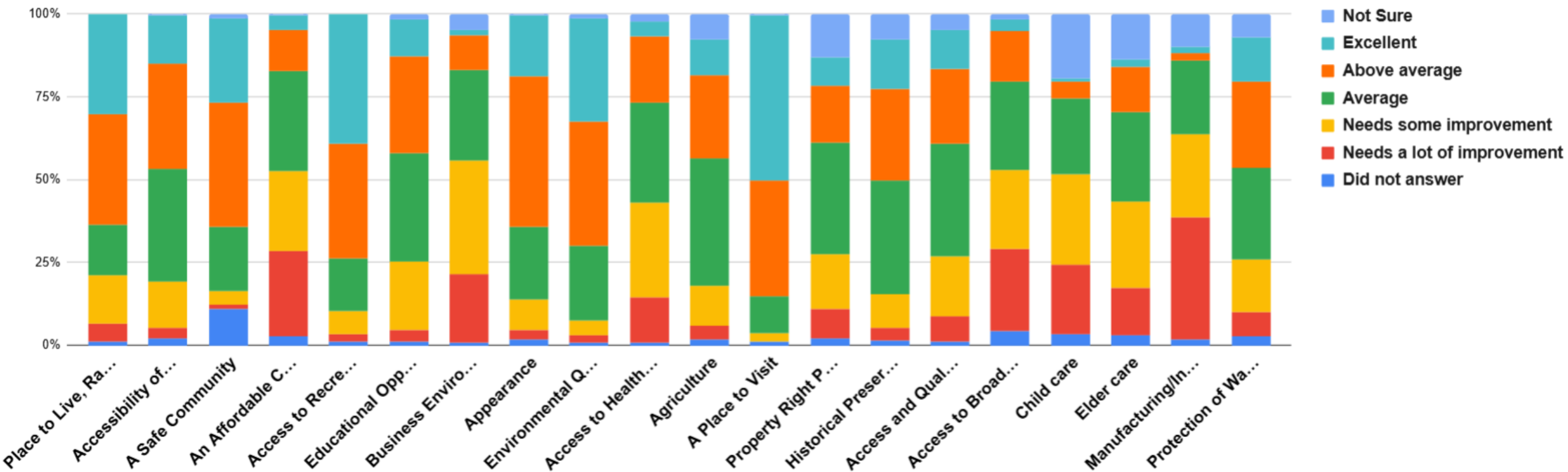
# Randomized Public Survey

N=255

183 mail returns

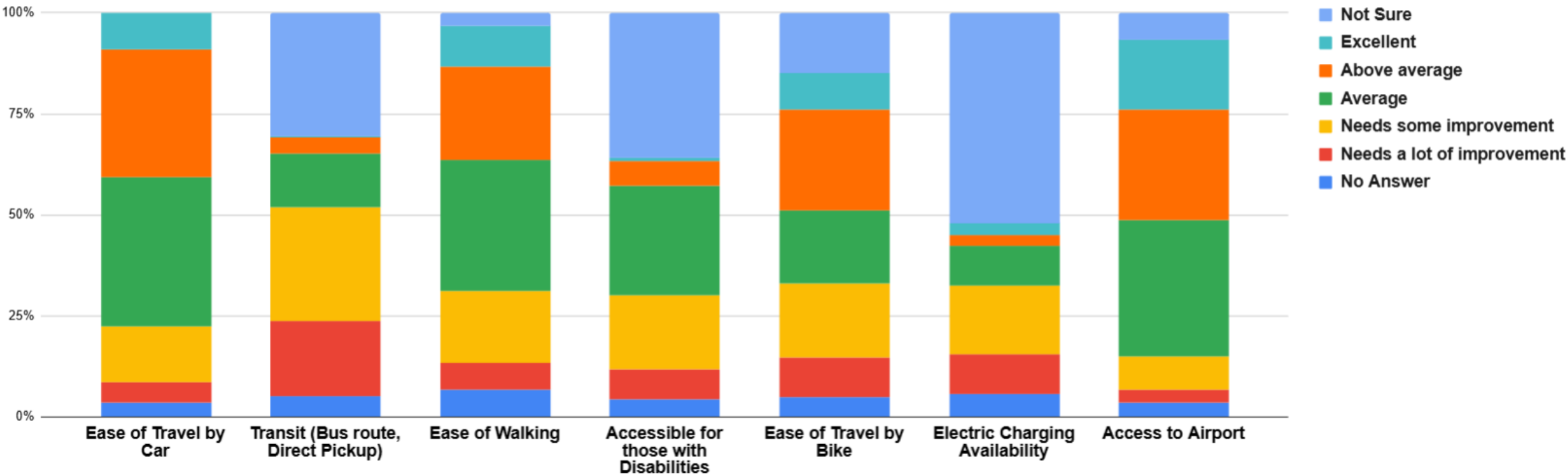
+ 72 online returns

Let's hear from you about Transylvania County today. Rate the quality of the following in the county as a whole:

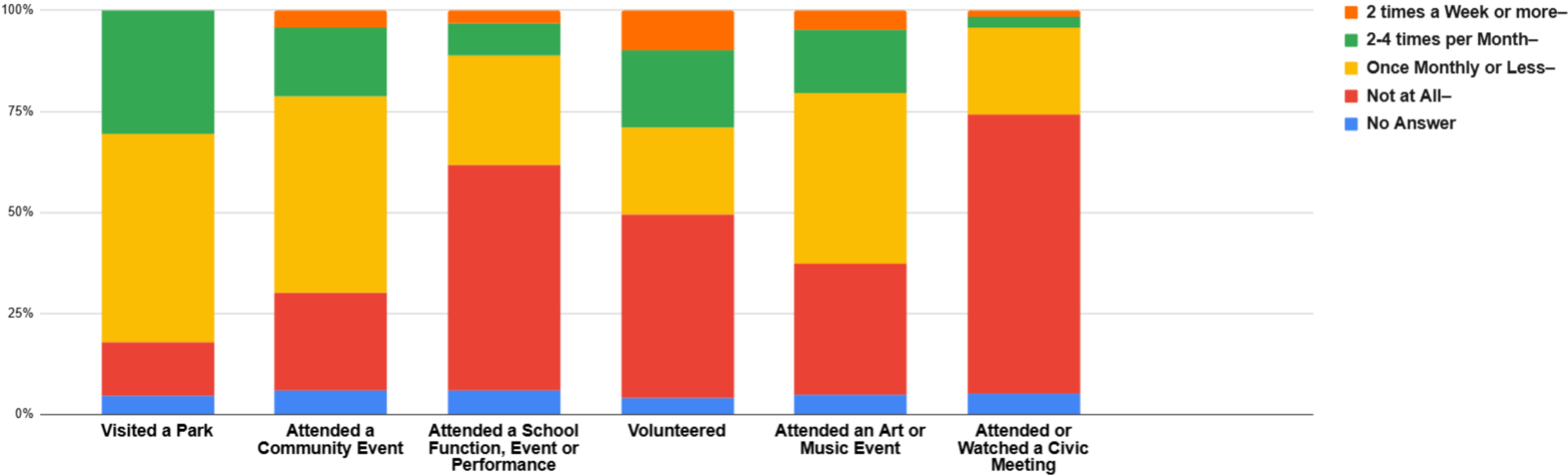




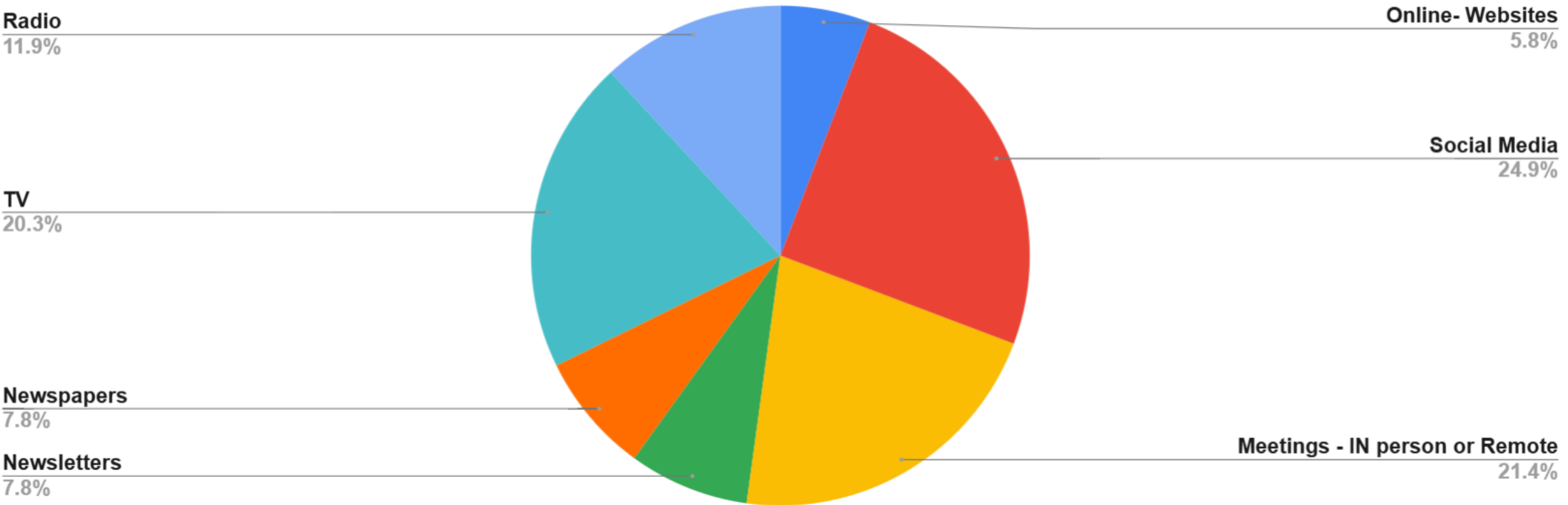
Let's hear from you about Transportation in more detail: How would you rate Transylvania County as a whole on these types of transportation?



Let's hear more from you about Arts, Culture and Recreation: In the last 12 months how often have you participated in the following activities?

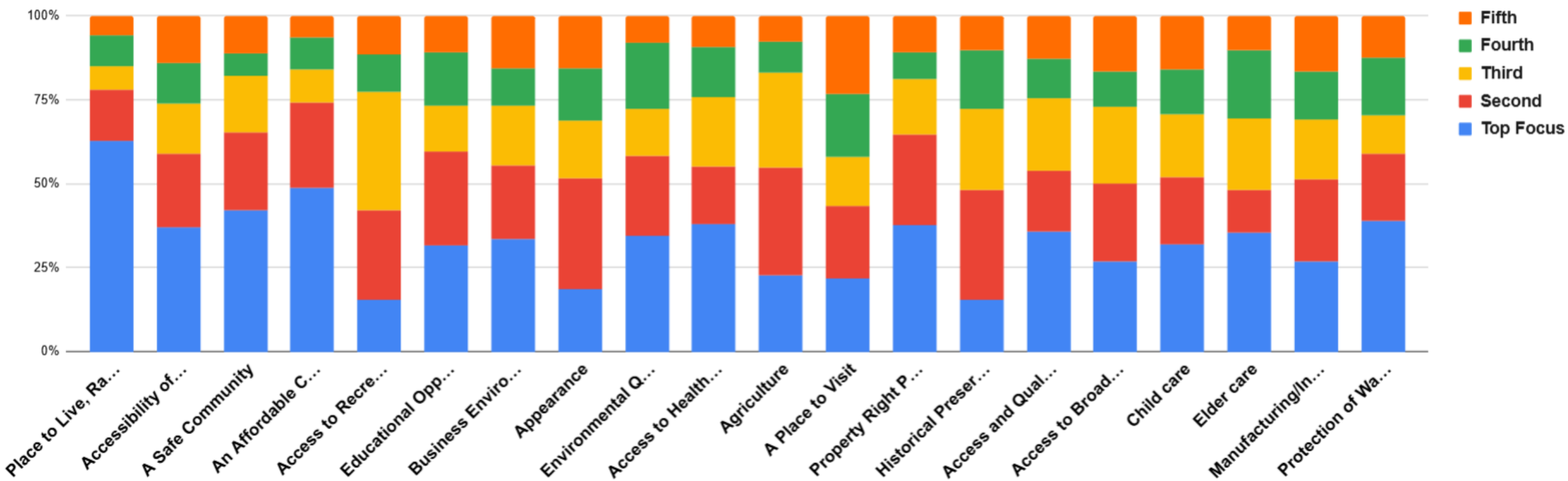


How do you receive information about local issues in Transylvania County.

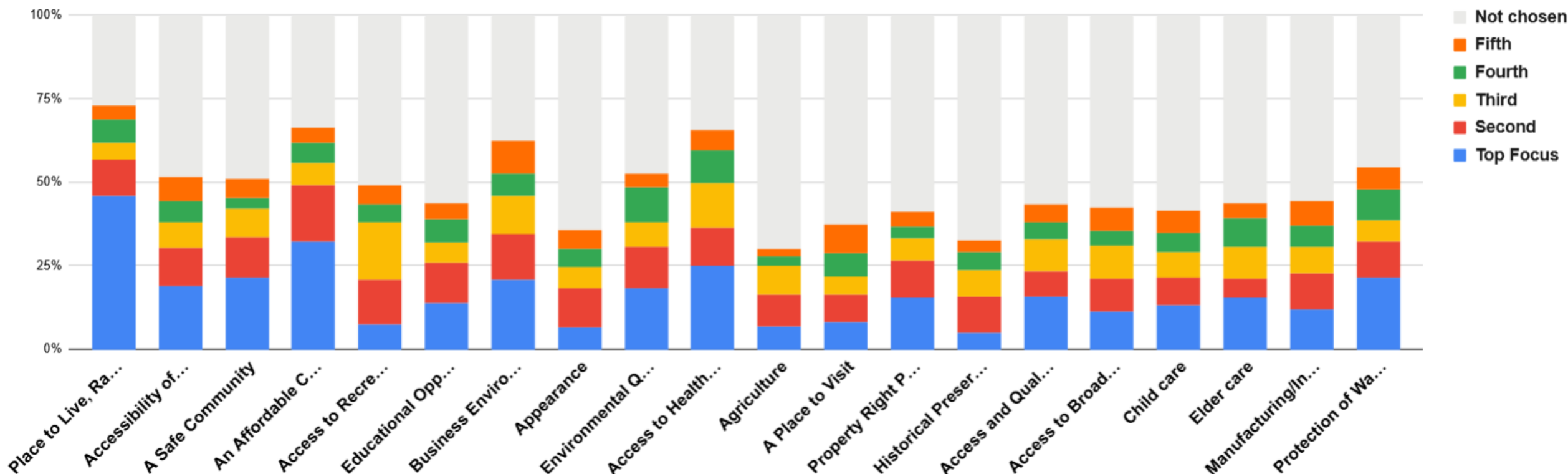




Now let's think about Transylvania County in 25 years. Of the following list, check the top five things you would want the community to focus on between now and then?



Now let's think about Transylvania County in 25 years. Of the following list, check the top five things you would want the community to focus on between now and then?



friendly housing water recreation  
welcoming preserve  
accessible  
beautiful  
clean safe  
healthy  
protection progressive  
outdoor liveable  
sustainable business  
community  
environment  
inclusive  
job  
vibrant  
education  
opportunity  
caring





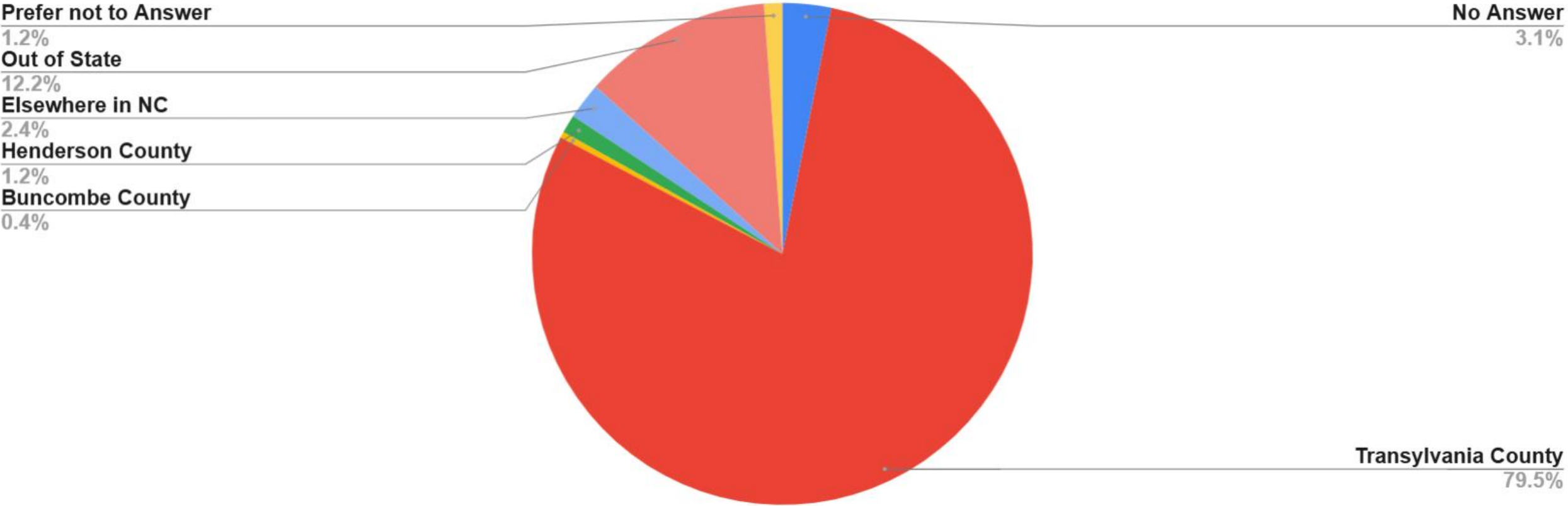
General Public Sample



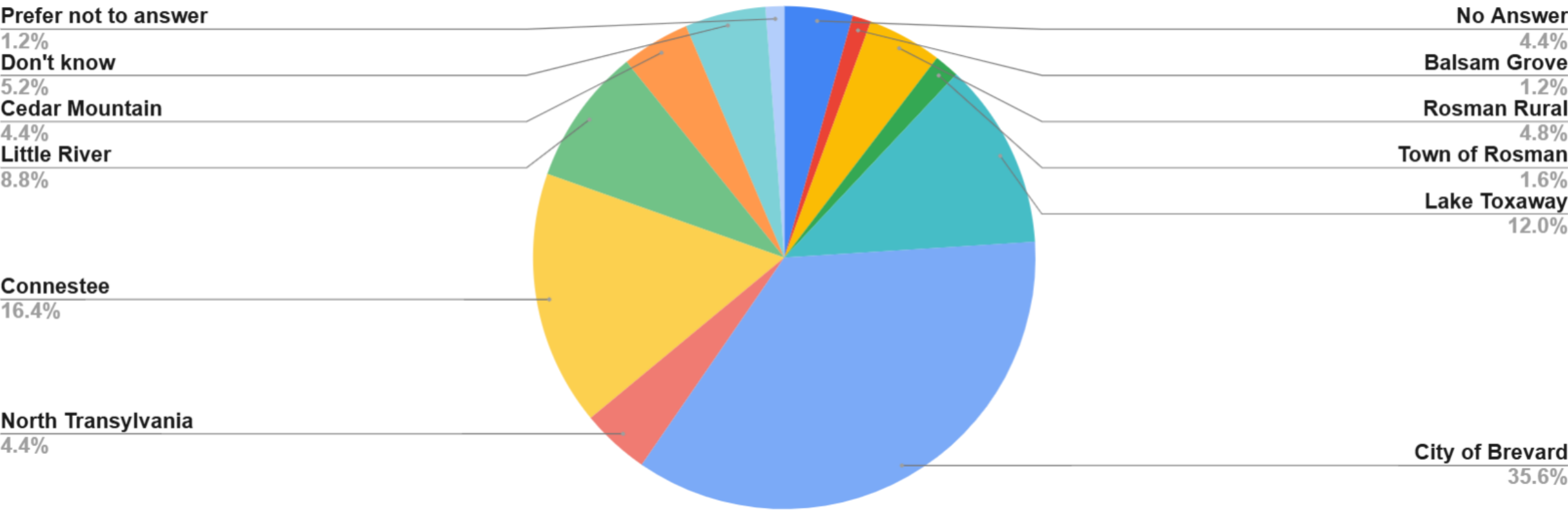
Randomized Sample

environment  
friendly  
sustainable  
environment  
healthy  
education  
clean  
safe  
beautiful  
accessible  
affordable  
community  
welcoming  
opportunities  
inclusive  
jobs  
nature  
family  
thriving  
liveable  
housing  
progressive  
water  
recreation  
business  
outdoor  
preserve  
vibrant  
protection  
caring  
industry

Where do you live most of the year?

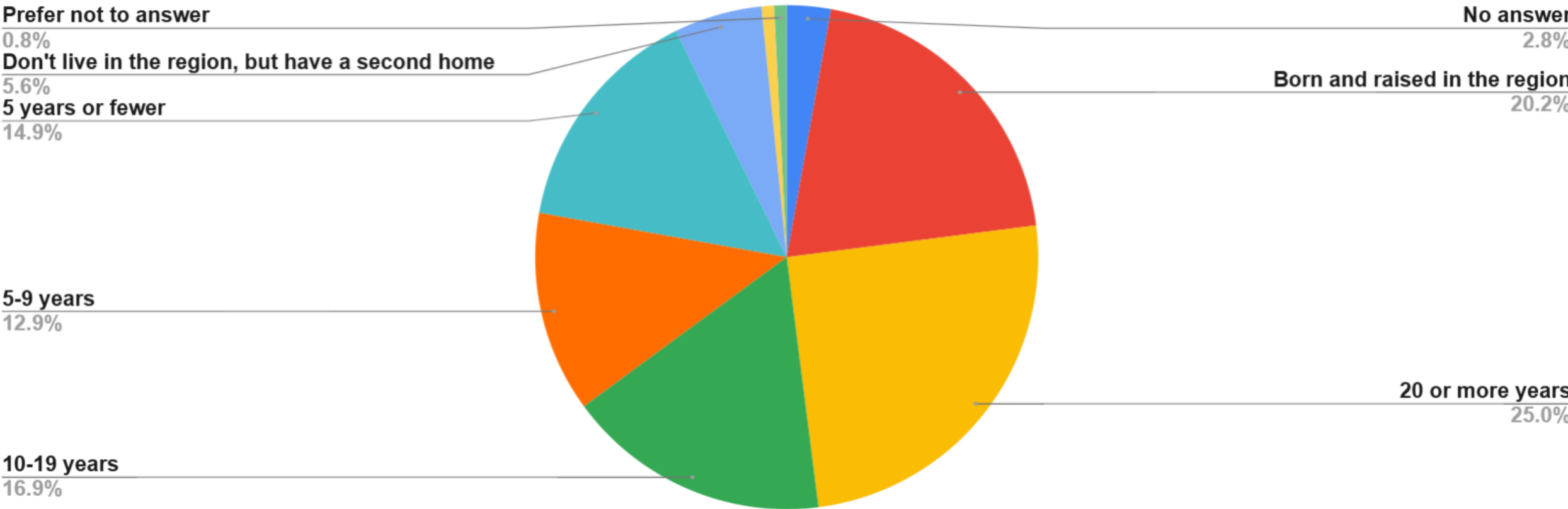


If you are living in Transylvania County, in what fire district area do you reside?





# How many years have you lived in the region?

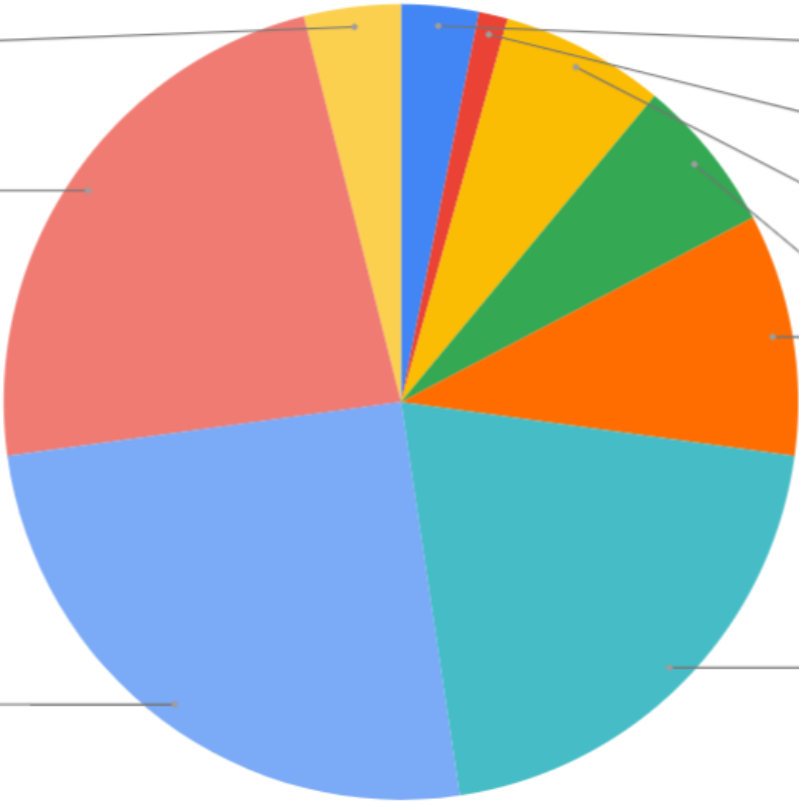


# What is your age?

**Prefer not to answer**  
3.9%

**75+**  
23.2%

**65-74**  
25.2%



**No answer**  
3.1%

**18-24**  
1.2%

**25-34**  
6.7%

**35-44**  
6.3%

**45-54**  
9.8%

**55-64**  
20.5%

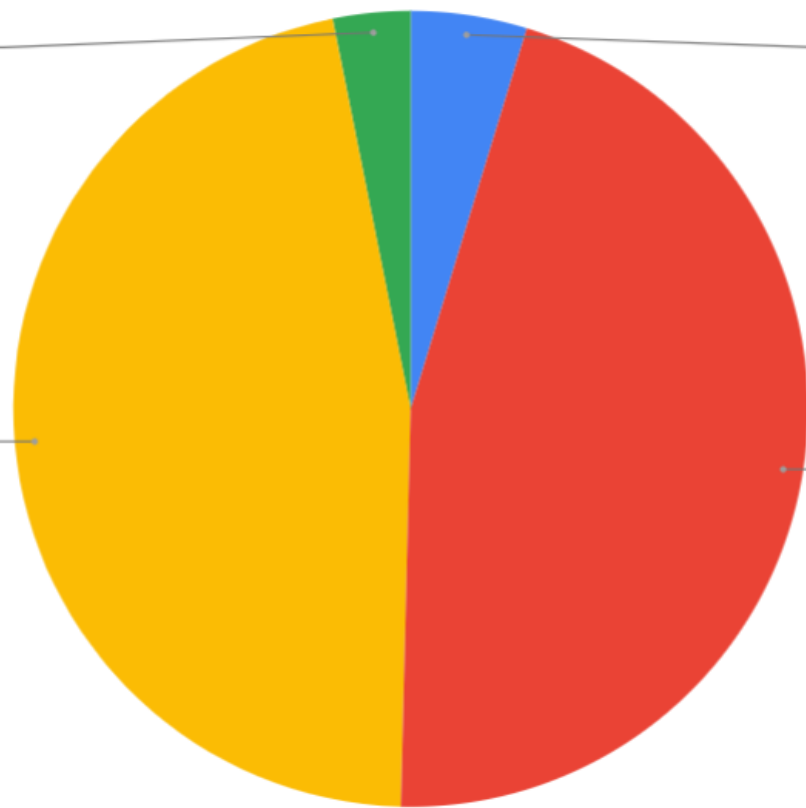
What is your gender?

**Prefer not to answer**  
3.1%

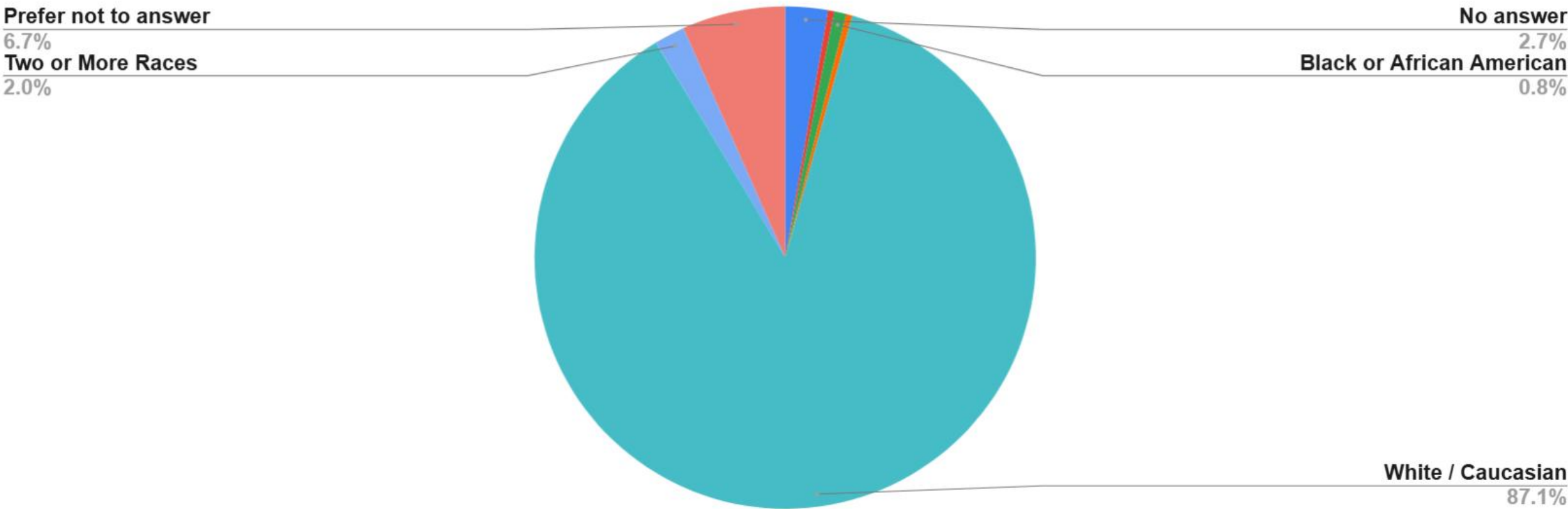
**No Answer**  
4.7%

**Male**  
46.5%

**Female**  
45.7%

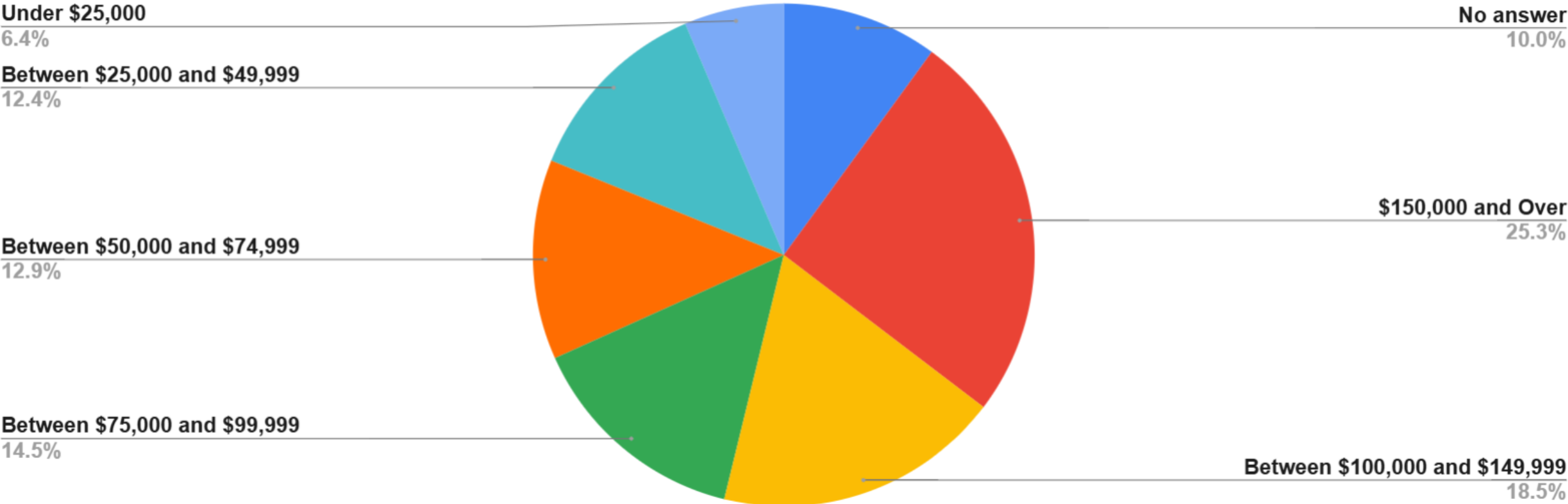


Which race/ethnicity best describes you? (Please choose only one.)

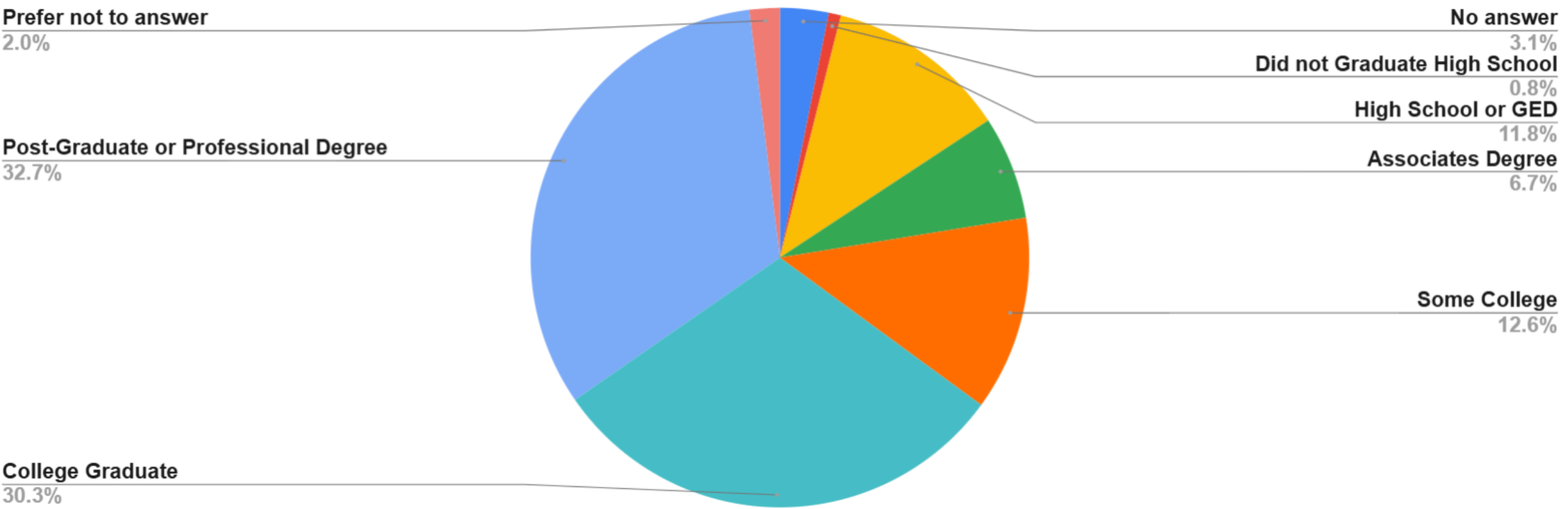




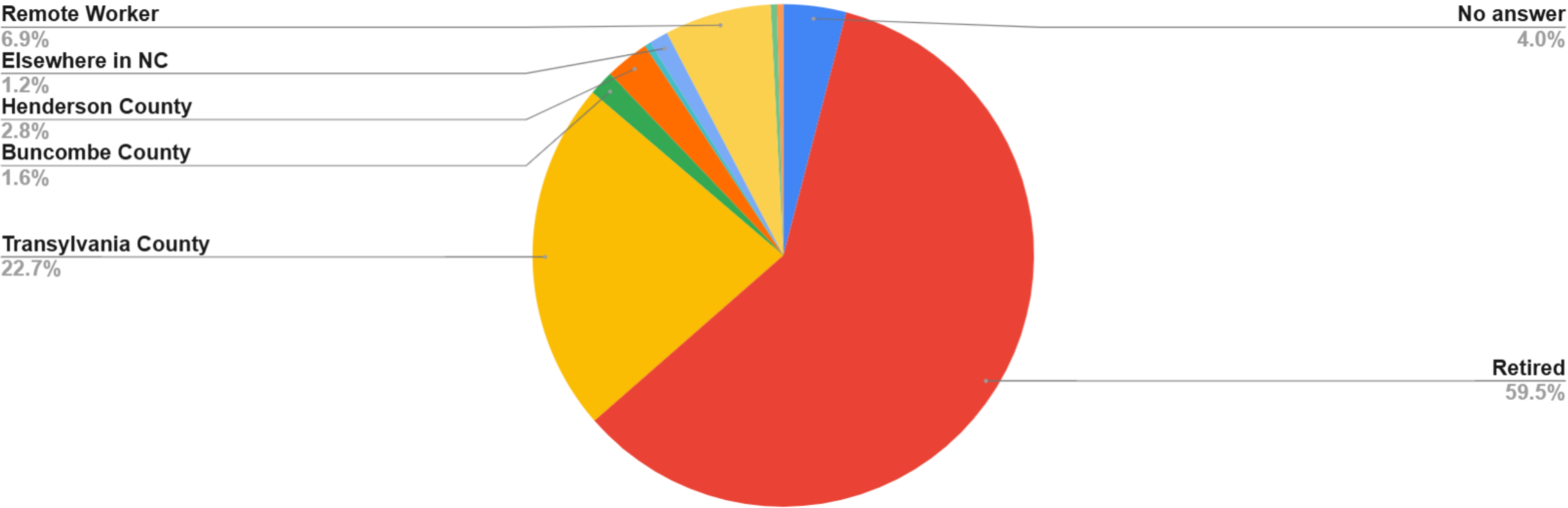
# What is your household income before taxes?



# What is your highest grade completed?



Where is your primary place of work?



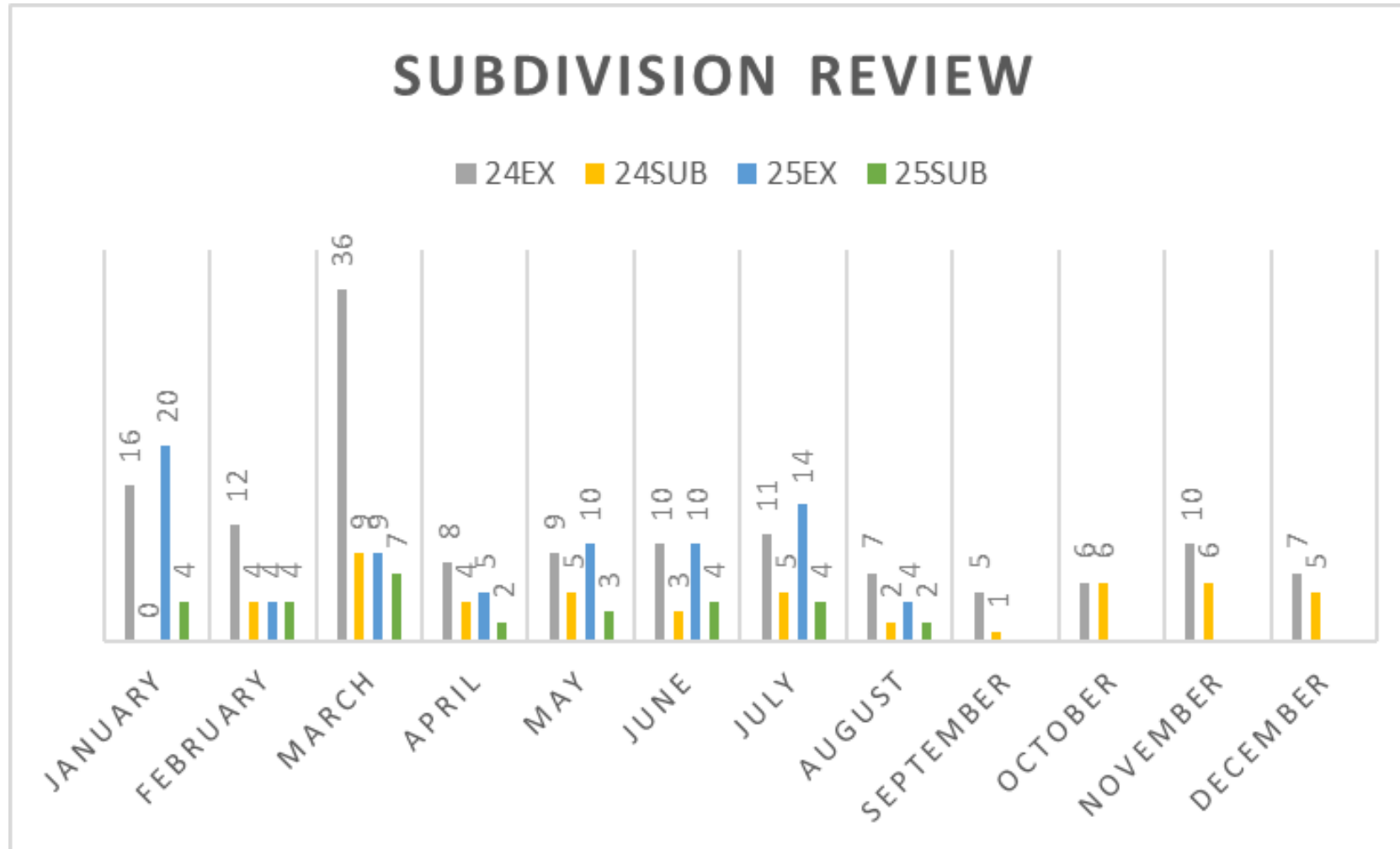
# Informational & Discussion Items



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

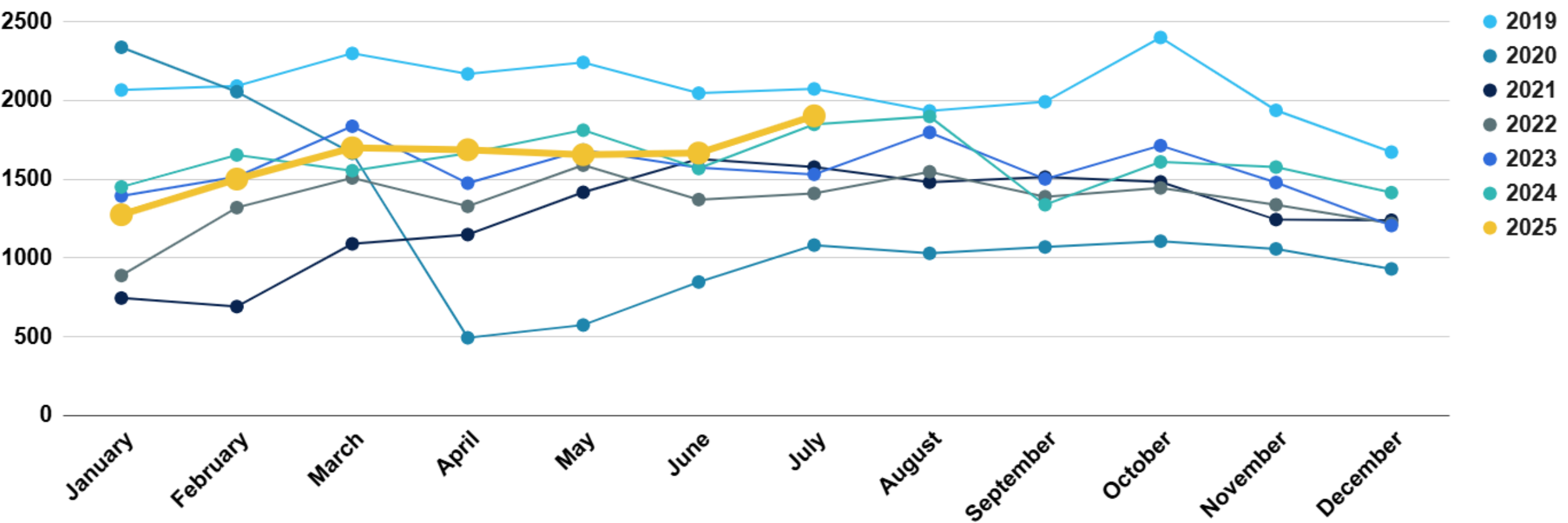


## A. Subdivision Approval & Update



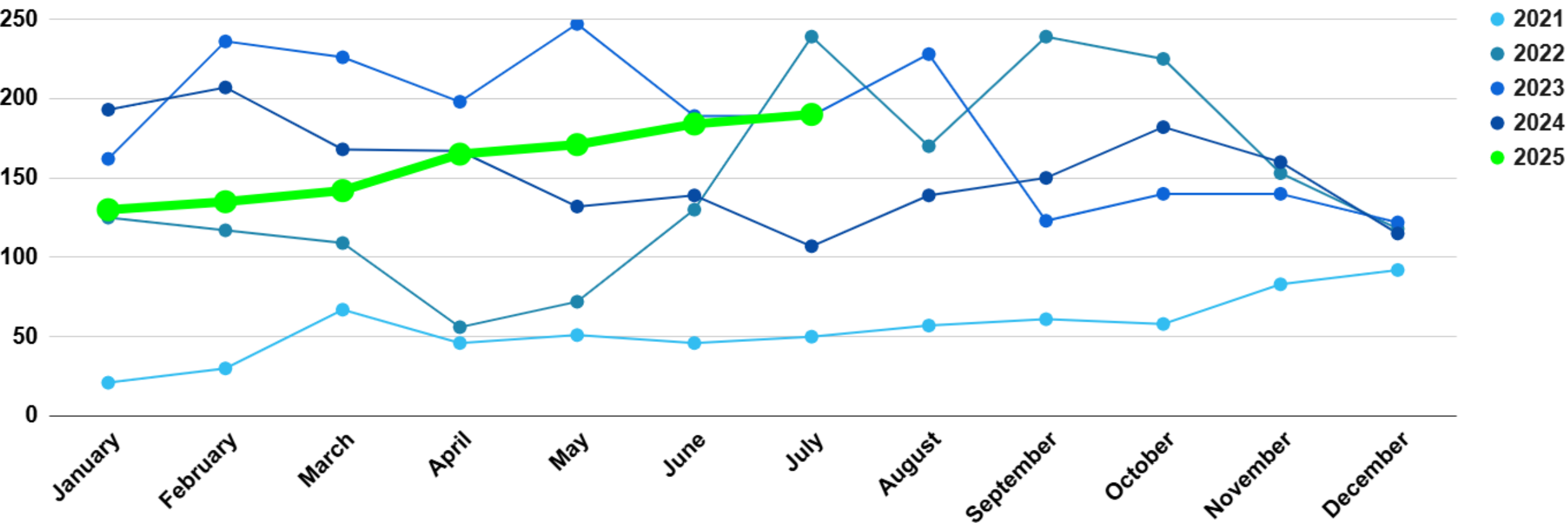
# B. Transportation Update

Demand Response Monthly



# B. Transportation Update

Fixed Route Monthly Ridership



## C. Community Appearance Initiative Update



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

# CAI BUDGET

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



## C. Comprehensive Plan Update



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

KEY:
Administrative Review
Planning Board
Board of Commissioners
Community Engagement



## Comprehensive Plan: Project Schedule

# D. Housing Study Update



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

# Public Comment



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA



# Board Members' Comments



TRANSYLVANIA  
COUNTY  
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# Adjournment



**TRANSYLVANIA**  
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