
**Transylvania County Planning Board
Special Meeting
Wednesday, September 17, 2025, immediately following
The 6:000 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.)

IX. BOARD MEMBERS' COMMENTS

X. ADJOURNMENT

**PLANNING AND
COMMUNITY DEVELOPMENT**

Jeff Adams, Director
Ashley Minery, Planner



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Brevard, NC 28712
828.884.3205
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**Transylvania County Planning Board
August 21, 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 6:01PM. Ms. Wendy Warwick, Mr. Bramley Fisher, Mr. Mike Privette and Mr. Herschel Johnson were also present. Mr. Greg Cochran and Mr. Jeremiah McCall were 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:** Mr. Fisher moved to move the Public Hearing Portion of New Business to next month (September 18, 2025) so onsite notices can be properly posted. Mr. Johnson seconded the motion. All present members voted in favor, and the motion carried.
- IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.
 - A. **Minutes (July 17, 2025)**
Mr. Johnson moved to approve the consent agenda as presented. Mr. Privette seconded the motion. All present members voted in favor and the motion passed.
- V. **NEW BUSINESS:**
 - A. **PUBLIC HEARING: Moved to September 2025**
 - B. **Consideration of CAI# 25-02, Nannie Mae Green, requesting Community Appearance Initiative assistance for 395 Lyday Creek Rd.**
Mr. Adams briefly explained the CAI application. This was tabled until the next meeting so site visits could be completed.
- VI. **OLD BUSINESS**
 - A. **Transylvania County Comprehensive Housing Report**
Board members reviewed the latest draft of the Comprehensive Housing Report, including recommendations and a success matrix. They offered some feedback and will review the last draft at the next meeting.

VII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department's recent approvals. Since the July Planning Board meeting, the department has reviewed 4 Subdivisions and 9 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 the Transportation Advisory Board have discussed disbanding the Fixed Route service and offering more demand response services.

C. Transylvania 2050 Comprehensive Plan Update

The 2050 Comprehensive Plan Update draft sections will be presented to Planning Board in coming months. Mr. Adams will present survey results to the board in September.

D. Community Appearance Initiative Update

The recent CAI application 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: Some members were unable to meet at the regularly scheduled meeting time next month. Mr. Fisher moved to schedule September's Planning Board Meeting for Wednesday September 17, 2025 at 6:00PM. Mr. Fisher moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the meeting adjourned at 6:26 PM.

X. ADJOURNMENT:

Ashley Minery, Planner

Rick Lasater, Chair

Transylvania 2050 Community Survey Report **DRAFT**

September 2025

Transylvania County 2050 administered two surveys as part of the Community Outreach portion of the 2050 process. Following the Kick-off and Community Engagement events, held in the summer of 2024 throughout the County, the Planning Board received the Kick-off report and worked with staff to develop a focused survey that would take no more than ten minutes to complete, yet offer opportunities for community input, both controlled and open-ended, for topics ranging across the spectrum, from housing and economic, to education and care. The Community Survey was administered as a controlled, quasi-scientific survey, which was mailed with a return envelope to a randomized-select sample of the households in Transylvania County. The selected households initially received a postcard invitation to participate electronically, via a QR-code or URL link, while also informing these residences that a hard-copy version would follow in the mail in the coming week.

Approximately 1,000 were sent the following week and 183 were returned via mail. An additional 72 completed the survey electronically through the QR and URL portal, totalling 255 surveys.

Randomized Survey Results

The opening question asked respondents to consider Transylvania County today, asking them to rate on a five-point scale, ranging from 'needs a lot of improvement' to 'excellent.' County respondents felt the County was an excellent or above average 'place to visit,' 'access recreation, arts and culture,' and 'environmental quality.' While 'manufacturing/industry,' 'business environment and job opportunities,' 'an affordable community,' 'access to broadband' and 'child care' were areas that needed 'some' or 'a lot of improvement.'

When asked about transportation in the County, the majority felt 'access to airport' and 'ease of travel by car,' while only 'transit (bus route, direct pickup),' was felt to 'need some' or 'a lot of improvement.' Respondents visited parks 'once monthly or less' or '2 to 4 times per month,' while less than a quarter 'attended or watched a civic meeting.'

After exploring the current thoughts of residents, respondents were asked to think about Transylvania County in 25 years and rank the top five things they would want the community to focus on between now and then. Nearly half of respondents wanted the County's 'top focus' to be a 'place to live, raise children or to retire, while nearly half chose as their 'top focus' or 'second' as 'an affordable community.' Other focus areas ranking highly were 'access to health care/mental health services' and 'business environment and job opportunities.' Ranking least as focus areas were 'agriculture' and 'historical preservation and resources.'

Transylvania 2050 followed the randomized survey with an online QR-code and URL link survey through a web portal for the general public. The County received 388 online returns, while 26 responded through hard copy responses available at the Transylvania County Public Library.

General Public Survey Results

Similar to the randomized survey (RS) sample, the general public (GP) felt Transylvania County is an 'excellent' or 'above average' 'place to visit,' and 'access recreation.' Yet, the GP felt the County was also 'a safe community' and 'environmental quality,' with over half the responses saying they were 'above average' or 'excellent.' The GP also felt that the County, as 'an affordable community,' 'needs some' or 'a lot of improvement.' Other areas needing improvement were 'manufacturing/industry,' 'business environment and job opportunities,' 'access to health care/mental health services,' 'access to broadband,' 'child care' and 'elder care.'

The GP felt that 'access to airport' and 'ease of travel by bike' were 'excellent' or 'above average,' and just as RS respondents, felt 'transit (bus route, direct pickup)' 'needs some' or 'a lot of improvement.' Virtually all of the GP respondents 'visited a park,' or 'attended a community event' at least 'once monthly or less, while nearly half participated by 'attending or watching a civic meeting.' And although the GP sample suggests that they be more active in the community than the RS sample, when asked to think about the future and where to allocate resources and focus energies in 2050, they replicated the RS sample's concern for 'a place to live, raise children, or to retire,' with even more concern for 'an affordable community,' as it led all concerns for the GP sample. The third and fourth highest areas of focus for the GP sample were the County's 'business environment and job opportunities,' and 'access to 'health care/mental health services.' 'Historical preservation and resources,' and 'agriculture' were also the lowest focus areas of concern for the GP sample.

Samples

When preparing for the 2050 Community Survey, the Planning Board voiced concern over the previous 2025 Comprehensive Plan and a suspicion of bias from the general public survey component. In an effort to guard against such bias, the County chose to offer two surveys, the randomized version and the general public. By offering a randomized version, the County could control for certain suspected interest groups from skewing results.

The RS and GP samples may not have shown much difference in the survey results, yet a look at the demographics and socio-economic differences between the two, does show that there were considerable differences in many respects. Where the GP had very few responses from those living 'most of the year' anywhere other than 'Transylvania County,' the RS had nearly twenty percent living outside of Transylvania County. While the 'City of Brevard' residents accounted for nearly a third of both samples, 'Connetsee' respondents accounted for nearly twenty percent. Over twenty percent of respondents in both samples said they were 'born and raised in the region,' while the remaining tenures were nearly identical across samples. As expected from the Kick-off Community Engagement and past surveys, nearly two-thirds of the respondents were over the age of 55, with the only age differences appearing to be that the GP provided nearly double the responses from those 45-54, while the RS were double in those 35-44.

Other sample differences include, females appear to be more drawn to respond, as they nearly double male respondents in the GP sample, and while nearly ten percent prefer not to answer race related questions, the samples were nearly identical in the 'white/caucasian' response rate. While nearly half of both samples had household incomes above \$100,000 the GP sample had just under two-thirds of respondents being 'college graduates' or 'post-graduate or professional degrees.' Possibly the largest difference between the two samples, came from the question, 'Where is your primary place of work?', where almost sixty percent of the sample said they were 'retired,' while forty percent of the GP identified as 'retired.'

Survey Says!

Draft results from the Transylvania 2050
Comprehensive Plan Update
Community Survey

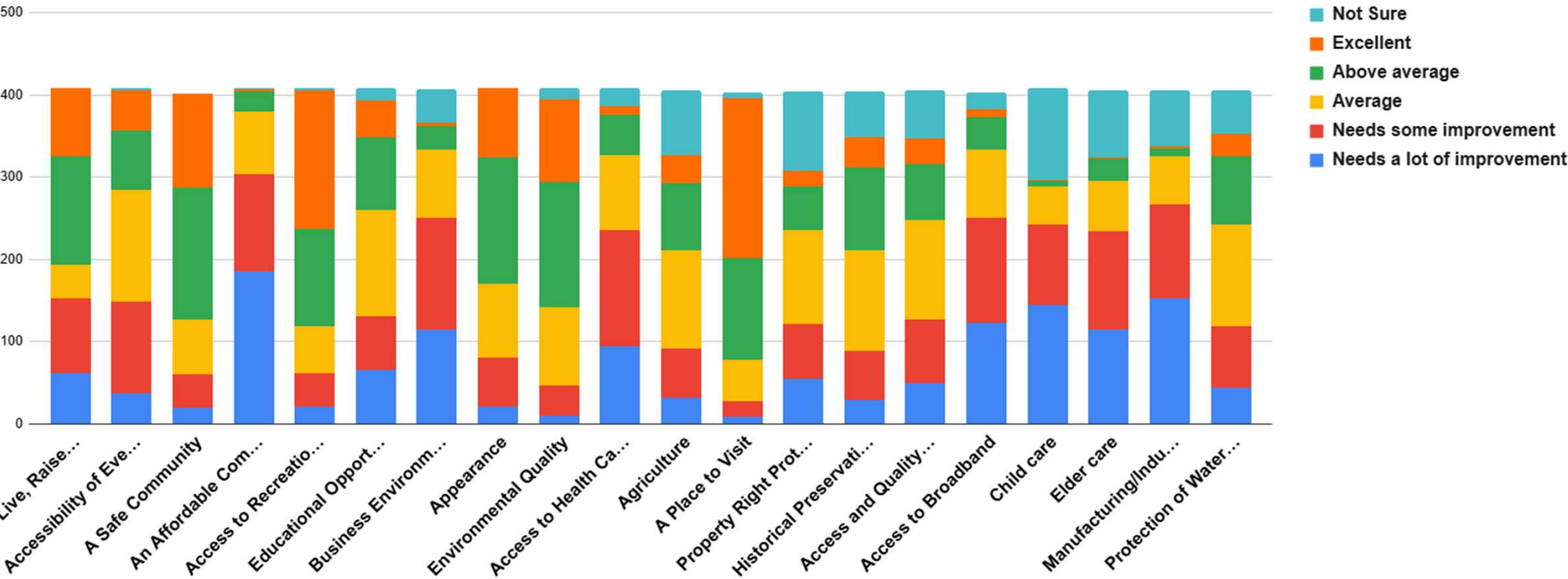
General Public Survey

N=414

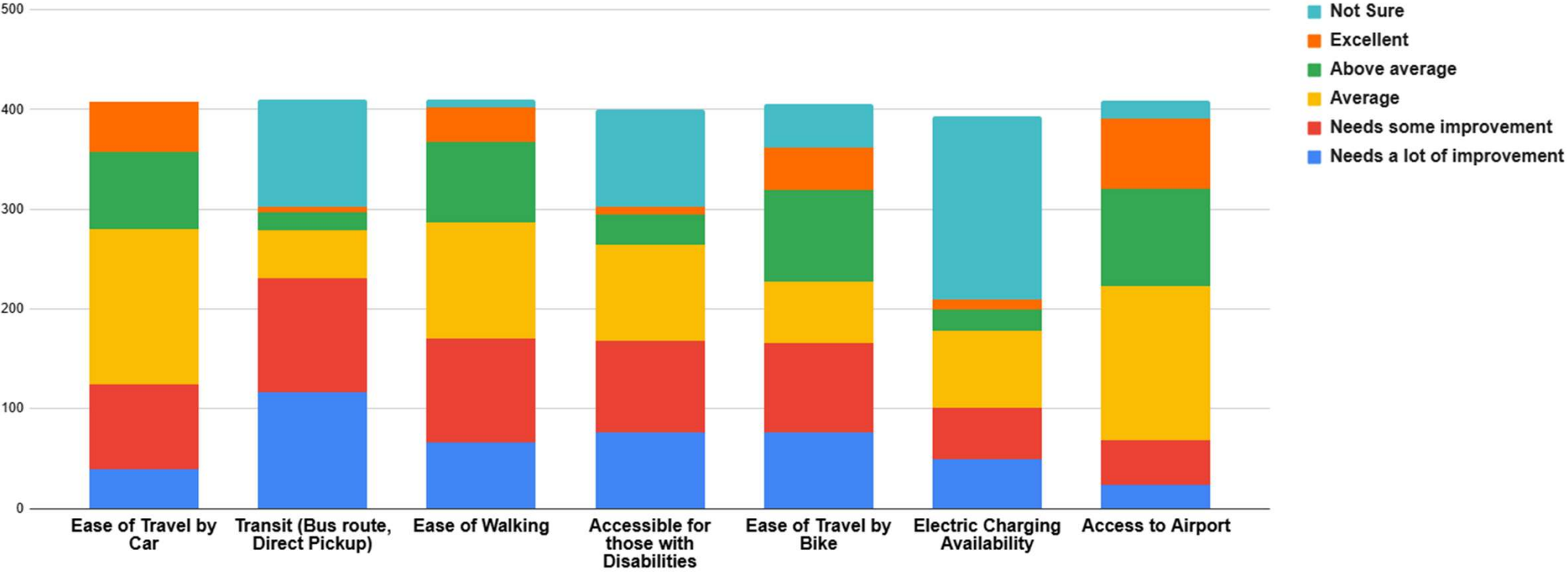
+26 hard copy

388 online returns

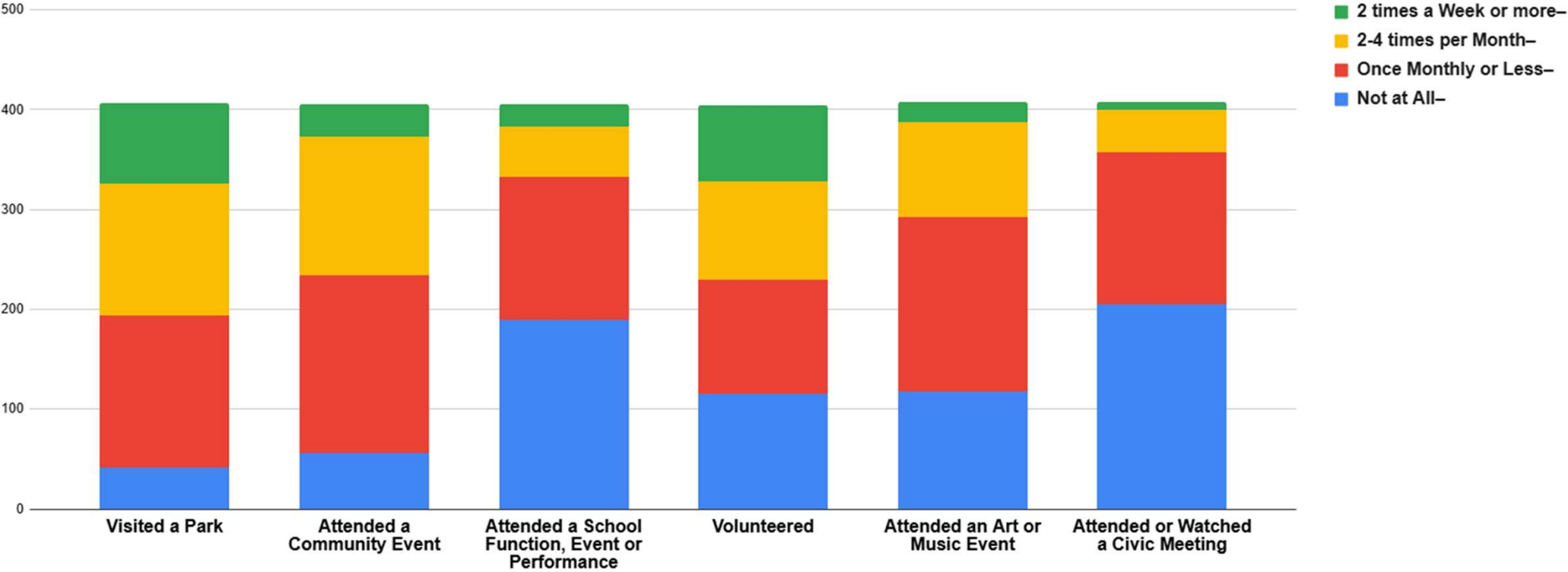
Let's hear from you about Transylvania County today. Rate the quality of the following in the county as a whole:



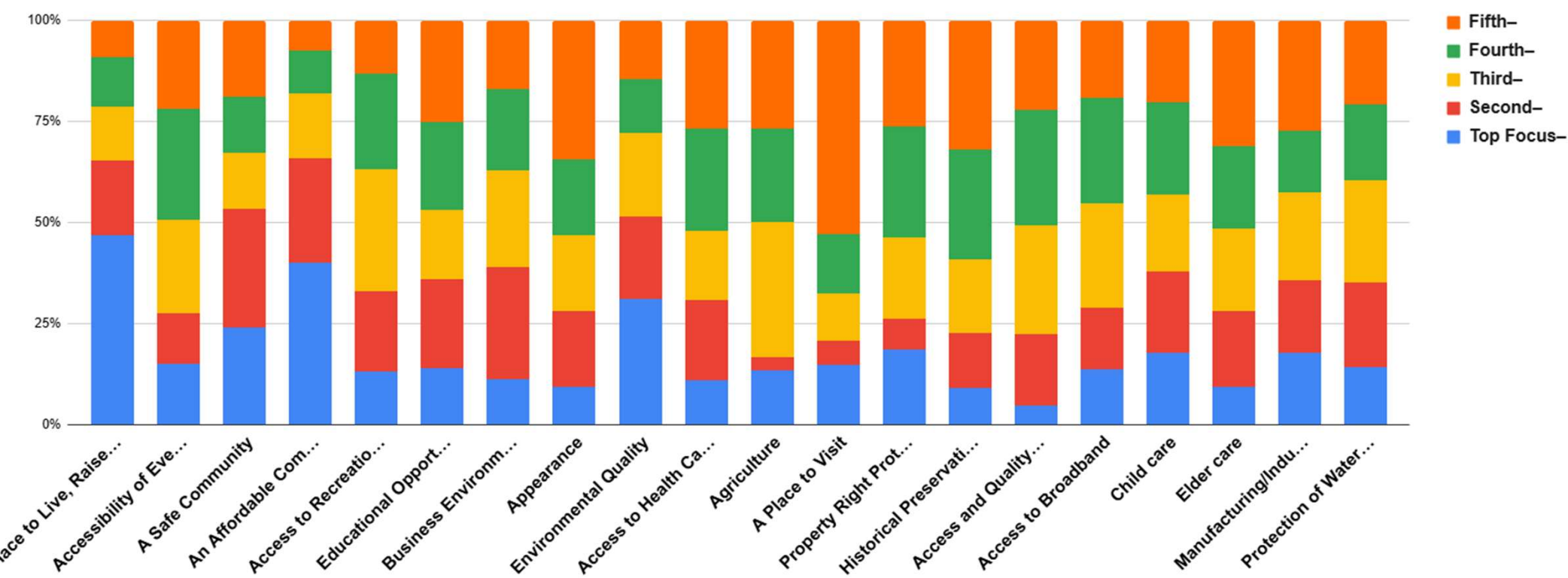
Let's hear from you about Transportation in more detail: How would you rate Transylvania County as a whole on these types of transportation?



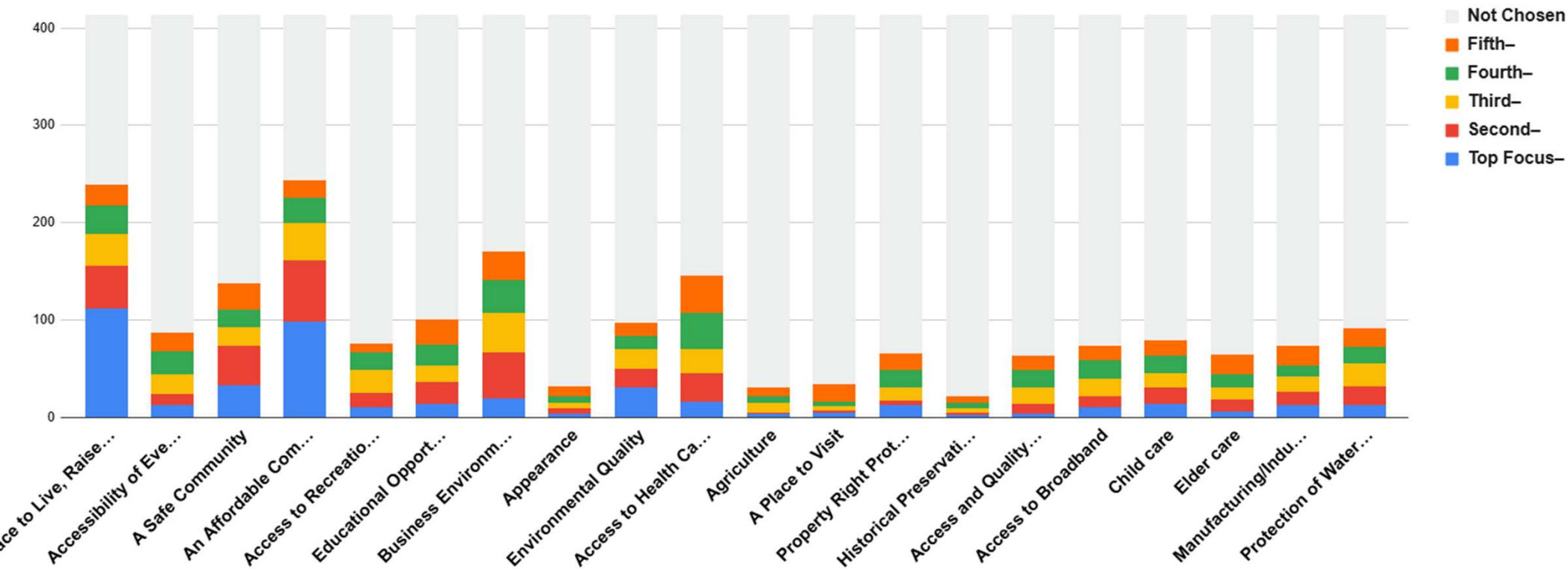
Let's hear more from you about Arts, Culture and Recreation: In the last 12 months how often have you participated in the following activities?



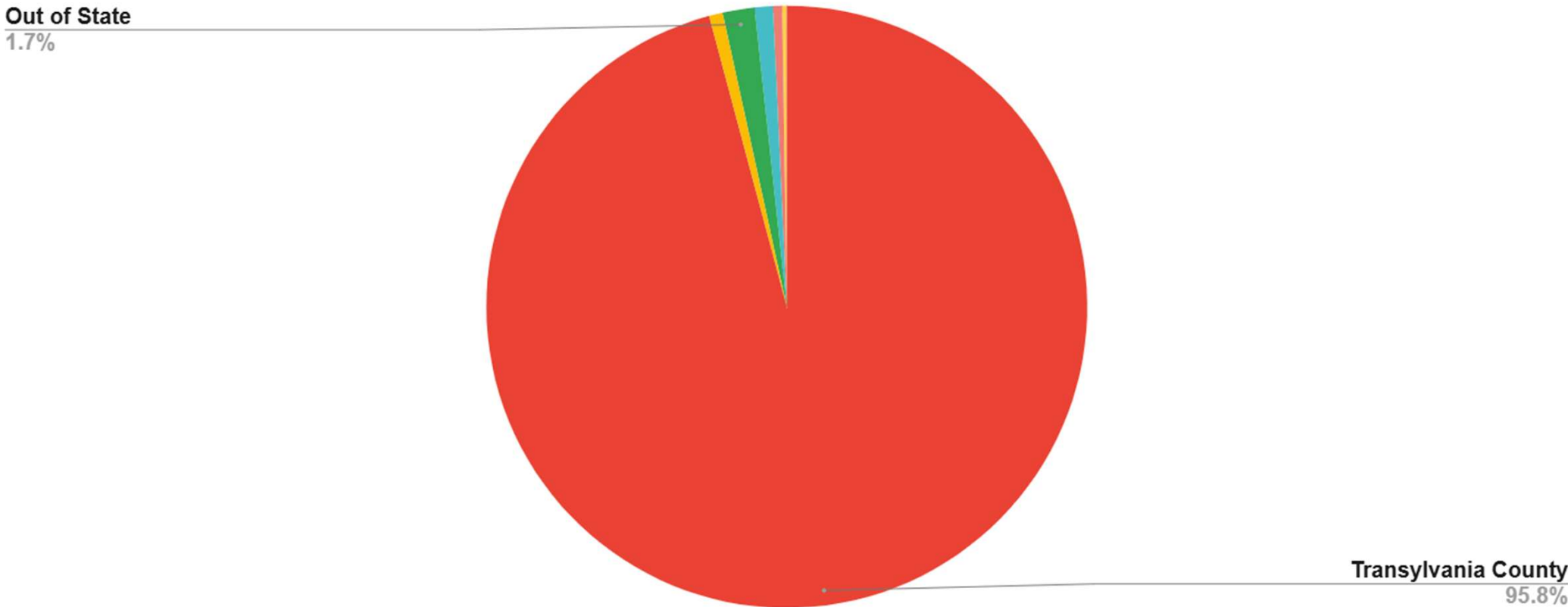
Now let's think about Transylvania County in 25 years. Of the following list, check the top five things you would want the community to focus on between now and then?



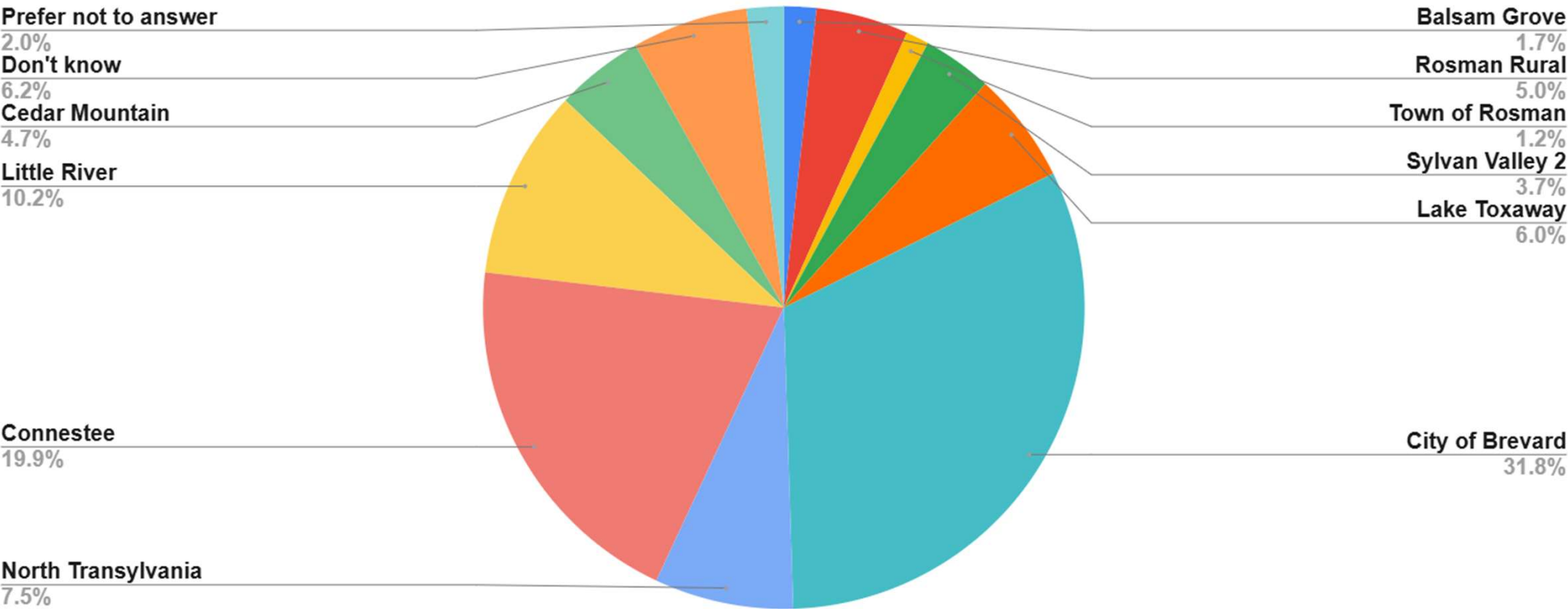
Now let's think about Transylvania County in 25 years. Of the following list, check the top five things you would want the community to focus on between now and then?



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%

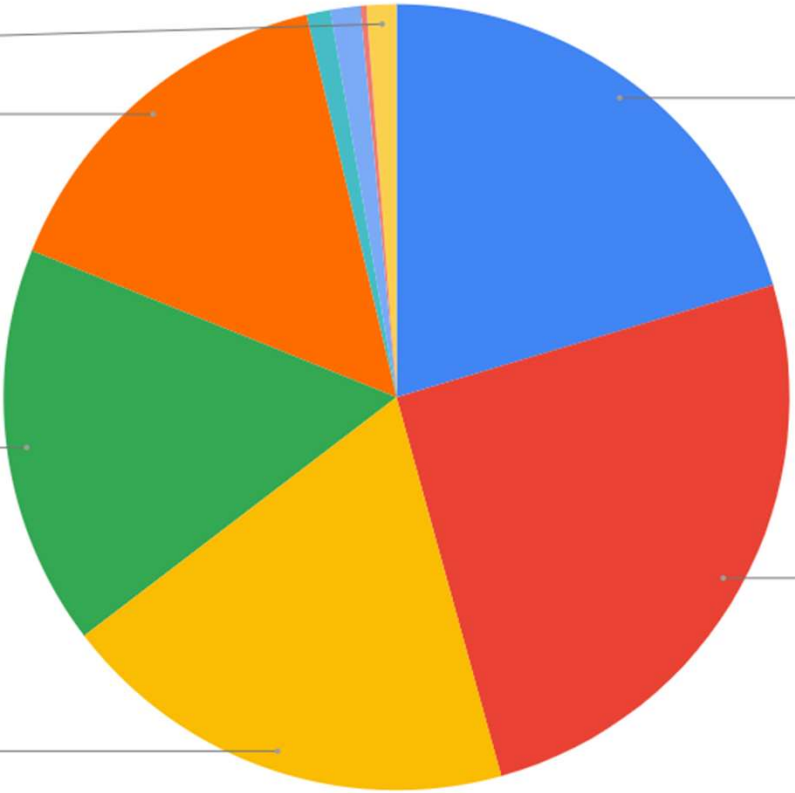
5 years or fewer
15.2%

5-9 years
16.5%

10-19 years
18.9%

Born and raised in the region
20.4%

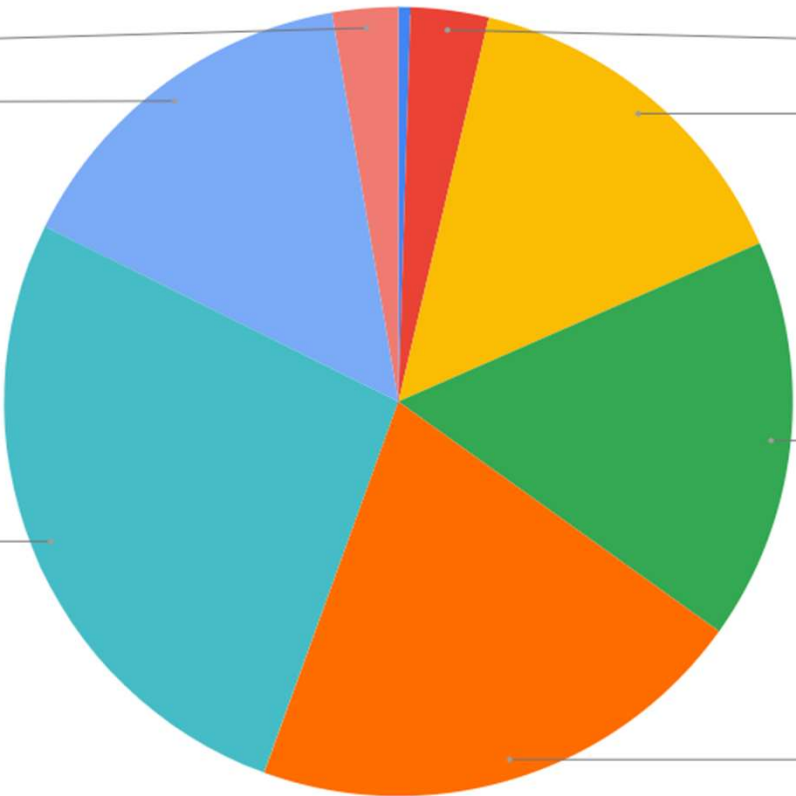
20 or more years
25.3%



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%

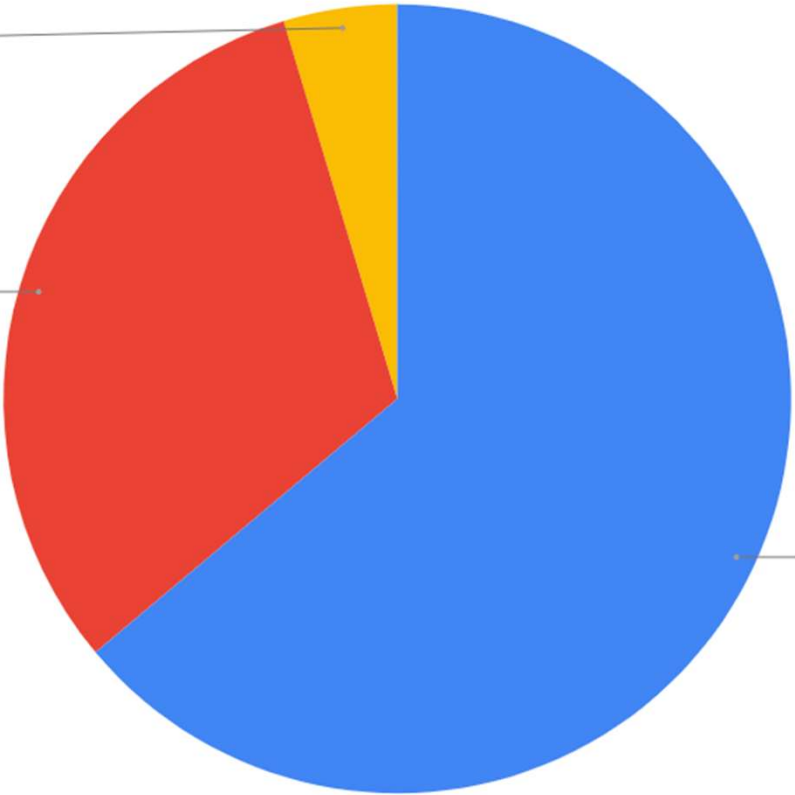
45-54
16.5%

55-64
20.6%

What is your gender?

Prefer not to answer
4.7%

Male
31.4%

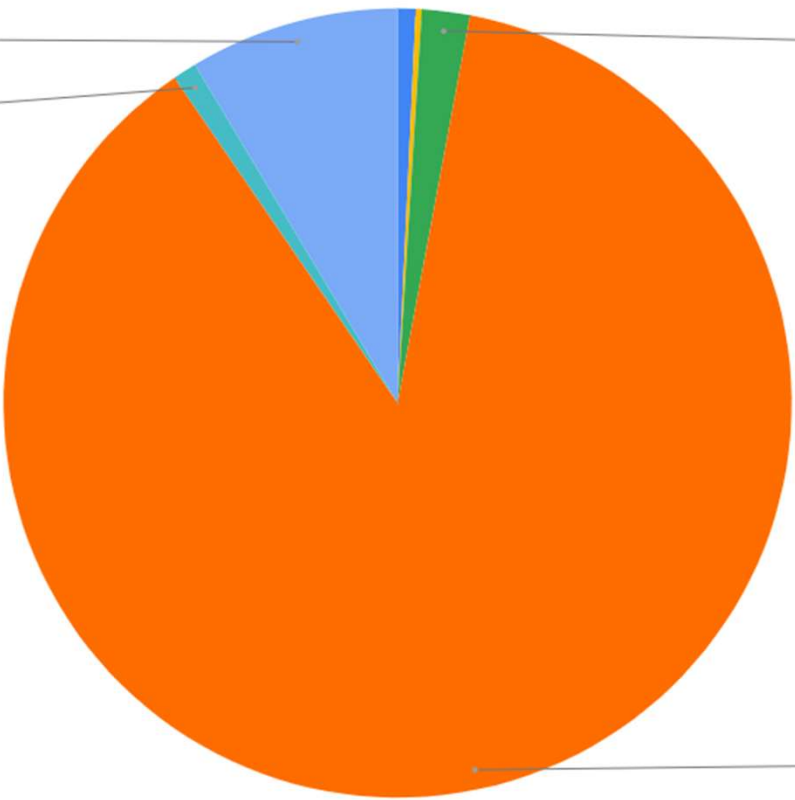


Female
63.9%

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

Prefer not to answer
8.6%

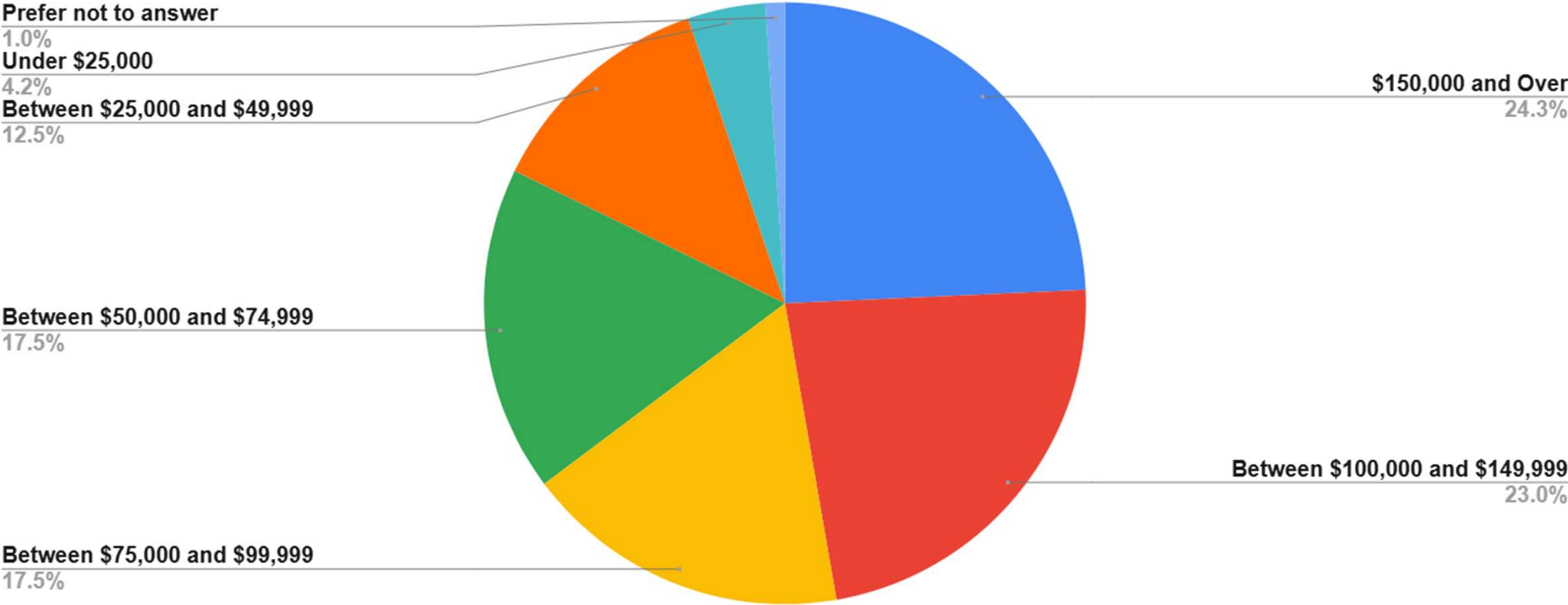
Two or More Races
1.0%



Hispanic or Latino
2.0%

White / Caucasian
87.5%

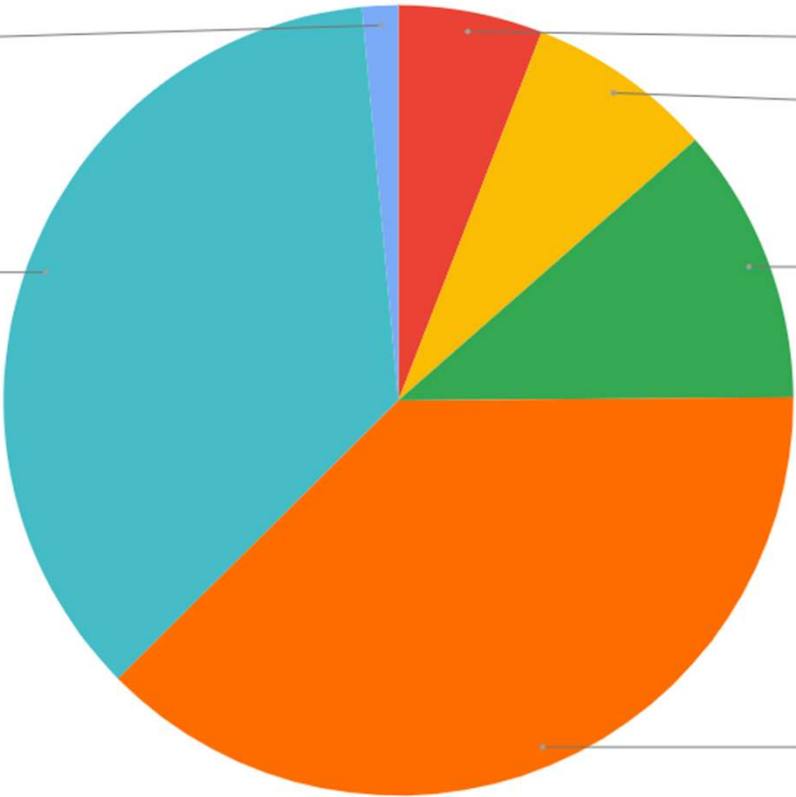
What is your household income before taxes?



What is your highest grade completed?

Prefer not to answer
1.5%

Post-Graduate or Professional Degree
36.0%



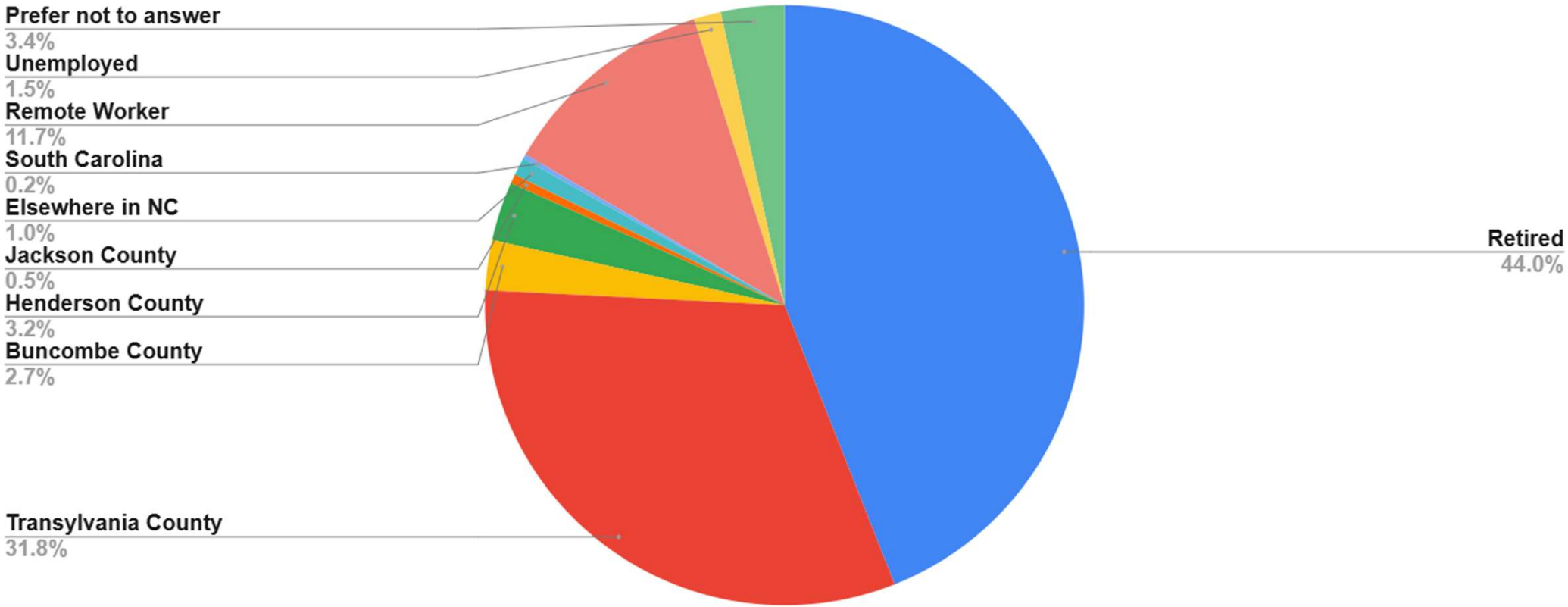
High School or GED
5.9%

Associates Degree
7.6%

Some College
11.3%

College Graduate
37.7%

Where is your primary place of work?



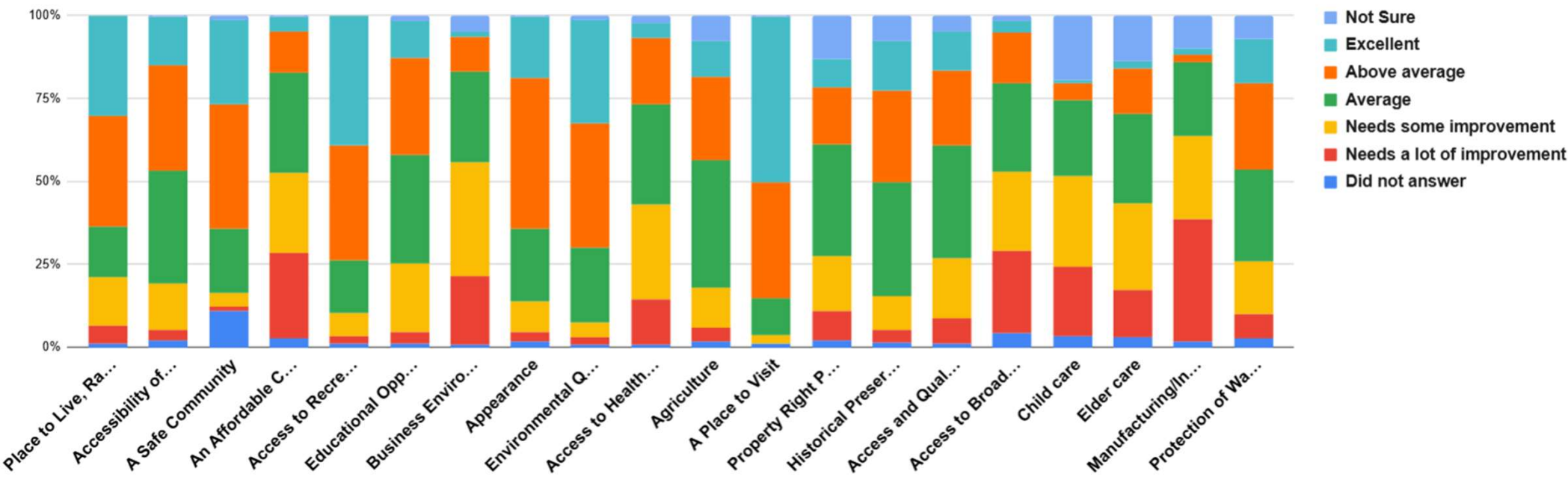
Randomized Public Survey

N=255

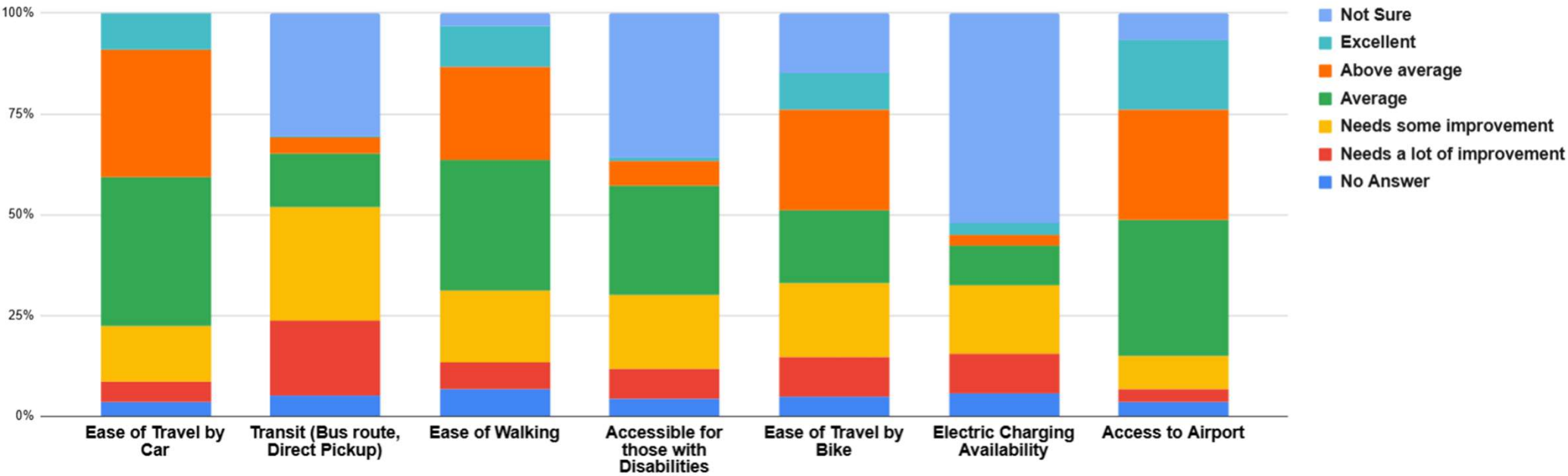
183 mail returns

+ 72 online returns

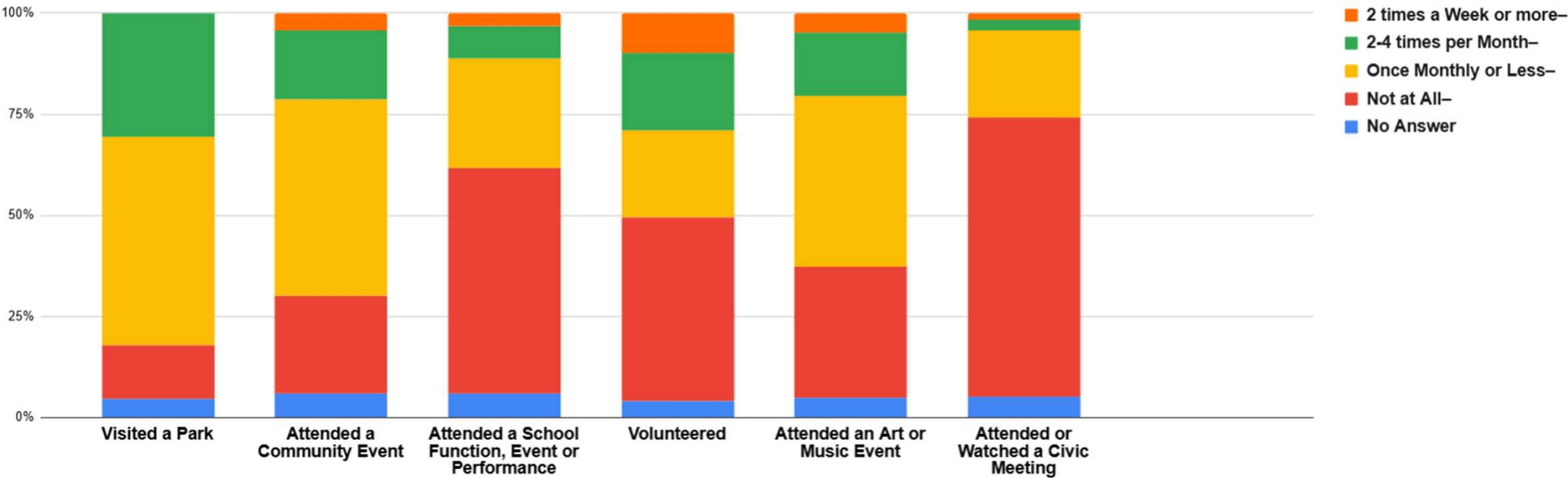
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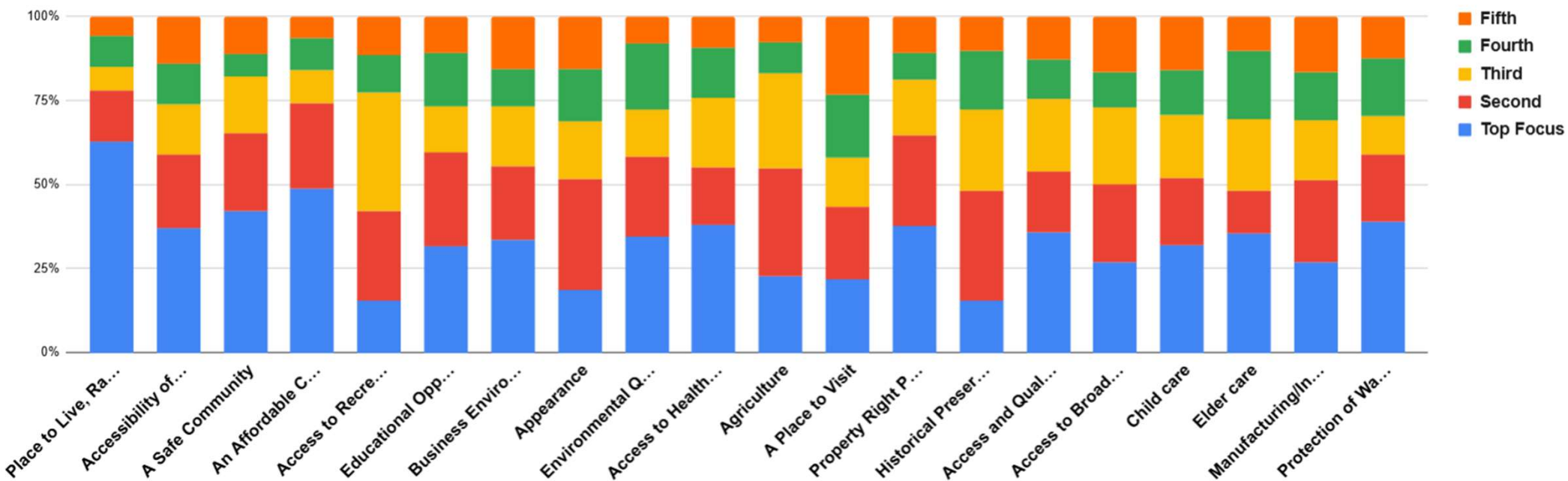
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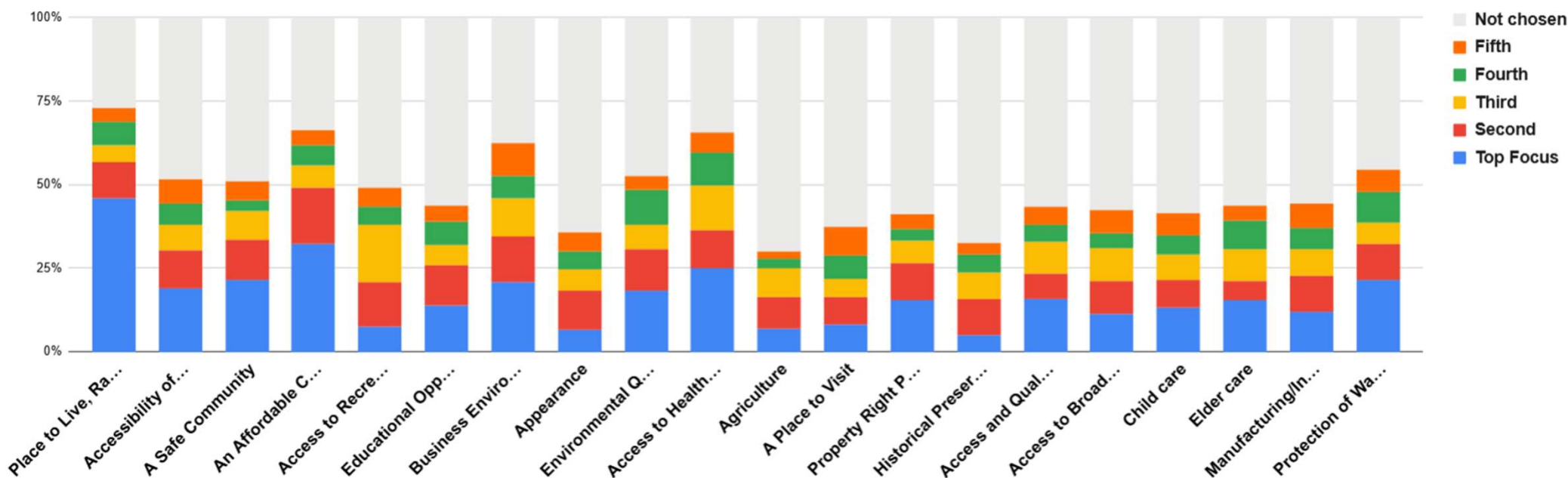
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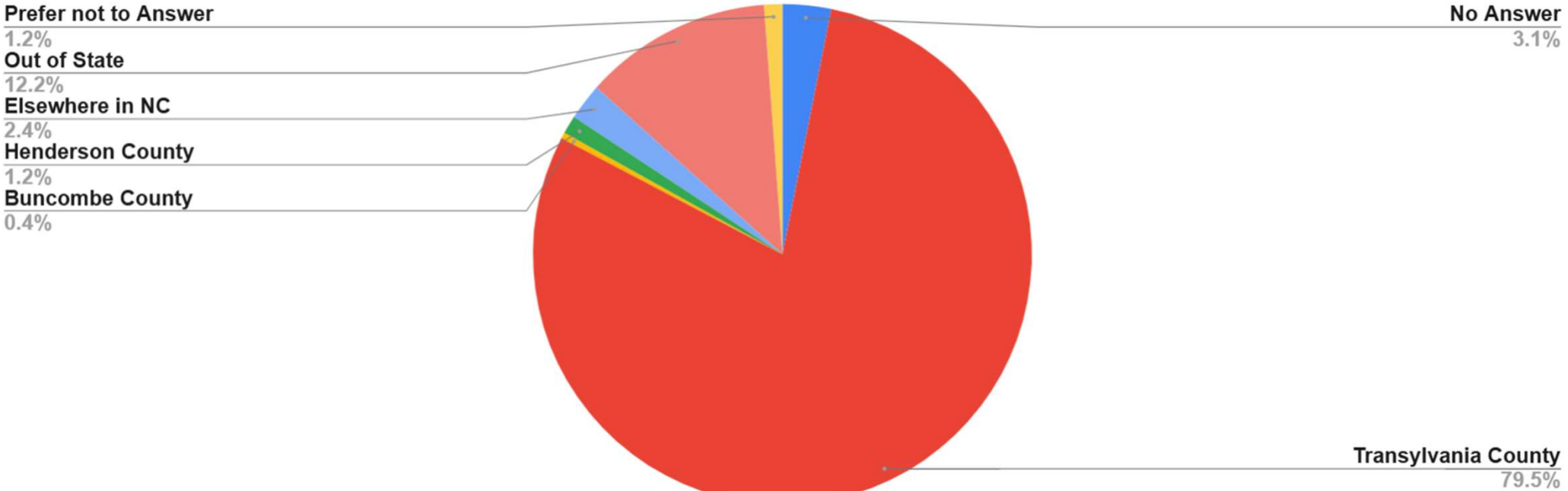
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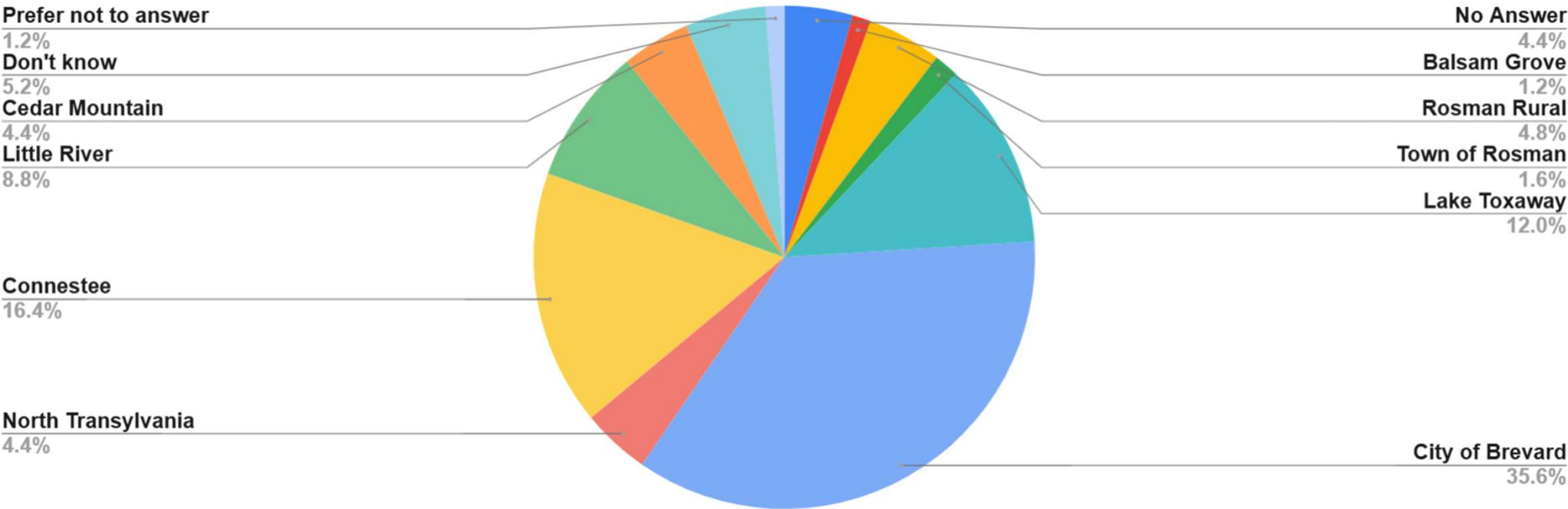
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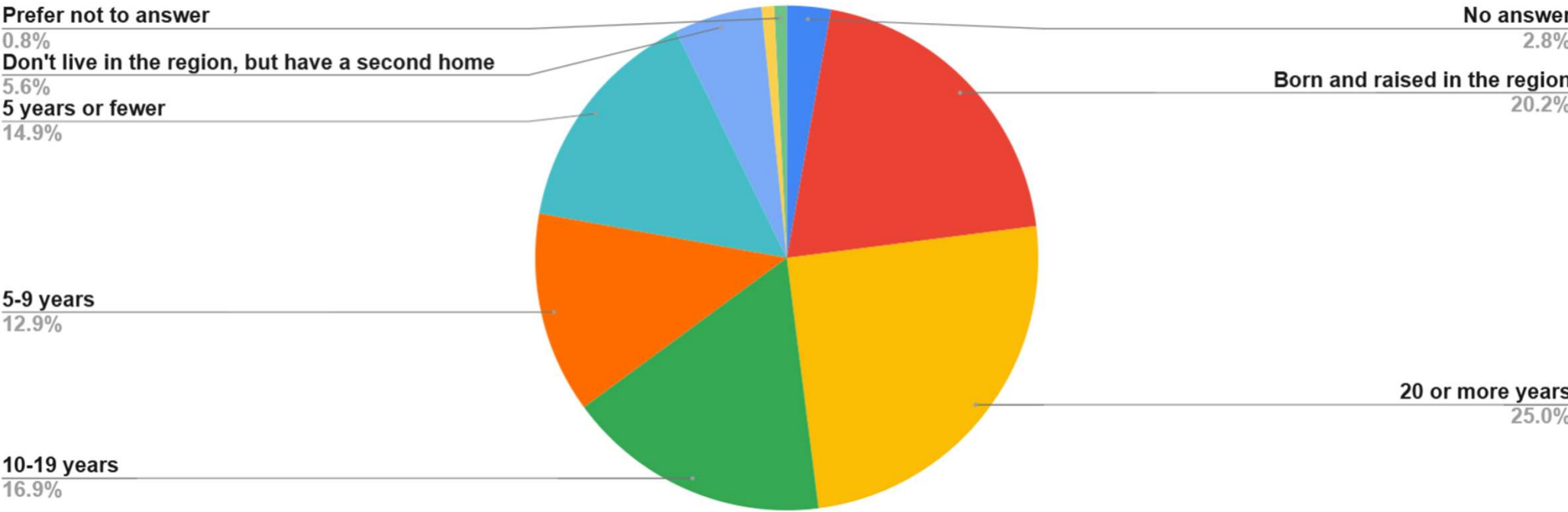
Where do you live most of the year?



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%

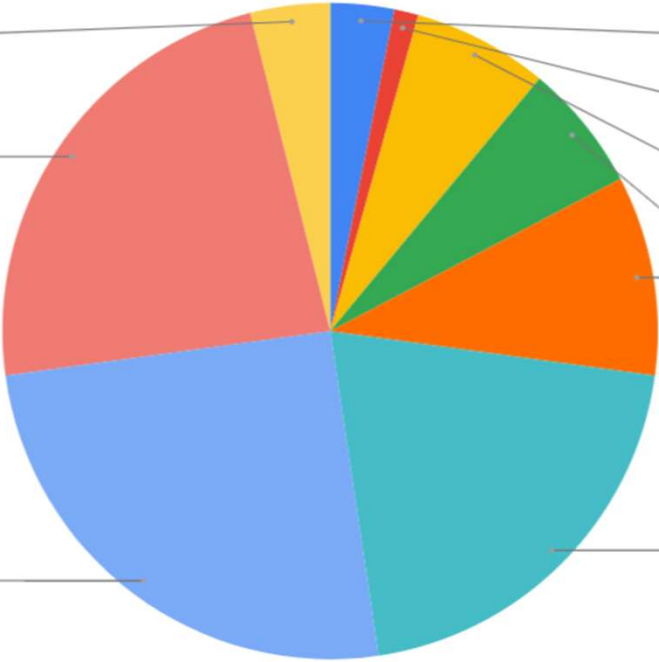
18-24
1.2%

25-34
6.7%

35-44
6.3%

45-54
9.8%

55-64
20.5%



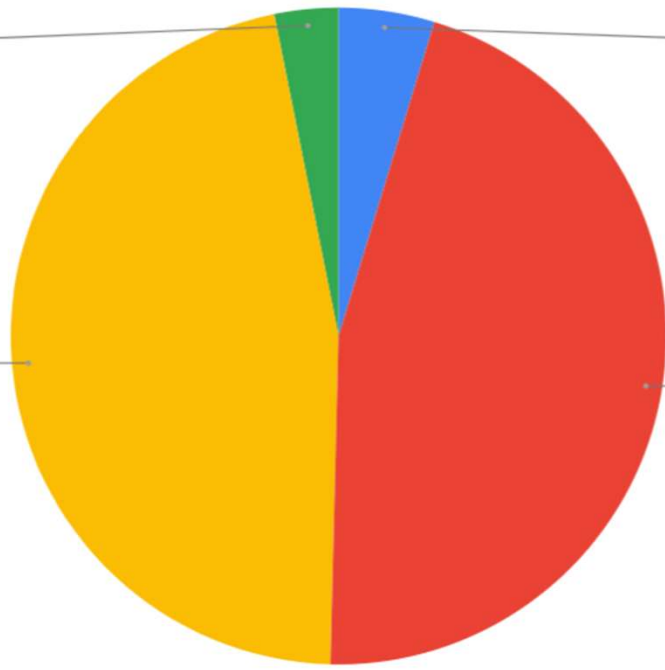
What is your gender?

Prefer not to answer
3.1%

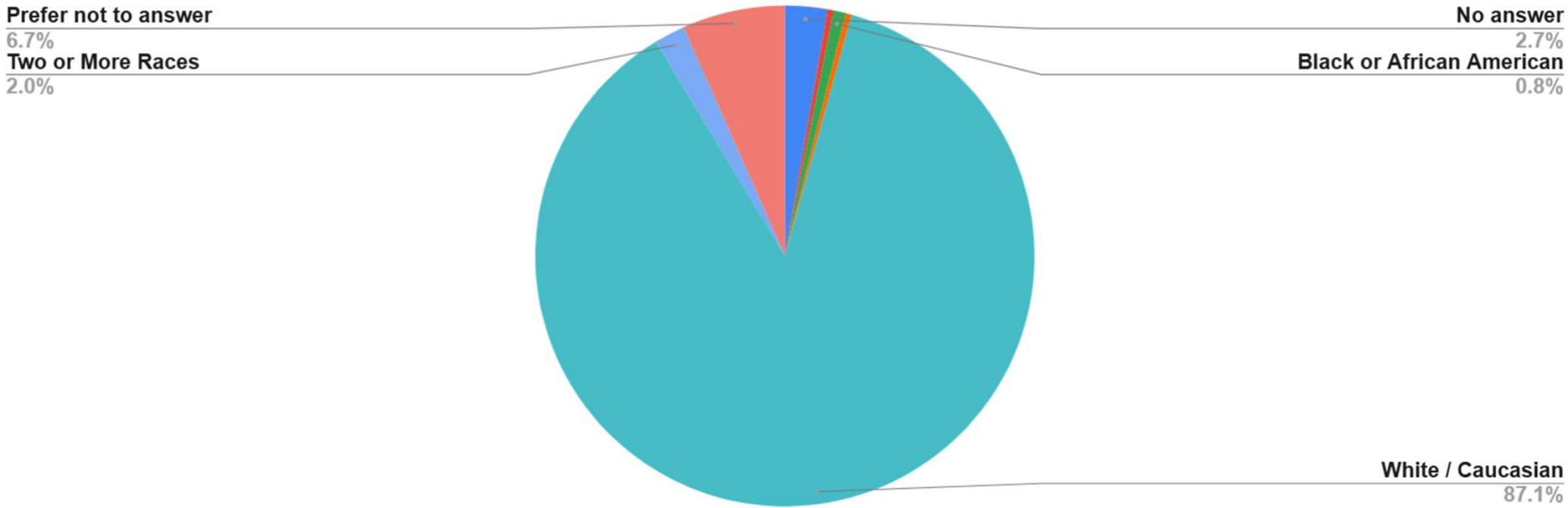
No Answer
4.7%

Male
46.5%

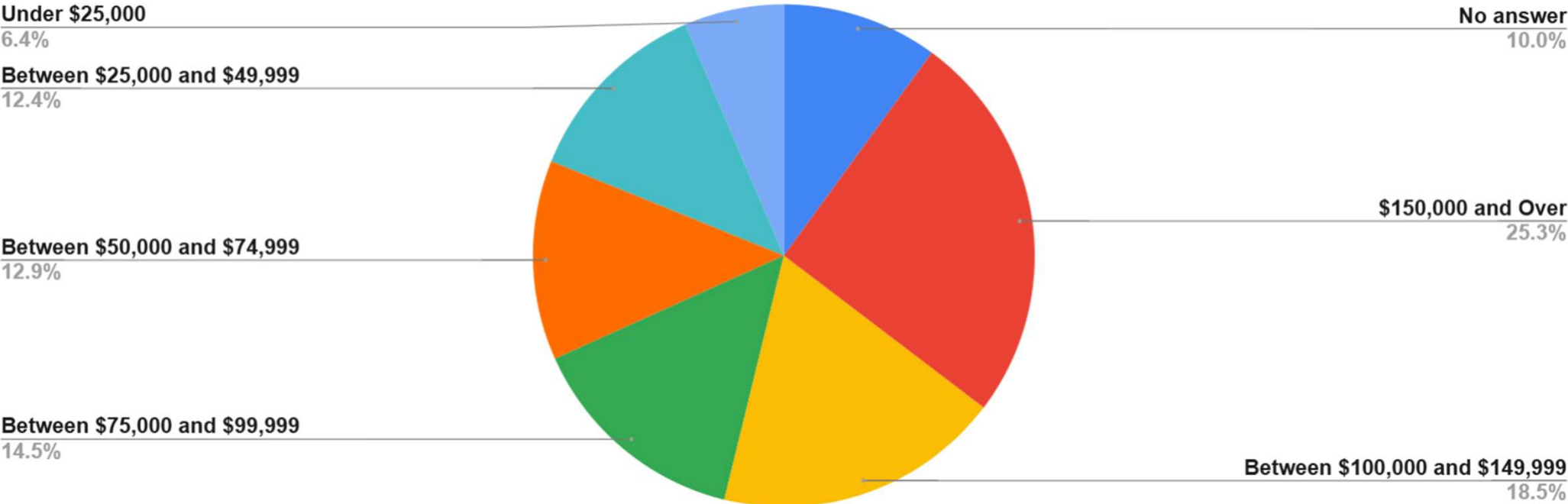
Female
45.7%



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



What is your household income before taxes?

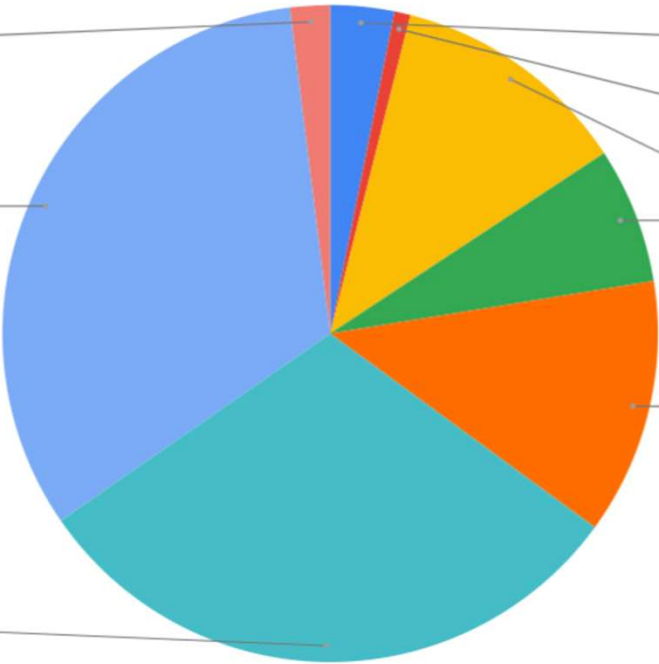


What is your highest grade completed?

Prefer not to answer
2.0%

Post-Graduate or Professional Degree
32.7%

College Graduate
30.3%



No answer
3.1%

Did not Graduate High School
0.8%

High School or GED
11.8%

Associates Degree
6.7%

Some College
12.6%

Where is your primary place of work?

