

Transylvania County

Planning Board Meeting | August 2025



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Transylvania County Planning Board
Thursday, August 21, 2025, at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor

CALL TO ORDER

I. WELCOME

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

III. AGENDA MODIFICATIONS

IV. CONSENT AGENDA

A. Minutes (July 17, 2025)

V. NEW BUSINESS

A. PUBLIC HEARING

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

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

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

Linda Berry, on behalf of Nannie Mae Green, property owner, is requesting CAI assistance to demolish structure and remove junk collecting on the premises, along with the demolition debris of dilapidated structures at 395 Lyday Creek Rd., PID# 9507-77-6828-000, in an un-zoned area of the County. The request will be reviewed under the Community Appearance Initiative policy, as amended on November 27, 2023.

VI. OLD BUSINESS

A. Transylvania County Comprehensive Housing Report

Review of DRAFT of the 10-Year Housing Strategy

VII. INFORMATIONAL OR DISCUSSION ITEMS

A. Subdivision & Exemptions Update

B. Transportation Update

C. Transylvania 2050 Comprehensive Plan Update

D. Community Appearance Initiative Update

E. Transylvania County Comprehensive Housing Study Update

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

Public Comment



Agenda Modifications



Consent Agenda





Minutes

- July 17th, 2025

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.

Consent Agenda

New Business



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

Postponed



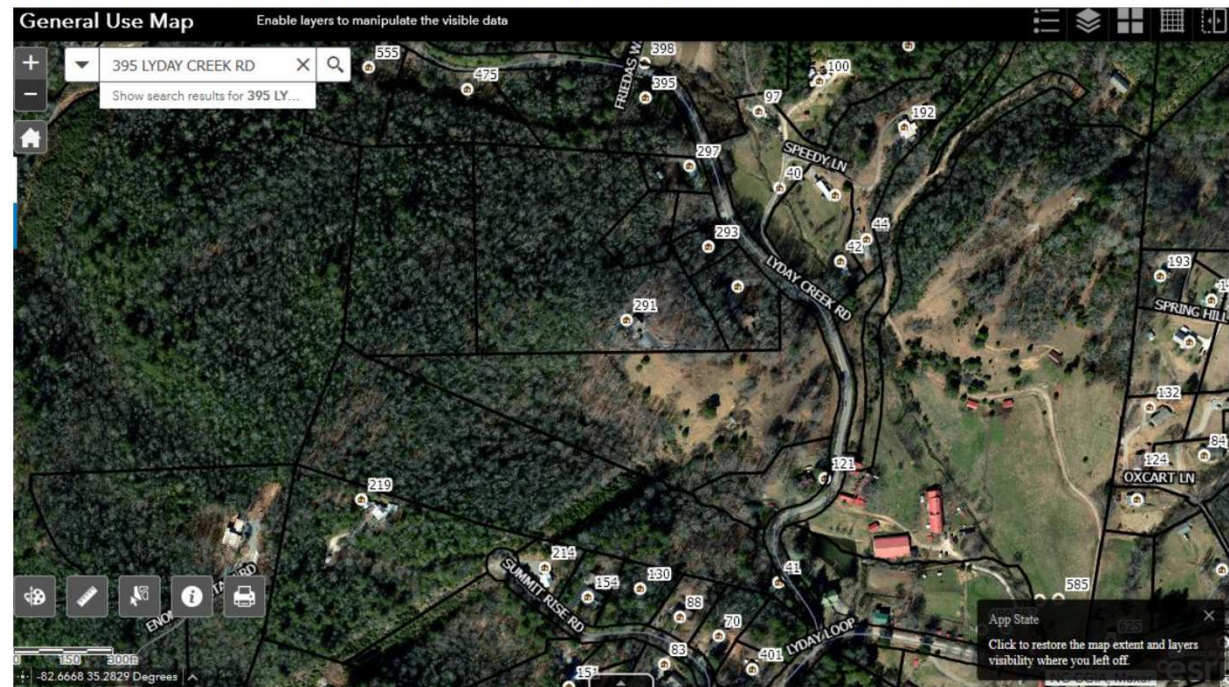
B. CAI Request CAI#25-02: Berry



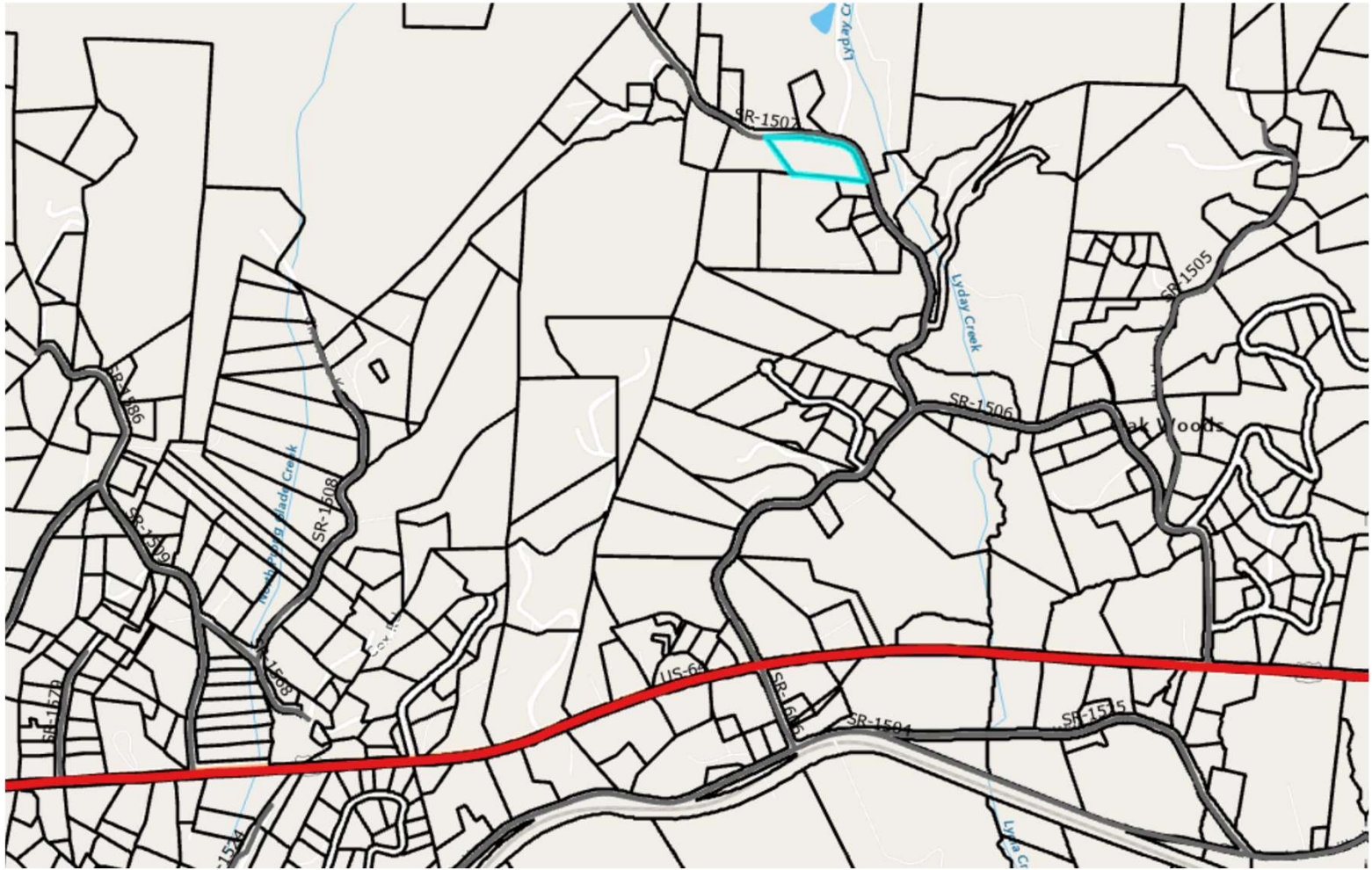
Staff Report

Staff Report:

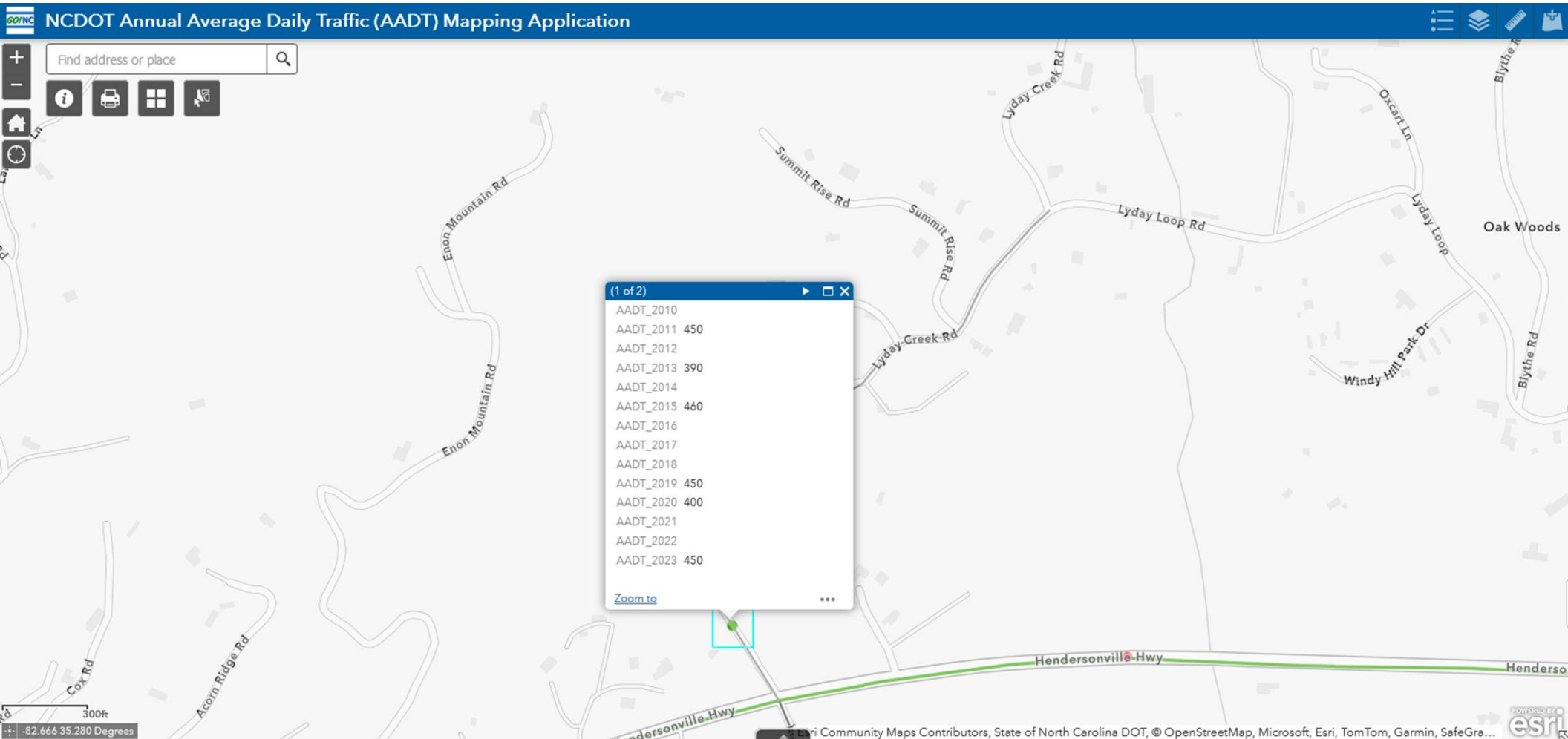
COMMUNITY APPEARANCE INITIATIVE APPLICATION CAI# 25-02, A REQUEST BY LINDA BERRY, APPLICANT, ON BEHALF OF GRANNIE NANNIE HEIRS, PROPERTY OWNER, FOR ASSISTANCE IN DEMOLITION OF DILAPIDATED STRUCTURE, REMOVAL OF DEMOLITION DEBRIS AND JUNK COLLECTED ON THE PREMISES IN AN UN-ZONED AREA OF TRANSYLVANIA COUNTY,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



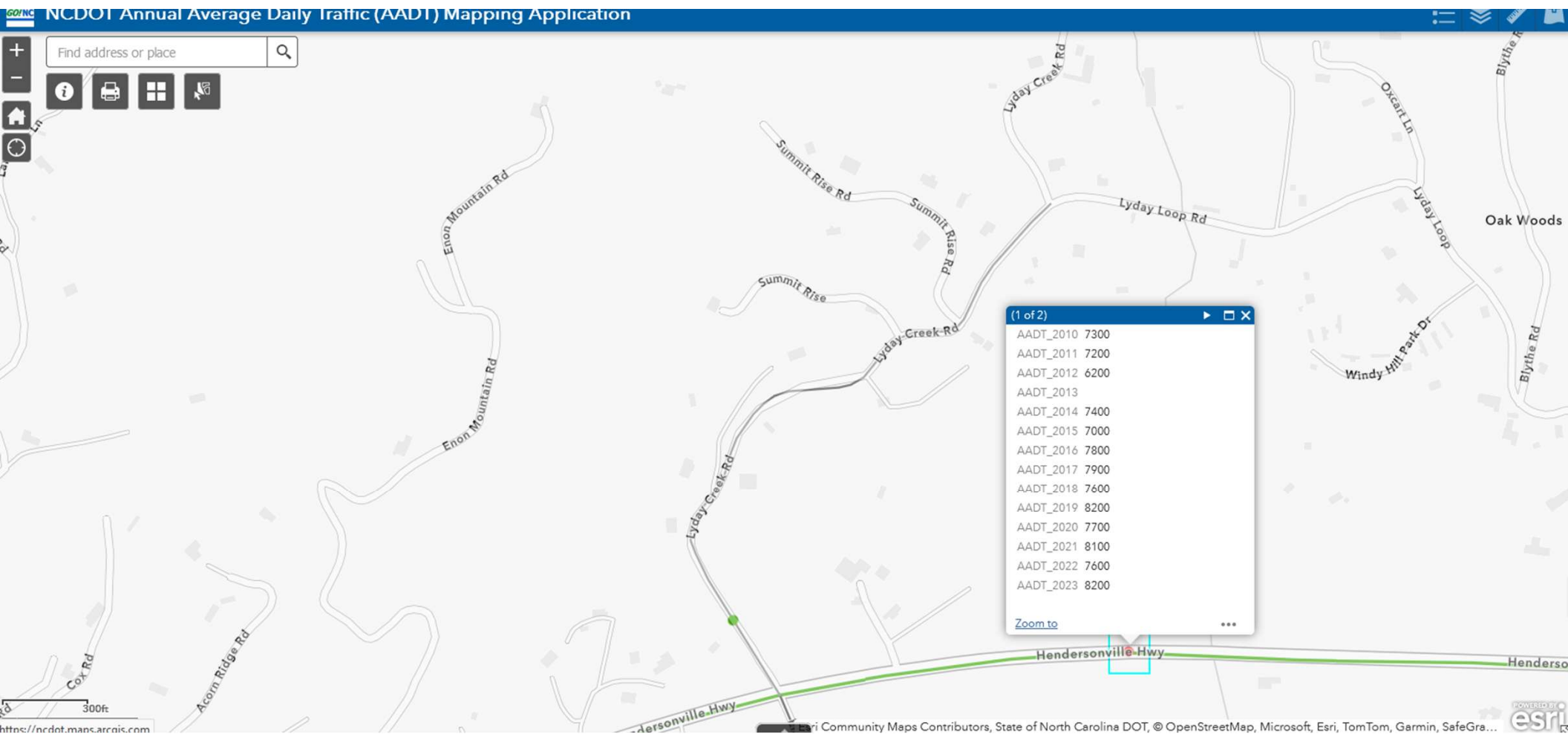
CAI# 25-02 Berry-Grannie Nannie Heirs



CAI# 25-02 Berry-Grannie Nannie Heirs



CAI Update



Staff Report



CAI# 25-02 Berry-Grannie Nannie Heirs

Staff Report



Staff Report



CAI BUDGET

Case#	Applicant	Owner	Address	PIN#	Requested	Approved	Expended	Pending	Available	Actual
CAI#23-01	Powell	Grogan	1528 Pickens Highway	8552758711000	\$1,000.00		\$0.00	CLOSED	\$20,000.00	\$20,000.00
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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
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FY26 Deposit							-\$20,000.00		\$20,354.10	\$27,054.10
CAI#25-01	Pascoe & Skylar	Pascoe & Skylar	1588 Probart St.	8586004301000	\$8,546.92	\$6,000.00	\$6,000.00	\$6,000.00	\$14,354.10	\$21,054.10



CAI# 25-02 Berry-Grannie Nannie Heirs

Old Business



A. Transylvania County Comprehensive Housing Report:



10-Year Housing Strategy

Last Updated: 3/27/2025

Submitted to

Transylvania County, NC

Jaime Laughter – County Manager



Submitted by



Comprehensive Housing Report



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A Split Story: Economic Trends in Public Lands Counties

 MAY 7, 2025

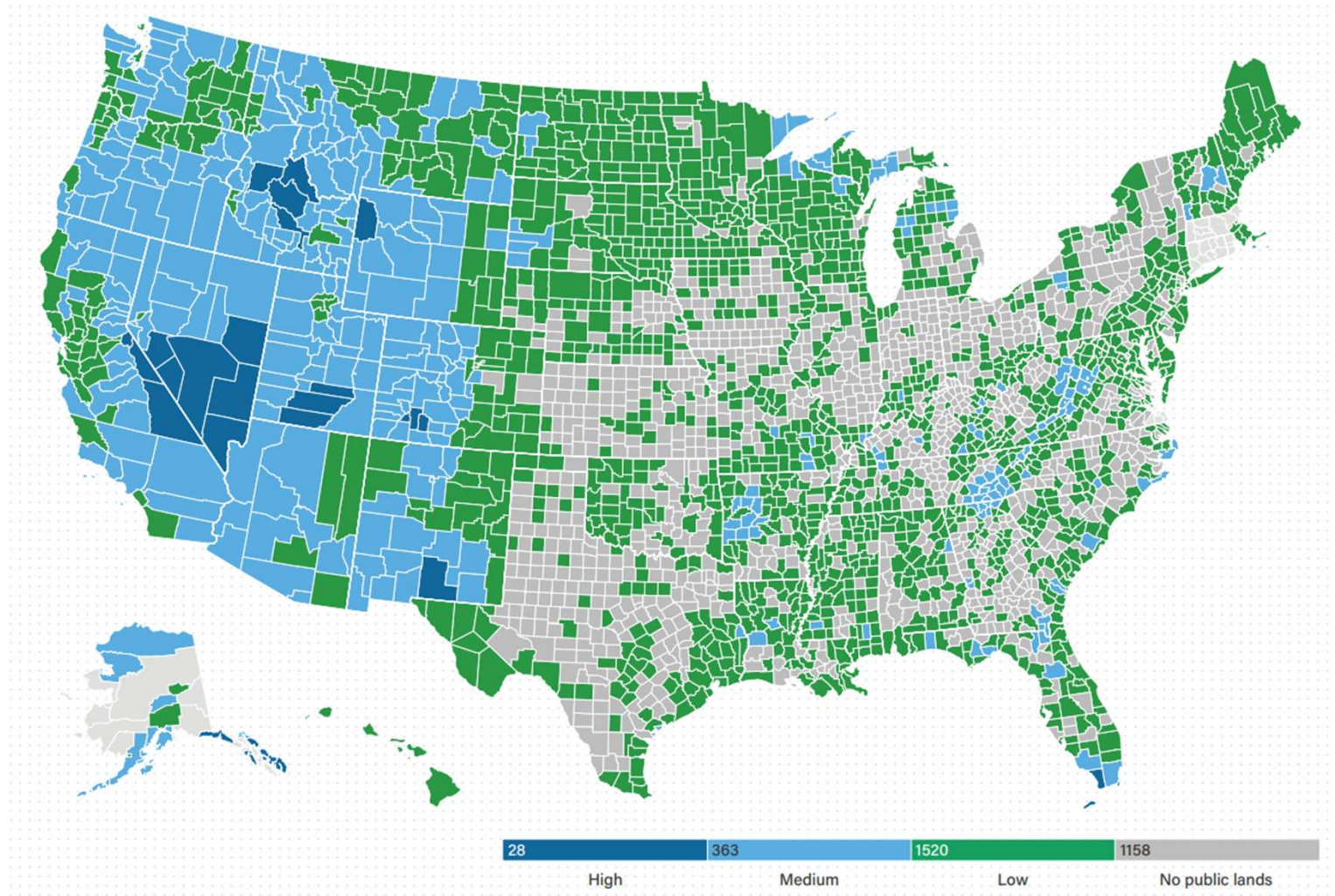
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Federally Owned Lands

A Split Story: Economic Trends in Public Lands Counties, NACo, May 2025
High share (85% or more), medium share (25-84%) and low share (24% or less).



Federally Owned Lands

A Split Story: Economic Trends in Public Lands Counties, NACO, May 2025
 High share (85% or more), medium share (25-84%) and low share (24% or less).

PERCENT OF ACREAGE MANAGED BY THE FIVE MAJOR FEDERAL LAND-MANAGING AGENCIES

Counties partner primarily with five federal agencies to execute the management of more than 600 million acres held by the federal government.



Bureau of Land Management (BLM)



Forest Service (USFS)



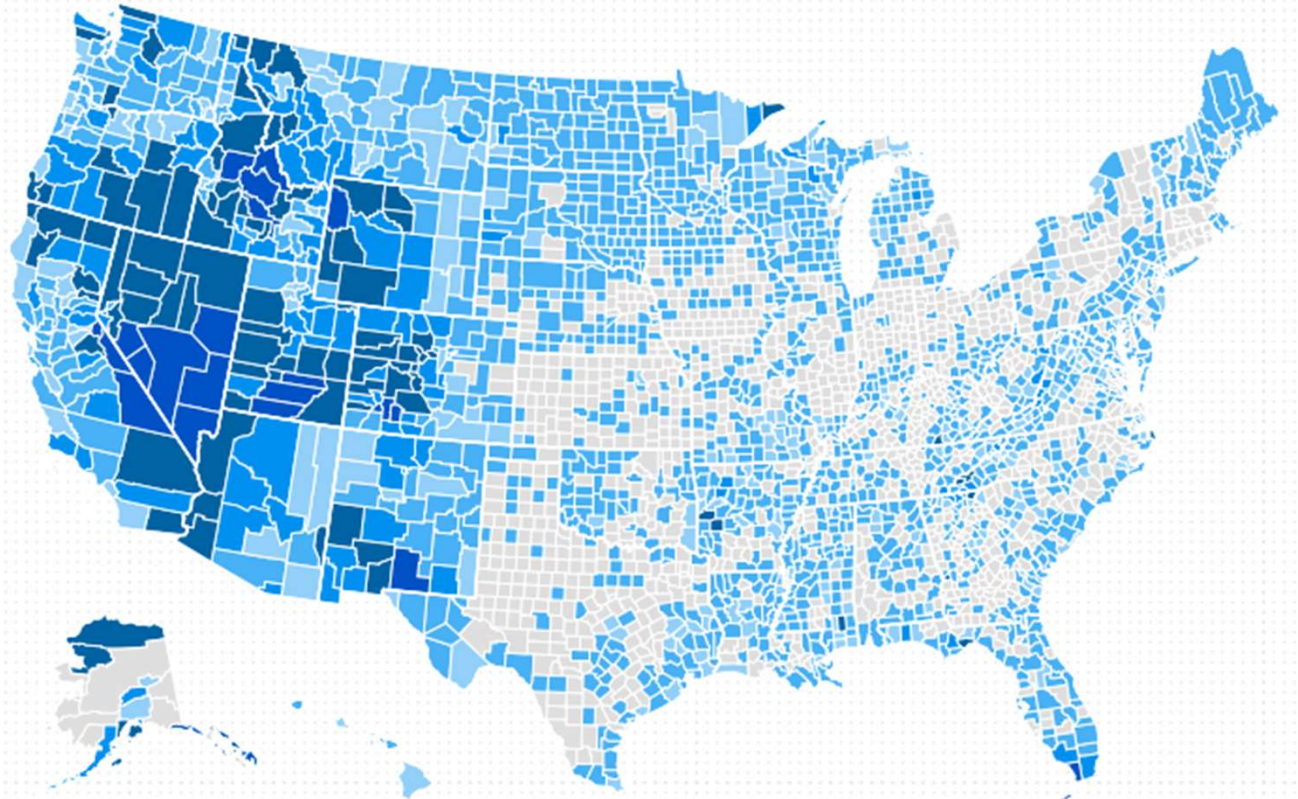
National Park Service (NPS)



Fish and Wildlife Service (FWS)



Department of Defense (DoD)



Source: NACo Analysis of U.S. Geological Survey (USGS) Protected Areas Database, 2023.

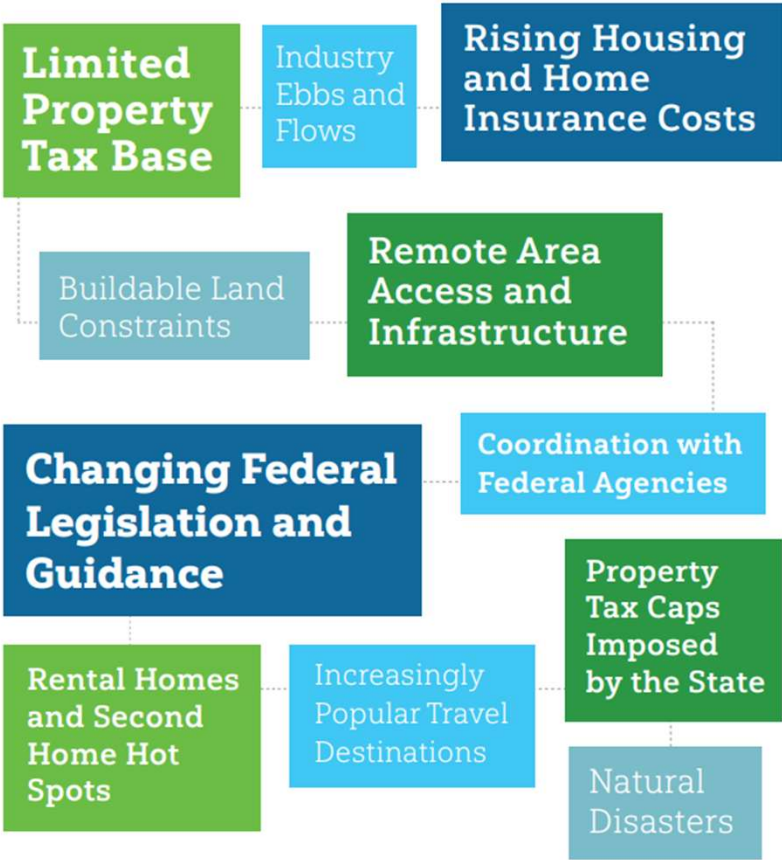


Federally Managed Lands

A Split Story: Economic Trends in Public Lands Counties, NACO, May 2025
High share (85% or more), medium share (25-84%) and low share (24% or less).

Distinctive County Challenges

Along with having federal land in the county's jurisdiction, public lands counties face challenges such as geographical location, economic landscape or historical policies. These challenges, unique to public lands counties, compound to impact economic development.

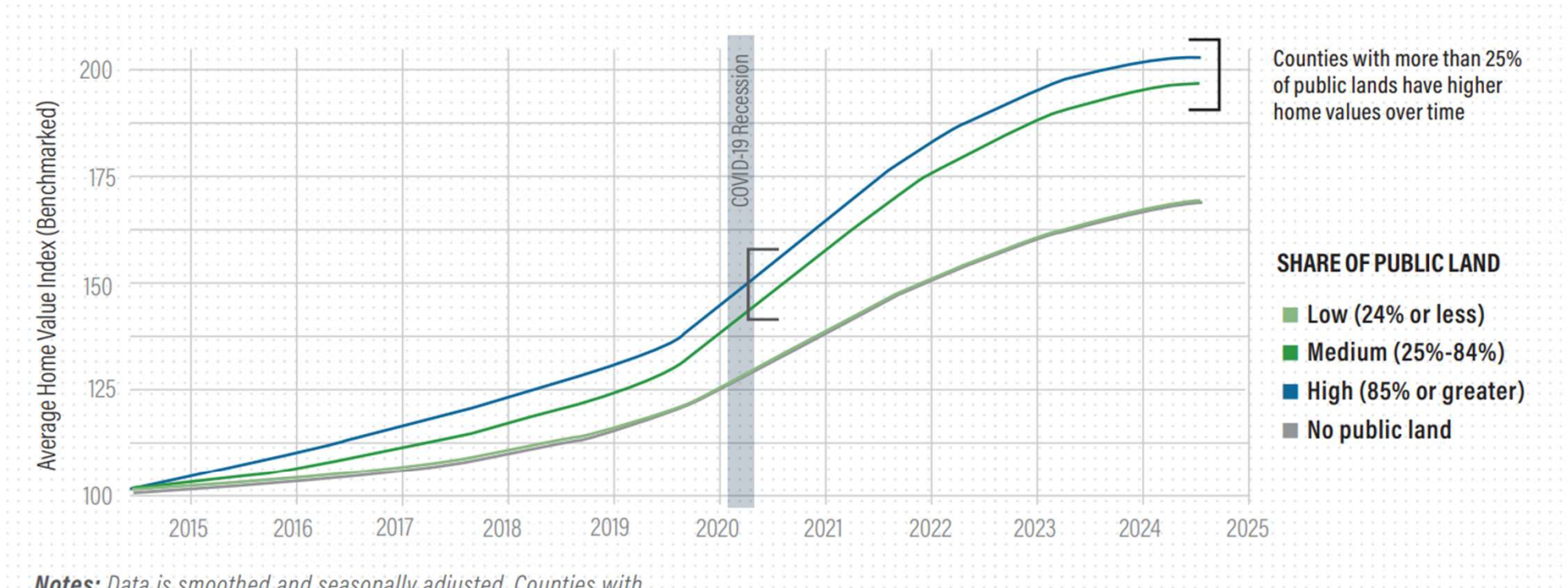


Public Lands Counties

A Split Story: Economic Trends in Public Lands Counties, NACO, May 2025
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HOME VALUES SOAR IN HIGH AND MEDIUM SHARE PUBLIC LANDS COUNTIES

Average Monthly Home Value Index by Share of Federally Owned Land in the County (Oct 2014-2024)



Notes: Data is smoothed and seasonally adjusted. Counties with 24% or less or no public land have nearly identical trend lines.

Attracting New Residents Amidst Increased Home Costs

Home Values in High Share Counties are 40% Higher than National Average

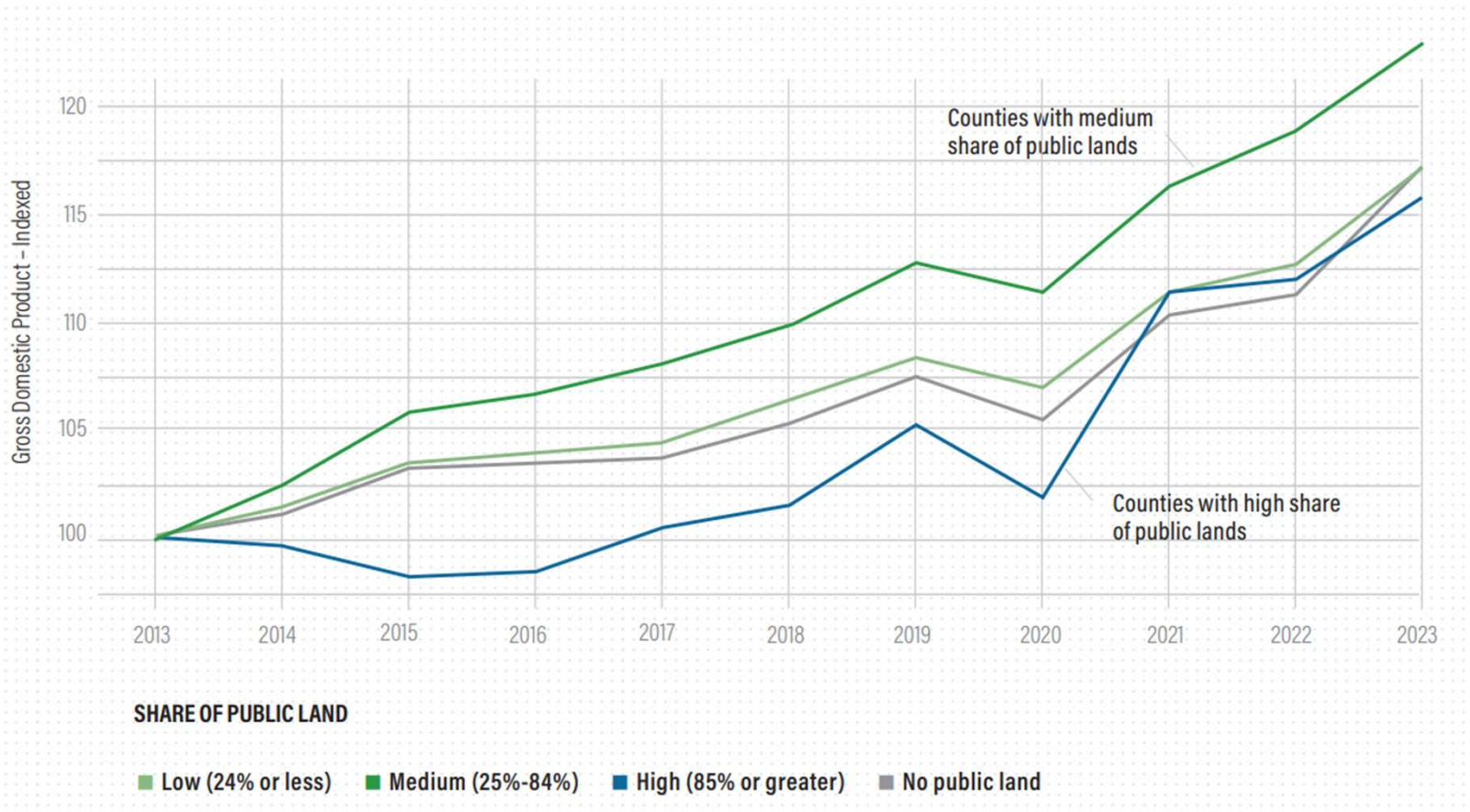


Public Lands Counties

A Split Story: Economic Trends in Public Lands Counties, NACO, May 2025
High share (85% or more), medium share (25-84%) and low share (24% or less).

HIGH SHARE PUBLIC LANDS SEE SLOWEST ECONOMIC GROWTH

Economic Output of Counties, Categorized by Share of Federal Public Land (2013-2023)



Public Lands Counties

A Split Story: Economic Trends in Public Lands Counties, NACO, May 2025
High share (85% or more), medium share (25-84%) and low share (24% or less).

County Typology Codes

Updated: 4/14/2025

In this section

[Overview](#)

[Descriptions and](#)

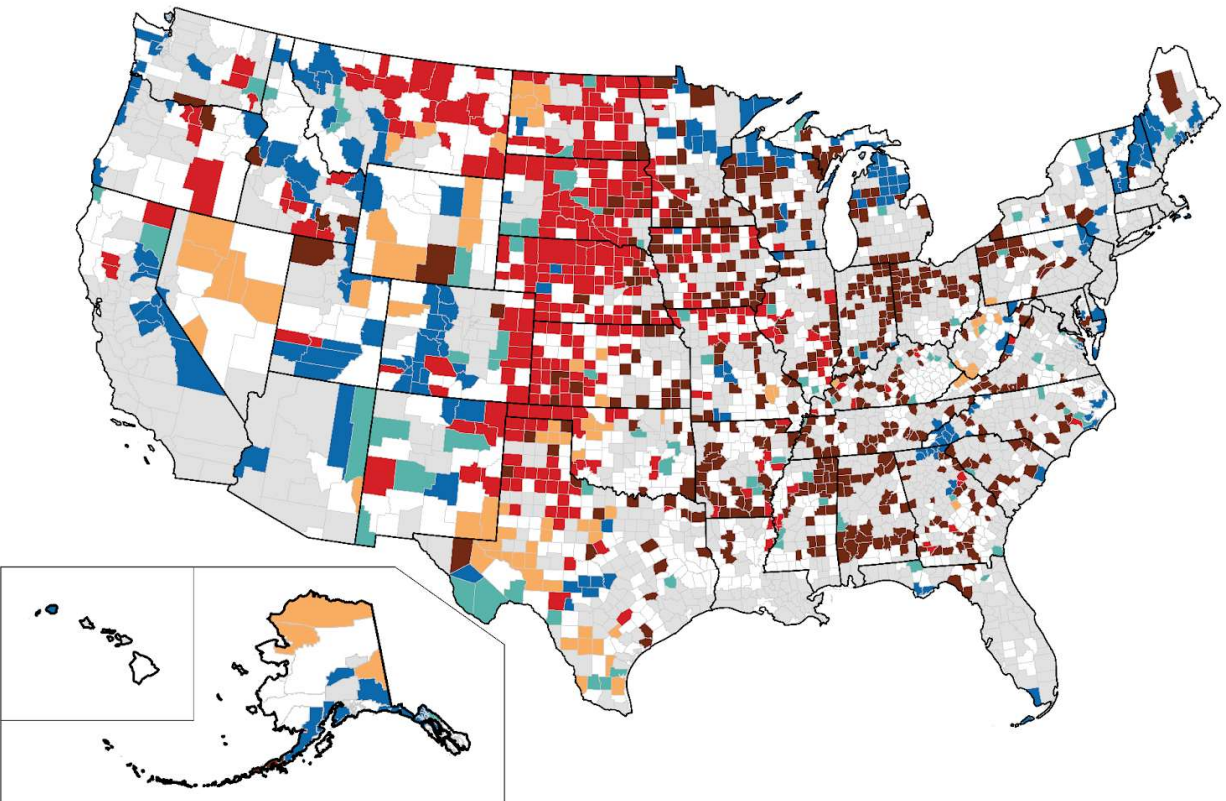
[Documentation](#)

Selection of the five industries examined is guided by export base theory. Farming, mining, manufacturing, Federal and State Government, and recreation are industries that many nonmetro counties have comparative advantages in (due primarily to the availability of natural resources and low production costs) and that allow them to produce goods and services for non-local markets. Agriculture, mining, and manufacturing are industries that export goods to outside markets and are traditionally thought of as ‘export’ industries. Federal and State Government represents an opportunity for workers in a local market (county) to provide government services to residents of a larger market (State or national). The recreation industry allows local producers to provide goods and services to visitors who otherwise would not be consumers in the local market. Exporting goods and services brings additional income and earnings into the local market that would not be available if selling in the local market alone. However, a high concentration in or dependence on a single or few ‘export’ industries can also leave a county’s economy more susceptible to market volatility in the industry.

Government, or recreation relative to other counties. These five codes are not mutually exclusive, that is, a county may have a high industry concentration in more than one sector. These codes indicate the prevalence of a particular industry independent of other industries.

Gateway Communities

Nonmetropolitan county industry dependence, 2025 edition



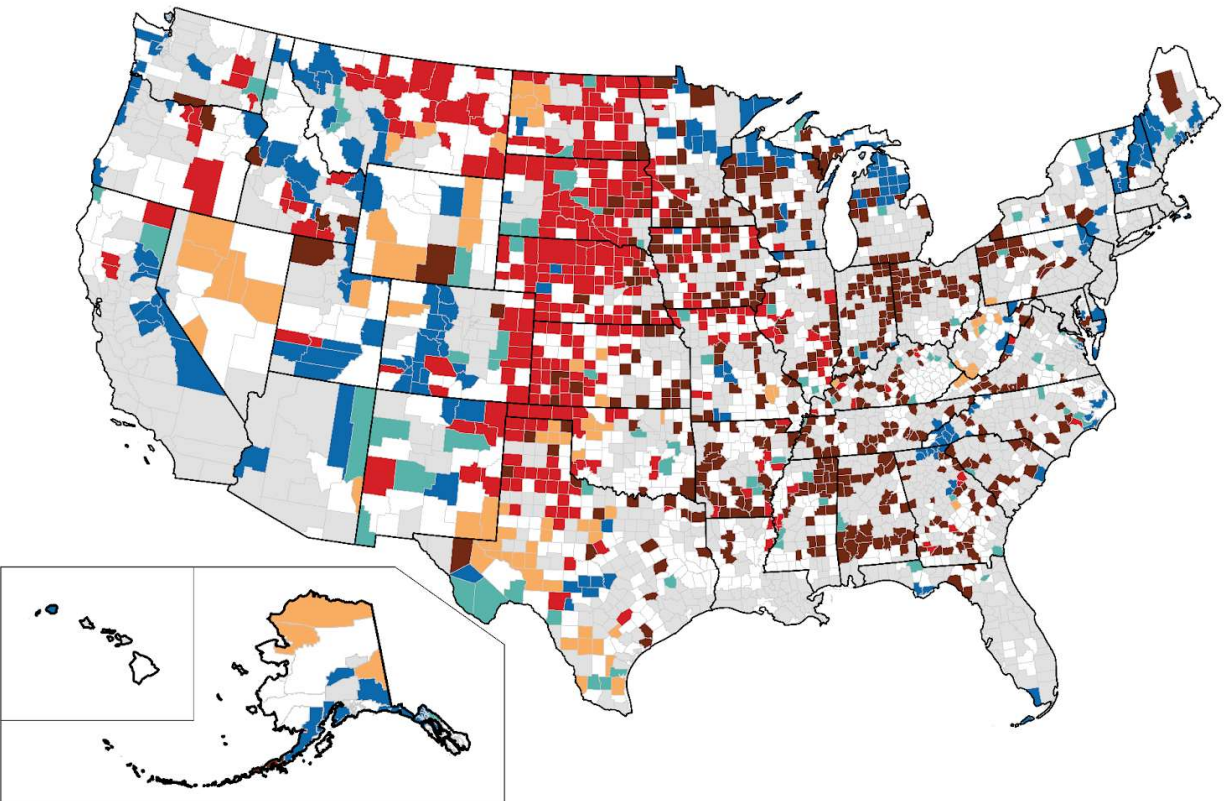
Note: A county is classified as dependent on an industry if the county's share of economic activity (measured using a weighted index of an industry's share of earnings and jobs in a county and recreational housing for recreation-dependent counties) in that industry is at or above a common threshold and that industry's level of economic activity in the county is higher than any of the other industries examined. Industry dependence of metropolitan counties is not shown.
Source: USDA, Economic Research Service using data from the U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Accounts (3-year average of 2019, 2021, and 2022) and the U.S. Department of Commerce, Bureau of the Census, 2018–22 5-year American Community Survey and 2020 Decennial Census.

Industry dependence of nonmetropolitan counties (number of counties)

- | | | |
|-------------------------|-------------------------------|---------------------|
| Farming dependent (329) | Manufacturing dependent (495) | Not dependent (777) |
| Mining dependent (78) | Government dependent (79) | Metropolitan |
| | Recreation dependent (200) | |

Gateway Communities

Nonmetropolitan county industry dependence, 2025 edition



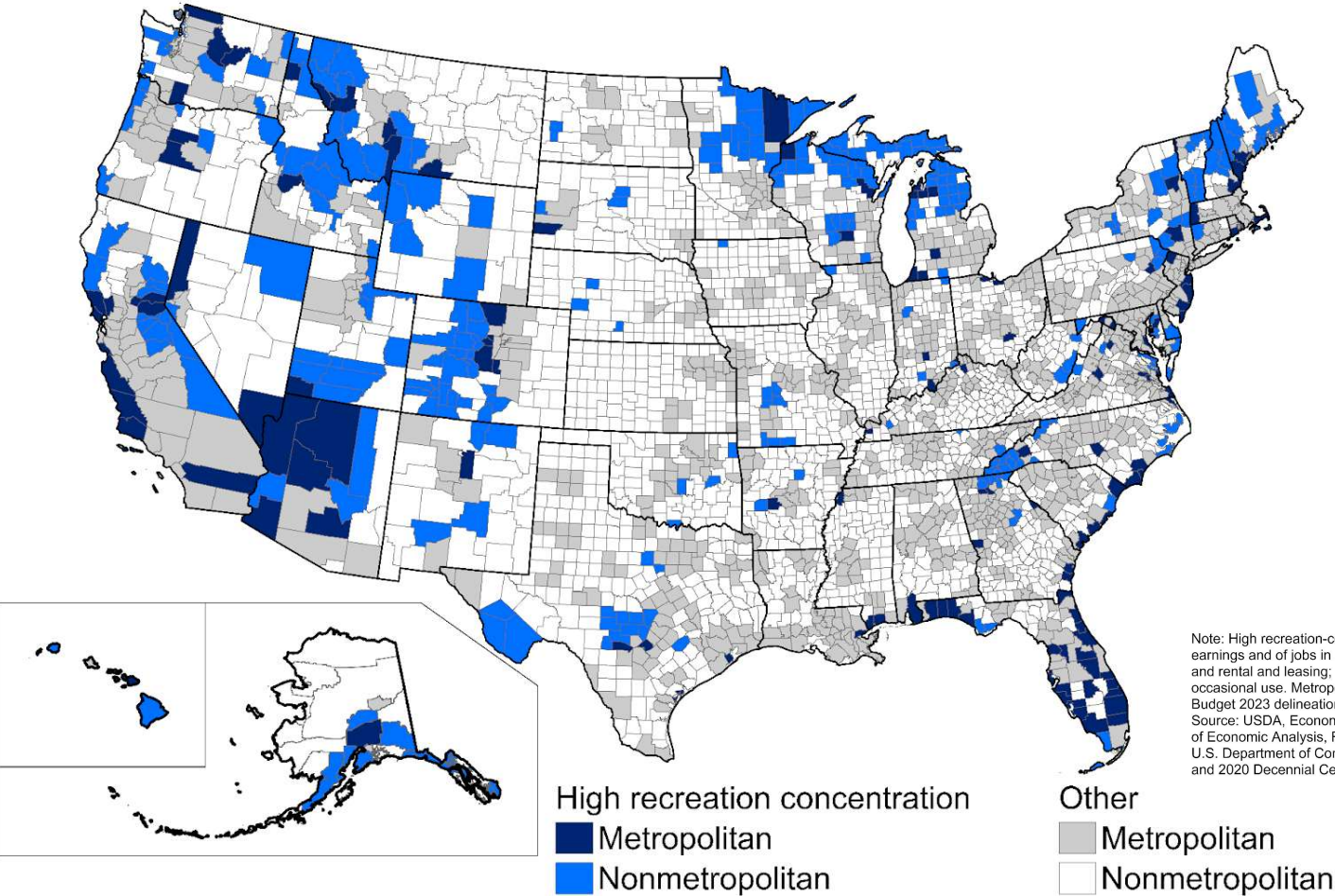
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Gateway Communities

High recreation-concentration counties, 2025 edition

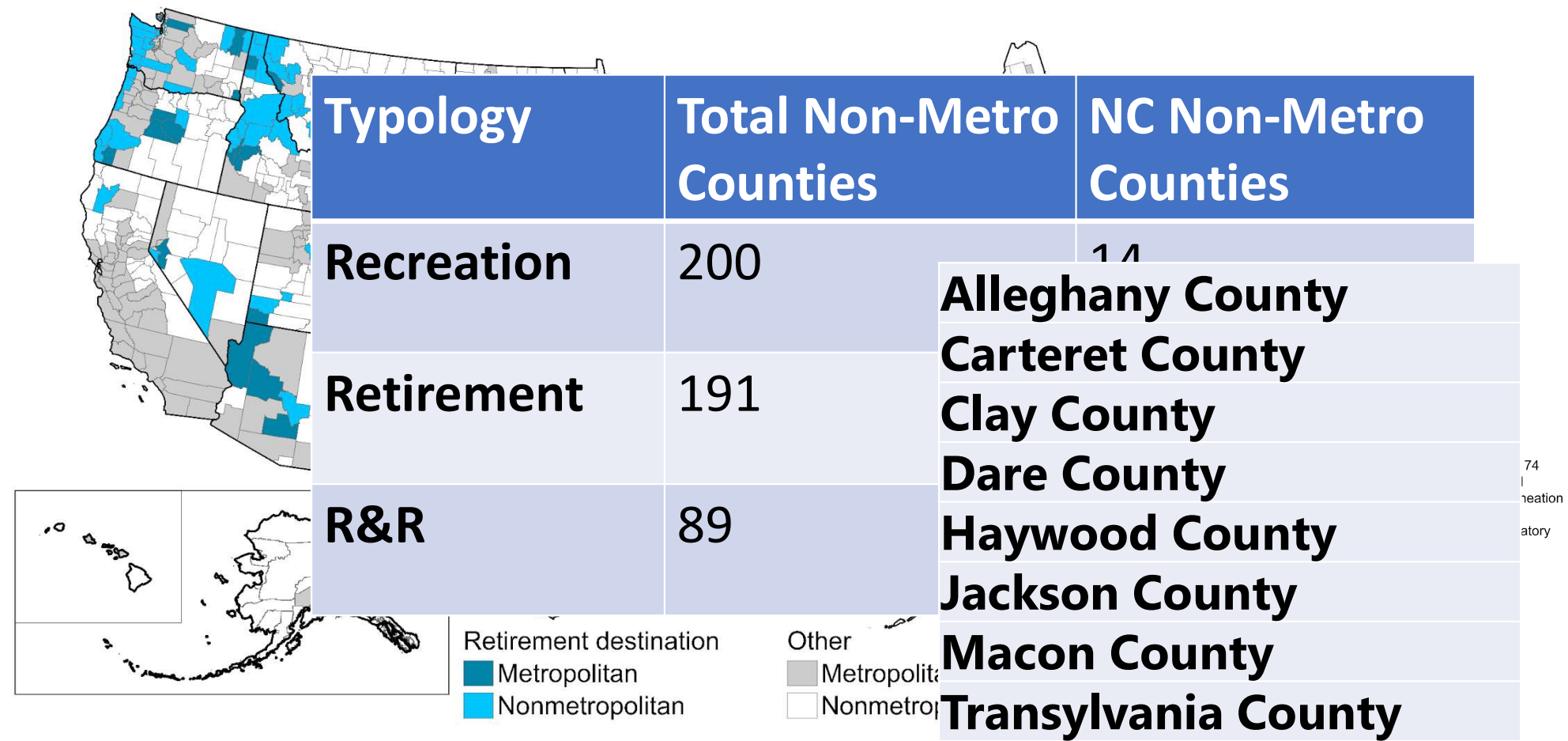


Note: High recreation-concentration counties are determined using a weighted index of the share of both earnings and of jobs in arts, entertainment, and recreation; accommodation and food services; real estate and rental and leasing; and the percentage of vacant housing units for seasonal, recreational, or occasional use. Metropolitan and nonmetropolitan areas are based on the U.S. Office of Management and Budget 2023 delineation of core based statistical areas.

Source: USDA, Economic Research Service using data from the U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Accounts (3-year average of 2019, 2021, and 2022) and the U.S. Department of Commerce, Bureau of the Census, 2018–22 5-year American Community Survey and 2020 Decennial Census.

Gateway Communities

Retirement-destination counties, 2025 edition



Gateway Communities

New! Share publicly

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Sources

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ClayCoNC2011.pdf

DareCoNC2022.pdf

FanninCoGA2022.pdf

FlorenceCoWI2020.pdf

Gilmer County w Cities, East Elijay & Eljay...

GreeneCoGA2024.pdf

LancasterCoVA2024.pdf

NantucketCoMA2009.pdf

PutnamCoGA2022.pdf

RabunCoGA2019.pdf

Chat

EasternR&R

42 sources

These sources primarily comprise **comprehensive plans and community profiles** from various counties across different states, including Georgia, Michigan, Florida, Virginia, and Wisconsin. They outline visions for **future development**, addressing key planning elements such as **land use, housing, transportation, economic development, natural resource protection, and community facilities**. Many documents emphasize the importance of **citizen involvement and intergovernmental coordination** in achieving these goals, often detailing strategies for **managing growth, protecting sensitive environmental areas like wetlands and shorelines, and supporting local industries** such as agriculture and tourism. Several plans also highlight the need for **improving infrastructure, particularly broadband access and water/wastewater systems, and addressing housing affordability and climate change impacts**.

Save to note

Add note

Audio Overview

Mind Map

Start typing...

42 sources

How do Eastern US counties balance economic development with preserving natural and cultural res

NotebookLM can be inaccurate; please double check its responses.

Studio

Audio Overview

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EasternR&R

04:49 / 10:23 • English

Interactive mode BETA

Notes

+ Add note

Study guide

Briefing doc

FAQ

Timeline

Saved notes will appear here

Save a chat message to create a new note, or click [Add note above](#)

Gateway Communities

USDA Economic Research Service, County Typology Codes

Is there a common vision for most of these communities?

Yes, across the various sources, there is a common overarching vision for most of these communities, typically centered around preserving their unique character while fostering sustainable growth and enhancing the quality of life for all residents.

Here are the key components of this common vision:

- Preservation of Natural, Rural, and Historic Character
- Support for Economic Development and Diversification
- Provision of Diverse and Affordable Housing
- Enhancing Quality of Life through Services and Infrastructure
- Strategic and Planned Growth
- Collaboration and Public Participation

Gateway Communities

- Managed Growth and Development to Complement Community Character.

This means:

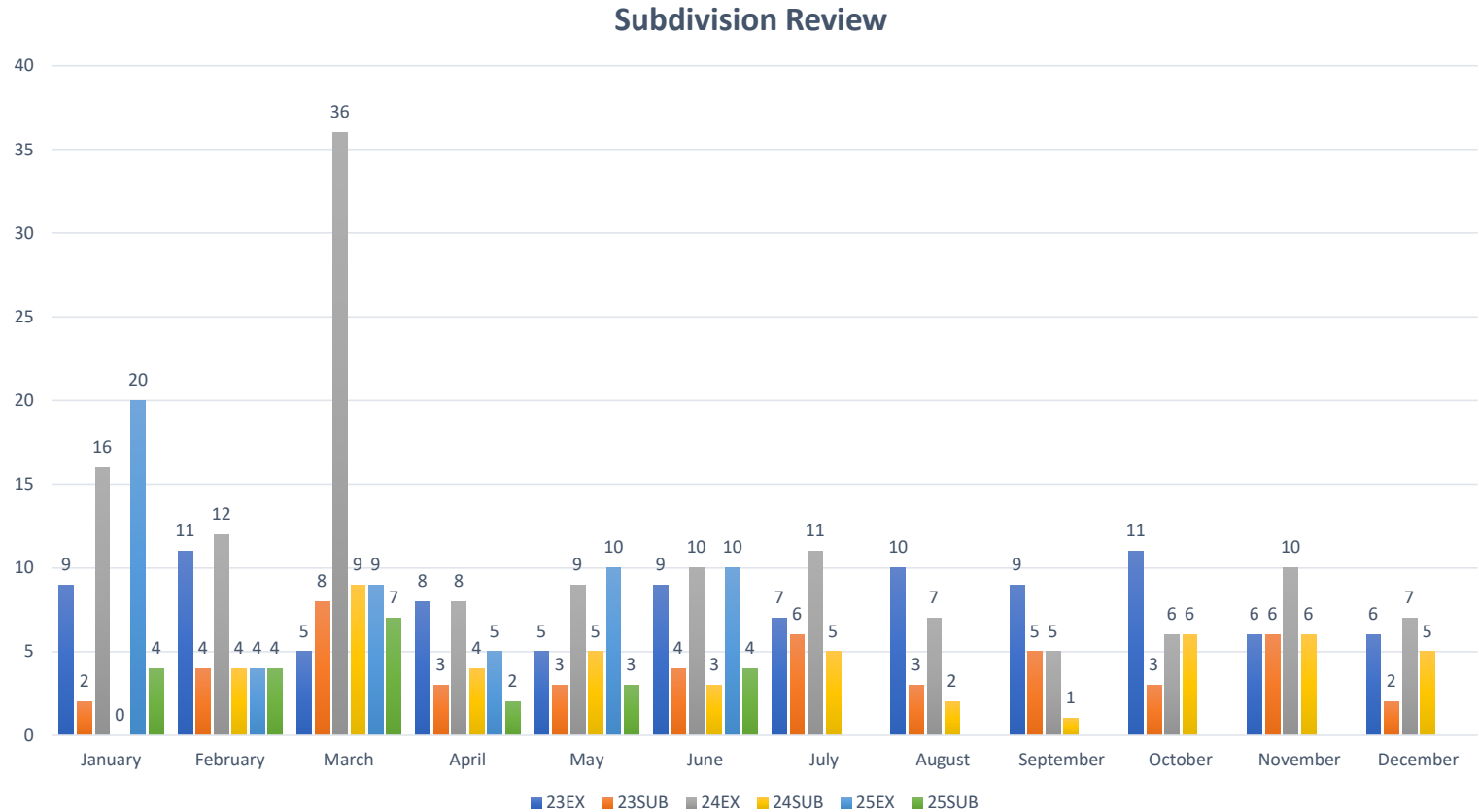
- Directing development to appropriate locations, often near existing cities or communities where infrastructure and services are available, to encourage orderly growth and minimize sprawl
- Encouraging innovative land use patterns such as Planned Unit Developments (PUDs), mixed-use, and cluster zoning to preserve open space and accommodate diverse uses
- Ensuring new development complements the character of existing communities and minimizes conflicts between different land uses through buffering and design standards

Gateway Communities

Informational & Discussion Items



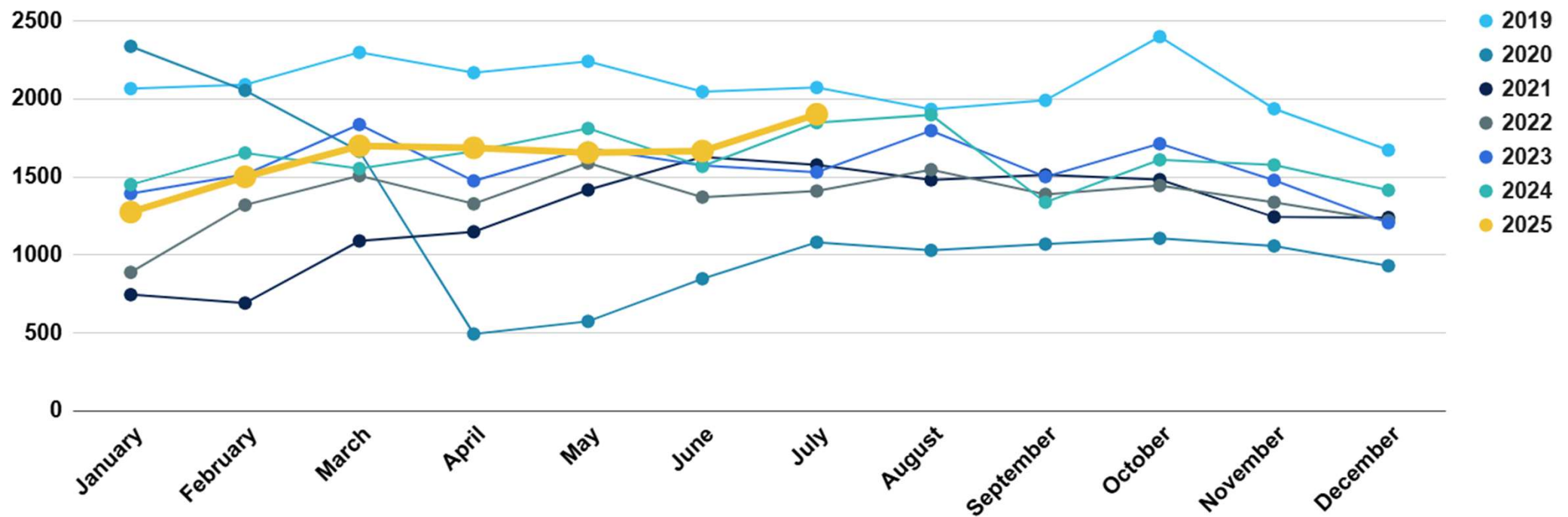
A. Subdivision Approval & Update



Subdivisions & Exemptions Update

B. Transportation Update

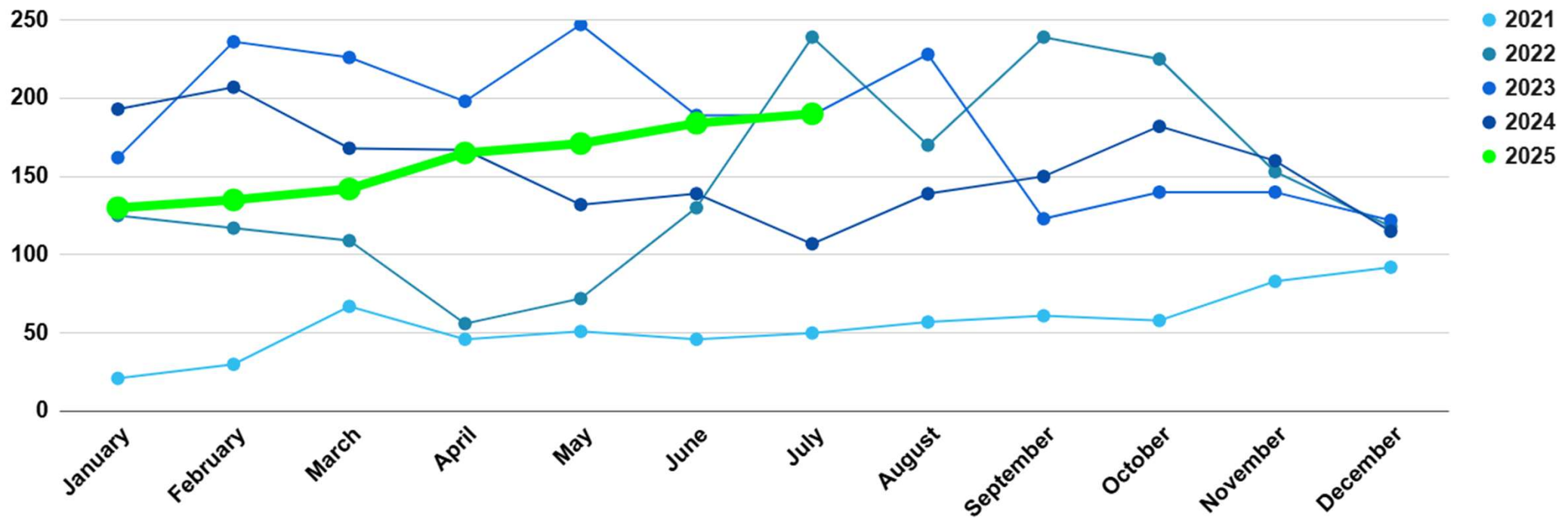
Demand Response Monthly



Transportation Update

B. Transportation Update

Fixed Route Monthly Ridership



Transportation Update

C. Community Appearance Initiative Update



CAI BUDGET

Case#	Applicant	Owner	Address	PIN#	Requested	Approved	Expended	Pending	Available	Actual
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CAI Update

C. Comprehensive Plan Update



which way next?



**Take the
Community Survey**
...share your thoughts on the past,
present & future of Transylvania County!
Click on the code above or visit
www.transylvaniacounty.org/CommunitySurvey2050

Transylvania County
Comprehensive Plan
Update



Comprehensive Plan: Survey

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

KEY:
Administrative Review
Planning Board
Board of Commissioners
Community Engagement



Comprehensive Plan: Project Schedule

D. Housing Study Update



Public Comment



Board Members' Comments



Adjournment

