
**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**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Chairman Lasater called the meeting to order at 6:36 PM and introduced the members of the Board. All members were present and a quorum convened. Staff members, Mr. Adams and Ms. Minery were present. No public was 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 table the New Business consideration of CAI# 25-02, to November's agenda, Mr. Johnson seconded the motion and all present members voted in favor. The motion carried.
- IV. **CONSENT AGENDA**
A. Minutes (August 21, 2025).
Ms. Warwick moved to approve the consent agenda and Mr. Johnson seconded the motion and all present members voted in favor. The motion carried.
- 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.

TABLED to November.
- VI. **OLD BUSINESS**
A. Transylvania County Comprehensive Housing Report
Review of DRAFT of the 10-Year Housing Strategy. The Planning Board recommended no edits and Ms. Warwick commented that they did a nice job on the Findings, especially around the

constraints on affordable housing. The Report will eventually, after Board of Commissioner adoption, be summarized and incorporated into the Comprehensive Plan.

Mr. Privette moved to recommend approval of the report and forward to their review, Mr. Johnson seconded the motion and all present members voted in favor. The motion carried.

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. Mr. Privette suggested correcting the directional axis of positive and negative responses to coordinate with each of the charts. Staff explained the difference between the General Public sample versus the Randomized Sample surveys and the results from each. Mr. Johnson questioned if there might be a way of breaking the results down further, so as to provide a weighted analysis. Mr. Adams explained that there are various techniques, with weighted results and pivot tables or filters, where these results could be investigated at a more granular level. Staff suggested providing examples at the next meeting.

Mr. Lasater brought up the concern over the socio-economic skew of the data and a discussion ensued over the limitations of the results from any survey instrument. The response rates, although rather typical for mailed surveys and the online response sample can only explain so much of the general population's sentiments. Mr. Privette and Ms. Warwick agreed that and proposed to qualify the findings with language stating the limitations of the samples in the final report.

VII. INFORMATIONAL OR DISCUSSION ITEMS

A. Subdivision & Exemptions Update

Staff stated that it's been a slow period as far as development and that Longcliff Subdivision is seeking a performance bond to continue with their plans of development.

B. Transportation Update

City Cab has announced that they will cease business at the end of September. TIMs will post an RFP to replace their Out-of-Town/Out-of-County services. Board has approved the FY27 Unified Grant Application for TIMs. Staff has completed the first round of the Planner position to replace Darby, with over twenty qualified applicants.

C. Transylvania 2050 Comprehensive Plan Update

Old Business above.

D. Community Appearance Initiative Update

A new application has been received and applicant contacted to arrange for a site visit.

E. Transylvania County Comprehensive Housing Study Update

To be forwarded to the Board of Commissioners.

Staff proposed a new mailbox system for picking-up Planning Board Packets at the office, in coordination with mailings for those who can't pick-up. Mr. Privette voiced concern about Mr. Fisher and Mr. McCall, on the outskirts of the county. Staff also requested to move back at the 106 E. Morgan St., First Floor Large Conference and the Board agreed.

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

No public comment.

IX. BOARD MEMBERS' COMMENTS Mr. Privette thanked Chairman Lasater and Ms. Hooten for their assistance during the variance proceedings and wished everyone a Happy Constitution Day; Mr. Fisher spoke about the Flags Across America Day at Lake Toxaway and expansion to

other areas; America 250 History Happy Hour and History Lecture and highlighted other 250 activities.

Mr. Fisher moved to adjourn the meeting. Ms. Warwick seconded the motion. All present members voted in favor and the meeting adjourned at 7:30 PM.

X. ADJOURNMENT

A stylized, cursive handwritten signature in black ink, positioned above a horizontal line.

Planner

A cursive handwritten signature in black ink that reads "Rick Lasater", positioned above a horizontal line.

Rick Lasater, Chair