

Transylvania County

Planning Board Meeting | October 2025



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Transylvania County Planning Board

Board of Adjustment | September 2025 Findings & Order



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**Transylvania County Planning Board/
Board of Adjustment**

ORDER GRANTING, UPON CERTAIN CONDITIONS, A VARIANCE FROM THE
SIGNAGE REGULATIONS FOR ON PREMISES SIGNS

FINDINGS OF FACT & CONCLUSIONS

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.

Agenda Date: September 17, 2025 Prepared By: Jeff Adams

GENERAL INFORMATION

NOTICE

Notice was sent to the applicant/owner, surrounding property owners and posted on the County's website for the August 22nd meeting on August 7, 2025. Due to a failure to adequately post the property in time for that meeting, the meeting was rescheduled for a special-called meeting of September 17th. The applicant/owner, surrounding property owners, and public were re-noticed on August 26th, the site and County website were posted on September 4th.

DISCLOSURES

Mr. Privette disclosed that he had made a site visit and had a conversation with the property owner/operator of the RV park. Mr. Lasater and Mr. Fisher both said they also made site visits and all members testified they had no conflicts of interest regarding the application.

EXHIBITS

"A" Exhibits – Application Materials

A-1 Robert Singleton II, on behalf of Shane Payne, of 5490 Asheville LLC, SV#25-01 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, 1600-406 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 Google Maps Historic Photos of Site Signage;

B-6 5490 Asheville Hwy, LLC, Secretary of State business filings;

B-7 Off-Premise & On-Premise Signage Aerial Maps, Staff produced;

B-8 Transylvania County & NC-280 Scenic Corridor Maps, Staff produced;

Transylvania County Planning Board | Sign Variance Request SV 25-01 | 1



Transylvania County Planning Board/ Board Adjustment Findings & Order

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PLANNING, TRANSPORTATION
& COMMUNITY DEVELOPMENT

planning@transylvaniacounty.org



TRANSYLVANIA
COUNTY
NORTH CAROLINA

106 East Morgan Street
Suite 207
Brevard, NC 28712
828-684-3205

**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 CAIR 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# 9507-77-6823-000, 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.)



Transylvania County Planning Board Agenda

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Public Comment



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Agenda Modifications



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Consent Agenda



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Minutes

- September 17, 2025



Consent Agenda

PLANNING, TRANSPORTATION
& COMMUNITY DEVELOPMENT
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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.)

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New Business



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A. Transylvania Natural Resources Council



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TABLED to November

A. CAI Request CAI#25-02: Berry



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Old Business



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A. Transylvania 2050 Comprehensive Plan Update Draft: Element One: Growth & Economy



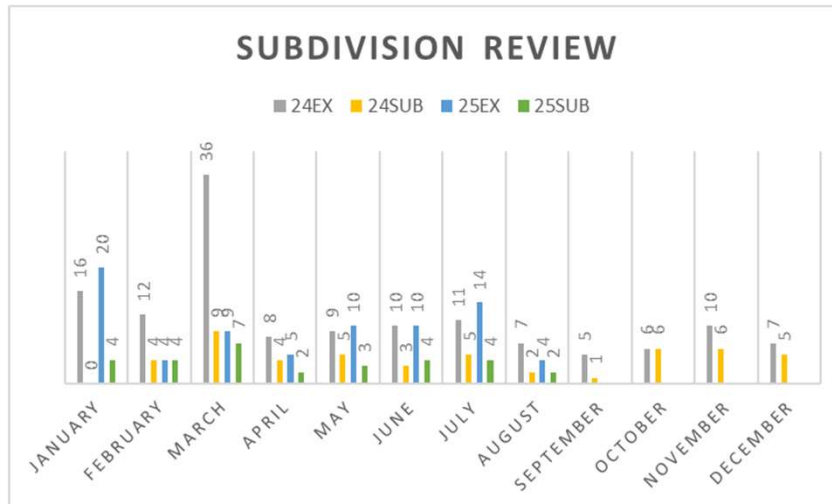
13

Informational & Discussion Items



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A. Subdivision Approval & Update

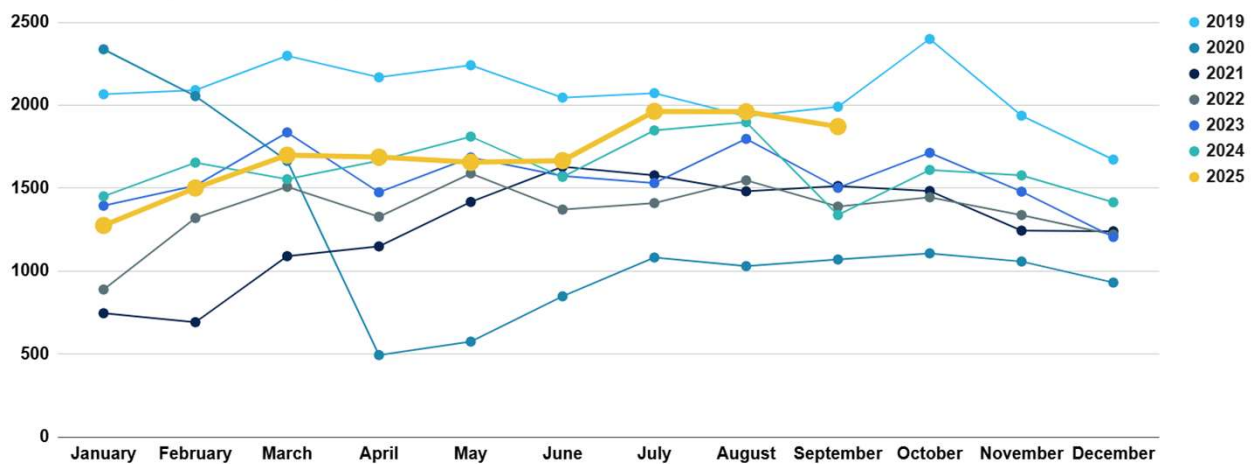


Subdivisions & Exemptions Update

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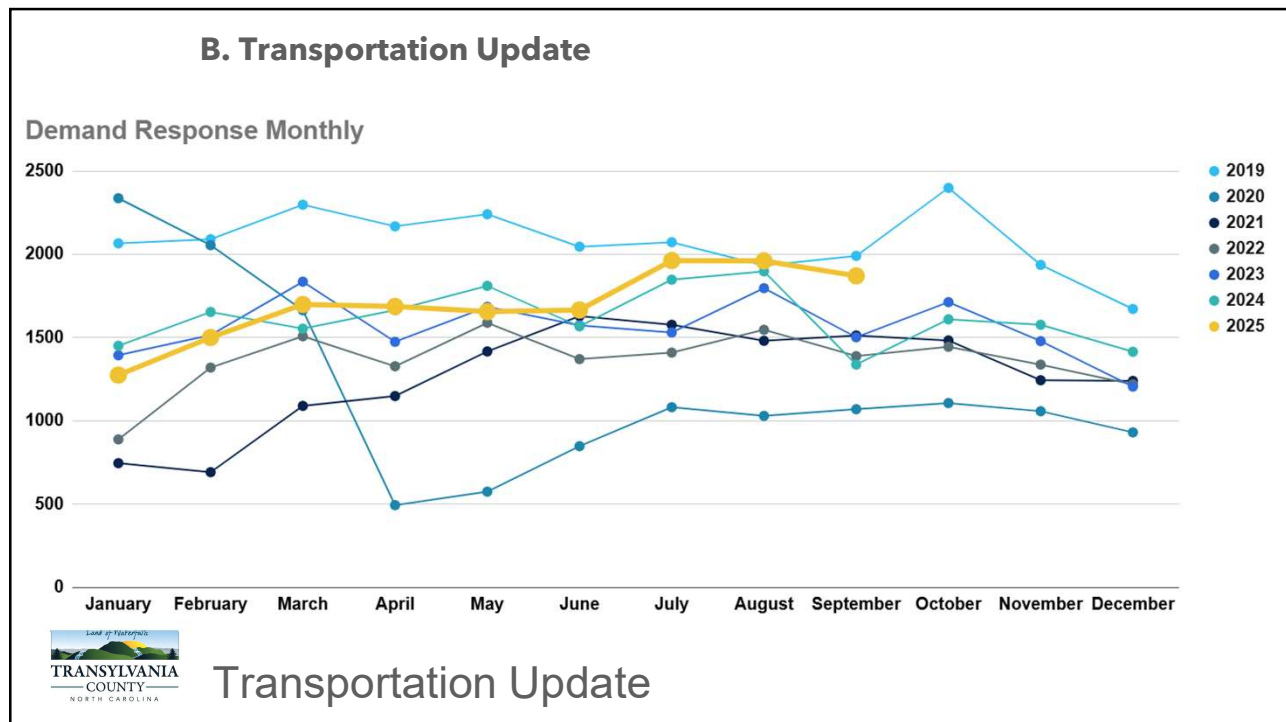
B. Transportation Update

Demand Response Monthly

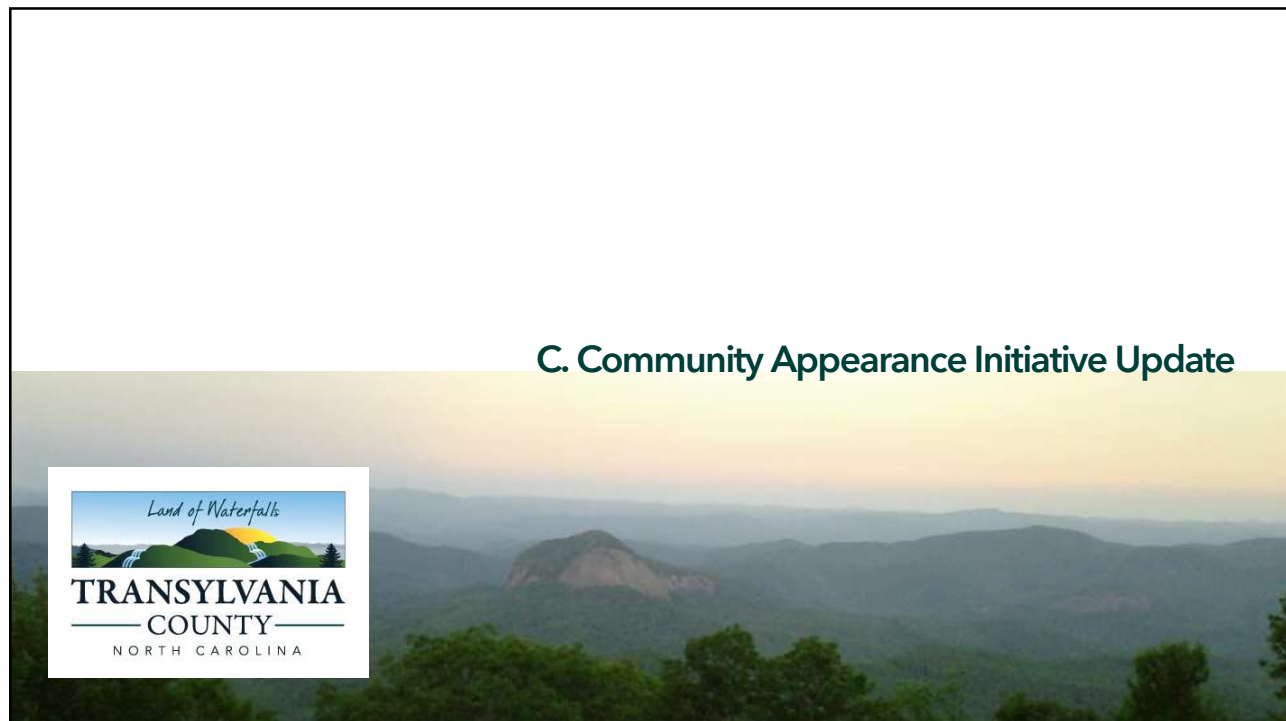


Transportation Update

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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



CAI Update

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C. Comprehensive Plan Update



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Element 1: Growth & Economy

Element 2: Land Use & Housing

Element 3: Transportation & Infrastructure

Element 4: Natural Resources & Resiliency

Element 5: Health & Culture

Element 6: Implementation



Comprehensive Plan: DRAFT Outline

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Transylvania 2050 Project Step	2025							2026			
	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Step 4. Community Survey & Priorities											
a. Community Survey		CE									
b. Priority Building				AR		PB					
c. 2050 Community Priority Sessions							CE				
Step 5. Action Plan											
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											
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

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D. Housing Study Update



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Public Comment



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Board Members' Comments



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Adjournment



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