

# Public Input

## Cedar Mountain Small Area Plan Public Input Survey Report

In an effort to maximize transparency and ensure an adopted plan is drafted with evidence of the community’s support, as a part of the plan’s public outreach process and in compliance with the Transylvania County Small Area Planning Process the committee prepared a public input survey. The survey was made available to the public for 25 days, from June 26<sup>th</sup> through July 20<sup>th</sup> and was accessed online using an online survey tool provided by SurveyMonkey.

The survey included 37 questions that were reviewed and approved by the Cedar Mountain Small Area Plan Committee at their meeting on June 23<sup>rd</sup>, 2020. Questions provided the public an opportunity to provide their input on topics including land development regulation (residential, commercial, and industrial), economic development, natural resource conservation, and current and future public infrastructure.

To generate public awareness and participation, staff made several attempts to reach community members and request they assist in the development of the Cedar Mountain Small Area Plan by taking part in the survey. Staff placed fliers in all the business and public facilities along North Carolina 276, placed two advertisements in the Transylvania Times regular publication, and sent a postcard notification all 1,061 parcel owners in the defined planning boundary. All the attempts to reach the public provided detailed instructions on how to access the survey and participate.

By the conclusion of the survey participation period, staff had collected 561 total responses. According to survey responses, 381 (68%) of the respondents identified themselves to either own property in the planning boundary or permanently reside in the planning boundary. Based on 2018 US Census estimates and County addressing information those 381 respondents would make up roughly 34% of the planning boundary’s population.

The survey was broken into six sections concerning different topics and question construction. The sections titles and survey responses are provided below.

<b>Section One: Land Use Planning</b>					
The survey asked participants to rate how strongly they Agree or Disagree if County policies and regulations should.....					
Question	Responses				
	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
Q1. ....encourage the preservation and protection of natural resources.	11%	0%	1%	11%	76%
Q2. ....encourage more commercial businesses in the Cedar Mountain area (grocery, shopping, etc.).	38%	31%	20%	9%	3%
Q3. ....encourage more single family residential developments in the Cedar Mountain area.	20%	26%	30%	21%	4%
Q4. ....encourage more multi-family residential developments in the Cedar Mountain area.	50%	29%	14%	5%	2%

Q5. ....work to preserve the Cedar Mountain area's rural character.	2%	1%	3%	18%	76%
Q6. ....work to preserve/protect mountain views/ridge tops.	3%	1%	3%	13%	80%
Q7. ....encourage more affordable workforce housing options.	14%	14%	32%	30%	10%
Q8. ....encourage more industrial development projects.	69%	19%	8%	3%	1%
Q9. ....encourage/support the creation of more employment opportunities in the Cedar Mountain area.	13%	18%	37%	27%	5%
Q10. ....require new residential developments to provide open space.	5%	4%	11%	31%	48%
Q11. ....require new commercial developments to meet extra building standards so as to conform with existing local development (I.e. design, size, height, etc.).	4%	2%	5%	24%	64%
Q12. ....regulate the size, design, and type (multi-family or single family) of new residential developments.	4%	5%	14%	26%	51%
Q13. ....regulate the size, design, and usage of new commercial developments.	3%	3%	4%	19%	72%
Q14. ....regulate the size, design, and usage of new industrial developments.	2%	2%	4%	16%	75%
Q15. ....more strictly protect the headwaters water quality of the streams and rivers in the Cedar Mountain area.	2%	1%	2%	11%	83%
Q16. ....require more regulations in order develop properties inside existing floodplain in the Cedar Mountain area.	4%	5%	8%	14%	69%
Q17. ....encourage the development of more robust telecommunication services such as cellular service and broadband in the Cedar Mountain area.	5%	4%	16%	27%	48%

## Section Two: Investing Your Tax Dollars

The survey asked participants to rate how strongly they Agree or Disagree if County should provide funds to.....

Question	Responses				
	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
Q18. ....plan the development of recreational trails and walking paths in the Cedar Mountain area.	7%	10%	13%	39%	32%
Q19. ....protect agricultural land in the Cedar Mountain area.	1%	3%	10%	37%	49%
Q20. ....protect open space in the Cedar Mountain area.	2%	1%	6%	29%	63%
Q21. ....protect indigenous plant species in the Cedar Mountain area.	2%	2%	7%	24%	66%

Q22. ....develop and maintain a public recreational park in the Cedar Mountain area.					
	12%	15%	30%	24%	20%

### Section Three: Growth, Preservation, and Transportation

The survey asked participants the following questions

Q23. How much do you believe the Cedar Mountain area should grow in the future?				
	Not at all	Not Much	Some	A lot
	11%	54%	33%	1%

Q24. How would you describe the population growth in the Cedar Mountain area in the last decade?			
	Not Enough	About Right	Too Much
	3%	74%	22%

Q25. How would you describe the development growth in the Cedar Mountain area in the last decade?			
	Not Enough	About Right	Too Much
	5%	67%	28%

Q26. Are there any important historical sites or structures in the Cedar Mountain area you think need to be preserved?			
	No	I don't know	Yes
	3%	74%	23%

Q27. Aside from those found in the DuPont State Forest, are there any important water or land features in the Cedar Mountain area that you think need to be preserved?			
	No	I don't know	Yes
	5%	67%	28%

Q28. What roads or intersections, if any, contain hazards (limited visibility, sharp curves, high speed, etc.)?

Listed below are a collection of common words and terms that were used in comments collected in response to question 28. The larger the word appears, the more often it was used.

Cedar Mtn dangerous Rich Mountain Road cafe parking especially near Whistle near safer  
 East Fork near Whistle Stop Whistlestop past US Slower traffic  
 Reasonover Road Rich Mountain Rd Reasonover Post Office  
 Cascade Lake Rd section high cascade lake road  
 Cedar Mountain many curves Cascade Lake people  
 Cascade traffic reduced Highway N area Reasonover Rd  
 speed limit Becky Mountain road know None passing  
 speed stretch needs Dollar General See hazardous  
 intersection narrow coming whistle stop Hwy limited visibility  
 high speeds Also Don t know Mountains Road Rd straightaway  
 Greenville Hwy limits mph sure bike lane lower speed limit  
 Greenville Highway fast Sherwood Forest slow Whistle Stop Market front  
 CaRS needs mph front Whistle Stop drivers DuPont

Q29. Would you be in favor of a public transit alternative in the Cedar Mountain area?			
	Yes	No	I don't Know
	26%	45%	28%

Q30. Are you aware that Transylvania County currently provides a ride request service to the County's general public, including those in the Cedar Mountain area?		
	Yes	No
	28%	72%

**Section Four: About You**  
The survey asked participants the following questions about themselves

Q31. Do you currently rent or own property in the Cedar Mountain area as it is defined by the planning boundary?			
	Rent	Own	Neither
	2%	69%	29%

Q32. How long have you lived in or owned property in the Cedar Mountain area as it is defined by the planning boundary (a map is located at the start of this survey)?					
	Under 5 years	5 to 9 years	10 to 19 years	More than 20 years	Never lived or owned property in Cedar Mtn.
	19%	11%	19%	24%	25%

Q33. If you own a residence in the Cedar Mountain area, on average how often do you reside there?							
	Year-round	More than half a year	About half the year	Less than half the year	Only occasionally	Never	Doesn't own a residence in Cedar Mtn
	48%	2%	5%	8%	4%	2%	30%

Q34. Prior to participating in this survey, were you aware that an effort was being made to prepare a small area plan for the Cedar Mountain area?		
	Yes	No
	56%	44%

**Section Five: Cedar Mountain Small Area Plan Progress**  
The survey asked participants the following questions about themselves

Q35. Do you believe the map above accurately depicts the Cedar Mountain area?		
	Yes	No
	89%	11%

Q36. Please rate how strongly you AGREE or DISAGREE with the proposed Vision Statement as it has been proposed by the Cedar Mountain Small Area Committee written above.					
	Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly Agree
	5%	5%	18%	50%	22%

## Section Six: Comments and Suggestions

The survey asked participants to provide any comment they felt appropriate for the development of the plan.

Q37. Please provide any comments or suggestions you believe could benefit the Cedar Mountain Small Area Planning Committee as they develop the community's first Small Area Plan.

Listed below are a collection of common words and terms that were used in comments collected in response to question 37. The larger the word appears, the more often it was used.

many tourism part know property scenic maintain service small zoning homes enjoy  
local issues included small businesses County reduce use Slick Rock CONTROL signs  
natural beauty environment preserve chain stores Thank support  
commercial Small Area growth already built lighting Please believe  
Keep environmental commercial development fit  
businesses opportunities live etc people come  
community committee Cedar Mountain see  
area limit need go development land  
planning well Dollar General Brevard protect us  
will map think must Encourage feel work concerned  
Cedar Mountain area store make require good less place change  
natural lots residents don't developed parking regulations bike lanes moved  
consider Way land use also great want number rural help mountain town new allow