

Cedar Mountain Small Area Plan

JANUARY 14

Transylvania County

**Authored by: Cedar Mountain Small Area Plan
Committee**



Acknowledgment

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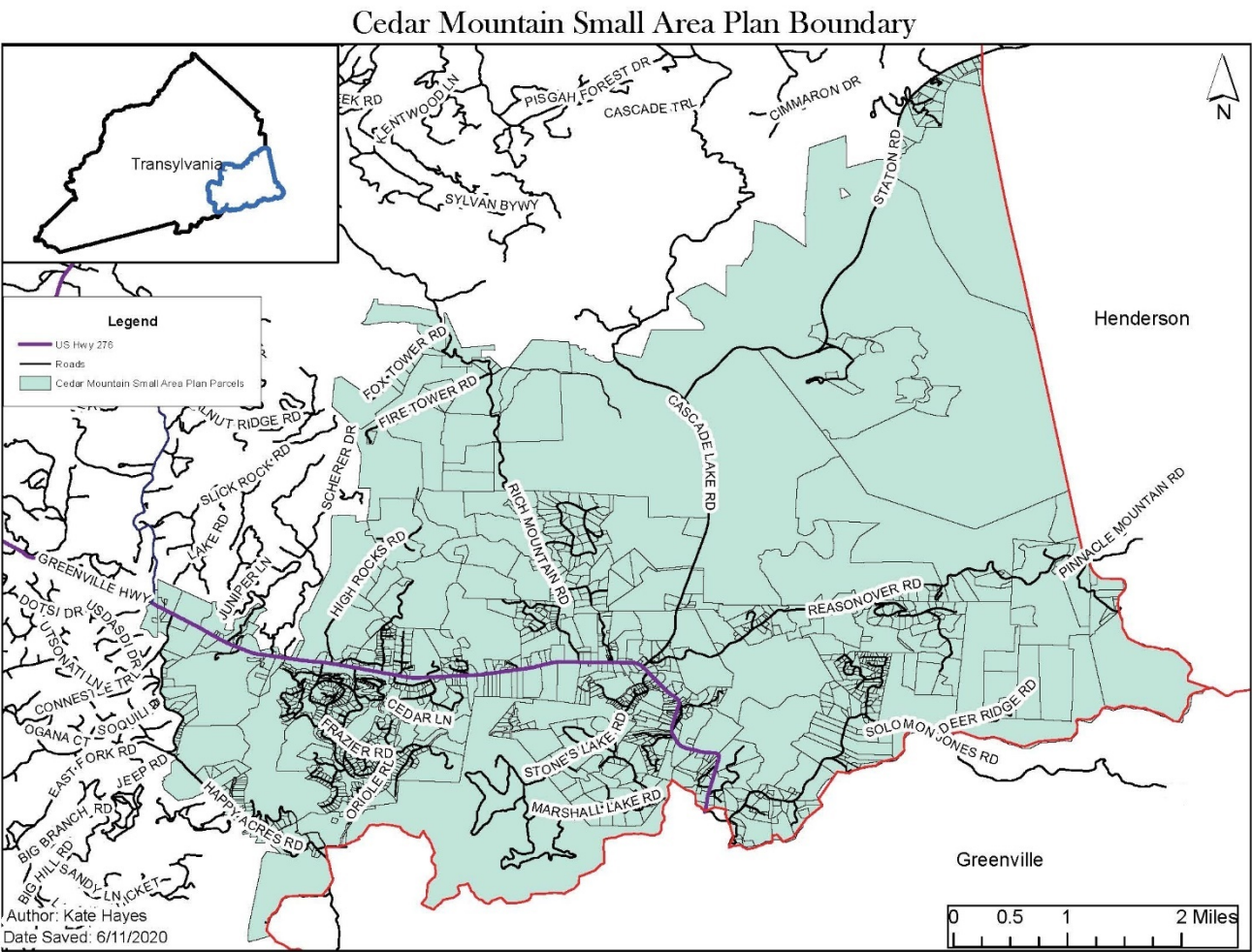
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Introduction

Mission and Vision Statement

“The Cedar Mountain Small Area Planning Committee will develop a land-use management perspective that strives to balance the area's natural beauty, historic, and cultural resources with responsible commercial and private development. The Committee respects the evolution of this community, its values and will develop its management plan by being responsive to the many voices of the Cedar Mountain citizens”

Cedar Mountain Planning Area



Background

History of Cedar Mountain

The purpose of the following section is to provide a brief history of the Cedar Mountain area and highlight land use patterns and traditions that have shaped this community into what it is today.

Located north of the South Carolina and North Carolina state line, Cedar Mountain lies roughly 10 miles away from downtown Brevard.

Arrowheads, pottery shards and marker trees are evidences that the forests of Cedar Mountain were hunting and gathering grounds for the Cherokee into the early 1800s. The deer and turkey were plentiful. European pioneers began moving through Cedar Mountain in the late 1700s and building homes in the early 1800s. They, and the area known as Cedar Mountain, became entangled in the boundary dispute known as the Walton War. Cedar Mountain was a part of the 12-mile wide strip of land known as the Orphan Strip. The land was given to Georgia by the Federal government in 1802 but by 1811 North Carolina governed the area after an independent survey of the 35th parallel confirmed that the land was a part of NC. ¹

Land grants from the 1830s reveal the names of settlers living along the waters of the upper Little River and the headwaters of the Green

River. Micajah Smith Thomas owned much of the acreage along the Little River in today's DuPont State Recreational Forest and lived there with his family. By 1860 he had built the large Buck Forest Hotel, the Little River Turnpike to the hotel and established the first Cedar Mountain Post Office in the hotel. This area was known as Cedar Mountain until the post office was moved after the Civil War. A grist mill was built at Hooker Falls and families with names of Moore, Hamilton, Heath, Hefner, Jones and McGaha are listed on the 1840 census. ²



Other families arrived in Cedar Mountain, traveling up the Green River Road and establishing a settlement in the Blue Ridge area, at the end of Reasonover Road. Blue Ridge Baptist Church, according to church records, was established in 1836 on land donated by James Burns, an early

¹ McCrary, Mary Jane. Transylvania beginnings: A History, Southern Historical Press, 1984.

² Tinsley, Jim Bob. Land of Waterfalls: Transylvania County, NC, self-published, 1988

landowner. Schools were built, at different times, near Laurel Creek, Burnt Mountain, Mine Mountain, and the Little River Bridge.³

The Jones Gap Turnpike from SC was built in the 1840s and became another conduit into Cedar Mountain and to the Caesar's Head Hotel. The



Johnstone or French Broad Turnpike offered travelers and drovers access from Brevard and through the Dunn's Rock and Loftis communities. Drovers from Tennessee and NC traveled these turnpikes, as well as the Little River Turnpike and Green River Road, with their pigs, cattle, sheep, turkeys, and other animals on their way to the SC markets. Travelers came to the Caesar's Head Hotel and then on to the DeGower Hotel on the Johnstone Turnpike about two miles from the state line. This Victorian style hotel was built in 1884 and was destroyed by fire in 1891. Parties that had traveled from Caesar's Head to the DeGower would then often continue to the Buck Forest or Thomas Hotel and enjoy the waterfalls of Little River. This tourism benefitted the community in

the mid to late 1800s, providing income for local carpenters, farmers, cooks, guides, contractors,

etc. Newspapers in SC often shared the reports of these trips. The Branson Business Directories of these years report that farming was the main occupation in Cedar Mountain with the occasional merchant, blacksmith, wheelwright, grist or saw mill operator

and postmaster listed.⁴

The general stores, post offices, churches, schools, and chapels were located on or near the turnpikes that brought traffic through Cedar Mountain. After the Civil War, families from SC came to Cedar Mountain seeking the clean air and water for health issues such as tuberculosis and many of them built summer residences that are still visited in the summer by their descendants. Hwy 276 or the Geer Highway was built in the late 1920s and early 1930s, leaving only glimpses of the old turnpike road. It provided faster and more comfortable travel through the community, over Caesar's Head to Greenville, SC and into Brevard.⁵

Nestled along U.S. Route 276, Greenville Highway, Cedar Mountain has long been

³ Stinson, Vera Jones. *Stumbling Blocks Were Stepping Stones in Appalachia*, self-published

⁴ Branson, L. (Levi), (1890). *Branson's NC business directory*, Raleigh, NC, 1890

⁵ Stinson, Vera Jones. Interviews, 2011

recognized as a convenient retreat from the harsher piedmont area weather for upstate South Carolina residents.⁶

Transylvania County has always hosted seasonal visitors due largely to the favorable climate and pristine natural recreation alternative, and Cedar Mountain traditionally served the community in a similar fashion. While not as popular as the Lake Toxaway or Dunn's Rock areas before the Civil War, following the War Between States summering in Transylvania County become a popular vacation alternative again and Cedar Mountain began to draw its fair share of visitors.⁷

As a result of its proximity to North Carolina's southern border, most of Cedar Mountain's visitors, and part-time residents where from Greenville, Spartanburg, Aiken, and Charleston, South Carolina.⁸ With an elevation above 2,000 feet, these South Carolinians found the summer climate of the quaint mountain community much more hospitable than the harsh South Carolina summers.

The community continued to grow, catering to their visitors and part-time residents through the 19th and early 20th century with the construction of smaller homes along Greenville Highway as well as along the highway's subsidiary

rural roads. The homes built in the community were traditionally smaller than those vacation homes found in Lake Toxaway and other vacation communities in Transylvania County. Owners of these homes would often leave the residences in their families passing the properties down generation by generation.⁹



Being established as a true summer destination, the community became an optimal location for those interested in opening summer and seasonal camps of all kinds. Evidence of the earliest documented campers to the area comes in an issue of the Sylvan Valley News dated August 20, 1909. Organizations such as the Boy Scouts of America and Upstate South Carolina Y.M.C.A branches would use the area for organized camping trips through 1910s and 1920s. The first

⁶ Laura Phillips-Deborah Thompson - Transylvania County Joint Historic Preservation Commission in Association with Marblehead Pub. – 1998

⁷ Thompson, Marcy. "Cedar Mountain: A True Summer Community – Cedar Mountain NC." Picturing the Past Blog. April 7, 2014. Accessed June 13, 2020. <http://nchistoryroom.blogspot.com/search?q=cedar+mountain+>

⁸ Thompson, "Transylvania County"

⁹ Thompson, "Transylvania County"

traditional summer camp, Camp Comfort, in the area operated from 1922 through 1926.¹⁰



Other traditional camps to the area included Camp Burgiss Glenn, the Elks Camp, Harmony Farm, Camp Socareda among others. Other camp establishments that would not be considered traditional to today's standards that were popular in the area included those that were provided by employers for their employees. The owners of textile mills such as Vitor Monaghan Mills, Piedmont Mills, and Judson Mills would acquire property to establish a cost-effective retreat for their millworkers and families. These mill camps operated from the mid-1920s

throughout the early 1950s and Camp Reasonover, owned by Victor Monaghan Mills, would eventually be sold to the South Carolina Education Association in 1954 to serve as a camp for teachers and students up until 1969.¹¹

One of the well-known boys and girls camps in the community, Summits Camp, sat on 1,400 acres and would eventually be purchased by DuPont to serve as the location for the largest industrial growth seen in the small mountain community to this date.¹² At its peak production DuPont employed more than 1,500 hundred people and sat on 10,000 acres that spanned into neighboring Henderson County.¹³

The property for the plant was originally purchased in 1956 to serve as the location of the first full-scale silicon plant in the United States, the climate and clean fresh air was ideal for the materials production. Unfortunately, demand for silicon dropped drastically shortly after the plant opened, so ownership transitioned the facility into the production of photographic materials, such as x-ray film, in the mid-1960s. Making these products the plant prospered for more than two decades, but as the digital age changed the world, the need for the products the plant produced became more sparse.¹⁴

¹⁰ Thompson, Marcy. "Cedar Mountain Has Been Home to Several Camps." Picturing the Past Blog. July 6, 2015. Accessed June 13, 2020.

¹¹ Thompson, "Cedar Mountain: A True Summer Community"

¹² Thompson, "Cedar Mountain Has Been Home to Several Camps"

¹³ Thompson, Marcy. "DuPont Started As Silicon Plant." Picturing the Past Blog. April 14, 2014. Accessed June 13, 2020. <http://nchistoryroom.blogspot.com/search?q=cedar+mountain+>

¹⁴ Thompson, "DuPont Started As Silicon Plant"

With the drop in demand, DuPont sold the Cedar Mountain facility to Sterling Diagnostic Imaging in 1996. Sterling's ownership of the plant was however short lived, being sold just a few years later to the Agfa Corporation and the doors to the plant were closed for good in 2002.¹⁵



While under the ownership of Sterling Diagnostic Imaging, the state of North Carolina purchased more than 7,000 acres of the remaining DuPont property that DuPont had not sold in the deal with Sterling. This property would become the DuPont State Recreation Forest. Desiring to add highly popular parts of the forest that were included in the Sterling deal, the state of North Carolina also sought to buy property that included Bridal Veil Falls, High Falls and Triple Falls. Sterling chose to instead sell those highly valuable parcels to the Cliffs Communities to be developed as a

high-end residential community that would limit access to the popular natural attractions to residents of the gated community.¹⁶

Urged on by local conservation groups, local political figures, and members of the Transylvania County community to protect this property and maintain public access, Governor Hunt entered negotiation with The Cliffs. After negotiations proved unsuccessful, the state of North Carolina acquired the properties by means of invoking eminent domain in October of 2000 and the popular sites were included into the DuPont Recreational Forrest.¹⁷



Today, the forest is home to more than 80 miles of trails that hikers and bikers across the world will travel to enjoy. The DuPont State Forest has become a crucial part of the Cedar Mountain community hosting more than 1,000,000 visitors each year according to Lucia Gerdes, Board President for the Friends of DuPont Forest .

¹⁵ Thompson, "DuPont Started As Silicon Plant"

¹⁶ Thompson, "DuPont Started As Silicon Plant"

¹⁷ Thompson, "DuPont Started As Silicon Plant"

In more recent history, The Cedar Mountain community has become a home to several residential and retirement developments. The Stones Lake Road area contains both summer and year-round homes as well as Faith Chapel, which held its first service in 1938. Sherwood Forest, a part of the Audubon Cooperative Sanctuary Program, was developed in the early 1960s. In 1939 the Robin Hood Inn was built by Ted

Snyder in the area now known as Sherwood Forest and had a successful season but was destroyed by fire in 1940. More recent residential developments that take advantage of Cedar Mountain's climate and beauty are Sequoyah Woods and Idlewild

As was the case after the Civil War, Cedar Mountain is appealing to those looking to escape into a rural and beautiful natural atmosphere away from the more urban lifestyle or hostile climates.¹⁸

¹⁸ "The History of Friends of DuPont Forest." Friends of DuPont Forest. Accessed June 13, 2020. <https://www.dupontforest.com/about/history/>

Demographics

Population and Growth.

Demographics and population trends detailed in this section were prepared using United States Census data (2000,

Figure 1: Source 2000, 2010, and 2018 US Census Bureau Data

Population	1990	2000	2010	2018*
Transylvania County	25,520	29,334	33,090	33,513
9604 Tract Total	-	7,200	8,392	8,418
9604.01 Tract	-	-	4,123	4,128
9604.02 Tract	-	-	4,269	4,290

2010, and 2018 estimate of Census Tract 9604) for Transylvania County and Cedar Mountain. The planning area's demographic estimates were extrapolated by comparing Transylvania County government residential addressing data to Census Tract population data.

Census Tract 9604 (containing the entire planning area) was split for the year 2010, the total tract population is included to match all data collected, and the tract highlighted in the table above includes all of the residential households in the planning area as well as some of its surrounding areas. The planning area includes roughly 25% of Census tract 9604.02's residential addresses. The 2018 data is merely an estimation by the US Census Bureau for that year, data from 2018 is not derived from an official population count. The 2018 figures are included in the table to show the most current estimate of the population for the study area.

Based on 2018 US Census Bureau estimates, the planning area makes up 3.3% of the County's population (1,109 persons of the total 33,513). The planning area also contains roughly 8% of the County's entire geographic area (17,368.93 acers of the total 205,627.30 acres).

Figure 2 Source: 2000, 2010 and 2018 US Census Data

Growth Percentage	1990 to 2000	2000 to 2010	2010 to 2018
Transylvania County	15%	12.8%	1.27%
Tract Total	-	16.5%	0.3%
Planning Area Tract Total	-	-	0.5%

According to Census data, the County and planning area has experienced growth between 1990 and 2018. As shown in Figure 2 above, the County's population grew by 3,814 persons (15%) between 1990 and 2000 and by 3756 persons (13%) between 2000 and 2010. Based on population estimates from 2018 the County will have seen a lower rate of growth then what was recorded in the previous two US Census with an estimated percent increase of only 1.27%. For the Planning Area there has not been a sufficient growth of population from 2000. From 2000 to 2018 US Census Tract 9604 (containing the entire planning area) saw similar rates of growth compared to the County as a whole. Between 2000 and 2010 the population in census tract 9604 increased by 1,192 persons (16.5%). If the 2018 US Census estimates are accurate, Census tract 9604 would have only seen a 0.3% population increase in that 8-year period.

Age of Population.

Based on Census data the planning area and the area immediately surrounding has an estimated median age of 60 years. The places the planning area's population median age to be about 10 years older than the median age of the whole county which

is 50.7 per the US Census 2018 estimate data. When comparing the 2018 estimates to the 2010 and 2000 Census results it would also appear that population inside the planning area is an aging one. As shown in Figure 3 above, the median age in Census tract 9604 has grown from 50.6 in 2000 to an estimated median age of 60 in 2018.

Figure 3: Source 2000, 2010 and 2018 US Census Bureau Data

Age of Population	2000	2010	2018*
Median Age	50.6	56.3	60
9604.01 Tract	-	51.1	56.5
9604.02 Tract	-	61.5	63.4

Employment and Income.

Figure 4 Source: 2000, 2010 and 2018 US Census Bureau Data

2018	Median Household Income
Transylvania County	\$46,629
Planning Area Tract	\$57,500
Difference	\$10,871

According to the 2018 Census estimates only 1,317 of the people in Census tract 9604.02 (containing all of the residential households included in the planning area) are employed, while 2,626 were not in the labor force at all and were not considered in the unemployment count. Of those working the employment centered around businesses, sales and office work, service occupations, production, and transportation of materials. The mean commuting time for these employees was roughly 26 minutes. Which is above the average Transylvania County mean time by 1 minute but compared to the mean commuting time in North Carolina was a couple more minutes less at 24.8 minutes.

The median income for an average household in Transylvania County is \$46,629, but for the tract that includes the planning area the median income is quite higher at \$57,500. This is roughly \$10,871 more than the average Transylvania County household.

Projections:

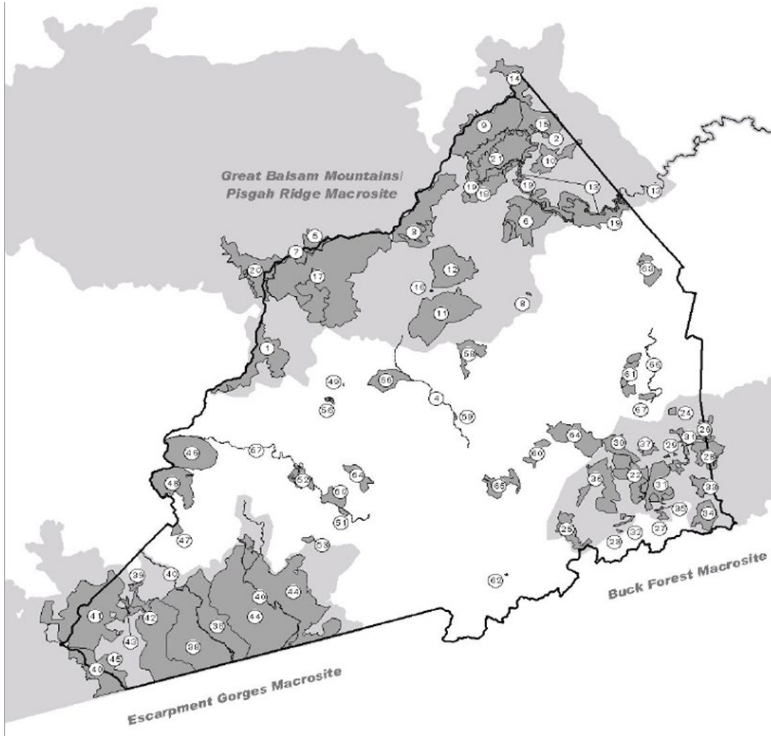
Demographic projections were derived from Census data (1990, 2000, 2010, and 2018 estimate Census Tract Data). The demographic projections used the Census data that was available. These projections vary from a 12-year period of the 2018 estimate to 2030. The data shows that the Transylvania County population is estimated to increase by around 1.1%, while the tract that includes the planning area will experience 3.1% more growth at 4.2%.

Planning Area Growth 2018 to 2030	2018 Estimate	2030	Growth 2018 to 2030	Percentage Change
County	33,513	36,864	3,351	1.1%
Tract 9604.02	4,290	6,356	2,066	4.2%

Current Natural and Cultural Resources

Natural Resource Areas

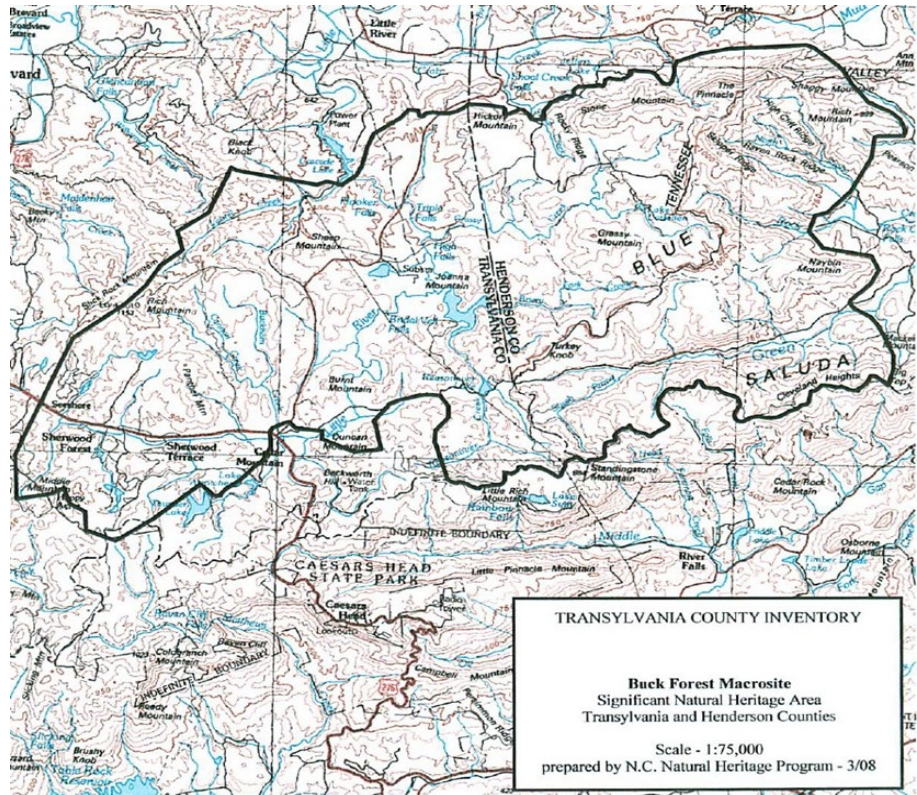
In Transylvania County there is an abundance of Natural Resources, from the State and National Forests, to the rivers and streams, and of course, the mountains. This section discusses these resources that are located specifically in the defined Cedar Mountain Small Area Planning Boundary. The Cedar Mountain Small Area Planning Boundary is in the corner of the south-east of the county located in the Buck Forest Microsite as shown in the picture on the left.



Little River/Cedar Mountain Natural Area

Inside the planning boundary lies the Little River Valley, comprised of DuPont State Forest (DSRF) and the Cedar Mountain Community.

The Little River and Cedar Mountain Natural Area consists of the south-eastern most section of the County. It is closest to the North and South Carolina state line as well as right next to Henderson County in North Carolina as shown in the picture to the right. This area has several rare species such as the French Broad heartleaf and a good number of Swamp Pink. The area contains four rare community types: Swamp Forest-Bog Complex, Southern Appalachian Bog, Spray Cliff, and Low Elevation Granitic Dome. A 2008 NC





French Broad Heartleaf photo by WCBC

Department of Environment Natural Resources report considers the local Swamp Forest-Bog Complex as one of the best examples of this community in the nation. Swamp Forest-Bog Complexes form chains of wetlands throughout the area. The same report

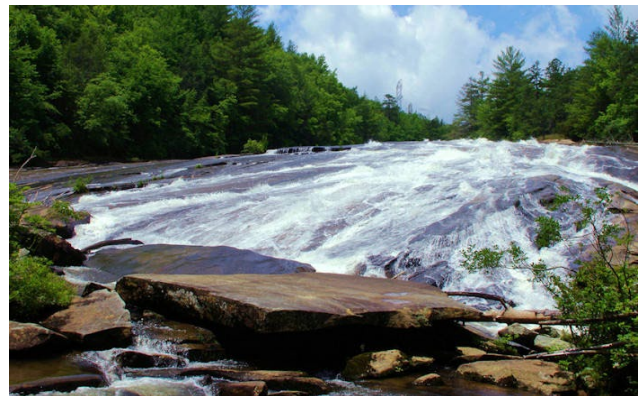


Swamp Pink photo Photo by Alan Cressler

considered the Low Elevation Granitic Dome in this Natural Area as the most extensive, and, possibly, the most diverse in Buck Forest located within the Natural Area. The report also states that there are many plants within the area that are rarely found in the mountains but more likely found in the Coastal Plains or Sandhills of North Carolina.¹⁹

Also contained within the Little River Natural Area are:

- Bridal Veil Falls²⁰(top right)
- Triple Falls²¹ (bottom left)
- Hooker Falls²² (bottom right)



¹⁹ Schwartzman, E. (2008, April). *An Inventory of the Natural Areas of Transylvania County, North Carolina* (North Carolina, Department of Environment and Natural Resources, Natural Resource Planning and Conservation). Retrieved July 16, 2020, from <https://digital.ncdcr.gov/digital/collection/p249901coll22/id/188846>

²⁰ *Bridal Veil Falls*. Photograph. *Bridal Veil Falls, DuPont Forest NC*. Romantic Asheville.com. Accessed September 14, 2020. https://www.romanticasheville.com/duPont_bridal_veil_falls.htm.

²¹ *Triple Falls*. Photograph. *Triple Falls*. Friends of DuPont Forest. Friends of DuPont Forest. Accessed September 14, 2020. <https://www.dupontforest.com/explore/triple-falls/>.

²² Jones, Nolan. Photograph. *High Falls*. Friends of DuPont Forest. Friends of DuPont Forest. Accessed September 14, 2020. <https://www.dupontforest.com/explore/high-falls/>.

Many different types of Natural Heritage Areas lie within the Little River Valley including:

Natural Areas

- Reasonover Swamp Forest-Bog Complex
- Joanna Mountain
- Reasonover Creek Cove
- Buckhorn Creek Slopes and Bogs
- Lake Derra Marsh
- Sheep Mountain Slopes and Seeps
- Dry Branch Bog
- Cox Branch Cove

Headwaters/Wetlands

- Little River Headwaters
- Little River Wetland Complex
- Reasonover Creek Headwaters
- Cedar Mountain Bog

Dehon Mountain and Sherwood Forest

Dehon Mountain and Sherwood Forest is comprised of the slopes and coves of three low, forested mountains: Dehon, Middle, and Quillen mountains, near the Blue Ridge Escarpment. There are a number of rare plant and animal species that are specific to the Sherwood Forest and Dehon Mountain, such as the Southern Appalachian Eastern Woodrat and the Small-Whorled Pogonia. The headwaters of Little River outline the western and northern edges of the area's boundary, while the southern portion goes into South Carolina.²³

Rare Plant Species

- | | |
|--------------------------|----------------------------|
| • French Board Heartleaf | • Pretty sedge |
| • Water-fan Lichen | • Ash-leaved golden banner |
| • Small-whorled pogonia | • Lax manna-grass |
| • Swamp pink | • Granite dome bluet |
| • Divided-leaf ragwort | • Jack-in-the-pulpit |
| • Bog rose orchid | • Small-leaved meadowrue |
| • Huckleberry | • Purple fringeless orchid |
| • Cuthbert's turtlehead | • Marsh bellwort |
| • Turkey-beard | • Bog goldenrod |
| • Rock-shag lichen | • Rock-fir clubmoss |

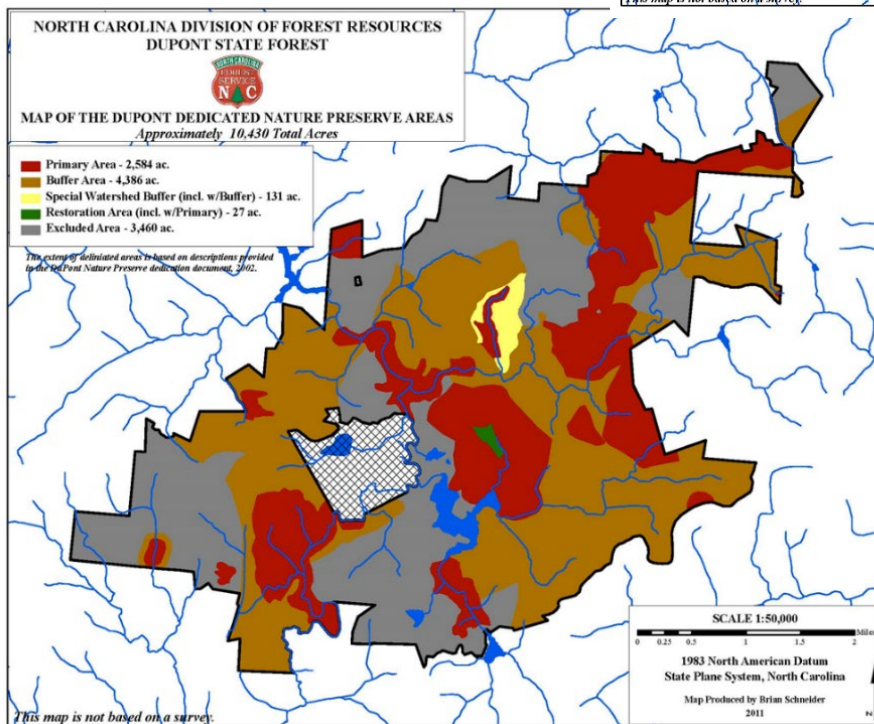
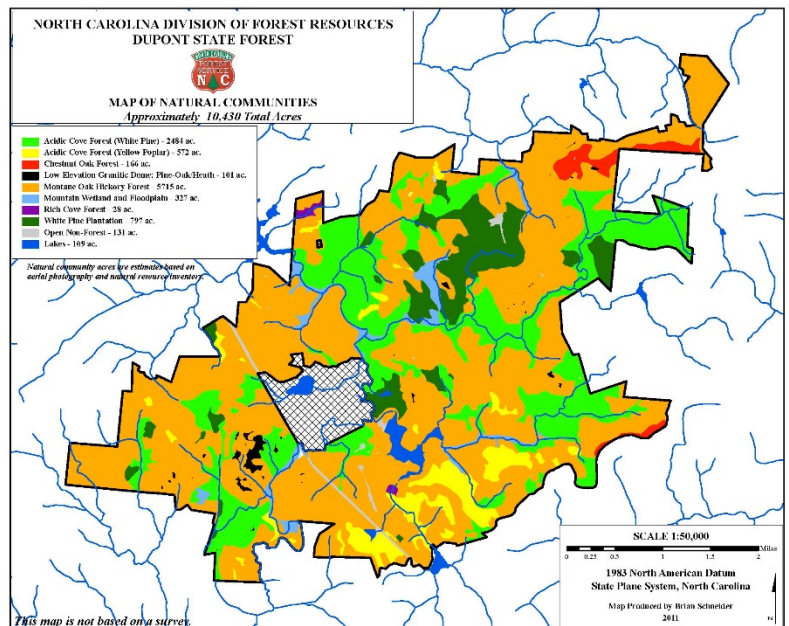
Rare Animal Species

- Green salamander
- Rock-loving grasshopper
- Timber rattlesnake
- Southern Appalachian eastern woodrat

²³ Schwartzman, E. (2008, April). *An Inventory of the Natural Areas of Transylvania County, North Carolina* (North Carolina, Department of Environment and Natural Resources, Natural Resource Planning and Conservation). Retrieved July 16, 2020, from <https://digital.ncdcr.gov/digital/collection/p249901coll22/id/188846>

DuPont State Recreational Forest Cedar Mountain NC

In 1996-1997 the State of North Carolina purchased 7,600 acres of forest from DuPont Industrial Company after they decided to sell their industrial operation. From 1995-2000 the State acquired in three phases 10,300 forest acreage surrounding the former DuPont Industrial factory. The remaining 2,700 was acquired by Sterling Diagnostic in 1996, which was later purchased by the State of North Carolina.²⁴ Currently the Forest has a total of 10,430 total acreage.²⁵



Forest

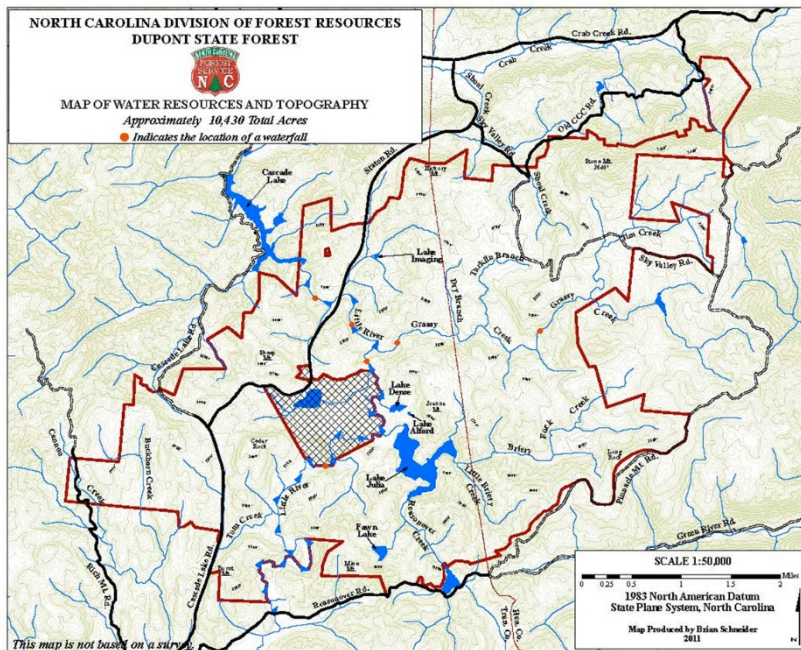
The makeup of DuPont State Forest is the same across the Blue Ridge Province of the Southern Appalachian mountain region. In the Southern Appalachian region and DuPont State Forest there have been an influence of change through ecological and human disturbance. DuPont State Forest is made up of around 4 different tree species. Mostly White Pine, Oak, and some Hickory trees. The largest natural community (forest) is the Montane Oak-Hickory Forest which takes up

approximately 5,715 acres. While the next largest is the Acidic Cove Forest of 3,056 which is made up of White Pines.²⁶

²⁴ "History of Friends of DuPont Forest," Friends of DuPont. Accessed July 16, 2020, <https://www.dupontforest.com/about/history/>

²⁵ North Carolina of Forest Resources. *DuPont State Forest Land and Resource Management Plan*, (2011), from https://www.dupontstaterecreationalforest.com/Documents/DSRF_Land_Resource_Management_Plan.pdf

²⁶ North Carolina of Forest Resources. *DuPont State Forest Land and Resource Management Plan*, (2011), from https://www.dupontstaterecreationalforest.com/Documents/DSRF_Land_Resource_Management_Plan.pdf



Water

In DuPont State Recreational Forest, there are several different types of bodies of water, from creeks, rivers, lakes, and waterfalls. The waterfalls located in the Forest are Hooker Falls, High Falls, Triple Falls, Bridal Veil Falls, and Wintergreen Falls. Little River which makes its way throughout the study area of Cedar Mountain is also located within DuPont's boundaries. There are five different Lakes that are located within DuPont, the largest being Lake Julia. Lake Dense, Alford, Imaging, and Fawn are the other four lakes located within DuPont.

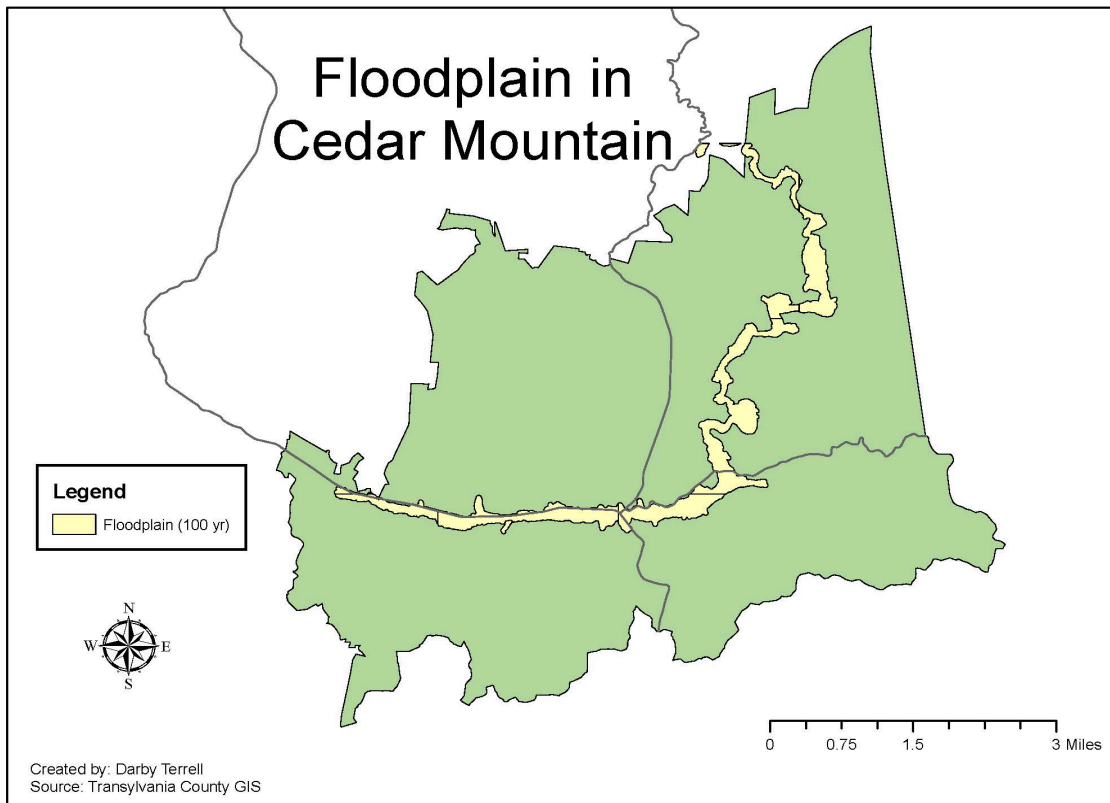
Cascade Lake has a small portion at the north end of DuPont. The five lakes take up approximately 111.5 acres within DuPont Forest.²⁷ The DuPont Forest contains both the French Broad River Basin and the Little River, which has roughly 38 miles of streams. These streams are the headwaters for both the Little River and French Broad River. According to the North Carolina Forest Service, the Little River is considered the major tributary to the French Broad River and is a priority watershed for freshwater conservation within the French Broad River Basin. There are twelve named streams that are tributaries of the Little River. According to the North Carolina Forest Service 40 percent of these streams contain no fish species, while 10 percent of these streams have warmwater fish, and the remaining 50 percent have cold-water fish communities, that include three different trout species, brown, brook, and rainbow trout.²⁸

Floodplain and Floodway

Flooding is the most common natural disaster that can affect communities the most, due to its costly consequences. Though flood risk can change over time due to the changing of the natural environment through development, weather patterns, and other factors. FEMA works with federal, state, and local partners to help identify flood risk. In North Carolina, the state oversees helping with the risk factor by being involved in the National Flood Insurance Program which it enables the local governments like Transylvania County to create Floodplain Damage Prevention Ordinances to lower the risk for its citizens, their property, and the natural resources.

²⁷ North Carolina of Forest Resources. *DuPont State Forest Land and Resource Management Plan*, (2011), from https://www.dupontstaterecreationalforest.com/Documents/DSRF_Land_Resource_Management_Plan.pdf

²⁸ North Carolina of Forest Resources. *DuPont State Forest Land and Resource Management Plan*, (2011), from https://www.dupontstaterecreationalforest.com/Documents/DSRF_Land_Resource_Management_Plan.pdf



In the Cedar Mountain Small Area Plan boundary, the most present floodplain or floodway is a 100-year Floodplain. This means that the area is likely to flood every 100 years and development is allowed in the floodplain with certain permitting required and regulation involved. The location of the 100-year Floodplain follows the Little River that runs from DuPont State Forest and beside U.S. Highway 276 the main corridor of Cedar Mountain.

Topography and Climate

The topography of Cedar Mountain planning area is like other Southern Appalachian areas. The Forest lands consists mostly of rolling land, with narrow ridges in spots. There are plenty of exposed mountain peaks, steep slopes, and gorges, with bottomlands as well as wetlands located within the Cedar Mountain Community and DuPont State Forest. Due to the topography the area sees a greater amount of annual precipitation than in other areas of the Southern Appalachian areas.²⁹

Soils

In the Cedar Mountain area the soils are considered in two types one being sandy soils that are well drained and occur on slopes, while other soils in Cedar Mountain are said to be loams which are poorly drained and are

²⁹ North Carolina of Forest Resources. *DuPont State Forest Land and Resource Management Plan*, (2011), from https://www.dupontstaterecreationalforest.com/Documents/DSRF_Land_Resource_Management_Plan.pdf

located within the floodplain next to the Little River. The Cedar Mountain area around U.S. Highway 276 and Sherwood Forest show the soils of the Edneyville and Chester series. Both soil series can be found on the sloping hills which balance the drainage and are characterized as sandy-loam soils that drain well which provide less flooding.³⁰

Cultural Resource Areas

Cedar Mountain NC

The Cedar Mountain study area has the makeup of a small rural area that has stayed relevant and productive due to the topography in the area. The Cedar Mountain Area is historically known for its summer camps that have attracted many families to the area. The cool, tepid summers have also drawn summer residents. As stated before it was also the area that DuPont Corporation built their plant, which later became the DuPont State Park.

Camps in Cedar Mountain

Throughout its history, there have been several summer camps situated in the Cedar Mountain area. At one time there were at least eight summer camps located within Cedar Mountain. Today, Camp Greenville and Camp High Rocks are the only summer camps located in the planning area. These camps laid the foundation for the outdoor tourism that the current Cedar Mountain sees during the year. There are also camping opportunities for families and RV camping in Cedar Mountain, with the Black Forest Family Camping Resort and Ash Grove Mountain Cabins. Historically there were Textile mill camps also located within Cedar Mountain. While these camps are no longer in operation, the appeal of escape into the mountains from hotter areas in the southern states still exists today.

Summer Residence

A good portion of Cedar Mountain is home to summertime or part time residents, who come mostly from out of state to spend their vacations in the mountains of North Carolina. Historic houses such as the Camp Cottage, Burns-Taylor House, and the Cedar Mountain Summer Cottages were all built between 1870-1890's. The Cedar Mountain Summer Cottages includes the Liberty Lodge. Cedar Mountain was the second area built for the summer home community in Transylvania County, Lake Toxaway community being the first. Most of the cultural heritage buildings, beside the camps, significant to the Cedar Mountain Area are recorded as historical summer residences.³¹

Other prominent summer residences include:

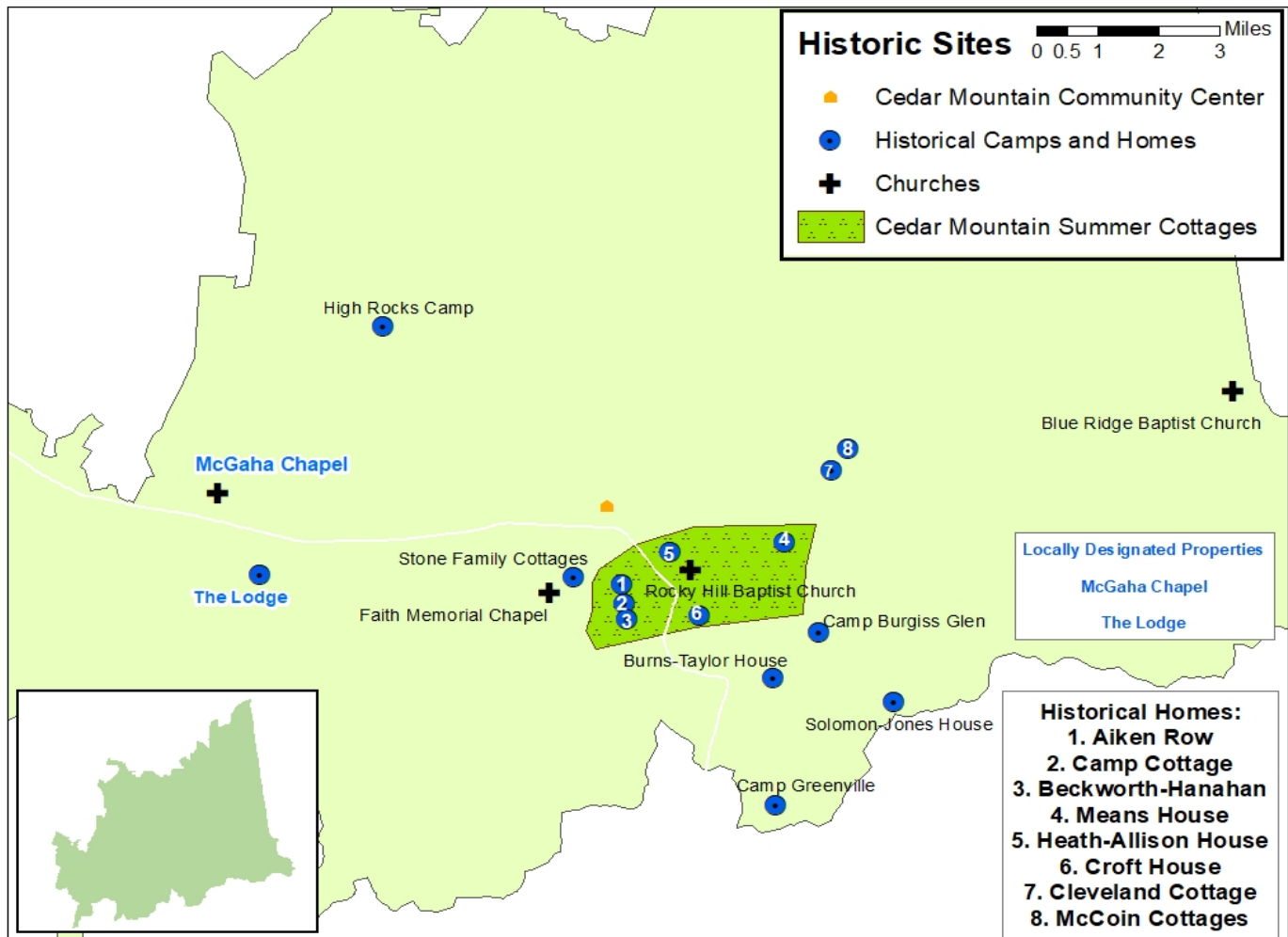
- Stone Family Cottages
- McCain Cottages
- Croft House
- Aiken Row
- Beckworth-Hanahan
- Cleveland Cottage

³⁰ United States, United States Department of Agriculture Soil Conservation and Forest Service¹, North Carolina Agricultural Experiment Station. (1974). *Soil Survey of Transylvania County, North Carolina: By John M. King ; United States Department of Agriculture, Soil Conservation Service and Forest Service in cooperation with the North Carolina Agricultural Experiment Station* (pp. 11-13). U.S Government Printing Office.

³¹ Thompson, Marcy. "Cedar Mountain: A True Summer Community – Cedar Mountain NC." Picturing the Past Blog. April 7, 2014. Accessed June 13, 2020. <http://nchistoryroom.blogspot.com/search?q=cedar+mountain+>

Cultural Landmarks

Some significant residences and landmarks in the Cedar Mountain planning area were not originally summer residences. The Heath-Allison house was originally built to be a public grammar school, but the owner soon after turned the structure into a residence for his daughter's family. Other important cultural landmarks include The Lodge, which hosts both year-round residences and summer residences was built for the McKissick family; the Means House which was used as the post office in the late nineteenth century; The Jones-Solomon House which is possibly the oldest house surveyed in the architectural survey for Cedar Mountain.³²



There is a significant portion of the Cedar Mountain area where natural resources play a substantial role into the culture. There are four major waterfalls, Triple, Hooker, High, and Bridal Veil Falls are a major part of Cedar Mountain. Throughout the decades, the community has protected significant natural resources. When the

³² Thompson, Marcy. "Cedar Mountain: A True Summer Community – Cedar Mountain NC." Picturing the Past Blog. April 7, 2014. Accessed June 13, 2020. <http://nchistoryroom.blogspot.com/search?q=cedar+mountain+>

largest employer in Cedar Mountain, the DuPont Corporation left, the residents fought to place those lands in conservancy so they would be available for outdoor recreation and enjoyment for all.³³

Cedar Mountain Community Center

The community center located in Cedar Mountain was originally built in 1954. Construction started in 1953 with local families pitching in to do their part building a meeting place the community desperately deserved. Over the decades, there have been many additions to keep the building up to date. Today, the Community Center is still heavily used by the community. Throughout the decades it has hosted hundreds of community potlucks, family reunions, church socials, and clubs (4H, quilting, Scouts, etc.). The Community Center is also the local polling place for community members to go vote. The Community Center has self-labeled Cedar Mountain the “Gateway of DuPont State Forest”.³⁴



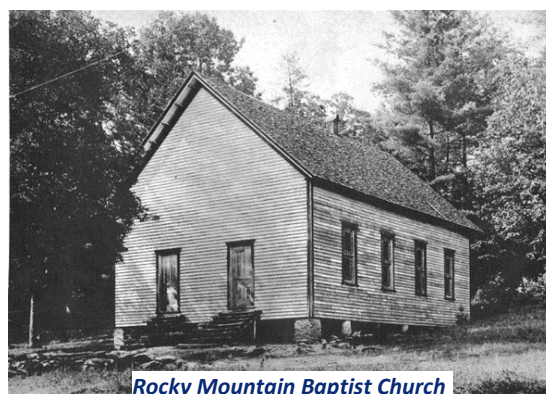
Cedar Mountain Fire Rescue

The Fire Rescue for Cedar Mountain is in the “downtown strip” near the Cedar Mountain Community Center. Their service district is the rural area of Cedar Mountain, DuPont State Recreational Forest, and extends past the South Carolina Border, to include Caesar’s Head, Cliff Ridge Colony, Tutherside Witherspoon Hill, Caesar’s Head State Park, and YMCA Camp Greenville. This district covers approximately 30 square miles and 43.1 miles of roads.³⁵

Churches

There are several Churches present in the Cedar Mountain area, and most have a rich and extensive history. The historical churches in the community are the Rocky Hill Baptist Church, McGaha Chapel, Blue Ridge Baptist Church and Faith Memorial Chapel (Originally Faith Chapel). Below are the histories of these churches.

Rocky Hill Baptist Church’s history begins in 1875 when the church was officially organized and construction began. Today the original structure can be seen at the church’s present-day cemetery. Seven years after the organization of the church, the first pastor was elected in 1882. In 1896, after previous years of obtaining more land through deeds and purchasing land by the church, construction of a new building took place. In 1956, a parsonage was



³³ Thompson, Marcy. “Cedar Mountain: A True Summer Community – Cedar Mountain NC.” Picturing the Past Blog. April 7, 2014. Accessed June 13, 2020. <http://nchistoryroom.blogspot.com/search?q=cedar+mountain+>

³⁴ Cedar Mountain Community Center. Generations of Community. Retrieved from: <https://www.cedarmountaincommunitycenter.com>

³⁵ “Cedar Mountain Fire Rescue,” Cedar Mountain Fire Rescue, Accessed July 16, 2020, Retrieved from: <https://www.cmfr.org/>.

constructed and 5 years later in 1961 Baptistry was installed. The church as of today still has an active congregation.³⁶

Faith Memorial Chapel (Faith Chapel) was founded in 1894 as an Episcopal summer chapel for the friends of the first Bishop. It was located across the Old Greenville Hwy from Camp Cottage. The chapel was founded by

Bishop Ellison Capers and his wife. After the death of Bishop Capers in 1908 the chapel fell in disrepair with few pews and communion shelves left to be saved. Around 1930 Rev. Dr. Alexander Robert Mitchell, spending most of his summer months in Cedar Mountain, led a movement to revive the Faith Chapel. The current Chapel was built in 1938 after land was deeded church. On July 10, 1938 the first service of Faith Memorial Chapel was conducted by Dr. Mitchell. The

Chapel continues to hold summer church services between Memorial and Labor Day weekends.³⁷

McGaha Chapel was built in 1872 to create a community church for the Cedar Mountain residents after the Civil War. The chapel still has some of its original hand-pressed glass and the pews are beautifully made of single boards. There was an active congregation up until 1930, after which transportation made it easier to commute to Brevard. Today the Chapel is maintained by the Transylvania County Historical Society and regularly hosts an annual Christmas carol sing-along in December.³⁸



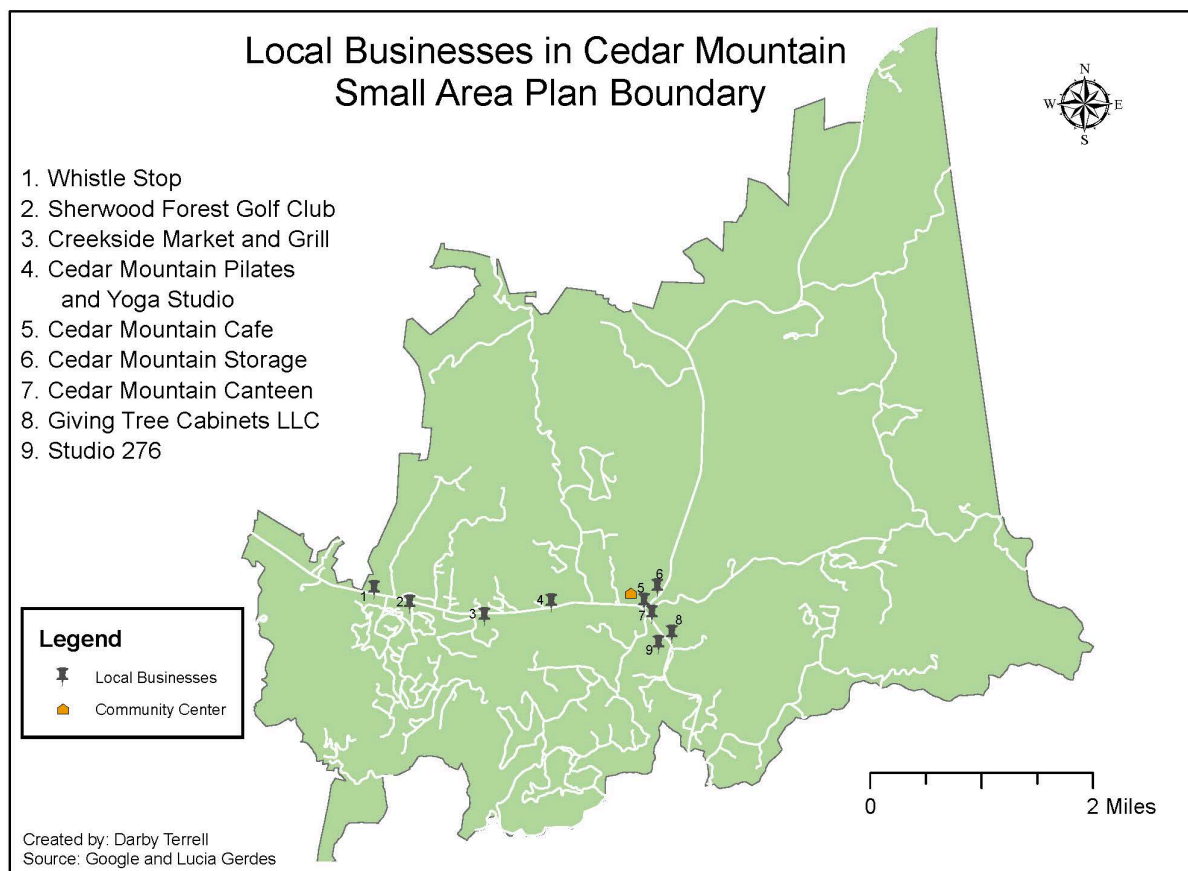
McGaha Chapel

³⁶ "About Us," Rocky Hill Baptist Church, Accessed July 16, 2020, rockyhillbc.com/about-us.

³⁷ "History", Faith Memorial Chapel, Accessed July 16, 2020 <https://faithmemorialchapel.org/history/>.

³⁸ "About the McGaha Chapel", Transylvania County Historical Society, Accessed July 24, 2012, <http://www.tchistoricalociety.com/>.

Blue Ridge Baptist Church is known to be the oldest church in the area by the Transylvania Heritage Museum. The original church was established in 1836, by a congregation that made of both South Carolinian's and the Cathey's Creek Association in Transylvania County. This church has gone through multiple buildings throughout its time being active, due to multiple fires burning down structures and a tornado turning the building on its side. The original site of the church buildings is now the place for the parsonage for the church.³⁹



³⁹ Grooms, Inez, "Blue Ridge Baptist Church", Transylvania Heritage Museum, Accessed July 16, 2020
<http://www.transylvaniaheritage.org/content/blue-ridge-baptist-church>

Local Businesses

The current commercial infrastructure reflects the cultural rural aspect of the community and is comprised predominantly of small businesses. The area is made up of construction and vehicle maintenance businesses, general stores, outdoor apparel, arts, antiques, trades, and a couple of restaurants. Outdoor and leisure tourism present that is satisfied with the Sherwood Forest Golf Course, Headwaters State Forest, and the DuPont State Recreational Forest. Having more businesses that are responsive to the rural aspect and the outdoor culture present in Cedar Mountain would be welcomed by the current year-round and long-time summer residents.⁴⁰

Current businesses of Cedar Mountain include the Cedar Mountain Country Store and Pottery, Cedar Mountain Canteen, Studio 276, Creekside Market & Grill, Whistle Shop, Cedar Mountain Cafe, Cedar Mountain Pilates and Yoga studio Tin Roof Pizza food truck, and Hiker and the Hound. The Creekside Market offers live music every Saturday from May to October.⁴¹ Most of these stores have options for visitors and community members to pick up produce, have a bite to eat, browse crafts from local artists, and gem mining.⁴²



In Cedar Mountain, the “downtown area” is comprised of The Cedar Mountain Café (2014), a full-service restaurant, that serves breakfast, lunch, and dinner. The Cedar Mountain Canteen and Bier Garden (2016) and The Hiker and the Hound (2020), a local outdoor outfitter with locally made goods which is within the Cedar Mountain Village. Studio 276 (2019) contains an art studio, a real estate office and Mountain Moonshine, Transylvania County’s first legal distillery.⁴³



⁴⁰ “Local Businesses”, Cedar Mountain Community Center, Accessed July 16, 2020, <https://www.cedarmountaincommunitycenter.com/local-business>

⁴¹ Gerdes, Lucia. Personal communication. July 28, 2020

⁴² “Authors, Artists, Craftsmen,” Creekside Market, Accessed July 16, 2020, <http://creeksidemarket.bravesites.com/authors-artists-craftsmen>

⁴³ Lucia Gerdes, Founder of Cedar Mountain Café, email message, July 16, 2020.

Living Communities

There are several communities present in Cedar Mountain that are managed by homeowners' associations or operate as assisted living facilities. Those being:

- Loxley Woods
- Sherwood Forest
- Stones Lake
- Idlewild Steele Creek

The Sherwood Forest community, which is located along Greenville Highway in the western portion of the Cedar Mountain community. The property was purchased in 1956 with the dream of developing an Audubon Cooperative Sanctuary in a residential community. Prior to this time, the property fronting Sherwood was an active dairy farm. Now the highway frontage of 4000 feet parallels the Little River and contains the better part of a highly rated executive golf course. The property is owned by Sherwood Forest and



operated as a for-profit community and public amenity by an independent contractor. Sherwood Forest Homeowner Association was incorporated as wholly member-owned in 1990. In 2020 there were 230 residential units nestled in our 1000 acres of protected woodland habitat. ⁴⁴



⁴⁴ Tom Oosting, email message, July 19, 2020.

Transportation

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 26th through July 20th 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 23rd, 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.

Section One: Land Use Planning					
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%
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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.	
<p>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.</p> <p>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</p>	

Plan Goals

Agriculture

Goal A 1: Protect and preserve the remaining agricultural and timber lands

Community Character and Design

Goal CCD 1: Preserve and protect the area's rural character:

Goal CCD 2: Maintain the historic properties and cultural heritage of Cedar Mountain

Community Facilities and Services

Goal CFS 1: Support community economic and social opportunity via enhanced cellular telephone and broadband connectivity

Goal CFS 2: Engage with Transylvania County on the provision of county services to or inside the community

Goal CFS 3: Maintain a vibrant community center and facilities

Goal CFS 4: Support and actively participate in the development of greenways and parks

Economic Development

Goal ED 1: Encourage economic and employment opportunities while balancing growth and quality of life

Goal ED 2: Promote the measured growth of business in the commercial node as defined in the Cedar Mountain Small Area Plan

Land Use and Development

Goal LUD 1: Promote responsible land use and development

Natural Resources

Goal NCR 1: Protect natural resources and preserve the scenic and aesthetic beauty of the area including views/ridgetops and open spaces

Goal NCR 2: Ensure the environmental health of rivers, streams, ecosystems, and lands

Goal NCR 3: Preserve the unique ecological communities found in Cedar Mountain

Transportation

Goal T 1: Ensure safety of the community and visitors via adequate traffic planning, regulation, and enforcement

Goal T 2: Promote the development of bike and pedestrian friendly transportation alternatives in the Cedar Mountain Area

Priorities and Recommendations

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Want to insert a picture from your files or add a shape, text box, or table? You got it! On the Insert tab of the ribbon, just tap the option you need.

“Find even more easy-to-use tools on the Insert tab, such as to add a hyperlink or insert a comment”

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Appendix

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***“Find even more easy-to-use tools on the Insert tab,
such as to add a hyperlink or insert a comment”***

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