

Cedar Mountain Small Area Plan

Transylvania County
Authored by: Cedar Mountain Small Area Plan Committee



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Introduction

On March 17th, 2017, the Transylvania County Board of Commissioners adopted the 2025 Transylvania County Comprehensive Plan (Comprehensive Plan). Under Focus Area 3, Land Use and Livability Assessment, of the Comprehensive Plan, areas identified as Designated Growth Areas or Commercial Nodes could be prioritized for future small area planning. A stretch of US 276, commonly accepted as Cedar Mountain, was identified in the Comprehensive Plan to be a Commercial Node, “an area of the county with suitable land for commercial growth, but without access to public water and sewer.”

Cedar Mountain is an unincorporated community located in the southeastern part of Transylvania County, bordering Henderson County and South Carolina. The heart of the community, the intersection of Cascade Lake Road and US 276, is roughly 20 minutes from Downtown Brevard, and an hour north of Greenville, South Carolina. The area has naturally cultivated a rural character, treasured by members and visitors to the community, and holds rich historical significance to the area and Transylvania County as a whole. The area is also home to the DuPont State Recreational Forest, an environment providing access to the area’s natural beauty for residents and visitors to the community year-round.

As of the 2010 US Census, Transylvania County ranked 69th in population out of 100 counties across the State of North Carolina, but the County has seen significant growth both commercially and residentially in recent years. Cedar Mountain has remained one of the few areas of the County that has not witnessed a large increase in development in that time, due in part to the limited public infrastructure available to the area that typically attracts development, and the existing floodplain

and areas located inside various types of conservation lands. As developable land across the County diminishes, and extensions of public infrastructure are provided to the Cedar Mountain area, the community could see a significant increase in commercial and residential projects.

Residents of Cedar Mountain have expressed concerns in community meetings as well as in County Planning Board and Board of Commissioner’s meetings that increased commercial development to the area could negatively contribute to environmental impacts and the loss of the beloved rural character by the community. While most residents that participated in the small area plan process have not embraced the idea of change to the community, it is understood that it is a possibility and thus a plan based on feedback from the community identifying a vision for the future of Cedar Mountain was created. A Small Area plan can be an effective tool to preserve the community cherished by its residents, property owners, and visitors.

The Cedar Mountain Small Area Plan was prepared by the Cedar Mountain Small Area Plan Committee, with assistance from Transylvania County Planning Department staff and under the supervision of the Transylvania County Planning Board and the Transylvania County Board of Commissioners. The committee was comprised of five (5) members of the community appointed by the Board of Commissioners and tasked with following the Small Area Planning Process as approved by the Board of Commissioners. The product is a plan that when adopted can serve as a guide for the Board of Commissioners concerning decisions related to: agriculture, community character and design, community facilities and services, economic development, land use and development, natural resources, and

transportation. Guidance for decisions related to these topics are provided in the form of plan goals drafted by the committee and applicable solutions and tools identified by the committee with consideration to feedback collected from the community.

what residents, property owners, and visitors to Cedar Mountain would like the community to be as it encounters growth in a manner that will preserve the community's natural environments, public safety, property owners' rights, and physical community.

The ultimate goal of the Cedar Mountain Small Area Plan is to provide the County with a vision of

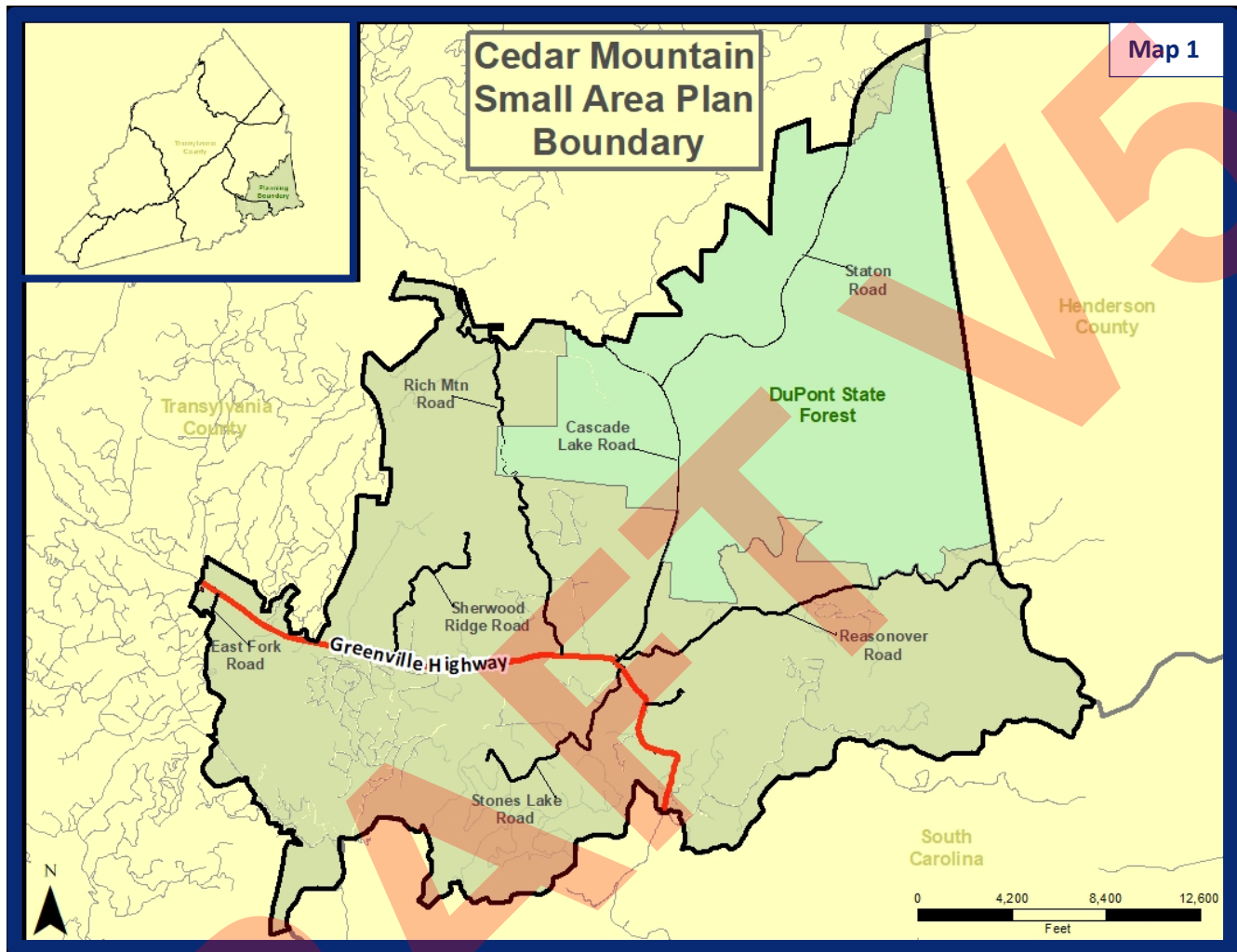


Mission and Vision Statement

“The Cedar Mountain Small Area Planning Committee will develop a small area plan responsive to community input, guidance, and direction. The plan will articulate the values, priorities, and vision of community members in a set of goals and recommended tools purposed to balance responsible commercial and economic development with the preservation of the area’s rural mountain character, natural and aesthetic beauty, environmental and ecological features, as well as historic and cultural aspects.”

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Cedar Mountain Planning Area



The Planning Boundary (above) was created by the committee based on roads and areas that they deemed to be Cedar Mountain. Staff took those descriptions and added the Voting District overlay because the area of Cedar Mountain does not have a Census tract strictly dedicated to the area. It is also located partially in the Little River Township. Using the Voting District as the Planning Boundary, staff extended the boundary to include both See off Mountain Road and East Fork Road located on US 276 towards Brevard per the request of the

Committee members. The approved Planning Boundary has a total of 11,007 acres of privately owned property, and 6,995 acres of North Carolina State owned property including DuPont State Recreational Forest. That is a total of 18,003 acres within the Planning Boundary, and 3,166 acres surrounds the main corridor of US 276. The corridor contains most of the commercial businesses located in the Planning Boundary. There are a total of 1,248 tax parcels.

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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 evidence 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 which led 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



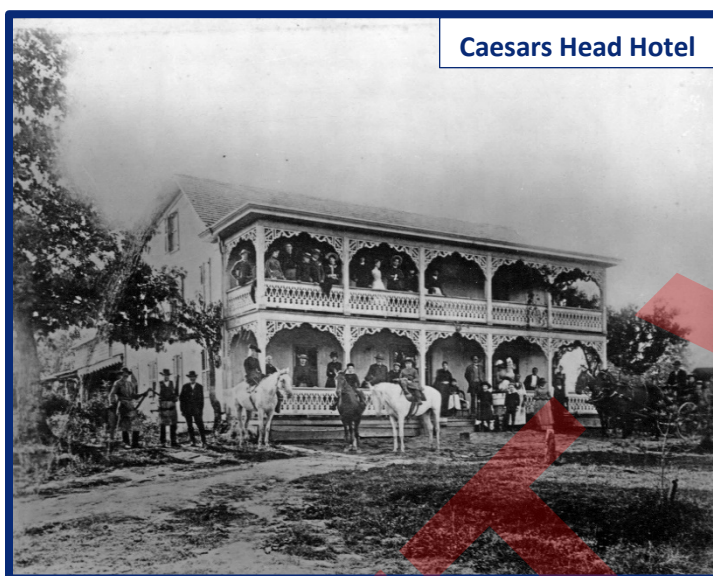
Other families arrived in Cedar Mountain, traveling up the Green River Road and establishing a settlement in the Blue Ridge area, at the end of Reasonover Road. Blue Ridge Baptist Church, according to church records, was established in 1836 on land donated by James Burns, an early

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 reported 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

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

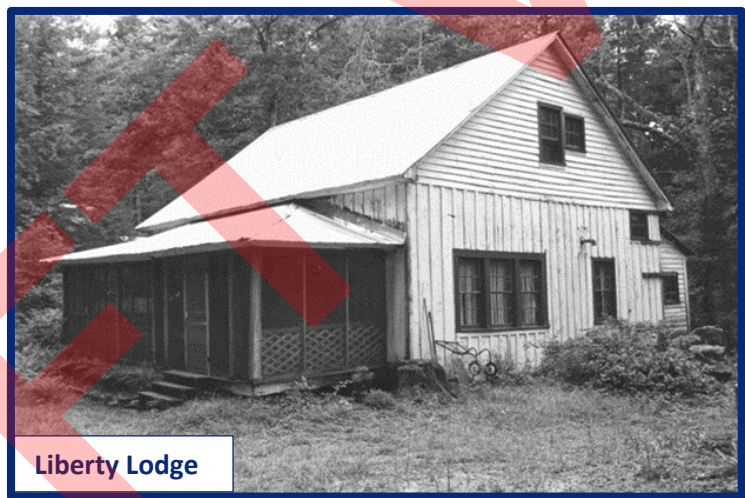
Nestled along U.S. Route 276, Greenville Highway, Cedar Mountain has long been recognized as a convenient retreat from the harsher piedmont area weather for upstate South Carolina residents.⁶

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

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"

would use the area for organized camping trips through 1910s and 1920s. The first 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 were popular in the area, including those 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 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

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"

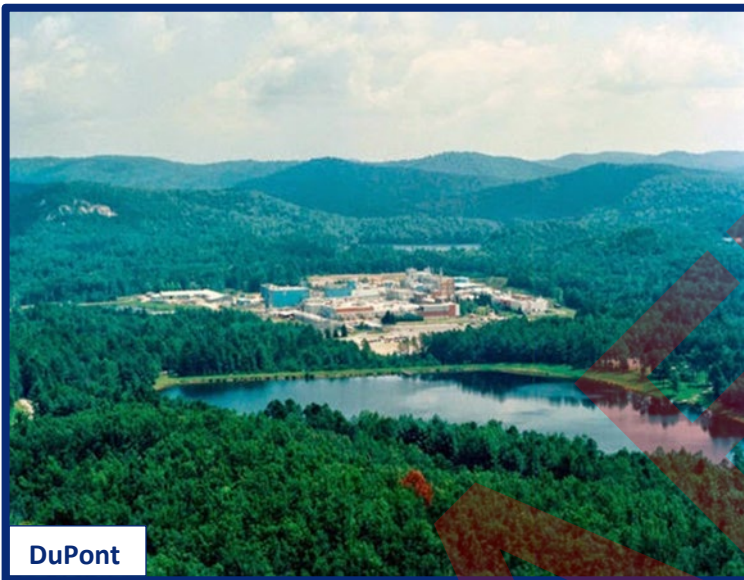
¹³ Thompson, Marcy. "DuPont Started As Silicon Plant." Picturing the Past Blog. April 14, 2014. Accessed June 13, 2020. <http://nchistoryroom.blogspot.com/search?q=cedar+mountain+>

products the plant produced became more sparse.¹⁴

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

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



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



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

¹⁴ Thompson, "DuPont Started As Silicon Plant"

¹⁵ Thompson, "DuPont Started As Silicon Plant"

¹⁶ Thompson, "DuPont Started As Silicon Plant"

¹⁷ Thompson, "DuPont Started As Silicon Plant"

community hosting more than 1,000,000 visitors each year according to Lucia Gerdes, Board President for the Friends of DuPont Forest.

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.

Providing common demographic data for economic status, housing, total population, race, and residency was made difficult due to the absence of jurisdictional boundary to the Cedar Mountain area. Available demographic data specific to the Cedar Mountain area is historically most closely related with United States (US) Census Tract 9604.

Before the 2010 US Census, Tract 9604 was split into two (2) tracts, tract 9604.01 and tract 9604.02. The Cedar Mountain Small Area Plan Committee defined a planning boundary with a geographic location inside US Census Tract 9604.02.²⁰

Without demographic data specific to the planning boundary, demographic and population projections detailed in this section were prepared using US Census and North Carolina Office of State Budget and Management data for Transylvania County. The planning area's demographic estimates were extrapolated by comparing Transylvania County government residential addressing data to Census tract population data. According to Transylvania County addressing records, the planning area contains about 25% of the documented residential addresses held inside US Census tract 9604.02. 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 the residential households in the planning area as well as some of its surrounding areas. 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 planning area.

Table 1: Population Growth				
	1990	2000	2010	2018* ¹⁹
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

Source: 1990, 2000, 2010 and 2018 US Census Bureau Data

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 acres of the total 205,627.30 acres).

The County has experienced growth between 1990 and 2018 with the planning area reflecting a lower growth rate than the County as a whole (See Tables 1 and 2). As shown in Table 2 below, the County's population grew by 3,814 persons (15%) between 1990 and 2000 and by 3,756 persons (13%) between 2000 and 2010. Based on population estimates from 2018 the County has seen a lower rate of growth than what was recorded in the previous two US Census counts with an estimated percent increase of 1.27%.

¹⁹ U.S. Census Bureau, "American Community Survey Demographics and Housing Estimates," 5-Year Estimates Data Profiles Tables, 2018 table 1, accessed July 2, 2020

²⁰ U.S. Census Bureau, Decennial Census Tables, 1990, 2000, 2010 table 1, accessed July 2, 2020

Table 2: Growth Percentage

	1990 to 2000	2000 to 2010	2010 to 2018
Transylvania County	15%	12.8%	1.27%
US Census Tract 9604	-	16.5%	0.3%
US Census Tract 9604.02	-	-	0.5%

Source: 1990, 2000, 2010 and 2018 US Census Bureau Data

Table 3: Median Age

	2000	2010	2018
Transylvania County	43.9	48.8	50.7
9604 Tract	50.6	56.3	60
9604.01 Tract	-	51.1	56.5
9604.02 Tract	-	61.5	63.4

Source: 1990, 2000, 2010 and 2018 US Census Bureau Data

According to the 2018 US Census Bureau estimates, the Planning Area has not seen a significant population growth since the last official count in 2010 (See table 2). From 2010 to 2018 US Census tract 9604 saw an estimated growth rate of 0.3%, almost one percentage point lower than the County as a whole. The estimated 0.3% population growth represents an estimated population increase of 26 people. This is a much lower rate of growth from what was documented between 2000 and 2010 where the population in census tract 9604 increased by 1,192 persons or 16.5%.

Age of Population

Based on Census data the planning area, and the area immediately surrounding, has a median age of 63.4 years (See Table 3). This places the planning area's population median age to be about 13 years older than the median age of the whole county. The median age for the County is 50.7 per the US Census 2018 estimate data. When comparing the 2018 estimates to the 2010 and 2000 Census results, the population inside the planning area is

an aging one. The County's median age is experiencing a similar trend, but at a slightly slower rate, .86% annually. As shown in Table 3 below, the median age in Census tract 9604 has grown from 50.6 in 2000 to an estimated median age of 60 in 2018, giving it an annual growth rate of 1.03%.

Employment and Income

According to the 2018 Census estimates 30.7% of the people in Census tract 9604.02 were employed, while 61.2% of residents were not in the labor force at all and were not considered in the county's unemployment rate of 3.8% in 2018. Of those working the employment type centered around businesses, sales, office work, service occupations, production, and transportation of materials. The average commuting time for these employees was roughly 26 minutes; this is above the average Transylvania County commuting time by one (1) minute. 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 23.3% higher at \$57,500 (See table 4 below). This is roughly \$10,871 more than the median Transylvania County household.

Table 4: Median Household Income

	2018
Transylvania County	\$46,629
9604.02 Tract	\$57,500
Difference	\$10,871

Source: 1990, 2000, 2010 and 2018 US Census Bureau Data

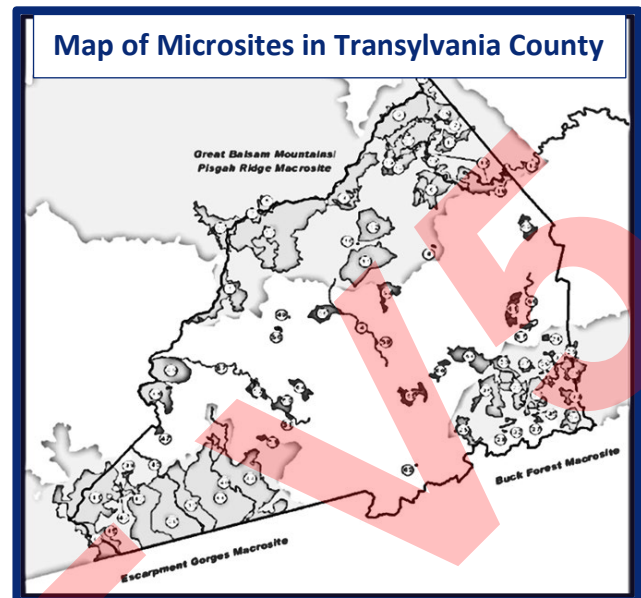
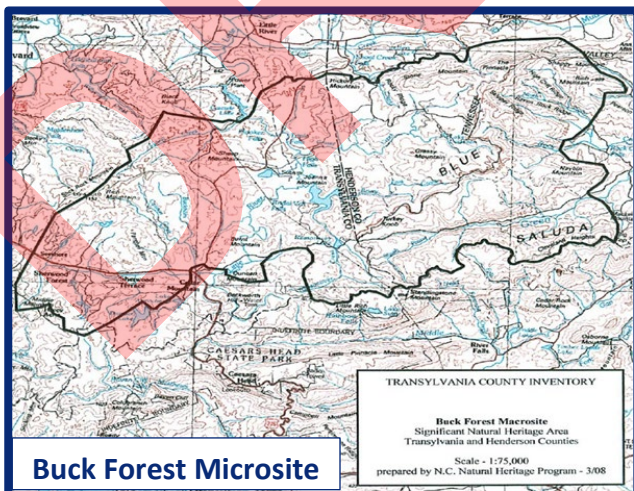
Current Natural & Cultural Resources

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 the resources, located specifically, in the defined Cedar Mountain Small Area Planning Boundary. The Cedar Mountain Small Area Planning Boundary is in the southeast corner of the county located in the Buck Forest Microsite as shown in Buck Forest Microsite Map at the bottom of the page.

Little River/Cedar Mountain Natural Area

Inside the planning boundary lies the Little River Valley, also called the Little River Township, and is comprised of DuPont State Forest (DSRF) and the Cedar Mountain Community. The Little River Township and Cedar Mountain Natural Area makes up the southeastern most section of the County. It is closest to the North and South Carolina state line. It is also next to Henderson County. (Planning Boundary Map) This area has several rare species such as the French Broad heartleaf and the 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 Department of Environment Natural Resources report considers the local Swamp Forest-Bog Complex as one of the best examples of this ecological community in the nation.

Swamp Forest-Bog Complexes form chains of wetlands throughout the area. The same report



considered the Low Elevation Granitic Dome in this Natural Area as the most extensive, and, possibly, the most diverse in Buck Forest located within



French Broad Heartleaf



Pink Swamp

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.²¹

Also contained within the Little River Natural Area are:

- Bridal Veil Falls ²²
- Triple Falls ²³
- Hooker Falls ²⁴

Dehon Mountain and Sherwood Forest

Dehon Mountain and Sherwood Forest are comprised of the slopes and coves of three low, forested mountains: Dehon, Middle, and Quillen mountains, near the Blue Ridge Escarpment. There are several rare plant and animal species that are specific to 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

Many 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

²¹ 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>

²² *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.

²³ *Triple Falls*. Photograph. *Triple Falls*. Friends of DuPont Forest. Friends of DuPont Forest. Accessed September 14, 2020. <https://www.dupontforest.com/explore/triple-falls/>.

²⁴ Jones, Noaln. Photograph. *High Falls*. Friends of DuPont Forest. Friends of DuPont Forest. Accessed September 14, 2020. <https://www.dupontforest.com/explore/high-falls/>.

edges of the area's boundary, while the southern portion continues to South Carolina.²⁵

Rare Plant Species

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

Rare Animal Species

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

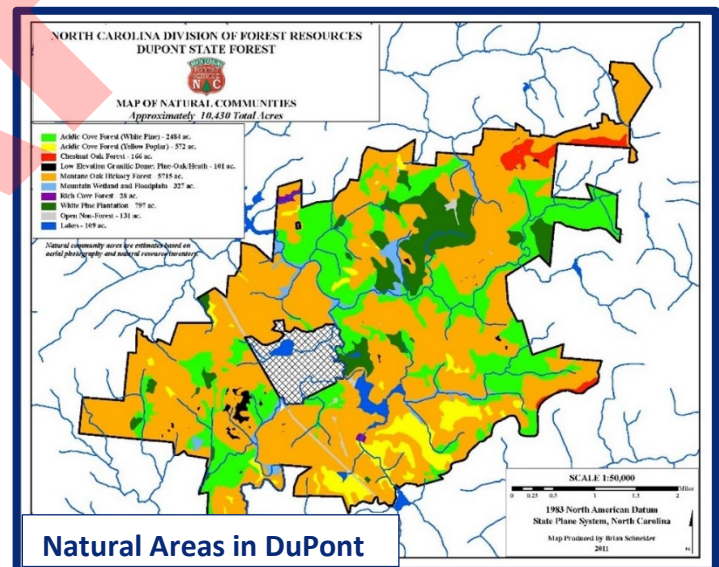
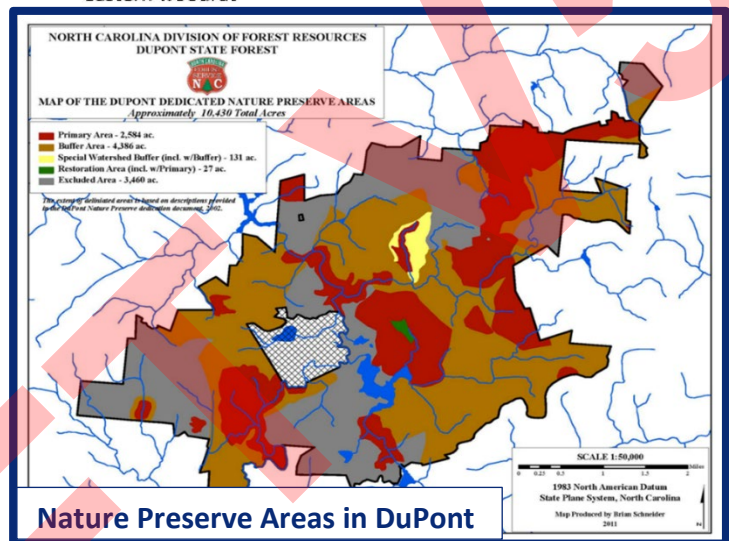
Cove, which covers 3,056 acres, primarily contains White Pines.²⁸

DuPont State Recreational Forest Cedar Mountain NC

From 1995-2000 the State acquired, in three phases, 10,300 forest acres 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.²⁶ Currently the Forest has a total acreage of 12,489.²⁷

Forest

The makeup of DuPont State Forest is consistent with the Blue Ridge Province of the Southern Appalachian mountain region. In the Southern Appalachian region and DuPont State Forest has been an influence of change through ecological and human disturbance. DuPont State Forest is made up of roughly 4 different tree species. Mostly White Pine, Oak, and some Hickory trees. The largest natural community (forest) is the Montane



²⁵ 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>

²⁶ "History of Friends of DuPont Forest," Friends of DuPont. Accessed July 16, 2020, <https://www.dupontforest.com/about/history/>

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

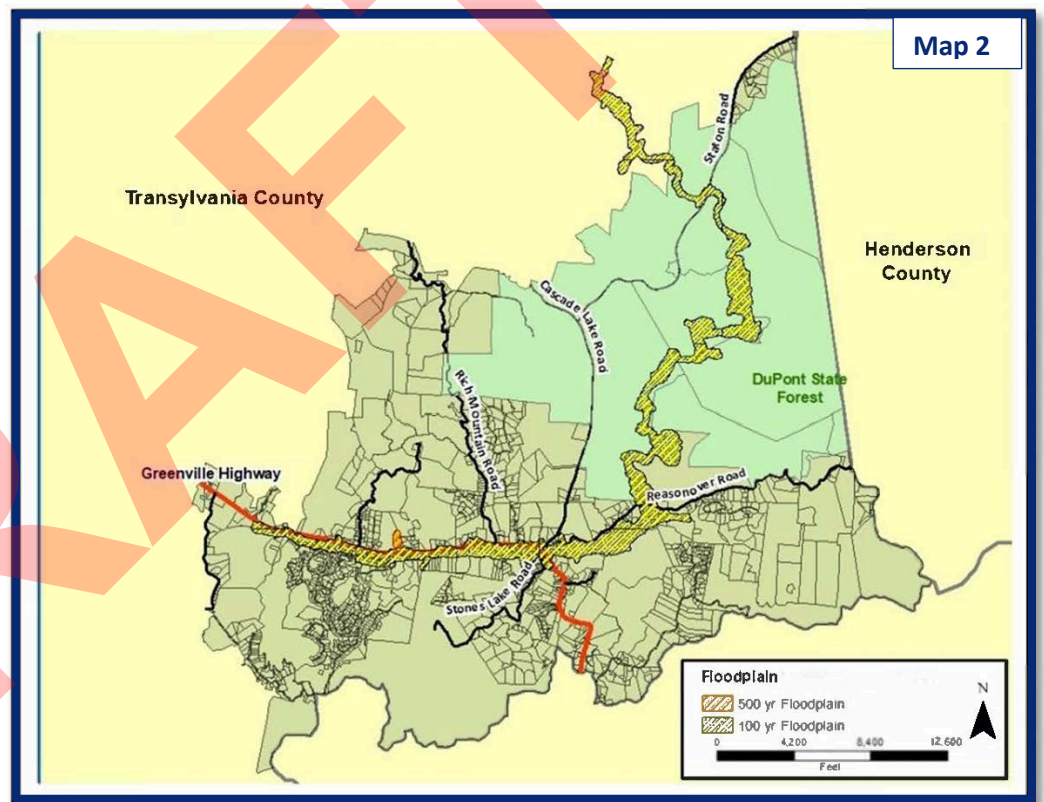
Water

In DuPont State Recreational Forest, there are several types of bodies of water, including creeks, rivers, lakes, and waterfalls. The waterfalls located in the Forest are Hooker Falls, High Falls, Triple Falls, Bridal Veil Falls, and Wintergreen Falls. The 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 in DuPont, the largest being Lake Julia. Lake Dense, Alford, Imaging, and Fawn are also located in 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.²⁹ 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 the 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. The remaining 50 percent have cold-water fish communities, that include three different trout species: brown, brook, and rainbow trout.³⁰

Floodplain

Flooding is the most impactful natural disaster due to its costly consequences. 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 the national flood insurance program, this allows the state to oversee the risk factor management for all



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

³⁰ 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

counties and municipalities in North Carolina. It

enables the local governments, like Transylvania County, to create Floodplain Damage Prevention Ordinances to lower the flood risk for its citizens, their property, and the natural resources. In the Cedar Mountain Small Area Plan boundary, the most present floodplain or floodway is a 100-year Floodplain. This means the area is likely to have a 1% chance of flooding each year. Development is allowed in the floodplain with required permitting and regulation. The location of the 100-year Floodplain follows 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

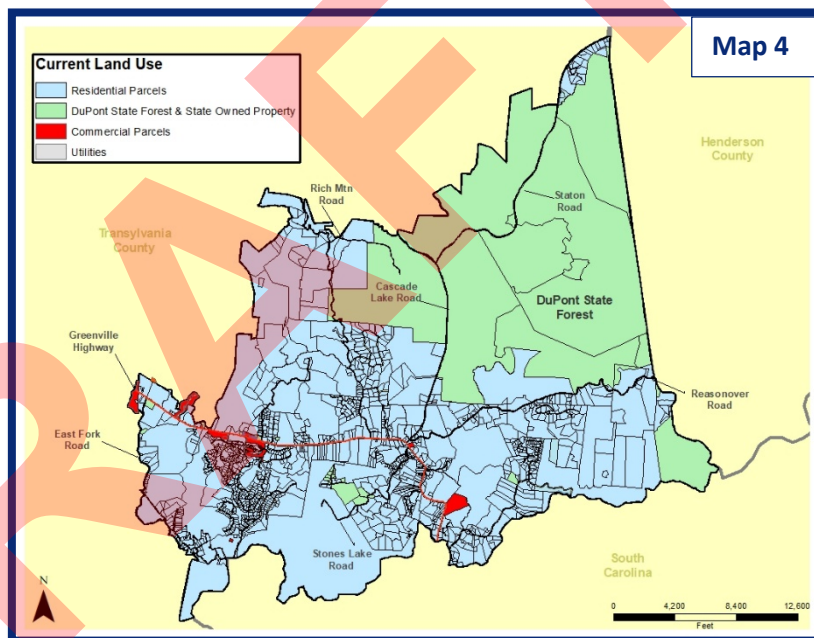
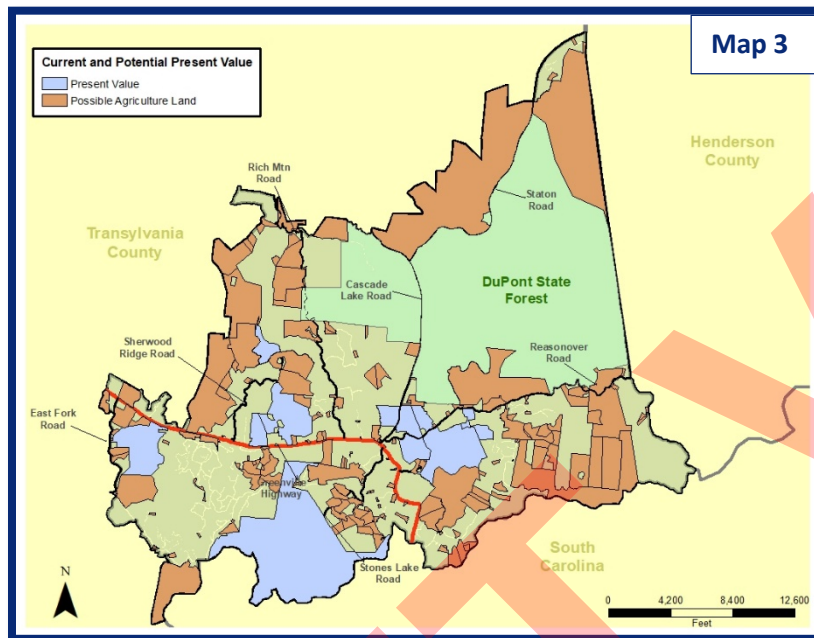
Forest lands consists mostly of rolling land, with

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 location at the Blue Ridge Escarpment area sees a greater amount of annual precipitation than in other areas of the Southern Appalachian.³¹

Land Use

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 located within the floodplain next to the Little River. The Cedar



³¹ North Carolina of Forest Resources. *DuPont State Forest Land and Resource Management Plan*, (2011), from https://www.dupontstaterекреationalforest.com/Documents/DSRF_Land_Resource_Management_Plan.pdf

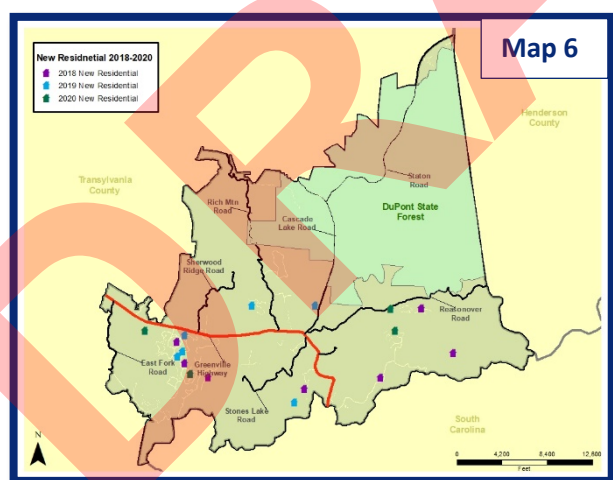
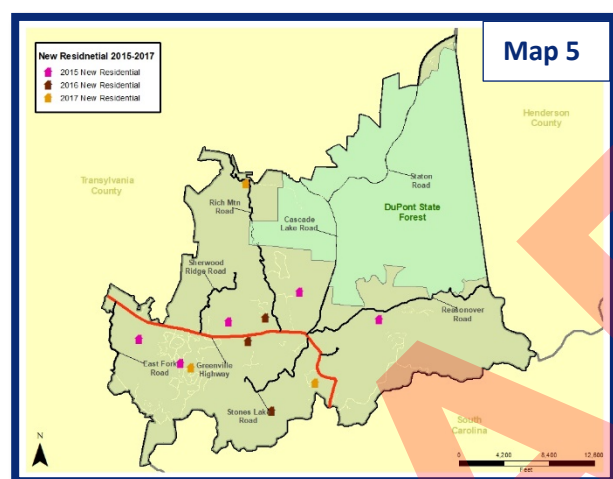
Mountain area around U.S. Highway 276 and Sherwood Forest show the soils of the Edneyville and Chester series. Both soil series can be found on the sloping hills which balance the drainage and are characterized as sandy-loam soils that drain well, which provide less flooding.³²

The Present Value map (Map 3) refers to parcels that are registered as being used for agricultural purposes. The Cedar Mountain Small Area Boundary has a total of 1,604.47 acres dedicated to agriculture. The other identified parcels in the map are parcels that are above 10 acres and that could potentially be registered and used for agricultural

purposes. For potential Present Value there is a total of 11,515.18 acres.

The Current Use Map (Map 4) shows the current registered uses from the Transylvania Tax Office. The most common tax use is for residential, the second would be exempted use because the property is owned by the State of North Carolina, and the third most used tax designation would be for Commercial uses.

The maps to the left (Maps 5 and 6) show the past six years (2015-2020) of permits pulled at Transylvania County's Building and Permitting Department for new residential buildings. Each map shows a three-year time span. The top map shows from 2015-2017 there were 11 permits pulled to build new homes. The bottom map shows from 2018-2020, 17 permits were pulled to build new homes. That makes a total of 28 new homes built in six years. In that same time frame no new commercial building permits were pulled.



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 Recreational Forest.

³² United States, United States Department of Agriculture Soil Conservation and Forest Service, 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.

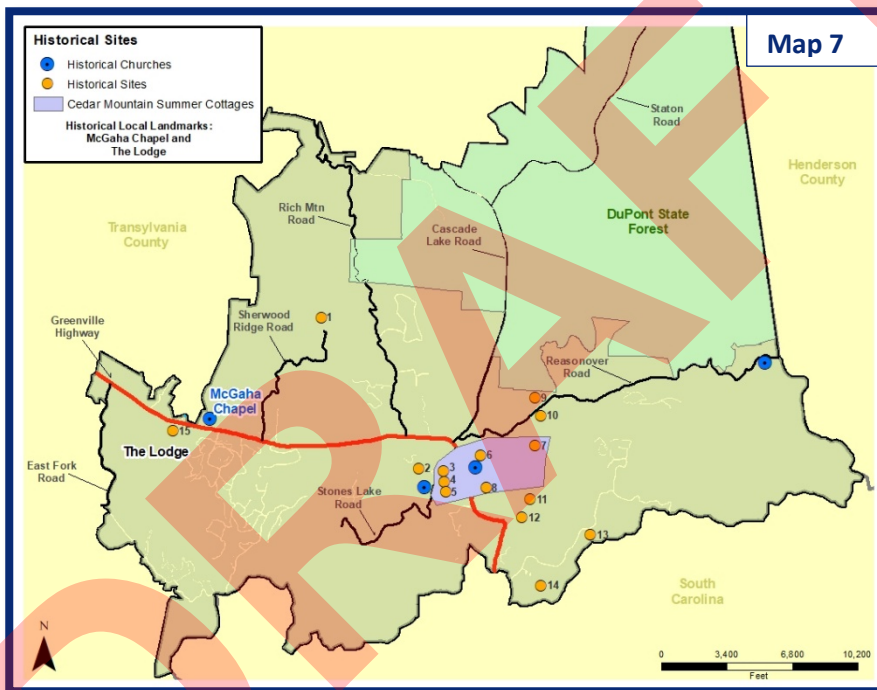
Camps in Cedar Mountain

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 High Rocks and Camp Greenville (which are #1 and #14 in the map below) are the only summer camps located in the planning area. There is also Camp Burgiss Glenn (#11) that was located in Cedar Mountain. These camps laid the foundation for the outdoor tourism that the current Cedar Mountain welcomes during the year. There are tent and RV camping opportunities in Cedar Mountain, including 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 surrounding areas remains.

Summer Residents

Cedar Mountain is home to many summertime or part time residents, who come mostly from out of state to spend their vacations in the mountains of North Carolina. Historic houses (Map 5) such as the Camp Cottage (#4), Burns-Taylor House (#12), and the Cedar Mountain Summer Cottages were all built between 1870-1890's. The Cedar Mountain Summer Cottages includes the Liberty Lodge (shown above as #3-8). 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.³³



Other prominent summer residences include (shown in map to above):

- Stone Family Cottages (#2)
- McCain Cottages (#9)
- Croft House (#8)
- Aiken Row (#3)
- Beckworth-Hanahan (#5)
- Cleveland House (#10)

Cultural Landmarks (Map 5)

Some significant residences and landmarks in the Cedar Mountain planning area were not originally summer residences. The Heath-Allison house (#6) 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 (#15), which hosts both year-round residences and summer residences was built for the McKissick family; the Means House (#7) was built in the late 19th century and used as a post office.

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+>

The Jones-Solomon House (#13) which is possibly the oldest house surveyed in the architectural survey for Cedar Mountain.³⁴ The McGaha Chapel and The Lodge are two locally designated landmarks for Transylvania County.

There is a significant portion of the Cedar Mountain area where natural resources play a substantial role in the culture. The 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 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.³⁵

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 to build 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 club meetings (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."³⁶



Cedar Mountain Fire Rescue

The Fire Rescue for Cedar Mountain is in the commercial strip of Cedar Mountain 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.³⁷

Churches

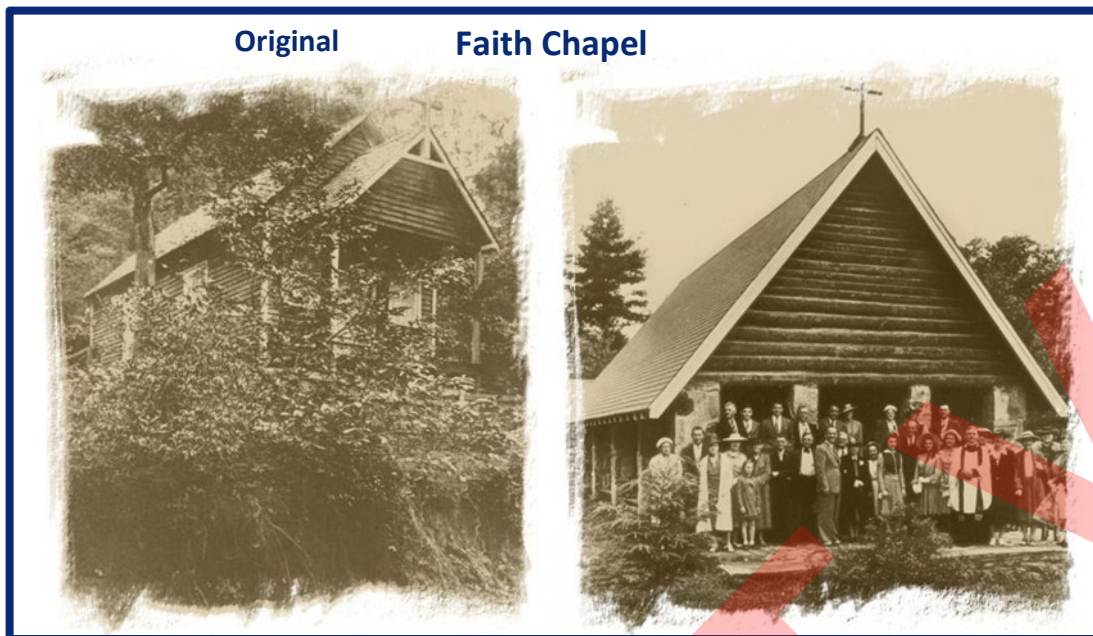
There are several Churches present in the Cedar Mountain area, and most have a rich and extensive history. The historical churches in the community are the Rocky Hill Baptist Church, McGaha Chapel, Blue Ridge Baptist Church and Faith Memorial Chapel (Originally Faith Chapel).

³⁴ 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+>

³⁵ 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+>

³⁶ Cedar Mountain Community Center. Generations of Community. Retrieved from: <https://www.cedarmountaincommunitycenter.com>

³⁷ "Cedar Mountain Fire Rescue," Cedar Mountain Fire Rescue, Accessed July 16, 2020, Retrieved from: <https://www.cmfr.org/>.



middle of the Cedar Mountain Cottages shown in the Historical Sites map in the lavender color boundary.

Faith Memorial Chapel (Faith Chapel) was founded in 1894 as an Episcopal summer chapel for the friends of the first Bishop.

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 constructed and 5 years later in 1961 Baptistry was installed. The church still has an active congregation today.³⁸ This Church is in the



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 to the 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.³⁹ The Chapel is shown in the Historical Sites map is on the next page, just outside the Cedar Mountain Summer Cottages boundary. 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,

³⁸ "About Us," Rocky Hill Baptist Church, Accessed July 16, 2020, rockyhillbc.com/about-us.

³⁹ "History", Faith Memorial Chapel, Accessed July 16, 2020 <https://faithmemorialchapel.org/history/>.



McGaha Chapel

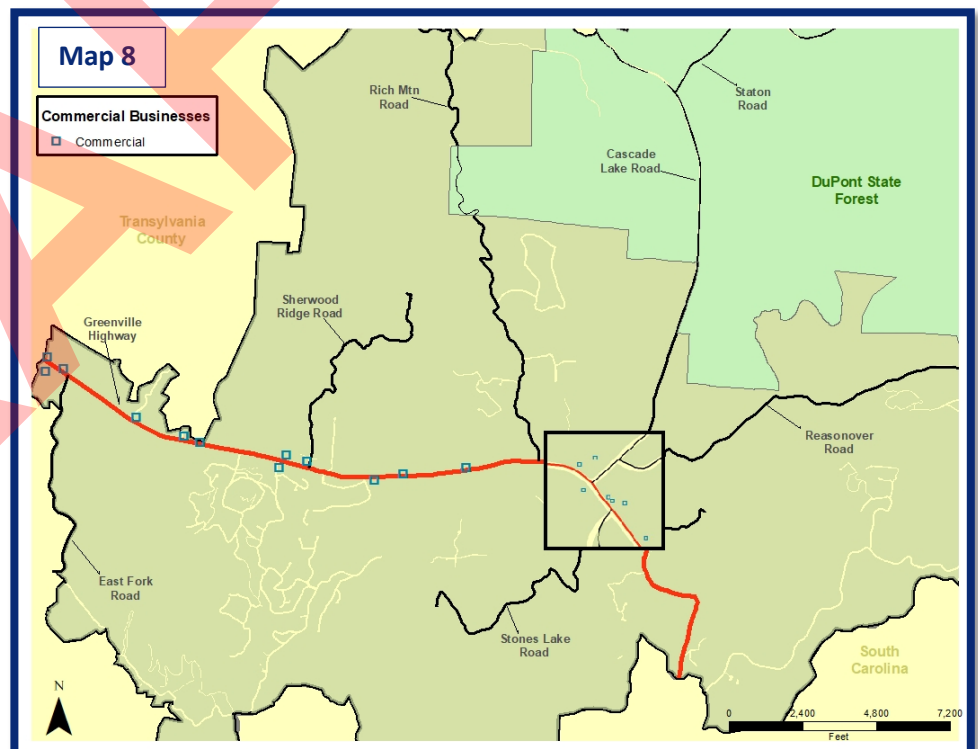
after which transportation made it easier to commute to Brevard. Today the Chapel is maintained by the Transylvania County Historical Society and regularly hosts an annual Christmas carol sing-along in December.⁴⁰ This Chapel has been designated by the Transylvania County Board of Commissioners as a local landmark and is one of the landmarks that the Transylvania County Joint Historic Preservation Commission oversees reviewing changes made to the building. The Chapel is located just across US 276 from Sherwood Forest as shown on the Historical Sites map.

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 was made of both South Carolinians and the Cathey's Creek Association in Transylvania County. This church has gone through multiple buildings throughout time, due to multiple fires and a tornado. The original

site of the church building is now the place for the parsonage of the church.⁴¹ The Blue Ridge Baptist Church is located on the Historical Sites map; it is the farthest dot on the right just within the Cedar Mountain Small Area Boundary on Reasonover Road.

Local Businesses (Map 8)

The current commercial infrastructure reflects the rural cultural 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 restaurants. Outdoor and leisure tourism present in Cedar Mountain are the Sherwood Forest Golf Course, Headwaters State Forest, and the DuPont State Recreational Forest.



⁴⁰ "About the McGaha Chapel", Transylvania County Historical Society, Accessed July 24, 2012, <http://www.tchistoricalsociety.com/>.

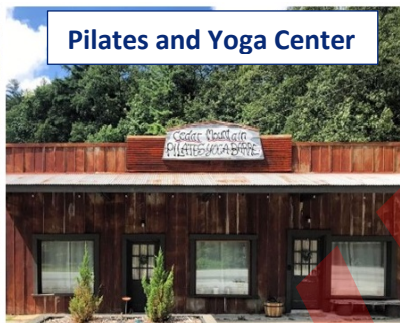
⁴¹ Grooms, Inez, "Blue Ridge Baptist Church", Transylvania Heritage Museum, Accessed July 16, 2020 <http://www.transylvaniaheritage.org/content/blue-ridge-baptist-church>



Hiker and the Hound



Whistle Stop Market



Pilates and Yoga Center



Current businesses in Cedar Mountain include the Cedar Mountain Country Store and Pottery, Cedar Mountain Canteen, Studio 276, Creekside Market located & 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.⁴² Most of the stores have options for visitors and community members to pick up produce, have a bite to eat, browse crafts from local artists, and mine for gems.⁴³

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 are all located off US 276. Studio 276 (2019) contains an art studio, a real estate office and Mountain Moonshine.

Living Communities

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

Subdivisions in Cedar Mountain:

- Loxley Woods
- Sherwood Forest
- Stones Lake
- Idlewild
- Steele Creek
- Sequoyah Woods
- Cedar Mountain House

Most of the subdivisions in Cedar Mountain are located right off the main corridor Greenville Highway or US 276. Those being Loxley Woods, Sequoyah Woods, and Sherwood Forest. The Cedar Mountain House is a “superior senior living community” that is located off US 276 near the one of the entrances of DuPont State Recreational Forest, and across Sherwood Forest. Near the South Carolina Border there is Stones Lake another subdivision that is adjacent to the historical Faith Chapel, which is located around the body of water it is named after.



⁴² Gerdes, Lucia. Personal communication. July 28, 2020

⁴³ “Authors, Artists, Craftsmen,” Creek Side Market, Accessed July 16, 2020, <http://creeksidemarket.bravesites.com/authors-artists-craftsmen>

Tom Oosting, a Cedar Mountain Committee member, and Sherwood Forest resident provided a description:

"The Sherwood Forest community is a homeowner's association 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. It is operated as a for-profit community and public amenity by an independent contractor. Sherwood Forest Homeowner's 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."



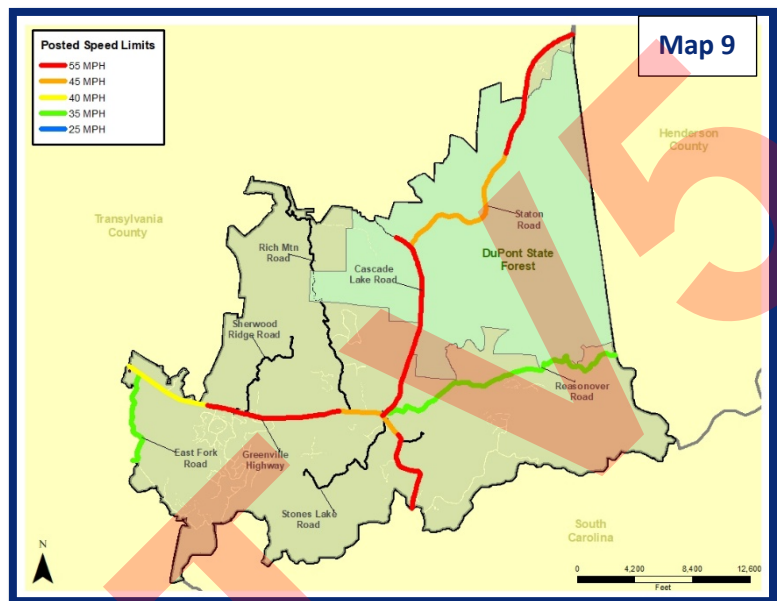
Transportation

Greenville Highway

United States Highway 276 (Greenville Highway) serves as the primary thoroughfare through the Cedar Mountain Small Area Plan Boundary. Running south from the City of Brevard, Greenville Highway intersects the planning boundary at its intersection with See Off Mountain Road (SR 1538) and continues west to east where it eventually intersects with Cascade Lake Road (SR 1536), before veering south and eventually crossing the South Carolina State line as the intersection of Solomon Jones Road (SR 1559). Greenville Highway is easily the most heavily trafficked road in the planning boundary serving as the most convenient route for those traveling from Brevard or Upstate South Carolina to Cedar Mountain.

Posted Speed Limits

Vehicular speed has been a common item of concern for residents and visitors to Cedar Mountain. Due largely in part to the limitations of the existing geographic features, the majority of actual pavement on public and private roads inside the planning boundary is narrow. This becomes problematic when pedestrians, bicyclists, and automobiles are sharing the roads. Most of the business inside the planning boundary offers little bike or vehicular parking, promoting parking along the roadside, further limiting space for travel along existing thoroughfares. The limited space, compounded with travel on curvy mountain roads, contributes to vehicular accidents, and near vehicular accidents. Residents have pointed to the need for speed limit reductions to reduce the possibility of accidents and near accidents. Map 9 outlines the existing posted speed limits on public roads through the planning boundary.



Future Transportation Improvements

According to North Carolina Department of Transportation (NCDOT) data, the section of US 276 through the planning boundary saw an annual average daily traffic (AADT) count of 2,200 vehicles in 2019. This is a 10% increase from a decade before when in 2009 the AADT was 2,000 vehicles. Considering the gradual increase in daily traffic, and the advancements in traffic design and construction, the Transylvania County Comprehensive Transportation Plan identified US 276 to need improvements, modernization, with bicycle accommodations.

In correspondence with Lonnie Watkins, District Engineer to the District 1 Division 14 NCDOT Office, Planning Department Staff confirmed that the only anticipated construction project inside the Planning Boundary is a spot safety project to replace the island at the intersection of Cascade Lake Road and Stoner Road.

DRAFT V5

Public Engagement

Cedar Mountain Small Area Plan Public Input Survey Report

In an effort to maximize transparency and ensure that 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 flyers 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 to 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%

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.)?	
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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

DRAFT V5

Cedar Mountain Small Area Plan Public Input Sessions

Public Input Session Design: In the last week of March and the first week of April 2021 the Planning Department staff hosted four (4) opportunities for the public to give feedback to the committee on the plan goals that had been drafted

and the applicable planning tools and solutions the committee proposed for inclusion in the plan. Staff estimates that roughly **eighty five (85)** members of the public participated in the public input sessions held on the dates below:

- Wednesday, March 31st, 2021 at the Cedar Mountain Community Center from 10:00 AM – 3:00 PM
- Wednesday, March 31st, 2021 using ZOOM Webinar from 6:00 PM – 8:00 PM
- Thursday, April 1st, 2021 at the Rocky Hill Baptist Church Family Life Center from 5:00 PM – 8:00 PM
- Monday, April 5th, 2021 using ZOOM Webinar from 12:00 PM – 1:30 PM

Hosting traditional public input sessions was difficult due to the COVID-19 pandemic. It was a priority for staff and the committee to provide safe and efficient opportunities for the public to consider the work the committee had completed. In-person and virtual participation opportunities were provided to the public with the in-person public input sessions being held in spaces that could allow social distancing and capacity



was limited in accordance with public health recommendations. The participation materials and formats used in the public input sessions were designed to allow the public an opportunity to give feedback on identical materials regardless of if they participated in-person, or virtually.

As directed by the approved Small Area Plan Process, the primary goal of the public input sessions was to

confirm community priorities (plan goals) and potential solutions. The majority of participation materials used in the sessions were designed to do that, but other materials provided to the public allow the committee and staff feedback that assist with the visualization of what the public

Commercial Node

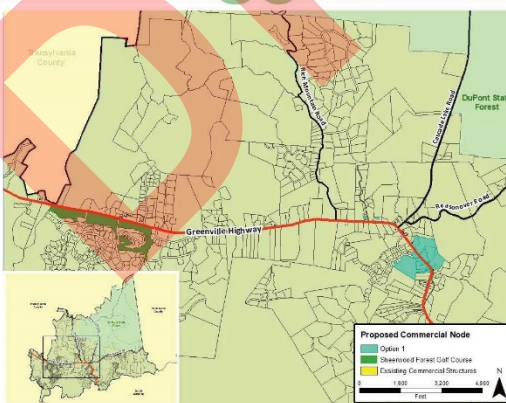
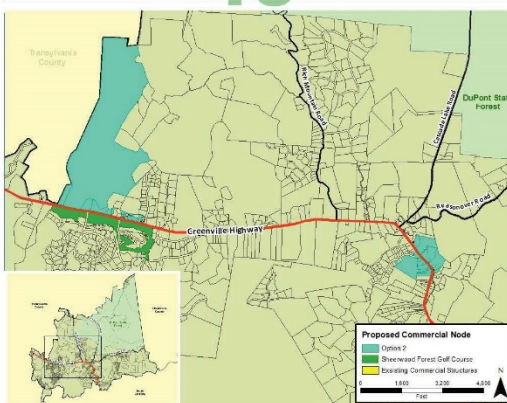
Preference Survey

INSTRUCTIONS: The Cedar Mountain Small Area Committee has had several conversations concerning the future of commercial development in Cedar Mountain. Below you will find two (2) alternatives the committee has determined to be areas of the Cedar Mountain planning boundary that would be most conducive to support future commercial development. Neither option includes property that is located inside the 100-year flood plain. Use a **GREEN** dot to vote for the option that illustrates where you believe commercial development should be located in the future.

This option would propose future commercial development be located near the intersection of US 276 and Cascade Lake Road. This option would encourage commercial development on twenty-two (22) parcels and span forty-one (41) total acres.

This option would propose future commercial development be located near the intersection of US 276 and Cascade Lake Road and on the north side of US 276 between Anders Rd and Sherwood Ridge Road. This option would encourage commercial development on thirty-eight (38) parcels and span three hundred and thirty-three (333) total acres.

VOTE HERE

If you don't agree with either VOTE HERE

PIS Image 1

confirm community priorities (plan goals) and potential solutions. The majority of participation materials used in the sessions were designed to do that, but other materials provided to the public allow the committee and staff feedback that assist with the visualization of what the public

wants future development to look like in Cedar Mountain. Staff consolidated the responses from all four (4) public inputs sessions (copies of all the original materials are in the appendix section) for the purpose of this report. Those materials are located throughout this section.

Proposed Commercial Node:

One of the first tools staff prepared for the public to provide their feedback was a map that asking what

Commercial Node alternative designed by the committee the public preferred. The proposed Commercial Node defined by the committee would be an area or areas of Cedar Mountain best prepared for future commercial development and be used to, “promote the measured growth of small businesses,” as described in the draft plan goals. The public was asked to place a green sticker by the alternative they preferred and the results from all the public input sessions are depicted in PIS Image 1. Participants of the public input session were also asked to provide the committee feedback on the plan goals the committee had drafted.

Proposed Draft Plan Goals: Like the Commercial Node public engagement tool, the public was asked to place a green sticker by plan goals they agreed with but use a red sticker to identify goals they disagreed with. The combined results of that tool are provided in PIS Image 2. There was over whelming support, by those who participated, for the goals as drafted by the committee with some documented protest to the goals pertaining to economic development. Based on the total number of positive responses, the most popular



goal was the small area plan should “Protect natural resources and preserve the scenic and aesthetic beauty of the area including views/ridgetops and open space.” The least popular goal, while still supported by participants more than alternative options, was the small area plan should, “Promote the measured growth of small business in the commercial node as defined in the Cedar Mountain Small Area Plan.”

Potential Solutions and Planning Tools: During the public input sessions staff presented the public with twenty-two (22) applicable solutions/planning tools, as identified by the committee, and asked participants to gauge their opinions of these tools and solutions. Identical to the Draft Plan Goals public engagement tool, staff asked participants to give feedback on these items by identifying if they



agreed with the use of the tool/solution by placing a green sticker next to it, or a red sticker if they disagreed with the use of that specific tool/solution. Overall, the tools/solutions identified by the committee were very popular among participants in the public input sessions. As depicted in PIS Image 3, all the tools/solutions identified by the committee received popular feedback with most of the items receiving overwhelming support. As was the case with the Draft Plan Goals public engagement tool, there was some protest to the use of the tools pertaining to economic development, but those tools still saw more positive than negative feedback.

Community Preference: Staff also used the public input sessions to collect information about the community's preferences, specifically pertaining to future development. Using some visual aids, staff asked participants to identify preferred architectural and design styles of different types of development. The types of development that were touched on with these public engagement tools include commercial center design, commercial building design, public park design, residential development design, signage design and workforce housing design. The results collected with these

tools are depicted in PIS Image 4. Based on an observation of these materials it is clear that the majority of participants to the public input sessions would prefer future development be designed to reflect a more rural characteristic with less dense residential and commercial developments.



COMMUNITY VISION

Preference Survey

INSTRUCTIONS: Use a GREEN dot to vote for a preferred workforce housing type. Use a RED dot to vote for preferred commercial architectural style.

Workforce Housing
Affordable workforce housing is in limited supply in the Cedar Mountain area. To support density, identify the preferred design and concept plan that would be most appropriate for future workforce housing development in Cedar Mountain.

Downtown Cedar Mountain Design
The Cedar Mountain Draft Area Plan Committee has identified the preservation of Cedar Mountain's historic character as a very important priority to the community. Please identify the preferred architectural design and concept plan for future downtown development.

COMMUNITY VISION

Preference Survey

INSTRUCTIONS: Use a GREEN dot to vote for a preferred workforce housing type. Use a RED dot to vote for preferred commercial architectural style.

Residential Development
A variety of housing options in the Cedar Mountain area are needed to support the growth of the community. Please identify the preferred architectural design and concept plan for future residential development in Cedar Mountain.

Commercial Design
The Cedar Mountain Draft Area Plan Committee has identified the preservation of Cedar Mountain's historic character as a very important priority to the community. Please identify the preferred architectural design and concept plan for future commercial development in Cedar Mountain.

COMMUNITY VISION

Preference Survey

INSTRUCTIONS: Use a GREEN dot to vote for a preferred signage type. Use a RED dot to vote for your preferred public park concept.

Signage
A variety of signage is needed in the Cedar Mountain area to support the growth of the community. Please identify the preferred signage type for future development in Cedar Mountain.

Public Parks
The Cedar Mountain Draft Area Plan Committee has identified the preservation of Cedar Mountain's historic character as a very important priority to the community. Please identify the preferred public park concept for future development in Cedar Mountain.

Plan Goals

The goals listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a **GREEN** dot under the "STRONGLY AGREE" category beside goals you agree with, and a **RED** dot under the "STRONGLY DISAGREE" category beside the goals you disagree with.

	STRONGLY AGREE	STRONGLY DISAGREE
Agriculture		
Protect the remaining agricultural lands	55	2
Community Character and Design		
Preserve and protect the area's rural character	39	2
Maintain the historic properties and cultural heritage of Cedar Mountain	48	1
Community Facilities and Services		
Support community economic and social opportunity via enhanced cellular telephone and broadband connectivity	51	1
Engage with Transylvania County on the provision of county services to or inside the community	36	3
Maintain a vibrant community center and facilities	40	0
Support and actively participate in the development of greenways and parks	44	1
Economic Development		
Encourage economic and employment opportunity while balancing growth and quality of life	35	8
Promote the measured growth of small businesses in commercial node as defined in the Cedar Mountain Small Area Plan	34	9
Land Use and Development		
Promote responsible land use and development	35	1
Natural Resources		
Protect natural resources and preserve the scenic and aesthetic beauty of the area including views/ridgetops and open spaces	58	1
Ensure the environmental health of rivers, streams, ecosystems, and lands	57	0
Preserve the unique ecological communities found in Cedar Mountain	54	0
Preserve the unique natural communities found in Cedar Mountain	48	2
Transportation		
Ensure safety of the community and visitors via adequate traffic planning, regulation, and enforcement	53	1
Promote the development of bike and pedestrian friendly transportation alternatives in the Cedar Mountain Area	54	0

Plan Solutions and Tools – Agriculture

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Agriculture	STRONGLY AGREE	STRONGLY DISAGREE
A county administered education and marketing program designed to inform those in the Cedar Mountain area of the existing agriculture services available.	56	3
Development of a county administered support program that assist property owners to develop up to date and timber management plans.	56	3
Review and amend existing land use ordinances with a focus on the preservation of agricultural and timber lands inside the Cedar Mountain Small Area Planning Boundary. Specifically a review of the following ordinances: Subdivision Control Ordinance and the Voluntary Agricultural District and Enhanced Voluntary Agricultural District Ordinance.	49	11

Plan Solutions and Tools – Community Character and Design

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Community Character and Design	STRONGLY AGREE	STRONGLY DISAGREE
A county administered education and marketing program designed to inform those in the Cedar Mountain area about the Local Historic Designation program.	64	2
Prioritize the application and appointment of a Cedar Mountain area resident to the Joint Historic Preservation Commission.	56	1
Partner with Transylvania County and Joint Historic Preservation Commission to research and identify available grant funding applicable to the preservation of historic properties in the Cedar Mountain area.	60	0
The development and adoption of a formbased code specific to Cedar Mountain, a code that regulates the design of future development.	58	12

Plan Solutions and Tools – Community Facilities and Services

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Community Facilities and Services	STRONGLY AGREE	STRONGLY DISAGREE
Develop a new citizen advisory board dedicated to advise the Transylvania County Board of Commissioners on possible services and opportunities to provide benefits to the residents of Cedar Mountain.	58	5
Prioritize research for available grant funding sources to establish and enhance cellular telephone and broadband connectivity, parks and recreation, and gateway development.	66	0
Continue the annual Transylvania County Community Center grant program.	62	0
Prioritize the application and appointment of a Cedar Mountain area resident to the Transylvania County Parks and Recreation Commission.	64	3
The development of a citizen comprised review committee to shepherd an approved Small Area Plan	57	7

Plan Solutions and Tools – Economic Development

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Economic Development	STRONGLY AGREE	STRONGLY DISAGREE
Partner with the Transylvania Economic Alliance to identify parcels adequate for commercial development.	41	20
Develop a long-range plan that prioritizes infrastructure development and extension into the Cedar Mountain Area.	48	16

Plan Solutions and Tools – Land Use and Development

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Land Use and Development	STRONGLY AGREE	STRONGLY DISAGREE
Review existing land use ordinances to identify the opportunity to develop and amend the existing land use ordinances to better ensure properties in the Cedar Mountain area are developed responsibly.	60	8
Amend the existing Community Zoning Ordinance to include the Cedar Mountain planning boundary, and add Zoning districts that address the communities desired goals.	58	13

Plan Solutions and Tools – Natural Resources

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Natural Resources	STRONGLY AGREE	STRONGLY DISAGREE
The development and adoption of a "dark sky" ordinance specific to Cedar Mountain.	64	5
Review applicable existing county ordinance to determine their effectiveness in a response to the concern Cedar Mountain residents as identified in the Cedar Mountain Small Area Plan survey and public input session, including but not limited to stormwater management, floodplain administration, and erosion control management, and investigate additions or changes to these ordinances in order to achieve the desired goal.	61	5
Expand the current county service of a post sharing program for the French Broad River to include the Little River to help remove debris to prevent flooding damage.	64	3

Plan Solutions and Tools – Transportation

The solutions and planning tools listed below were developed by the Cedar Mountain Small Area Plan Committee with consideration to results from the Cedar Mountain Small Area Plan public input survey and comments collected in committee meetings. Please place a GREEN dot under the "STRONGLY AGREE" category beside tools you agree with, and a RED dot under the "STRONGLY DISAGREE" category beside the tools you disagree with.

Transportation	STRONGLY AGREE	STRONGLY DISAGREE
Work with the local partners to identify funding alternatives and develop a bike lane or shared use trail that runs along US-276 and would connect with the existing and proposed shared use paths identified in the Transylvania County Site Plan.	66	1
Partner with the Transylvania County Sheriff's office and the North Carolina Department of Transportation to identify areas of safety concern.	59	0
Develop a mechanism that records the comments and concerns of citizens in the Cedar Mountain area related to transportation safety and planning.	62	0

PIS Image 3

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Plan Goals

Agriculture

Goal A 1: Protect the remaining agricultural 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 opportunity while balancing growth and quality of life.

Goal ED 2: Promote the measured growth of small businesses inside the Cedar Mountain Small Area.

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.

Goal NCR 4: Preserve the unique natural 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.

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Solutions and Applicable Planning Tools

Agriculture

- A county administered educational and marketing program designed to inform those in the Cedar Mountain Area of the existing agriculture services available.
 - The County currently provides resources to citizens who work to use their property for agricultural production. These resources include Present Use Value tax status, the North Carolina Bona Fide Farm Designation, and the Transylvania County Voluntary Agricultural District.
 - This tool would help educate the public on resources already available.
 - To provide this solution, the County would need to use resources like staff time and funding to design these programs and work with the public.
- Review and amend existing land use ordinances with a focus on the preservation of agricultural and timber lands inside the Cedar Mountain Small Area Planning Boundary, specifically, a review of the following ordinances: Subdivision Control Ordinance and the Voluntary Agricultural District and Enhanced Voluntary Agricultural District Ordinance.
 - Land use ordinances already adopted by the Transylvania County Board of Commissioners can be lawfully amended to place restrictions and requirements on properties suited for agricultural production, or in proximity to property being used for agricultural production that would protect agricultural lands in the County.
 - By using this tool, the County would take an in-depth review of existing ordinances, specifically the Subdivision Control, the Voluntary Agricultural District, and the Enhanced Voluntary Agricultural District ordinances to identify where lawfully and appropriate they can be amended to protect agricultural lands across the County.
 - To provide this solution, the County would need to allocate considerable staff time, and funds for more expert review by consultants and legal counsel.

Community Character and Design

- A county administered educational and marketing program designed to inform those in the Cedar Mountain Area about the Local Historic Designation program.
 - To protect historically significant properties and structures across the state of North Carolina, counties and municipalities can adopt and administer Historic Preservation Commission Ordinances. These ordinances provide incentives for property owners to apply for designation to reduce the possibility of these sites being demolished or altered.
 - This solution would make information about this program more readily available to the citizens of Cedar Mountain so those with applicable properties can more easily prepare applications and receive consideration from the Joint Historic Preservation Commission and the Board of Commissioners.

-
- To provide this solution, the County would need to use resources like staff time and funding to design these programs and work with the public.
 - Prioritize the application and appointment of a Cedar Mountain area resident to the Joint Historic Commission.
 - As of March 2021, the Joint Historic Preservation Commission did not have direct representation by a citizen of Cedar Mountain. The appointment of a Cedar Mountain resident to that commission would help ensure that body is aware of historically significant sites in the Cedar Mountain Community and better represent applications for designation from properties in the community.
 - This solution would require no additional resources from Transylvania County and could be made a reality with the application of a Cedar Mountain resident, followed by an appointment by the Transylvania County Board of Commissioners.
 - Partner with Transylvania County and the Joint Historic Preservation Commission to research and identify available grant funding applicable to the preservation of historic properties in the Cedar Mountain Area.
 - Thorough and appropriate applications for a Local Historic Designation can be complicated and time consuming. The State Historic Preservation Office sets a very high standard for application reports that are often very burdensome for average property owners.
 - Applicable grant funds collected by the County could be applied to acquire services from consultant and architectural firms that regularly prepare these reports on behalf of the property owner.
 - Providing this solution to the public would likely require staff time to research and assist the Joint Historic Preservation office in preparing grant applications.
 - The development and adoption of a form-based code specific to Cedar Mountain, a code that regulates design of future development.
 - Form-based codes are a type of land development regulation allowed by state law for use in North Carolina. These types of regulations are most often applied to regulate the design of future development to protect the existing culture and property values.
 - Specific to Cedar Mountain, a form-based code, if developed and adopted, could preserve the rural character already present in the community by requiring future development to meet specific architectural and design standards.
 - The use of this planning tool would require considerable resources and time to develop and install on the part of the County. There is no known example of a county administered form-based code in the state of North Carolina making the development and adoption of a document a unique undertaking. The development of such a document would require extensive review by staff, the governing board, appointed commissions, outside consultants, and legal counsel to ensure it is well crafted and lawful in accordance with North Carolina General Statute.
 - Once prepared, the County would also have to identify how this regulation would be administered. It is likely that the County would need to allocate funds to hire and train new staff to enforce the newly adopted regulations.
 - Any adopted development regulation limits the flexibility of future development projects in areas subject to those restrictions.

Community Facilities and Services

- Develop a new citizen advisory board dedicated to advising the Transylvania County Board of Commissioners on possible services and opportunities to provide benefits to the residents of Cedar Mountain.
 - This solution would form an appointed committee to meet regularly and discuss possible service extensions, applicable to Cedar Mountain, at staff and the Board of Commissioners' attention.
 - This solution would help keep issues and service extensions applicable to Cedar Mountain at staff and the Board of Commissioners' attention.
 - Like existing Citizen Advisory Councils, if formed this body would likely need support from the County including staff time and funds to regularly operate and conduct business.
- Prioritize research for available grant funding sources to establish and enhance cellular telephone and broadband connectivity, parks and recreation, and greenway development.
 - A considerable number of local and national funding opportunities exist to assist with the development of communication facilities and expansion, recreational facilities, and transportation. County staff, across multiple departments, are always looking for applicable funding opportunities for existing and future programs and projects.
 - This solution would direct staff to make direct and concerted efforts to identify and apply for sources of funding available for projects that would be identified in long range plans or through public feedback specific to Cedar Mountain.
 - Installation of this tool would require staff time and resources, not limited to the allocation of funds, to research and prepare applications for funding opportunities.
- Continue the annual Transylvania County Community Center grant program.
 - This is a resource already made available to the Cedar Mountain Community Center that provides wireless internet and financial support for capital projects.
- Prioritize the application and appointment of a Cedar Mountain area resident to the Transylvania County Parks and Recreation Commission.
 - The Transylvania County Parks and Recreation Commission meets to discuss recreation programs and future projects provided by the County. The appointment of a Cedar Mountain resident to that commission would help ensure that body is aware of the needs and opportunities specific to Cedar Mountain as it relates to recreation.
 - This solution would require no additional resources from Transylvania County and could be made a reality with the application of a Cedar Mountain resident, followed by an appointment by the Transylvania County Board of Commissioners
- The development of a citizen comprised review committee to shepherd an approved Small Area Plan.
 - A common problem of adopted community and long-range plans is that they can become stagnant if neglected. A citizen comprised committee tasked with the regular review and maintenance of an adopted Cedar Mountain Small Area Plan could be applicable to the prevention of this common outcome.
 - An appointed committee would meet regularly and discuss the adopted plan progress to provide regular reports and recommendations to county staff and the Board of Commissioners to help ensure plan priorities remain at the forefront of consideration.

- Like existing Citizen Advisory Councils, if formed this body would likely need support for the County including staff time and funds to regularly operate and conduct business.

Economic Development

- Partner with the Transylvania Economic Alliance to identify parcels adequate for commercial development.
 - The Transylvania County Economic Alliance is an organization that works to recruit and retain existing business to Transylvania County, Brevard, and Rosman.
 - This solution would provide a list of parcels prepared for commercial development that can be used by the Alliance for recruitment efforts. Cultivating a list as described in this solution would provide perspective entrepreneurs and stakeholders with guidance on where the community feels commercial development is best suited increasing their opportunity to succeed.
- Develop a long-range plan that prioritizes infrastructure development and extension into the Cedar Mountain Area.
 - Infrastructure is often a prerequisite for responsible development. A long-range plan identifying necessary infrastructure to support future commercial and residential development would assist staff and the Board of Commissioners when considering future capital projects and infrastructure expansion.
 - A long-range infrastructure plan would provide more details on needed and desired infrastructure specific to Cedar Mountain to ease future decisions pertaining to items like transportation, waste management, water and sewer treatment, and broadband access.
 - The installation of this type of plan solution would require the County to allocate staff time and funds to accommodate the development of such a plan or to hire a consulting service to prepare the plan on behalf of the County.

Land Use and Development

- Review existing land use ordinances to identify the opportunity to develop and amend the existing land use ordinances to better ensure properties in the Cedar Mountain Area are developed responsibly.
 - Land use ordinances already adopted by the Transylvania County Board of Commissioners can be lawfully amended to place restrictions and requirements on properties with the intention of promoting responsible growth.
 - A thorough and in-depth review of existing land use ordinances administered by the County could identify areas of inefficiency that can be altered to affect future development across the County. Possible amendment can require restrictions intended to prevent development that would decrease neighboring property values or negative environmental impacts.
 - To provide this solution, the County would need to allocate considerable staff time, and funds for more expert review by consultants and legal counsel.
- Amend the existing Community Zoning Ordinance to include the Cedar Mountain planning boundary and add zoning districts that address the community's desired goals.
 - In the state of North Carolina, development restrictions to a specific geographic section of the jurisdiction are accommodated with a zoning ordinance. Zoning ordinances regulate type and

design of types of development, specific to applicable zoning designations identified on an adopted zoning map. As of March 2021, Transylvania County administers one zoning ordinance that is specific to Pisgah Forrest.

- Zoning Ordinances are adopted by County and municipal jurisdictions in the State of North Carolina to protect property rights, ensure environmentally responsible development, and effect community design. A zoning ordinance can design districts that regulate the type of development and the design of development to ensure future developments do not infringe on property rights by reducing neighboring property values. Zoning ordinances can be very complex documents but cannot infringe on constitutional rights of a property owner.
- Jurisdictions can adopt and enforce multiple zoning ordinances and maps, but it is a best practice for a jurisdiction to maintain and administer one ordinance and zoning map. To accommodate the use of this planning tool in Cedar Mountain, the existing Pisgah Forest Community Zoning Ordinances and zoning map could be amended to include the Cedar Mountain Planning Boundary (or at least 640 acres of it per state statute) and create and assign zoning districts designed to protect the property values and rights of owners in Cedar Mountain.
- This type of planning tool would require a considerable allocation of County resources. Staff time and County funds would be required to develop proposed amendments to the existing Pisgah Forest Community Zoning Ordinance and then be reviewed by legal counsel. To administer and enforce a newly adopted regulation, the County need to employ and train new staff to accommodate the increased work. Zoning ordinances, by nature, also decrease the flexibility of future development projects.

Natural Resources

- The development and adoption of a “dark-sky” ordinance specific to Cedar Mountain.
 - Dark-sky ordinances regulate the artificial light type, design, and operation to minimize the impact of artificial light at night.
 - The development of such a document would require extensive review by staff, the governing board, appointed commissions, outside consultants, and legal counsel to ensure it is well crafted and lawful in accordance with North Carolina General Statute.
 - Once prepared, the County would also have to identify how this regulation would be administered. It is likely that the County would need to allocate funds to hire and train new staff to enforce the newly adopted regulations.
 - Any adopted development regulation limits the flexibility of future development projects in areas subject to those restrictions.
- Review applicable existing County ordinances to determine their effectiveness in response to the concerns of Cedar Mountain residents as identified in the Cedar Mountain Small Area Plan Survey and Public Input Sessions, including but not limited to stormwater management, floodplain administration, and erosion control management, and investigate additions or changes to these ordinances to achieve the desired goals.
 - Land use ordinances already adopted by the Transylvania County Board of Commissioners can be lawfully amended to place further restrictions and requirements on properties designed to ensure responsible development and protect natural resources.

- By using this tool, the County would take an in-depth review of existing ordinances, specifically the floodplain administration ordinances and applicable ordinances not currently enforced by the County, specifically, stormwater management and erosion control management, to identify where lawfully and appropriate they can be amended or adopted to protect natural resources and promote responsible future development across the County.
- To provide this solution, the County would need to allocate considerable staff time, and funds for more expert review by consultants and legal counsel.
- Expand the current County service of a cost sharing program for the French Broad River to include the Little River to help remove debris to prevent flooding damage.
 - This is a cost sharing program, already administered by the County, assists property owners removing blockages in the French Broad River.
 - Extending this service to the Little River could reduce the risk of flooding by providing assistance to local property owners to assist with the removal of blockages that can contribute to flooding.
 - To provide the extension of this service the County would likely need to allocate more staff time and funds to accommodate the increase in service.

Transportation

- Work with the local partners to identify funding alternatives and develop a bike lane or shared use trail that runs along US 276 and would connect with the existing and proposed shared use paths identified in the Transylvania County Bike Plan.
 - A shared use path or greenway extending from the DuPont State Forest through the Cedar Mountain Planning Boundary along US 276 toward Brevard, would require extensive planning and design, property acquisition, and eventually construction. Funding similar projects is often a primary obstacle to the realization of the project.
 - Utilization of this solution would increase the possibility of developing and construction of a shared use path along US 276 by subsidizing the financial burden associated with the project.
 - Utilization of this solution would require an allocation of staff time and possibly County funding to research and apply for applicable grant opportunities.
- Partner with the Transylvania County Sheriff's office and the North Carolina Department of Transportation to identify areas of safety concerns.
 - Motor vehicle transportation as it concerns safety, i.e. speed limits and traffic design, are primarily responsibilities of the North Carolina Department of Transportation and enforced by local law enforcement.
 - Partnering with the North Carolina Department of Transportation and local law enforcement agencies to increase awareness of traffic safety concerns in Cedar Mountain would improve the likelihood of traffic design changes and reductions in speed limits to improve the health and safety of travelers in the Cedar Mountain area.
- Develop a mechanism that records comments and concerns of citizens in the Cedar Mountain area related to transportation safety and planning.
 - Documenting areas of concern related to traffic can be incredibly valuable for consideration by the North Carolina Department of Transportation when developing and designing transportation projects.

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- To accommodate a mechanism that regularly records public comment about traffic concerns specific to Cedar Mountain, Transylvania County would need to allocate staff time and possibly funds to accommodate the development and maintenance of the said tool.

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Appendix

Appendix A. Transylvania County Small Area Planning Process

Appendix B. Study Area Maps

Appendix C. Public Input Survey Results

Appendix D. Public Input Session Materials

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