
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.
- Development of a county administered support program that assists property owners to develop up to date and active timber management plans.
 - As a part of some of the existing County and State agricultural support programs, property owners are required to keep up to date management plans, like timber management plans. These plans can be complex and require time to prepare and maintain.
 - This tool would provide applicable property owners resources and assistance to alleviate some of the burden of maintaining these documents.
 - To provide this solution, the County would need to use resources like staff time to meet with the public and prepare these documents.
- 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.

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- In an effort to protect historically significant properties and structures across the state of North Carolina, counties and municipalities have the ability to 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 and placement of structures.**
 - Form-based codes are a type of land development regulation allowed by state law for use in the 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 council 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 allocate fund 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 services and opportunities available to the Cedar Mountain area to provide reports and guidance to the Transylvania County Commissioners for consideration.
 - This solution would help keep issues and service extensions applicable to Cedar Mountain at staff and the Board of Commissioners' attention.
 - Similar to 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.

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- 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 and 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 and be 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.
 - Similar to 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 instillation 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 and 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.

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- 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 in 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 specific a 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 a best practice for a jurisdiction to maintain and administer on 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 design 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 newly adopted regulation, the County to be subject to the need to employ and train new staff to accommodate the increased work. Zoning ordinances, by nature, also decrease the flexibility of future development projects and can have a negative effect on the recruitment and retention or commercial and industrial businesses to subject communities.

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 allocate fund 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. These include but not limited to stormwater management, floodplain administration, 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 that assist property owners remove 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 a shared use path along US 276 by subsidizing the financial burden associated with the project.

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- 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.
 - Developing 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.
 - 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.