Cedar Mountain Small Area Plan

Plan Background

Mission and Vision Statement

"The Cedar Mountain Small Area Planning Committee will develop a small area plan responsive to community input, guidance, and

Cedar Mountain Small Area Plan Boundary Road Henderson County Rich Mtn **DuPont State** Forest Lake Road Greenville Highway Road

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."

The Cedar Mountain Small Area Plan Boundary was approved by the plan committee and includes 1,509 parcels equaling 17,369 acres.

- The 2025 Transylvania County Comprehensive plan identified the section of US 276 inside the planning boundary as a Commercial Node.
- The small area planning process allows residents, businesses, and other stakeholders the opportunity to voice their vision of what Cedar Mountain should look like in the future.
- The Cedar Mountain Small Area Plan is intended to reflect the vision and unique identity of a rural mountain community.
- The plan will:
 - o Define a vision for the future of the area
 - o Establish goals
 - o Identify applicable planning tools and solutions
- Plan topics will address items including, but not limited to:
 - Land Use
 - Transportation
 - Natural Resources
 - o Economic Development
 - o Historical Preservation

Project

Community initiates discussion with Planning Staff and Planning Board Planning Board recommends to Board of Commiss proceed with planning process

process with partning process Community and Planning Board recommend Community Plan Committee which shall include community representatives, Planning Board member(s), and Planning Staff to be appointed by the Board of Commissioners

Draft the mission and vision of the plan for the community -urar true mission and vision of the plan for the community and Planning Board agreement .

Develop and issue input survey of community to learn opportunities, challenges, concerns and priorities .

Prepair report of results and vet through community meetings.

Define mission vision and mark of the community meetings.

Define mission, vision and goals of the community •Share results with Planning Board and update Board of Commissioner

Project

 Determine priorities resulting from survey and community input
 Brainstorm potential solutions and applicable planning tools Review pros, cons and alternatives of available planning tools during community

Determine if a small area plan is appropriate to address community priorities *Share results with Planning Board and update Board of Commissioners

Committee refines and selects planning tools

- Confirm community priorities and potential solutions through public input
- Evaluate selected planning tools for inclusion in plan with Planning Board (PB) Obtain Board of Commissioners (BOC) approval of priorities and potentia
- tools/solutions

 Write draft of plan

- Present draft plan to PB and revise until PB approves for submission to BOC
- Board of Commissioners receives plan and holds a public hearing
 Board of Commissioners approves, disapproves or requests revisions to be
- Revise plan
 Submit plan for adoption by Board of Commissioners



