

# 2018 Cedar Mountain Community

## Small Area Plan

### Project Overview

Conservation

Development

Planning & Managing the Balance

# Cedar Mountain at a Glance



Surrounded by 3 Wilderness Areas: Headwaters State Forest, DuPont State Recreational Forest and Mountain Bridge Wilderness Area, we coexist as part of a precious and endangered mountain ecosystem



International Tourist destination for outdoor activities (DuPont State Recreational Forest has 80+ miles of hiking, horse back riding and is a top ranked U.S. mountain biking area)



50% of property owners are part-time. With all local business resident owned and operated. Average age is 60.





# Acknowledgements



## Cedar Mountain Community Center (CMCC) Board:

- Suzanne Lawson, President
- Clint Owings, Vice President
- Hank Bayles, Treasurer
- Linda Young, Secretary

## CMCC Small Area Planning Committee:

- Karen Ramsaur, Chair
- Ted Ramsaur
- Jacquelyn Rogow
- Lucia Gerdes
- Valerie Gerdes
- Clint Owings
- Beth Owings
- Deborah Perkins
- Robert Lawson

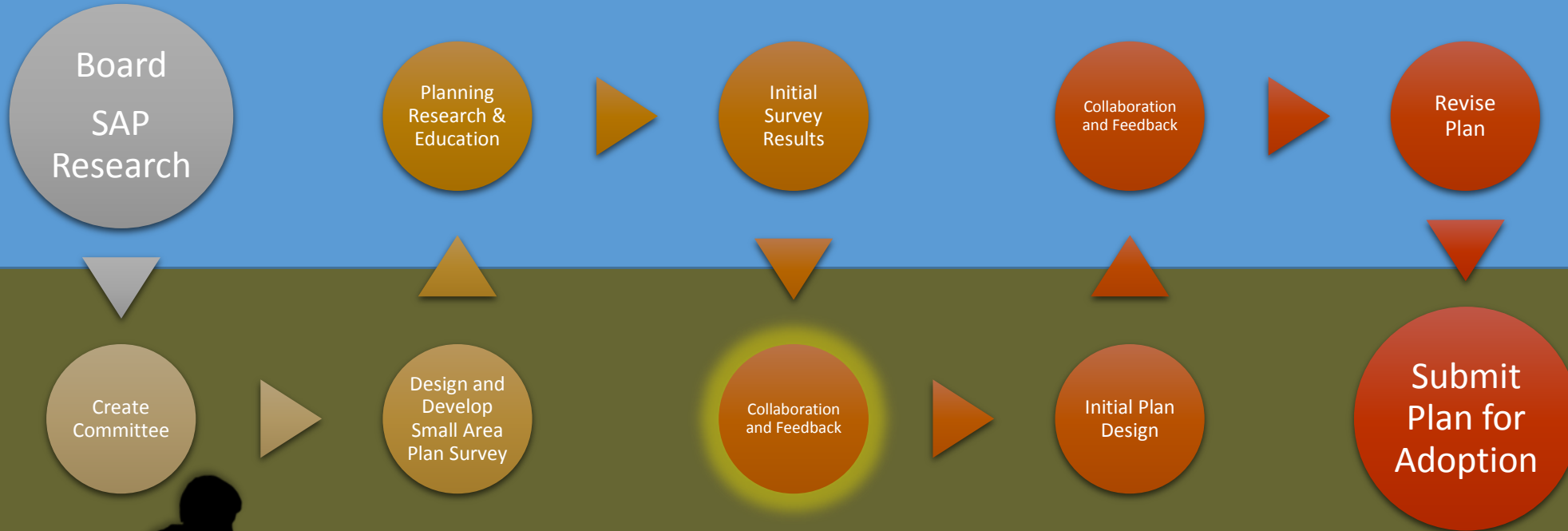
## Transylvania County Planning and Community Development:

- Joy Fields, County Planner



# Small Area Planning (SAP) Process

May 2018



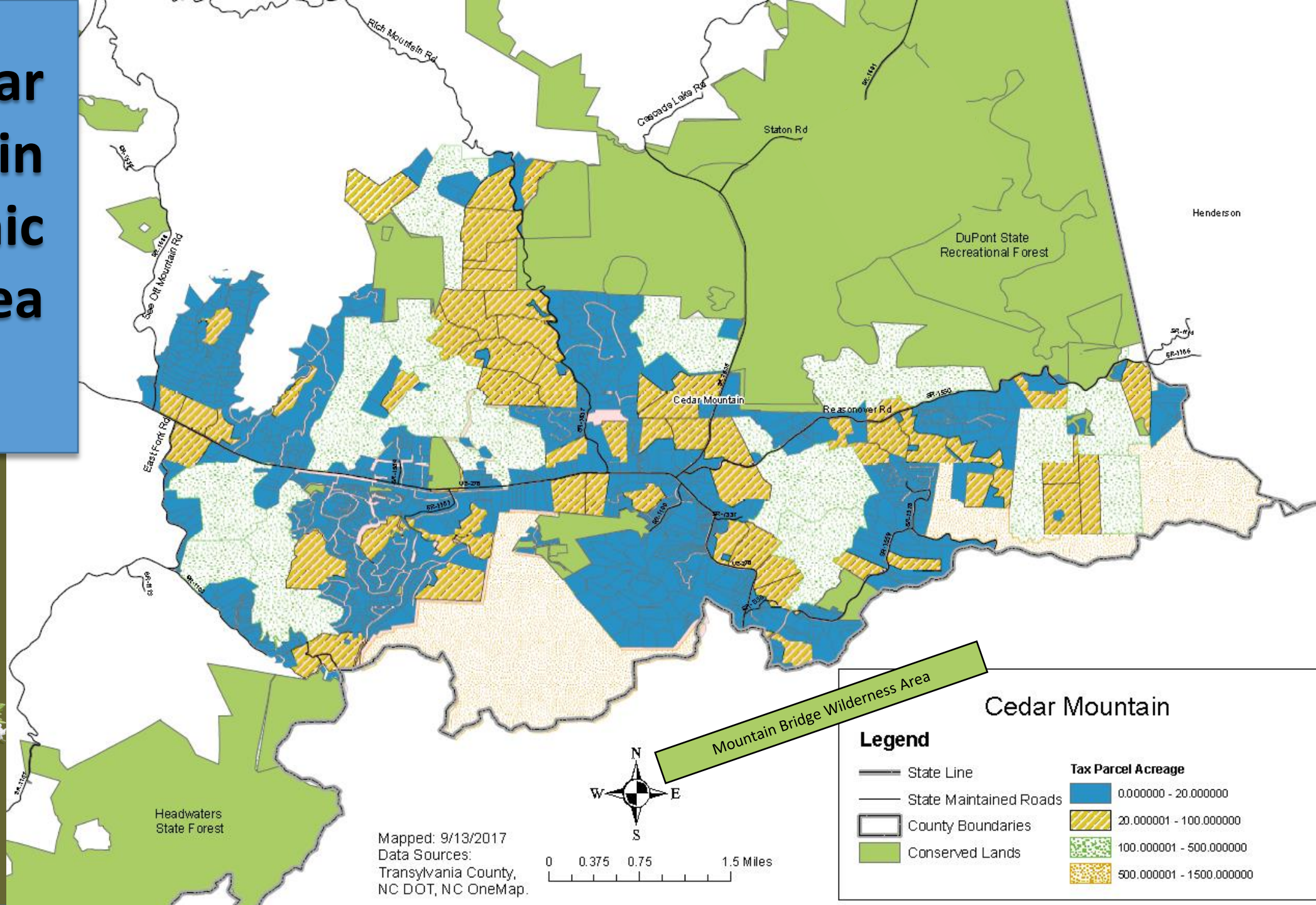
Oct. 2018

**Note: Collaboration between Committee, Community, CMCC Board, Transylvania County Planning Resources and Commissioners**

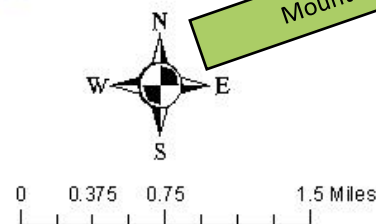




# Cedar Mountain Geographic Area



Mapped: 9/13/2017  
Data Sources:  
Transylvania County,  
NC DOT, NC OneMap.



## Legend

- State Line
- State Maintained Roads
- County Boundaries
- Conserved Lands

## Tax Parcel Acreage

- 0.000000 - 20.000000
- 20.000001 - 100.000000
- 100.000001 - 500.000000
- 500.000001 - 1500.000000

Cedar Mountain



# Survey Approach

The Cedar Mountain Community Survey was a digital survey made available on our web site:

[www.cedarmountaincommunitycenter.com](http://www.cedarmountaincommunitycenter.com)

Content included:

- 27 rate importance questions – scored from 1 (lowest importance) to 5 (highest Importance)
- 4 free form question and comment
- Additional input captured to qualify survey responses and then redacted from all reports (i.e., address)

Survey awareness was coordinated through community:

- Businesses
- Churches
- Community Center
- Friends and Family

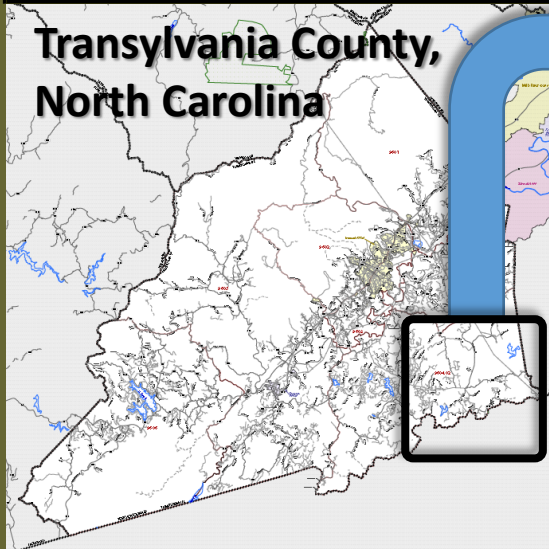
Demographics (predominately Baby Boomers) did not lend itself to using Social Media.



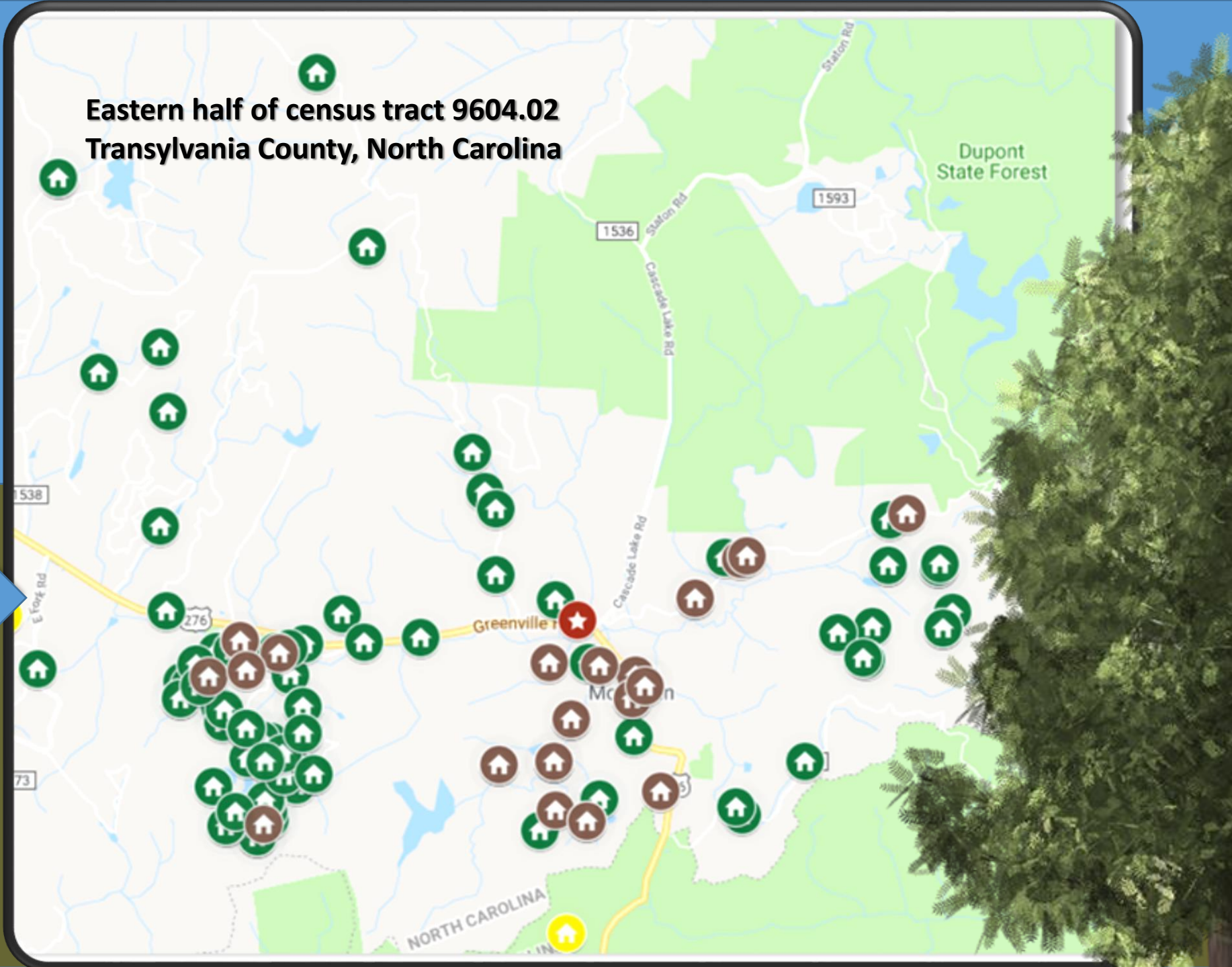
# CMCC SAP Response Mapping

Count	Status	% QT	% ST
98	Full Time	72	67
38	Part Time	28	26
136	Qualified Total		
10	Exclude		7
146	Survey Total		

Transylvania County,  
North Carolina

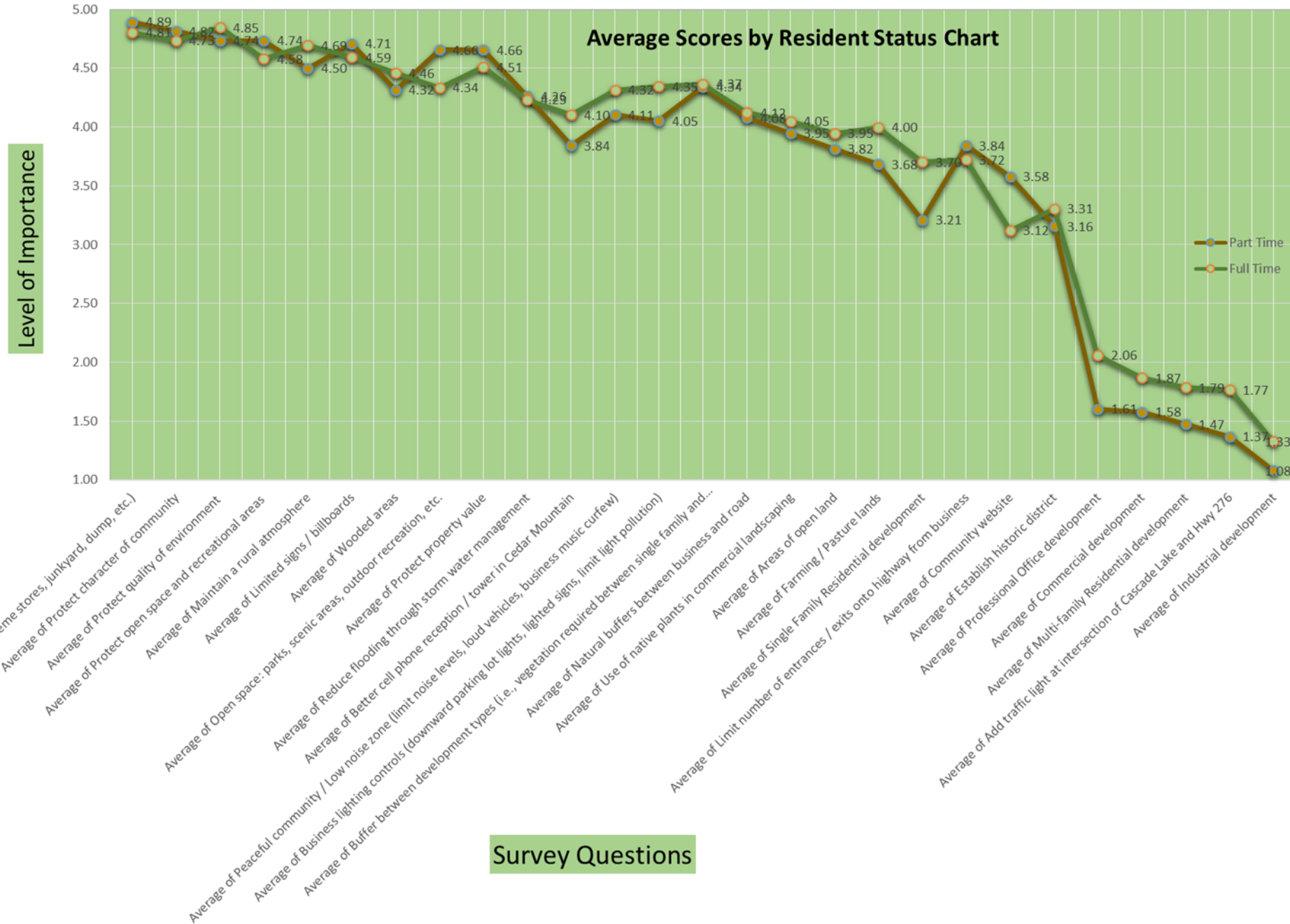


Eastern half of census tract 9604.02  
Transylvania County, North Carolina





# CMCC SAP Survey [Importance Rating Chart]





# CMCC SAP

## Survey

### [Importance Rating List]

#### Importance Scores (Averages) by Survey Question for Part Time and Full Time Residents

Part Time	Full Time	Grand Total	
4.89	4.81	↑ 4.83	Protect against certain types of development (adult theme stores, junkyard, dump, etc.)
4.82	4.73	↑ 4.76	Protect character of community
4.74	4.85	↑ 4.82	Protect quality of environment
4.74	4.58	↑ 4.63	Protect open space and recreational areas
4.50	4.69	↑ 4.64	Maintain a rural atmosphere
4.71	4.59	↑ 4.63	Limited signs / billboards
4.32	4.46	↑ 4.42	Wooded areas
4.66	4.34	↑ 4.43	Open space: parks, scenic areas, outdoor recreation, etc.
4.66	4.51	↑ 4.55	Protect property value
4.26	4.23	↑ 4.24	Reduce flooding through storm water management
3.84	4.10	↑ 4.03	Better cell phone reception / tower in Cedar Mountain
4.11	4.32	↑ 4.26	Peaceful community / Low noise zone (limit noise levels, loud vehicles, business music curfew)
4.05	4.35	↑ 4.26	Business lighting controls (downward parking lot lights, lighted signs, limit light pollution)
4.34	4.37	↑ 4.36	Buffer between development types (i.e., vegetation required between single family and commercial development)
4.08	4.12	↑ 4.11	Natural buffers between business and road
3.95	4.05	↑ 4.02	Use of native plants in commercial landscaping
3.82	3.95	↑ 3.91	Areas of open land
3.68	4.00	↑ 3.91	Farming / Pasture lands
3.21	3.70	→ 3.57	Single Family Residential development
3.84	3.72	↑ 3.76	Limit number of entrances / exits onto highway from business
3.58	3.12	→ 3.25	Community website
3.16	3.31	→ 3.26	Establish historic district
1.61	2.06	↓ 1.93	Professional Office development
1.58	1.87	↓ 1.79	Commercial development
1.47	1.79	↓ 1.70	Multi-family Residential development
1.37	1.77	↓ 1.65	Add traffic light at intersection of Cascade Lake and Hwy 276
1.08	1.33	↓ 1.26	Industrial development



What do you like most about Cedar Mountain?	What do you like least about Cedar Mountain?	What changes would improve Cedar Mountain?	General Comments
non comercial rural environment with lots of open space	highspeeds on highway 276	remove large dollar general signs. No additional comercial or residential building without buffers	
The rural, undeveloped, green space feel !	Dollar General sign on road and store---other stores in SC rural areas have no large sign on street area.	Limiting any further big box stores and signs to none.	
Small town feel, community involvement			
rustic, rural quality, friendly businesses, good restaurant, excellent fresh market, beauty	The Dollar General and similar businesses, lots being hewed out of mountain	lower speed limit, limit commercial development except for small family businesses	Please stop any national chains from building here; slow down the traffic; limit signage; hand-made signs preferred.
Rustic, rural, wooded environment and small friendly, informal community	The Dollar General Store, and the threat of similar chain stores moving in.	Lower speed limits, restricted large or chain development	I love the rural, wooded, and rustic environment; the friendly neighborhood and relaxed lifestyle.
peaceful, quiet environment with beauty and history	Dollar General and such chain stores that could also come	cell phone service	Let's get 276 protected as a scenic highway and protect the community from awful development
We have a post office, a restaurant, a welcoming community center, a recreational forest, fire station, a few wooded, well-kept subdivisions, informative neighborhood column in the T-Times	bicycle traffic hazards on winding roads, high speed, dollar store	none come to mind, but I'm interested in knowing what might be planned	
quiet and beautiful	lack of cell service and amenities (restaurants etc)	hiking trails	
the rural "homey" atmosphere	the "trashy" appearance of some of the properties along 276	Work with property owners along the main corridors to eliminate trash, old vehicles etc to enhance the beauty of the area.	Have rated IMPORTANCE not desire above. For example it is IMPORTANT that we NOT have commercial development.
Open areas. Fields, golf course, big yards, trees, community center, whistlestop	A few crummy buildings: Sea Shore, burned house by P.O., big dirt cuts by the highway, the Dollar General building seems too large and needs some parking lot screening at the road.	Some architectural style in new builds, such as bungalow or cottage more in keeping with rural and the many historic homes that are here.	Being a part of the Community Center has been one of the greatest pleasures and comforts of living in Brevard.
It's people	Loud noises along highway	Small area plan	
The people	The loud motorcycles coming through.		Cedar Mountain is a wonderful community with a great mix of part time and full time residents that work well together.
Rural atmosphere	No lanes for bikes	Less clear cutting of trees an excavation of hill sides	



# Small Area Planning (SAP) Committee

Lucia Gerdes

Resident & Business Owner







**We need your**

- **Help**
- **Advice**
- **& Support**

**Planning & Managing the Balance**

**Thank You**