

Cashiers Area Community Planning Council
Minutes
January 23, 2017
5:00 p.m.
Cashiers-Glenville Recreation Center

| Members | Present | Absent | Members | Present | Absent | Members | Present | Absent |
|---------------------|---------|--------|------------------|---------|--------|--------------------------------|---------|--------|
| Ann McKee Austin | X | | Robin Ashmore | X | | Sallie Peterkin | X | |
| David Bond | X | | Keven Hawkins | X | | Deborah Townsend Stewart | X | |
| Will McKee | X | | | | | | | |

Staff Present

Michael Poston
 John Jeleniewski
 Heather Baker
 Shelby Cook

Call to Order and Quorum Check

Sallie Peterkin called the meeting to order at 5:06 p.m. and a quorum was present.

Approval/Additions to Agenda

Ann Austin made a motion to approve the agenda with no changes or additions. Robin Ashmore seconded the motion and it carried unanimously.

Approval of the Minutes

Keven Hawkins made a motion to approve the minutes from November 28, 2016. Debi Stewart seconded the motion and it carried unanimously.

Public Comment

There were no public comments.

New Business - Public Hearing: The Village Green

Sallie Peterkin opened the public hearing regarding a conditional use permit application for The Village Green at 5:11 p.m. Those with standing were sworn in:

Michael Poston, Planning Director. John Jeleniewski, Senior Planner. Ann Self, Executive Director of The Village Green. Jim Chapman, Chapman Design Studio. Chip Knuth, Architectural Services. Don Jehle, Project Engineer. Mark Fortenberry, Project Management Consultant.

John Jeleniewski presented the staff report. The Village Green is proposing the construction of a 5,815 foot, multi-purpose building adjacent to the existing pavilion structure. A parking area is also proposed just off Frank Allen Road on an adjacent property also owned by The Village Green. (PINs 7572-31-6017 and 7572-30-8622). The average slope of the two properties is 1.17%. All new landscaping will meet or exceed the Cashiers Development Ordinance, and the ingress/egress access will be from Frank Allen Road. At the time of the staff report, it is undetermined how utilities will serve the proposed multi-purpose building.

John addressed the ordinance requirements in the following sections:

- Section 9-1 Building Architecture
- Section 9-2 Building Materials and Color
- Section 9-3 Building Massing and Configuration
- Section 9-4 Building Façade Character
- Section 9-5 Roof Form and Articulation

It is staff's recommendation that the council approve the conditional use permit, with the following conditions:

1. The owner/developer shall work with Planning staff in the final building design, site design, construction, stormwater, and landscaping
2. The owner/developer shall clarify the 30' roadway/driveway access to adjoining properties
3. The council waive the architectural requirements that do not apply

The proposed building exceeds the 1,500 square foot threshold for Planning staff approval and must be reviewed by the Cashiers Planning Council. The council must find that the proposed design complies with the design standards set forth in Article 9 of the Cashiers Commercial Area Land Development Ordinance and must make the following findings:

1. That the proposed use or development of the land will not materially endanger public health or safety;
2. That the proposed use or development of the land is reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and any mitigation techniques or measures proposed by the applicant;
3. That the proposed use or development of the land will not substantially injure the value of adjoining or abutting properties;
4. That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the Village of Cashiers;
5. That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities; and
6. That the proposed use will not cause undue traffic congestion or create a traffic hazard.

Ann Self, Executive Director of The Village Green, gave a brief history of The Village Green. According to Ann, the proposed building pays tribute to the heritage of Cashiers, will expand educational opportunities, and enhance public enjoyment. There will be two meeting spaces in the building, a "pantry", and the project will add 52 new parking spots.

Ann Austin asked if this proposed project would incorporate the Cashiers Path System, with a path down Frank Allen Road. Sidewalks are included in the plans.

Keven Hawkins inquired about the flooding on Frank Allen Road, stormwater management, and the Cashiers Creek Study, which designated that property for remediation. He also inquired about the a-symmetrical design of the building and how it came about. Jim Chapman, of Chapman and Design, said he wanted to design the building in a way that moves with the other shapes in the area and he did not start the project with a symmetrical building in mind. Don Jehle, Project Engineer, confirmed that they have submitted complete drainage calculations, which has not been reviewed by the county yet. Retention areas have been sought out, and sedimentation basins will improve the stormwater issues; water will be lessened but not eliminated.

The roofing on the proposed building will be rust-colored to match the existing structures. Ann Self explained that the building will be sealed to reduce noise outside and even within the building.

The public had a chance to speak about their thoughts on the project. Mike Benitez wants to commend The Village Green on their vision for the project, and he is in full support. He thinks it will add value to Cashiers. Mary Palmer Darga² wants to make sure The Village Green

remains a green space. She inquired about the lighting in the parking lot, and Don Jehle said there will be two foot lamps added in the lot for public safety.

Ann Self said The Village Green has a vision to make the parking lot look more like a park than a lot. Will McKee asked about a possible turn lane, and Don Jehle confirmed that they do have a NCDOT permit for a driveway, but NCDOT has not required anything further.

Will McKee made a motion to approve the conditional use permit for The Village Green, with the conditions presented by John Jeleniewski in the staff report. Robin Ashmore seconded the motion and it carried unanimously.

Old Business: Prohibited Uses/Conditional Uses

Old business is tabled until the next meeting.

Planning Updates

Mike Poston gave an update on the Jackson County Comprehensive Land Use Plan. A community meeting was held in Cashiers on December 12, 2016 and the Planning Department received lots of good feedback. Keven Hawkins would like to see the Cashiers climate, natural environment, and recreational activities discussed more in the plan.

Will McKee, David Bond, and Sallie Peterkin's terms are expiring in February 2017.

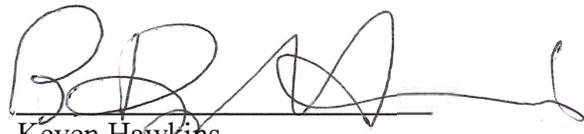
Appalachian Landslide Consultants would like to come be a part of the February Cashiers Planning Council meeting. They have been doing a landslide study for the county, and have a presentation prepared for the council.

Adjournment

With no further business to discuss, Sallie Peterkin adjourned the meeting at 6:45 p.m.

Respectfully Submitted,


Shelby Cook
Planning Administrative Assistant


Keven Hawkins
Planning Council Chair