

Cashiers Area Community Planning Council
Minutes
April 29th, 2019
5:00 p.m.
Cashiers/Glenville Recreation Center

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
David Bond	X		Robin Ashmore	X		Michael Cox	X	
Bob Dews		X	Mark Letson	X		Deborah Townsend Stewart	X	
Glenn Ubertino	X							

Staff Present

Michael Poston- Planning Director
 John Jeleniewski- Senior Planner
 Allison Kelley- Administrative Assistant

Call to Order

Chairman Michael Cox called the meeting to order at 5:06 p.m. and a quorum was present.

Additions to Agenda

With no additions to the agenda, the Council unanimously approved the agenda.

Approval of the Minutes

Deborah Townsend Stewart made a motion to approve the March 25th, 2019 minutes presented to the Council. Robin Ashmore seconded the motion, and it carried unanimously.

Public Comment- Sign-up sheet- 3 minutes per speaker

Pam Coyle (Cashiers Resident/Business Owner): Stated both her and her husband had been residents of the Cashiers area for over 20 years. Ms. Coyle stated she had recently built her new home on Highway 64 West next to Mr. Cox's real estate office. She filed for a change-of-use permit from residential to mixed use as she planned to open a retail space in the lower part of the building to sell home furnishings. The Planning Department and Building Department directed Ms. Coyle to get septic for the business, made sure the remodel met ADA requirements and had a proper drainage system to handle stormwater runoff. Ms. Coyle was made aware she would also be required to have sidewalks that was estimated \$8,000 depending on DOT's assessment of the ravine and if a bridge may be necessary. She stated the financial hardship made it unable for her to open her business last year. Ms. Coyle stated she is for sidewalks for the businesses within town, however she asked the Council to further consider the sidewalk requirements for those outside of the Village Core District.

New Business

- a) **Ordinance Amendment Discussion: Setbacks, and Landscape Buffers**

Mike Poston stated at the previous meeting the Council had questions of how staff had determined the recommendations for Setbacks and Landscape Buffers. Mr. Poston presented a bulleted list of the highlighted items from the Cashiers Small Area Plan Goals staff used as a guideline to develop the recommendations. He stated one goal was to have the Village Core (VC) District to be denser to encourage more of a village form. In order to encourage this type of development in the VC District, the plan states to consider to reduce or eliminate side and rear setbacks. Mr. Poston stated, currently there is a front setback of 10 feet and no side or rear setbacks within the VC District. He stated there would still building code elements that would be applied, such as a required 10 feet fire-code separation. In addition, the bufferyard requirements should be eliminated in the VC District and reduced in the General Commercial (GC) District. The recommended changes would encourage pedestrian walkability due to the buildings being closer together, closer to the street, and the parking would be towards the back of the buildings.

Mr. Poston informed the Council within the Small Area Plan document staff had identified the goals that have "Quick Wins" to begin implementing. He stated, as they move towards the transition plans, to reduce the setbacks and bufferyards would allow for more opportunities within the GC District.

Chairman Cox inquired from staff from a planning perspective if it was considered the best practice concept that moving buildings closer to the street would reduce traffic speed. Mr. Poston stated that is considered traffic calming as there would be building closer to the road, and the driver would recognize there is less room for correction unlike on a highway with a lot of open space. He stated, traffic speeds would reduce, and drivers would be aware and have a sense of arrival to a place when buildings are moved closer to the road.

Deborah Townsend Stewart inquired from staff the outcome if Highway 107 was widened and if there are already setbacks set aside for the NCDOT right-of-way for potential projects such as road expansions. Mr. Poston stated not every section of Highway 107 and 64 has deeded right-of-way. He stated some of these roads existed prior to the time when DOT required these documents to be in place. Staff begins the setback at the right-of-way line where the DOT maintained limits exist. Mr. Poston stated when a proposed DOT road expansion occurs, there is a compensation process for the property and also relocation expenses for the impacted businesses.

Mark Letson made a motion to call for a public hearing on the proposed changes of setbacks and landscape buffers on May 20th, 2019. Robin Ashmore seconded the motion, and it passed unanimously.

b) Census-Designated Place (CDP) Update

Mike Poston stated the CDP is a tool that rural areas and counties use to define communities similar to Cashiers. Staff has been working with the GIS Department on redrawing the boundary lines for the Cashiers area. Mr. Poston presented a newer updated map to the Council.

Chairman Cox inquired from staff about the Glenville-Cashiers sign as there is an historical aspect that Blue Ridge School is counted as Glenville. Mr. Poston stated the sign is the continental divide between Hamburg and south of the plateau. He stated staff wanted to ensure they had a complete understanding of the Cashiers area and is still making adjustments of the boundary lines.

Mr. Cox informed the Council of the conversation he had with staff. He stated there is the question if Blue Ridge School is considered in Cashiers. Mr. Cox's suggestion was to follow Laurel Knob Road to the connection of Norton Road and to circle back around to HWY 64.

Mark Letson inquired if staff could use the postal code as a guide. Mr. Poston stated the postal code includes a lot of rural areas that would not define Cashiers accurately. The CDP are defined areas and corridors that have historical reference and data.

Adjournment

With no further business to discuss, Robin Ashmore made a motion to adjourn. Glenn Ubertino seconded the motion, and the meeting adjourned at 6:03 p.m.

Respectfully Submitted,



Allison Kelley
Administrative Assistant



Michael Cox
Cashiers Planning Council Chairman