

Cashiers Area Community Planning Council

Minutes

June 24th, 2019

6:00 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
 Caroline LaFrienier- Planner II
 Allison Kelley- Administrative Assistant

Call to Order

Chairman Michael Cox called the meeting to order at 6:00 p.m. and a quorum was present.

Additions to Agenda

Glenn Ubertino made a motion to approve the agenda as written. Robin Ashmore seconded the motion, and it carried unanimously.

Approval of the Minutes

Bob Dews made a motion to approve the May 20th, 2019 minutes presented to the Council. Robin Ashmore seconded the motion, and it carried unanimously.

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

There were no public comments.

New Business

a) Ordinance Amendment Discussion: Architecture Design Standards

Caroline LaFrienier informed the Council the Cashiers Ordinance Review Sub-Committee met three times in March of 2017. The members of the committee were Keven Hawkins, Michael Cox, and David Bond, and they discussed architectural design standard that should be included in the Cashiers Small Area Plan.

Ms. LaFrienier presented the Land Use and Development goals from the Cashiers Small Area Plan that are specific to the architecture design standards. In addition, she stated there are listed objectives to accomplish each goal. The goals are included as follows:

- Support village character with architectural design guidelines and/or standards
- Encourage development design in gateways that creates or preserves a sense of arrival

The consultants gave recommendations for the Council to begin implementing to amend the ordinance in regards to architectural design within the Cashiers Small Area Plan. The recommendations are included as follows:

- Increase the maximum height from 30 feet to accommodate 3-4 story structures with steep gables in the Village Center and 3-4 story structures with stepbacks in Gateways.
- Provide broader flexibility in color choice.

In addition, Ms. LaFrienier presented the visual preferences the attendees from the 3-day charrette voted in favor for the Village Center. The consultants gave recommendations to reinforce those visual preferences within the Village Center, and are included as follows:

- Develop a series of design guidelines with supporting standards for the design of the village.
- Modify development standards for setbacks, buffers, stormwater management, transportation, uses, and building heights to reinforce the Village Center.

Mike Poston informed the Council staff would have to rebuild and implement the ordinance amendments over time and asked John Jeleniewski to speak about the current architectural standards. Mr. Jeleniewski stated in regards to building materials, metal siding is not allowed, and it is permitted that the building is more natural with brick, stone, or wood. In addition, the ordinance speaks to the number of offsets required per building and include a menu to choose the following options for roof standards. Mr. Jeleniewski stated the ordinance encourages natural colors, however, it is not required.

Mr. Cox inquired if franchise architecture is required within the *Cashiers Commercial Area Land Development Ordinance*. Mr. Jeleniewski stated a lot of the other ordinances do not allow franchise architecture, however it is permitted within the *Cashiers Commercial Area Land Development Ordinance*. Mr. Cox stated he had spoken to the owners of the BP gas station, and they would prefer not to have the logo of the brand on the canopy. However, unless there is a law prohibiting the brand logo on the canopy written within the ordinance, they are required to have the brand logo to meet brand guidelines. Mr. Cox stated in Highlands they do not want to advertise the gas prices, and it is prohibited within their ordinance to have the light up LED sign.

Mr. Jeleniewski stated that is more sign-related and would inquire a new additional process to go through. Mr. Cox asked if they could set some standard that prohibits the logo on the canopy. Mr. Poston stated staff would review the franchise architecture section and determine the language needed to fulfill that amendment. Mr. Poston asked the Council to review the images in the Cashiers Small Area Plan to discuss particular architectural features they would like to see in the design of the buildings.

Mr. Cox stated he believes editing the ordinances existing language would be easier than rebuilding new language. In addition, he stated he would prefer to have wooden siding on the building than fake rock and would prefer to see that removed from the menu choices. Robin Ashmore stated she liked the fake rock as it provided different elements, and broke up the building. Mark Letson suggested adding shutters to the menu choices of design elements.

Mr. Cox briefly inquired about the lighting height regulations within the Cashiers area. Mr. Poston stated it is parking lot lighting height is 25 feet. Mr. Cox stated he would like to see the street lights be lower around 8 feet in height when entering the town limits.

Mike Poston asked the Council to send pictures to staff of the architectural features they favored for the Cashiers area. He stated, at the next meeting, they would discuss the feedback received from the Council and develop potential recommendations based on the pictures received.

Adjournment

With no further business to discuss, Glenn Ubertino made a motion to adjourn. Mark Letson seconded the motion, and the meeting adjourned at 6:50 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant


Michael Cox
Cashiers Planning Council Chairman