

Cashiers Area Community Planning Council

Minutes

July 22nd, 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
Allison Kelley- Administrative Assistant

Call to Order

Chairman Michael Cox called the meeting to order at 6:02 p.m. and a quorum was present.

Additions to Agenda

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

Approval of the Minutes

Bob Dews made a motion to approve the June 24th, 2019 minutes presented to the Council. Mark Letson 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

Mike Poston presented a slide show of pictures of buildings within the Cashiers area, and a few from Highlands to discuss the architectural features. The Council discussed if the features were aligned with the overall vision of Cashiers. He stated it would be an easier process to reduce the number of menu options and/or increase menus of architectural standards within the *Cashiers Commercial Area Land Development Ordinance*. This change would encourage design professions to create buildings more aligned with the overall vision of Cashiers, and allow greater flexibility within the standards.

David Bond inquired if they should be reviewing the scope and scale of the building as design concepts would affect the square footage and overall footprint of the building. Chairman Cox stated that would be included within this process at a later time.

The Council reviewed and discussed the architectural features staff presented. Mr. Poston stated Jackson County did not have rights-of-way for street lighting design. Therefore, the Council would be reviewing interior and parking lighting requirements. He stated, town street lighting is typically 10'-15' in height, and the Council discussed the potential reduction in height requirement within the town limits (Village Core) for lighting.

Bob Dews stated it appears the Council is considering depth change of the building façade (pickets, posts, rafters, etc.).

Chairman Cox inquired if the Council would consider removing the option of change in texture or masonry pattern and change in color from "minimum wall articulation" menu. In addition, consider to choose *two* features versus three from the remaining options: (windows, dormers, trellises with vegetation, covered porch, balconies, parapet walls designed to meet the minimum requirements in Section 9-5).

Mr. Cox stated within the Town of Sylva, the front façade of the building must be 50% glazed. He stated it is possible to mimic Sylva, and asked the Council to consider the vision of Cashiers as the intended goal is to improve year-round shopping, and pedestrian walkability. Mr. Jeleniewski stated glazed could include doors, windows, and a mix and match of both. In addition, based on the use of a business would not necessarily have display windows as they have higher security.

The Council discussed the Old Edwards Inn & Spa building in Highlands. Mr. Cox inquired the Council's opinions if a similar structure was in Cashiers with an uninterrupted flat height of 24' facing the road. David Bond stated the building appears to be separated by different mixed use of materials (both vertical and horizontal). He stated it may be an alternative requirement of mixed use of materials to allow this height in Cashiers. Mr. Cox stated Cashiers is in the process of creating sidewalks and more pedestrian areas, therefore standards will be needed to allow traditional storefront buildings to be built. David Bond stated he believed it would be more appropriate to have individual buildings for the overall village feel. Mr. Cox stated the Council's ordinance amendment request for setbacks and buffers would encourage a village feel and walkability within the Village Core District. In addition, a traditional storefront may be appropriate in the Village Core District but not in the General Commercial District.

The Council discussed the architectural features within Cashiers, and Mr. Cox stated he believed a covered walkway in front of the buildings would be useful as rainfall is abundant. Mr. Jeleniewski stated the ordinance suggests the building colors be coordinated with the natural environment, and strongly encouraged that dark and earth-tone colors be used. The Council discussed the possibility of re-establishing language to encourage more color options besides brown/beige buildings. Deborah Stewart stated unnatural colors such as fluorescent colors should not be allowed within the area. Mr. Cox asked the Council to consider that steeper roofs may be appropriate in certain areas that have an abundance of rainfall and snowfall. In addition, Mr. Cox stated the ordinance doesn't allow signs on the roof of buildings. He asked the Council to consider to allow signs on the roof illuminated by two overhang lights but require a height limitation.

Mr. Poston informed the Council some of the menu options could potentially produce similar types of existing buildings within the area. However, some of the menu options could drive design professionals to focus more on particular features and eliminate those they determine not as important.

Chairman Cox entertained a motion to add letter 5b "Flexible Design Standards Discussion" to the agenda, and the Council agreed unanimously.

b) Flexible Design Standards Discussion

Chairman Cox inquired if they could allow a 20% reduction in length of sidewalk required in certain situations the Council determined is appropriate. This reduction would allow the Council to deal with situations, similar to Pam Coyle's issue of sidewalk on her property. Mr.

Cox stated if this was written within the ordinance, they could enforce building 80% of sidewalks and offer a relief value to those in certain situations with sidewalk issues.

Mr. Poston stated flexible design standards are used more by staff, and not the Council. For example, if there is a property with a smaller lot that was created before the ordinance, it allows staff the ability and authority to reduce the setback requirements.

Mr. Jeleniewski stated he believed Mr. Cox is referring to a variance public hearing. It is difficult to determine what the hardship is in the situation as staff reviews other properties within the area to determine if they are similar or if it's unique to the area.

Mr. Cox asked staff to research to see if there is a possibility of a relief valve and bring back a report to the Council at the next meeting.

Adjournment

With no further business to discuss, David Bond made a motion to adjourn. Mark Letson seconded the motion, and the meeting adjourned at 7:10 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant


Michael Cox
Cashiers Planning Council Chairman