

# Cashiers Area Community Planning Council

## Minutes

August 26<sup>th</sup>, 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 5:02 p.m. and a quorum was present.

### Additions to Agenda

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

### Approval of the Minutes

Glenn Ubertino made a motion to approve the July 22<sup>nd</sup>, 2019 minutes presented to the Council. Deborah Stewart 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**

Staff gathered all of the input from the previous Council meeting to create depth to the buildings, sloping roof requirements, and create a more flexible color pallet. Mike Poston stated they also added language to the Building Façade Character requirements for building scale. At least four of the following elements must comprise 50 percent of front façade length and at least two of the following elements must comprise 30 percent of any façade length fronting a major public street and/or parking lot. Following is the menu of options for the design professional to choose from:

- a) Cornices
- b) Roofline offsets
- c) Window or doors
- d) Window hoods
- e) Transoms

- f) Bulkheads
- g) Awnings or canopies
- h) Arcades
- i) Arches
- j) Outdoor patios
- k) Planters or wing walls that incorporate landscape areas or places for sitting
- l) Rib or columns
- m) Changes in texture or masonry
- n) Mansard Roofs or Parapet walls designed to meet the minimum requirements set forth of Section 9.3.5.

Deborah Stewart inquired if the text should state “visible” from a major public street and/or parking lot versus “fronting.” Mr. Poston stated that was a typo error and would be corrected. John Jeleniewski presented a visual example of buildings that would meet the requirements they are proposing. In addition, Mr. Poston stated staff removed any language that overlapped and became redundant. The menu options were borrowed from other languages to provide the Council with a pallet of design options. He asked the Council to review the menu options to see if there is any changes or treatment they would like to add.

David Bond brought an example of building plans for a new building that is three stories with a flat height with different architectural elements on the front façade.

Mr. Cox stated at the last meeting, the Council mentioned adding wooden shutters to the menu options. The Council discussed that it would be limited to the design professionals only to allow wooden shutters and not the option to allow high-quality synthetic shutters. The Council requested staff to add shutters to the menu options to allow more flexibility for design professionals. Mr. Poston stated staff added language that the Design Review Committee would have the ability to approve other high-quality material as construction equipment is forever evolving. He stated this would allow the design professional to bring in a sample of the material, and the Committee would consider the proposed material based on the location and design of the building. David Bond stated the color pallet five years ago compared to today has increased to over 100 different choice options in building materials. Mr. Poston stated staff could add language to allow wooden shutters or alternative as approved to reduce lower end materials being used.

Mr. Cox stated he is concerned about allowing flatter buildings to be built, as they could potentially be uninteresting. He believes this menu provides a great selection of interesting architectural elements to allow for detail on the front façade of the building. Mr. Cox asked the Council if they would consider moving windows out of the menu options to have a separate requirement for the percentage of glazed surface and differentiate between the Village Center and General Commercial districts. Mark Letson stated if they would have to refigure the percent. Mr. Poston stated the only concern of breaking that out of the menu options is they may end up with a traditional mostly glass storefront and not every type of business wants a glass storefront building. David Bond stated typical chain retail stores want more wall space and Robin Ashmore added walk-in clinics would not want to have fully glazed storefronts. Mr. Cox stated the Council should consider if this meets the vision for Cashiers and asked for feedback regarding if windows should be a separate requirement. The Council determined to leave windows in the menu options to allow the design professional more flexibility and eliminating potential hardship in regards to cost.

Mr. Poston stated under the Roof Form and Articulation section staff removed the slope roof requirement of “three or more roof slope planes” and proposed sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to “5/12 pitch (5 inches of horizontal rise, 12 inches horizontal run).” This modification would reduce the original slope of 1/3 pitch that gave a shallow slope and flatter roof. This proposed change would not prohibit the designer from having different roof lines and would not force to

have different slopes just to check a box, and will get all on a similar roof slope. David Bond asked staff to add clarification that shed roofs on the front façade of the building would allow for a more shallow pitch.

Mike Poston stated staff reviewed the color pallet for exterior colors and proposed “new structures should be the predominant colors of the historic Cashiers Summer resort traditions, historic whites, grays and browns are recommend, along with white or black pronounced trim colors. Fluorescent colors should be avoided.” In addition, staff reviewed the building scale requirement and proposed buildings shall be small in scale and shall not exceed 40 feet in height in replace of the original 30 feet height requirement.

Ms. Stewart asked staff to change fluorescent colors “should” to “shall” be avoided. Mr. Poston stated not every bright color is considered fluorescent. However, this change in language will encourage design professionals not to use fluorescent colors.

Mr. Bond asked staff to increase the height requirement to 45 feet to allow for a three-story building with an attractive roof.

Chairman Cox asked the Council if they should schedule a Public Hearing at the next meeting to discuss the changes and give the public a chance to comment. Mr. Cox asked staff to correct the changes discussed and entertained a motion to call for a Public Hearing.

*David Bond made a motion to call for a Public Hearing regarding the text amendments at the next scheduled Council meeting on September 23<sup>rd</sup>, 2019. Robin Ashmore seconded the motion, and it carried unanimously.*

### **Adjournment**

With no further business to discuss, Deborah Stewart made a motion to adjourn. Glenn Ubertino seconded the motion, and the meeting adjourned at 5:42 p.m.

**Respectfully Submitted,**

  
**Allison Kelley**  
Administrative Assistant

  
**Michael Cox**  
Cashiers Planning Council Chairman