

# Cashiers Area Community Planning Council

## Minutes- Work Session

November 7<sup>th</sup>, 2018  
3:00 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  
Caroline Edmonds- Planner 1  
Allison Kelley- Administrative Assistant

### Others Present

Jackie Turner, Project Manager for Stewart Inc. (via Conference Call)  
Jake Petrosky, Stewart Inc. (via Conference Call)  
Kristy Carter, Friction Shift (via Conference Call)

### Call to Order

Chairman Michael Cox called the meeting to order at 3:08 p.m. and a quorum was present.

### Additions to Agenda

There were no additions made to the agenda. Bob Dews made a motion to approve the agenda. Robin Ashmore seconded the motion and the motion passed unanimously.

### Cashiers Small Area Plan draft Discussion

During the work session, the Cashiers Planning Council agreed on the following to be incorporated into the Cashiers Small Area Plan.

#### Section 1: Introduction

- Replace the Teepee clip art with the "Welcome to Cashiers" sign on Page 5.
- Define Cashiers as a summer destination, resort and second home community on Page 6.
- Define the Cashiers area by rebranding the purple line as the "Study Area" to allow for more accurate statistics of the Village.
- Expand the "Study Area" of the "Defining the Cashiers Area" map to include Mountaintop Golf and Lake Club, Sapphire Valley Resort, and Holly Forest on Page 7.
- Updated data to represent people coming and going from the "Focus Area" on Page 7.
- Under the Community Profile section on Page 10 update the sentence to reflect the growth rate is increasing in the Cashiers Study Area. The "minus sign" before the growth rate may lead readers to believe Cashiers is growing at a negative rate.
- Update the data to reflect the commute patterns and employment from the new "Study Area" on Page 11.

- Include the Cashiers Glenville Recreation Center under the Health and Wellness section as it is a big part of the Cashiers community. In addition, Mission Healthcare Foundation owns land in Cashiers that may be a future health park complex on Page 11.
- Include data for second home and vacation rental such as AirBnB from (AirDNA) on Page 13.
- For the Seasonal Population Estimate graphic to add a greater than symbol before 16,000 on Page 15.
- Add “Need for additional housing in the Village” under “Land Use Themes” on Page 16.
- On Page 22, delete part of the comment “leaves a 6-hour work day” due to the minimum amount of 45 minutes it takes to commute to work.
- Move the picture on Page 25 of the ladies shopping to the top of the page.

### Section 2: Vision & Goals

- Under “Goals and Objectives” include how the Village of Cashiers plans to maintain their character on Page 28-29.
- Under “Goals and Objectives” include young families and older adults to create more diversity in the Cashiers Village on Page 28-29.
- Under “Goals and Objectives” include creating wellness opportunities and the need to access the healthcare services on Page 28-29.
- Under “Goals and Objectives” state the need for improvement of public safety on Page 28-29.

### Section 3: Village Framework

- On Page 33 of the map of the “Cashiers Area Land Use Framework Plan,” move the “Gateway” bubble lower South on Highway 107.
- On the “Cashiers Area Land Use Framework Plan” map, expand the “Village Core” bubble on the East side of the Crossroads and South/West side above Cashiers Lake.
- On Page 39 under “Recommended Regulated District UDO Updates, include to consider a maximum floor to area ratio of 1.5 or 8,500 square feet.
- On Page 41 OS-1 include density bonus for special use permits
- The Connectivity map on Page 42-43 include a connector road from US 64 through Monte Vista Road to the Village Center.
- Express the need for new connector roads in Cashiers on Page 44.
- Infrastructure and services include to consider a health park development off of US 64 in the Village Core and professional medical offices/services near transition areas on Page 52-53.
- On Page 58 move the picture of the ladies shopping above the picture of the houses.
- Change “Allen Road” to “Frank Allen Road” on Page 59.

### Section 5: Action Plan

Jackie Turner presented to the Council the updated Action Plan and briefly discussed the changes that were made. The consultants will be out of the picture when the Action Plan begins to move forward. Therefore, Ms. Turner requested both Council and staff to review the timeline and suggested partners of the Action Plan.

Chairman Cox requested that the consultants update the “Goals” list on Page 70 to reflect the comments presented from the Council in this work session.

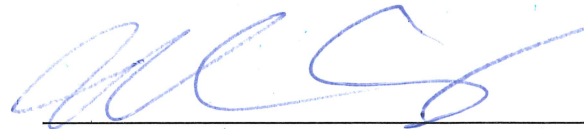
Mike Poston stated staff would schedule a Public Hearing for any additional comments or changes requested by the public in December. This will allow the consultants to make any additional changes to the Cashiers Small Area Plan before the beginning of 2019.

**Adjournment**

With no further business to discuss, Chairman Michael Cox entertained a motion to adjourn. Bob Dews made a motion to adjourn. Robin Ashmore seconded the motion, and the meeting adjourned at 5:10 p.m.

Respectfully Submitted,

  
Administrative Assistant- Planning

  
Michael Cox, Chairman