

**Cashiers Area Community Planning Council**  
**Minutes**  
**December 9, 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  
 Caroline LaFrienier- Planner II  
 Allison Kelley- Administrative Assistant

**Call to Order**

Chairman Michael Cox called the meeting to order at 5:00 p.m. and a quorum was present.

**Additions to Agenda**

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

**Approval of the Minutes**

Deborah Stewart made a motion to approve the September 23rd, 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) Cashiers Small Area Plan Map Discussion**

Mr. Poston informed the Council the Board of Commissioners would hold a public hearing for adoption of the proposed text amendments for the Cashiers Architectural Standards on December 12, 2019 at 6:00 p.m. at the Cashiers Recreation Center Gymnasium.

Ms. LaFrienier presented the proposed Cashiers current zoned area map with the proposed Future Land Use Map recommendation from the Cashiers Small Area Plan.

Proposed Zoning District Legends are as follows:

- Entrance Corridor/Edge (Purple): This district's goal is to create a sense of arrival into Cashiers from the East and West. Ms. LaFrienier stated there was not room to include on the North and South but staff can modify to include regulations of the corridor coming from all four directions.

- Gateway (Green): Within this district would be more development, commercial structures, and appear more as a town.
- Transitional (Yellow): District would include any new development sensitive to the landscape and increase activity connecting to the VC District (tighter with more movement).
- Village Center (Red): District is the center and “heart” of Cashiers with small to medium scale building footprints, active street fronts and a variety of uses that include retail, restaurants, and residential lodging.
- Lakeside (Blue): District would include the surrounding areas of Cashiers Lake.

Ms. LaFrienier stated the Council would determine if the districts should be made smaller or expand. In addition, she discussed landmarks with the Council to help identify the start and end each of the proposed districts.

Chairman Cox inquired the legislative process of the proposed districts. Mr. Poston stated this is the beginning process of considering new districts and the intensity level from the Gateway Corridor/Edge to the Village Center. He stated the Council would discuss the different types of uses, development patterns, and standards within each district over the next couple of months.

Mark Letson asked staff if they could include a portion of High Hampton as they are a main drive for the growth in the Cashiers area. Mr. Poston stated that would require bringing property that currently un-zoned into a zoned district, and that is a different process than rezoning current zoned districts. Mr. Cox stated there are areas that connect to Summit Charter School, property related to the McNeely plant, and other industrial uses surrounding that are part of the Cashiers commerce. He stated it is the Council’s job to ensure there is responsible commercial development and it should be a part of the conversation when evaluating the proposed districts. Mr. Cox stated while reviewing the map they need to consider where the commercial uses are located in the Cashiers area. Mr. Poston stated they would be establishing residential uses along with commercial and would use the Cashiers Small Area Plan as a guiding document to create those standards. Mr. Cox asked staff to gather information to begin discussing the language of each proposed districts with bullet points at the next Council meeting along with highlighting the locations of commercial uses and undeveloped land adjacent/outside the current zoned districts. Deborah Stewart stated she would like to see the Transitional (Yellow) District be more circular surrounding the Village Center (Red) District. Mr. Poston stated staff would further develop the map and develop a list of potential uses that could be allowed in each district.

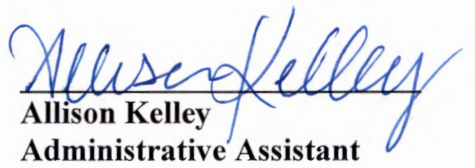
**b) Census 2020 Update**

Mr. Poston informed the Council that April 1<sup>st</sup>, 2020 is Census Day which is important as approximately 6.8 billion dollars in federal funds (census dollars) is determined. In the state of North Carolina, based on George Washington University studies, that for every person counted that approximately equals sixteen hundred dollars in state and federal programming money that is designated to the local community. Over the next few months, staff would ask the Council to help spread knowledge of the Census to the community. He stated staff plans to work with the Jackson County Public Library to allow those without access to computers to fill out the forms online. In addition, they will hold community meetings to inform the public about the census.

**Adjournment**

With no further business to discuss, Robin Ashmore made a motion to adjourn. Deborah Stewart seconded the motion, and the meeting adjourned at 5:43 p.m.

**Respectfully Submitted,**



**Allison Kelley**  
Administrative Assistant



**Michael Cox**  
Cashiers Planning Council Chairman