

**Cashiers Area Community Planning Council**  
**Minutes**  
**February 27, 2017**  
**5:00 p.m.**  
**Cashiers-Glenville Recreation Center**

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
Ann McKee Austin	X		Robin Ashmore	X		Michael Cox	X	
David Bond	X		Keven Hawkins	X		Deborah Townsend Stewart	X	
Glenn Ubertino	X							

**Staff Present**

Michael Poston, Planning Director  
 John Jeleniewski, Senior Planner  
 Caroline Edmonds, Planner 1  
 Shelby Cook, Administrative Assistant

**Call to Order and Quorum Check**

Mike Poston called the meeting to order at 5:00 p.m. A quorum was present.

**Approval/Additions to Agenda**

“New Business: Elect Chair” was made the first agenda item.

**New Business – Elect Chair**

David Bond nominated Keven Hawkins for Cashiers Planning Council Chair. *Robin Ashmore made a motion to elect Keven Hawkins as Cashiers Planning Council Chair. David Bond seconded the motion and it carried unanimously.*

**Approval of the Minutes**

Keven Hawkins requested an addition to the minutes regarding his inquiry about building design for the Village Green project at the January 23<sup>rd</sup> meeting. *Robin Ashmore made a motion to approve the minutes from January 23, 2017 with the one addition. Debi Stewart seconded the motion and it carried unanimously.*

**Public Comment** - There were no public comments.

**Appalachian Landslide Consultants update**

Appalachian Landslide Consultants (ALC) of Asheville has been working on a Jackson County landslide mapping project for about a year. Jennifer Bauer and Stephen Fuemmeler are the Principal Geologists who founded ALC. This project is designed to help the people of Jackson County better understand how landslides can affect them. As Jennifer explained, they make maps to indicate past, current, and impending landslides. They can also find landslide prone areas. ALC’s main goal is to increase citizen awareness, and these maps can help guide emergency management decisions.

There are four main types of landslides: Debris Flows, Debris Slides, Weather Rock Slides, and Rock Slides & Falls. While ALC’s field mapping for the county is not yet complete, Jennifer said 22% of the landslides they’ve found so far are occurring on natural slopes, and 76% are on modified/constructed slopes. They have identified 239 landslides on modified ground and 73 on natural. Most natural landslides occur on lands that have an average slope of above 36%.



Jennifer and Stephen create maps with three layers – Where Debris Might Start, Where Debris Might Go, and Slope Construction Caution Areas. These can help property owners know where to build and where to avoid. They also do individual site evaluations.

ALC has held stakeholder and community meetings, they send out press releases, and organize workshops. They are very interested in teaching the community about their work, and helping them use their maps and information. In the past, ALC has held workshops for local realtors to help them keep prospective property buyers informed. They also plan to have online map distribution once the Jackson County field mapping project is complete.

Those with questions are encouraged to contact Jennifer and Stephen at 828-209-8642 or [info@appalachianlandslide.com](mailto:info@appalachianlandslide.com).

### **Old Business – Prohibited/Conditional Uses**

Keven Hawkins welcomed Glenn Ubertino and Michael Cox to the Cashiers Planning Council, and gave a brief history of the council's discussions on prohibited and conditional uses. Based on the current use-based Cashiers ordinance, there are no true prohibited uses, only conditional uses based on the building footprint. This means if an application comes in for a business that's not listed in the ordinance, the closest use will be applied. In meetings past, Planning staff asked council members to send in lists of uses they'd like to see documented as prohibited or conditional. Two important powers and duties of the Cashiers Planning Council is to make amendments to the ordinance and to have a Design Review Committee. The current Design Review Committee is the entire Cashiers Planning Council.

Keven recommends the creation of a sub-committee of 3 people to go through design elements so the council doesn't have to spend so much time on them in meetings, like at the last meeting with The Village Green project. The sub-committee might also take a look at the ordinance, which Keven feels produces unpredictable buildings as it is written now.

A sub-committee could help staff create a more efficient text-amendment process. It typically takes several meetings to come up with an ordinance amendment, then public hearings must be held, and the amendments must be approved by the Board of Commissioners. This is normally a 90-day process in total. Having the sub-committee meet between the monthly Cashiers Planning Council meetings could save time.

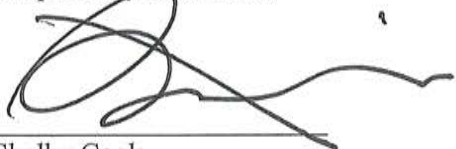
As Mike Poston explained, in the quasi-judicial process architectural design must be discussed within a public setting, like that of The Village Green project meeting, so three members going over site plans before the quasi-judicial meeting could be problematic. If it was a use-by-right application coming before the council, that would be more appropriate. The underlying issue seems to be the design standards themselves, rather than design review. However, a sub-committee who is looking to discuss text amendments concerning prohibited and conditional uses could also talk about amending the current design standards. According to several council members, new buildings are being made in textbook accordance with the current ordinance, but they do not truly capture the spirit of Cashiers or what the community really wants to see. Michael Cox suggested that a sub-committee could be 3 council members doing research to recommend text amendments that will create a better Cashiers ordinance. The council might want to "reverse engineer" new standards by looking at current buildings in Cashiers that they like and seeing if the current ordinance will produce them or discourage them.

*Michael Cox made a motion to form an Ordinance Review Committee consisting of three members—one chair and two volunteers. Robin Ashmore seconded the motion and it carried unanimously.* Keven Hawkins will head the committee as the chair, and David Bond and Michael Cox will be volunteers.

### **Adjournment**

With no further business to discuss, Keven Hawkins adjourned the meeting at 6:11 p.m.

Respectfully Submitted,



Shelby Cook  
Planning Administrative Assistant



Keven Hawkins  
Planning Council Chair

