

# Cashiers Area Community Planning Council

## Minutes

April 23, 2018

5:00 p.m.

Albert Carlton Community Library

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
David Bond	X		Robin Ashmore	X		Michael Cox	X	
Bob Dews		X	Keven Hawkins		X	Deborah Townsend Stewart	X	
Glenn Ubertino	X							

### Staff Present

Michael Poston, Planning Director

Caroline Edwards, Planner 1

Cleis Bonham, Administrative Assistant

### Others Present

Ann Self for Village Green Project

Dan Harbaugh for TWSA sewer project update

### Call to Order

Time: 5:02 p.m.

### Additions to / Approval of the Agenda

The agenda was approved unanimously.

### Approval of the Minutes

Michael Cox made a motion to approve the minutes from January 26, 2018 with no changes or additions. Glenn Ubertino seconded the motion and it carried unanimously.

### Public Comment- Sign-up sheet- 3 minutes per speaker

There were no public comments.

### New Business:

#### A.) Village Green Project Update

Ann Self updated the board on the status of the village Green Project. She confirmed they believe that communication is valuable and that it is important to keep people aware of the facts. She wants to make sure that the board has accurate knowledge related to the project and invited them to ask any clarifying questions as needed. Their engineer and parks manager are both also available to answer questions.

She informed them that last January of 2017 the council ran the conditional permit for this project, which has satisfied 2 of the 3 conditions since then. First, they have verified that the road easement on a Frank Allen property was vacated and they have provided plans for a state of



the art fire protection system. In September of 2017 they presented those plans and the council amended the conditional permit to require the fire protection system tank to be appropriately screened from view, which they have complied with. They have also transplanted some Fur trees to act as a buffer as part of their re-location. The VG continues to work to satisfy final conditions of securing the location for the building at which point they will be prepared to apply for a building permit to begin construction. They have applied with TWSA for 2,700 gallons/day of the allocation that is being made available. They are waiting for their response. Parking was part of this project. In 2016, the VG acquired a 0.77 acre property that is continuous to the VG commons on Frank Allen road and they had plans drawn up by professional engineers. The plans took many factors into consideration, which include challenging soil conditions and the problem of flooding in the area.

This property underwent extensive grading and excavating to replace the poor soil with good. Installation of a drainage basin and connective system is a critical component of the parking lot design. Work remains before the lot is totally completed. Landscaping is ongoing. The foot bridge connecting into the park to be ready to for review by the beginning of May as well as signage at the entrance of the lot. When the VG embarked on this project, they knew the property had a history of being underwater during heavy rain, but they had and still have a high level of confidence in their engineer's capability to address this problem. They were advised that the problems would not eliminate the cause of high water on Frank Allen road nor would standing water be completely eliminated.

For several weeks they learned that questions regarding the VG parking lot project's impact on Frank Allen road have been raised. For this reason they have recently met with NCDOT and have had conversations with County Officials. They desire to be both attentive and responsive with anyone who has concerns. It has been determined that they have been compliant. The parking lot provides more than 50 much needed spaces and is a wonderful asset for the community.

Michael Cox had a question about what the feasibilities or the limitations are to adding sidewalks there on Frank Allen Road, according to the engineer. To do a sidewalk that is adjacent to the road, they will have to look at some curve and gutter options. This may not be a feasible solution. They are looking at some elevated board walks instead. They would need to be maintained and they are currently seeing if the county would finance their maintenance. They would like to have a sidewalk on both sides. They are also working on a preliminary plan to study the sidewalk area around Cashiers. The first step may be to get a sidewalk to the parking lot and let the foot traffic go over the bridge.

Also, is there a current way to be able to get the parking lot to the VG without going into the road? Yes, this is already underway with the bridge.

#### **B.) TWSA Sewer Project Update – Dan Harbaugh**

Dan Harbaugh made sure they all had a map of the current of the 16 acre site near the humane society. They did receive all their funding January of this year. It is about 9.5 million dollars to get the site, to the get the site graded and the plans drawn up. They are grateful to have received a few grants to do this. The funding was obligated by USDA in February, which allowed them to begin design on the project. The site work, line work and plan work because they have to cross the Horsepasture River to get into the site. He has to have a bridge in place so the contractor can get up there. For this reason it is phased. They hope to have the site grading and Bridge work done by this fall.

There is no longer any limit on the number of transfers that can be made as of March 20, 2018. Those that have allocations don't have to feel that they will lose a future opportunity for taking a current opportunity. The transfer fee of 10% of the value of the transfer has also been eliminated. This policy sunsets with the new 2020 plan.

They do have 20,000 gallons. They wrote a letter saying that there was no way they would use all their allocations up before the plan goes through design and the state agreed with that. They were allowed to release the last 10% and have advertised that in the newspaper and 9 applications have come in. They need applications submitted by May 9<sup>th</sup>. They will allocate as much of the 20,000 gallons as they can.

Regarding public water supply, a report will be reviewed and accepted by TWSA Board and then provided to the Board of Commissioners for their review and discussion. Information on the potential to have a public water supply system will be shared with the Cashiers community and support for this will be determined. The plant will not be extended out to the full limits of the property and they will leave vegetation to hide it from view.

### **C.) Small Area Plan Update**

Michael Poston addressed the Board. He explained the need to accommodate those who are here during the summer months. He presented a map that shows the Cashiers boundaries that have been determined based on a previous exercise that board members did. They created what they believed was the focus area and the outer area of Cashiers. He wants some comments from board members so they can be sent to the people who are preparing the map. The charrette will be June 4-6 and the activities for this even will be finalized later. It is possible that the May meeting will be canceled since they will be meeting on the 4<sup>th</sup> and 5<sup>th</sup> in June. They are aiming for this to be adopted by late summer or early fall. The engineer would like to be involved with the Small Area Plan and keep the council up to date on what they are doing.

### **D.) Planning Updates**

Keven, Robin and Debbie's seats are up for reappointment. Robin and Debbie do want to be re-appointed. A new chair will need to be re-elected possibly at the beginning of the next meeting.

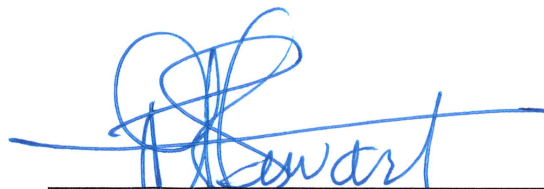
### **Adjournment**

Deborah Townsend adjourned the meeting at 5:45 p.m.

Respectfully Submitted,



Cleis Bonham Admin. Assistant

  
Deborah Townsend, Vice Planning Council Chair  
Stewart

