

Cashiers Area Community Planning Council

Minutes

July 27, 2020

5:00 p.m.

Albert Carlton Community Library, Community Room

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
Caroline LaFrienier- Planner II
Allison Kelley- Administrative Assistant

Call to Order

Chairman Michael Cox called the meeting to order at 5:11 p.m. and a quorum was present.

Additions to Agenda

Deborah Stewart made a motion to approve the agenda. Robin Ashmore seconded the motion, and it carried unanimously.

Approval of the Minutes

Glenn Ubertino made a motion to approve the February 25th, 2020 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) Draft Edge District Discussion

Caroline LaFrienier presented to the Council that at the last meeting they reviewed a draft map of the proposed future zoning districts, and discussed the overarching goals for each district and regulations. The Council will discuss the draft ordinance for the Edge District, which will have the most liberal uses, bigger building footprints, lower height limit for buildings, reduced architectural design requirements, and more parking.

Ms. LaFrienier stated she used the General Commercial District standards as a guide, and changed the language discussed by the Council at the previous meeting. The Edge District would have more permitted use options, and as they get closer to the Village Center District, it will become more restrictive.

The changes to the Edge District were discussed as follows:

- Special (Conditional Uses)

Buildings with a footprint of more than *3,000 square feet*; or two or more commercial units or buildings, whether attached or detached, which have a total footprint of more than *3,000 square feet*, are located on a single parcel of property or on contiguous parcels owned by the same owner and are developed over a period of two years.

Ms. LaFrienier stated to accommodate for a bigger footprint in this district they changed the footprint from 1,500 square feet to 3,000 square feet. Mr. Cox stated that the Council and staff discussed steps to remove the 1,500 square feet requirement. Mr. Poston stated staff is proposing a larger square footage for buildings in the district, and they can still make efforts to get rid of the 1,500 square feet requirement. Mr. Cox stated he would like to see the number reflect 4,500 square feet. Mr. Poston inquired if the Council wanted to have a square feet trigger or allow any building if they can meet the standards. Mr. Cox stated he would like to have rules and standards to eliminate the need for a square footage trigger, and allow bigger footprint buildings in other districts.

- Building Façade Character

At least two of the following elements must comprise *25 percent* of front façade length and at least one of the following elements must comprise *25 percent* of any façade length fronting a major public street and/or parking lot.

Ms. LaFrienier stated staff reduced the number from 50 percent to 25 percent, which is required in the Village Center District. Mr. Cox stated further districts he would like to keep things strict on the building façade that faces the street, and less of the size of the building. The Council asked staff to keep the 50 percent and 30 percent building façade requirement.

Ms. LaFrienier stated staff removed the sidewalk requirement in this district and the Council can discuss where it would be appropriate to have these requirements. She stated they also discussed having a lower height limit that it is currently 30 feet. Mr. Poston stated, as buildings get closer to the center of town they may choose to increase the height to allow for taller buildings. Ms. Ashmore inquired what if someone wanted to build a taller hotel in the outskirts of town. Mr. Cox stated they could come before the Council and ask for an exception. Mr. Poston stated if the Council believes a three-story hotel is probable to expand the height limit because exceptions are typically in regards to the "use" and the property. If the property is the same as others in the district it is hard to determine the need for a height exception, unless they build in a process that states on a case-by-case basis the Council will consider as a special use permit process. Mr. Jeleniewski stated if they allow more liberal uses in the district, they would figure in building height and special use process if a building is over the height limit. He stated he believed they would want to keep the building height low in the Edge District, and have building height increase closer to the Village Center District.

Mr. Cox stated in this district they could allow businesses to display outdoor goods, or automotive sales, and prohibit in the other districts. Mr. Cox inquired if it was reasonable to have a front setback standard of 25 feet maximum, as he is unsure if it would be better to have the buildings closer to the roads. Mr. Poston stated in the Edge District the pedestrian scale would be different as there would be no sidewalk requirements. In addition, having buildings further back from the road allows the ability to have parking lots in the front of the buildings. Mr. Jeleniewski stated for a front parking lot, there is an alley in the middle with 90 degree parking on each side, which is

60 feet wide from each edge of pavement. In addition, with the landscaping requirements from the property line or right-of-way it is required to have a front/streetscape landscape buffer. He stated a front setback of 75 feet would be feasible but it would be very tight with all of the requirements. Mr. Poston stated the Council might consider 75 feet as the minimum setback to accommodate those that plan to have front parking. Mr. Cox asked staff to look at the setbacks for The Cork and Barrel Lounge. Mr. Dews stated he did not believe buildings should be closer to the road as the traffic volume speeds will be greater farther away from town and the visibility. Mr. Poston stated staff would look at the maximum and minimum setbacks and get an average setback of the buildings in the proposed district to use as a minimum setback.

Mr. Cox inquired if they should have taller signs greater than 8 feet due to the increase in traffic speed. Deborah Stewart stated people are becoming accustomed to look for shorter signs in city and village areas much like in Charleston, SC. Mr. Cox stated he believed sign height relates to car speed, slower speed and lower height, or faster speed and higher height. Mr. Dews stated the size of sign might also relate to speed such as billboards, however those are not allowed. Mr. Jeleniewski stated staff could modify the sign ordinance for each proposed future district by allowing larger square footage in the districts further the Village Center District. Mr. Cox asked staff to look at the possibility of increasing the sign height in this district to 14 feet.

Mr. Cox inquired if they planned to be more liberal with food trucks. Mr. Jeleniewski stated yes each new district will differ from one another, and he believes that further districts from town should have more liberal, less prohibited uses. Mr. Cox also asked staff to work on guidelines for screening water tanks with some type of fencing or structure, as he believes we will see more of these in the future.

b) Staff Updates

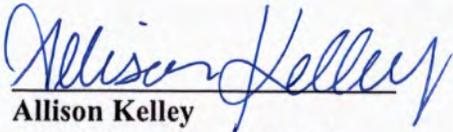
Mr. Poston informed the Council that Jackson County has a self-response rate of 32.2%, which is approximately a percent and a half lower than the 2010 Census. The Cashiers census tract self-response rate in 2010 was 7%, and it has increased to 14.3%. At the end of the census in November, every house deemed vacant will be removed from the response rate calculation. In addition, October 30th is the final day people can complete the 2020 Census, and on August 11th enumerators will come out to knock on doors in the county. Mr. Poston stated staff is at the point where they have exhausted all of the marking strategies that would be effective and it is now by word of mouth. He asked the Council to encourage, friends, family, and coworkers to complete the census.

In addition, Mr. Poston addressed a question about a proposed project by Ken Fernandez group. Mr. Jeleniewski has been in contact with the group at staff level discussing the process and procedures. He stated he did not believe it would be in the Council's best interest to have any discussion prior to their application submission, as they would be reviewing in a quasi-judicial hearing disclosing any conversations and potentially recuse themselves depending on the nature of the conversation. If someone approaches the Council from the development team and/or public, you can inform there is no submitted application yet and there has been some discussions, and if they have any questions to contact the Planning Department.

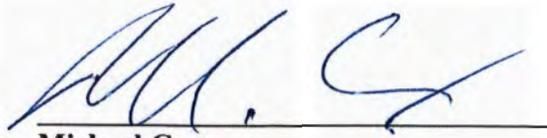
Adjournment

With no further business to discuss, Deborah Stewart made a motion to adjourn. Robin Ashmore seconded the motion, and the meeting adjourned at 5:52 p.m.

Respectfully Submitted,



Allison Kelley
Administrative Assistant



Michael Cox
Cashiers Planning Council Chairman