

# Cashiers Area Community Planning Council

## Minutes

December 14, 2020

2:00 p.m.

Village Green (Common Hall)

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  
Heather Baker- County Attorney  
Caroline LaFrienier- Planner II  
Allison Kelley- Administrative Assistant

### Others Present

Steven Zoukis, Applicant  
Brad Mann, Architect  
Brien Peterkin, Adjacent Property Owner

### Call to Order

Chairman Michael Cox called the meeting to order at 2:07 p.m. and a quorum was present.

### Additions to Agenda

Robin Ashmore made a motion to approve the agenda as written. David Bond seconded the motion, and it carried unanimously.

### Approval of the Minutes

Glenn Ubertino made a motion to approve the November 16th, 2020 minutes presented to the Council. Robin Ashmore seconded the motion, and it carried unanimously.

### New Business

#### **a) Special Use Permit: Brookings Fly Shop**

*Chairman Cox opened the Public Hearing at 2:10 p.m.*

Mr. Cox disclosed that he had visited the proposed flagged location of the site, which did not cause for recusal. The remainder of the Council had no disclosures regarding the proposed project. Planning staff (Mike Poston, John Jeleniewski, Heather Baker), and applicant (Steven Zoukis) were sworn into the Quasi-Judicial Hearing.

Mr. Jeleniewski presented the staff report for the proposed project *Brookings Fly Shop* by the applicant Stephen Zoukis located in the General Commercial District at

Flash Point Drive, Cashiers NC 28779 (PIN's: 7571-48-5766 and 7571-48-7381). He stated the applicant is proposing the construction of a 7,776 square foot retail structure on 3.17 acres in the General Commercial District. The ingress/egress for this property will be from two locations; first, Flash Point Drive, a private road and easement; Flash Point Drive connects to Cashiers School Road (S.R. 1112) 350 lf to the east of the project property and is a public road and right-of-way; the second access location is from the north side of Cashiers Lake Road which is a public road and right-of-way (S.R. 1113) and approximately 400 lf east of Cashiers School Road (S.R. 1112). The surrounding properties are a mix of commercial and residential uses which are also in the General Commercial District. The exterior materials for the proposed structures are shown to include a mix of stone, "mushroom" wood siding, traditional board/batten siding, accent log features and metal roofing. This proposed project will have on-site and remote parking on the adjacent property (PIN- 7571-48-7381) to support the proposed commercial use; 26 parking stalls are required, however, provided parking stalls will exceed the minimum required. The overall property has an average slope of less than 2% and the *Mountain and Hillside Development Ordinance* will not be applied to this project. Erosion control, storm water management measures, perimeter and interior landscaping will need to meet or exceed the Cashiers Development Ordinance regulations and be shown on the final plans when submitted. Sanitary sewer services will be provided by Tuckaseegee Water & Sewer Authority (public utility) and potable water service will be provided by private, on-site wells. Both utility services will need to meet or exceed the standards and regulations set forth by the appropriate agency with jurisdiction (Health Department, TWSA). Fire protection will be provided by the Cashiers Fire Department.

Staff's review is the submitted concept plans appear to indicate that the proposed use and structures would meet the standards set forth in *Section 9.3.5 – Site and Building Design Standards* of the *Cashiers Commercial Area Regulated District*; approval of the design shown is recommended by Planning Staff with the following conditions to be considered by the Planning Council:

- The applicant shall work with the Planning Department staff for the final approval of architectural plans; site design, stormwater and landscaping plans and comply with the site construction requirements for the entire project.

Mr. Jeleniewski stated staff's recommendation is to approve the proposed *Brookings Fly Shop* project application based on the standards reviewed and Staff conditions identified above. This recommendation is hereby submitted to the *Cashiers Planning Council* for review of the Special Use Permit standards.

*Mr. Cox moved to include the staff report and all related materials into evidence and it was allowed into evidence.*

Mr. Cox inquired if the project qualified for sidewalk requirements. Mr. Jeleniewski stated it was not required in this area as the project is located on a private road and the "use" of the property that is for the parking lot is not changing. In addition, Mr. Jeleniewski stated the setback standards that are written in the ordinance are specific to the public right-of-way and since this is on a private road, they did not have to meet those setback standards.

The applicant, Steven Zoukis stated he contacted the surrounding neighbors and had received positive comments regarding the proposed project by email, and he entered those emails into the record.

Brien Peterkin who is an adjacent property owner spoke in favor of the proposed project stating it would be an asset for the community.

### **Board Discussion:**

The Council reviewed the special use permit application for compliance with the requirements of the Cashiers Area Community Planning Council development standards as follows:

1. *The Design Review Committee recommends that the proposed development make the following revisions to become more compliant with Article IX of the Development Standards.*

Mr. Cox stated to make the revision to allow staff to ensure that the design review complies with the ordinance in accordance with the condition set forth in the staff report.

**Vote: 4-0, in favor**

2. *That the proposed use or development of the land will not materially endanger the public health or safety.*

**Vote: 4-0, in favor**

3. *That the proposed use or development of the land is reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and any mitigation techniques or measures proposed by the applicant.*

**Vote: 4-0, in favor**

4. *That the proposed use or development of the land will not substantially injure the value of adjoining or abutting properties.*

**Vote: 4-0, in favor**

5. *That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density and character of the community.*

**Vote: 4-0, in favor**

6. *That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities.*

**Vote: 4-0, in favor**

7. *That the proposed use will not cause undue traffic congestion or create a traffic hazard.*

**Vote: 4-0, in favor**

8. *The application for Special Use permit is approved with the following conditions:*
  - o *The applicant shall work with the Planning Department staff for the final approval of architectural plans; site design, stormwater and landscaping plans and comply with the site construction requirements for the entire project.*

Glenn Ubertino made a motion to approve the Brookings Fly Shop project with staff's conditions. Robin Ashmore seconded the motion.

**Vote: 4-0, in favor**

9. *The proposed use (or development of the land) meets the requirements set forth in the ordinance for the proposed use and the findings made in numbers 1-7 above shall be incorporated into a written decision as the findings for approval of this application for a Special Use permit.*

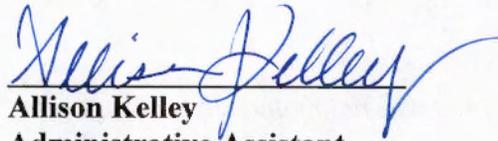
Chairman Cox instructed staff to prepare the order, and include findings based on the evidence presented and entered into evidence during the Quasi-Judicial Hearing.

*Chairman Cox closed the Public Hearing at 2:44 p.m.*

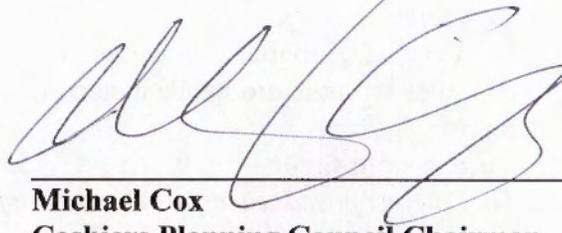
### **Adjournment**

With no further business to discuss, Robin Ashmore made a motion to adjourn. David Bond seconded the motion, and the meeting adjourned at 2:45 p.m.

**Respectfully Submitted,**



**Allison Kelley**  
**Administrative Assistant**



**Michael Cox**  
**Cashiers Planning Council Chairman**