

**Cashiers Planning Council  
Special Use Permit  
Staff Report – April 13, 2021**

**Project:** Grouse Point – Phase 3  
**Applicant:** Grouse Point, LLC  
**Location:** 188 Burns Street; Cashiers; PIN 7572-40-0752  
**District Zone:** Village Center

**Summary:**

The applicant is proposing the construction of an approximately 3,684 square foot (3,300 s.f. first floor, 384 s.f. second floor) retail/office building on the subject property. The location of this proposed project is on the north side of Frank Allen Road near the Frank Allen Road/Burns Street intersection and approximately 462 linear feet west of the Highway 107. The total area of this property is 0.71 acres and has an average slope of less than 1.0%. The proposed structure exterior will be traditional board/batten siding and rustic metal roofing; the proposed architectural features will be in harmony with the existing, newly constructed professional office on the adjacent property. All new perimeter and interior landscaping will meet or exceed the Cashiers Development Ordinance regulations for species and buffering. The ingress/egress access to this property will be from Frank Allen Road and Burns Street. The immediate surrounding properties are a mix of commercial, residential and community (library, post office, rec. center, The Village Green) uses. This proposed retail/office will use the existing shared parking on-site as the applicant owns the adjacent parcel. Utilities service will be provided by Tuckasegee Water & Sewer Authority (sewer) and Jackson County (water). Fire protection will be provided by the Cashiers Fire Department.

**Jackson County Unified Development Ordinance  
Article IX – Regulated District Standards  
Section 9.3 – Cashiers Commercial Area**

**Section 9.3.5 – Site and Building Design Standards**

**Building Architecture:**

**(a) Building Architecture**

- (i) Building design and architecture are critical components for quality development. Building and architecture design standards are intended to promote compatibility within a development and throughout the Cashiers Commercial Area, allow creativity and diversity of design, protect property values and neighborhood quality, and provide a safe and attractive environment for residents and visitors alike to uses in the community.

**(b) Building Materials and Color**

*(i) Materials.*

- 1) All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, or other high-quality material, as approved by the Design Review Committee. No building shall be covered with sheet or corrugated metal or with vinyl siding.  
*The proposed exterior siding material will be traditional board/batten. The siding materials will continue to a masonry foundation (slab).*
- 2) Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacture specifications.  
*The siding materials will continue to a masonry foundation (slab).*
- 3) Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.  
*The proposed building materials comply with this standard.*
- 4) Architectural accent materials located above the roof line shall be constructed of brick, stone, wood, pre-cast concrete, architectural quality steel, fiber cement siding or other high quality, long-lasting material.  
*Siding materials above the main roofline will be traditional board/batten.*

*(ii) Colors.*

- 1) Color schemes used for buildings shall aesthetically integrate building elements together, relate separate (free-standing) buildings on the same lot or parcel to each other, and be used to enhance the architectural form of the building.  
*The applicant has stated that the exterior colors for the proposed structure will be traditional colors suggested such as historic whites, grays, browns or colors from a rustic color palette and will be in harmony with the previously approved and constructed professional office on-site.*
- 2) Exterior colors for new buildings and structures, including roofs, should be the predominant colors of the historic Cashiers Summer resort traditions, historic whites, grays, browns or colors from a rustic color palette are recommended, along with white or black pronounced trim colors. Fluorescent colors shall be avoided.  
*The applicant has stated that the exterior colors for the proposed structure will be traditional colors suggested such as historic whites, grays, browns or colors from a rustic color palette and will be in harmony with the previously approved and constructed professional office on-site.*
- 3) All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.  
*The applicant has stated that the exterior colors for the proposed structure will be traditional colors suggested such as historic whites, grays, browns or colors*

*from a rustic color palette and will be in harmony with the previously approved and constructed professional office on-site.*

**(c) Building Massing and Configuration**

- (i) Building scale. Buildings shall be small in scale and shall not exceed 45 feet in height. Buildings located on steep areas shall conform to hillside topography by stepping or staggering the mass of the proposed structure up or down the slope.

*This proposed structure will not exceed 35 vertical feet in height.*

- (ii) Visibility. Buildings with visibility from the public right-of-way or public street or pedestrian walkway in the Cashiers Commercial District shall be designed with the following specific limitations:

- a) Building masses shall maintain a balance of scale and proportion using design components which are harmonious with natural landforms and landscaping.

*The property where the proposed structure will be constructed is relatively flat. It appears that this building would comply with this standard.*

- b) Proposed structures shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.

*The property where the proposed structure will be constructed is relatively flat. It appears that this building would comply with this standard.*

- c) Retaining walls visible from the valley floor shall not exceed ten feet in height as measured from grade at face to top of wall. Multiple "stepped" retaining walls whose total height exceeds ten feet must each be offset by at least six horizontal feet. Visible walls shall be colored and textured to complement the background land and vegetation.

*N/A*

**(d) Building Façade Character**

- (i) Elements of articulation shall be employed on any building visible from the public right-of-way or public street or pedestrian walkway to reduce the apparent bulk and uniform appearance of large buildings, provide visual interest and variety, and reinforce local architecture.

- (ii) Building scale. At least four of the following elements must comprise 50 percent of front façade length and at least two of the following elements must comprise 30 percent of any façade length fronting a major public street and/or parking lot:

- (a) Trellises with vegetation.
- (b) Balconies.
- (c) Cornices.
- (d) Covered porches.
- (e) Roofline offsets.
- (f) Doors.
- (g) Window hoods.

- (h) Transoms.
- (i) Bulkheads.
- (j) Awnings or canopies.
- (k) Arcades.
- (l) Arches.
- (m) Outdoor patios.
- (n) Planters or wing walls that incorporate landscape areas or places for sitting
- (o) Ribs or columns.
- (p) Changes in texture or masonry.
- (q) Mansard Roofs or Parapet walls designed to meet the minimum requirements set forth of Section 9.3.5 (e) below .
- (r) Shutters

*The proposed structure includes at least four of the elements listed*

- (iii) Windows. Front building façade must be comprised of a minimum of 30 percent window or glazed area.

*The front façade of the proposed structure includes at least 30% glazed area.*

- 1) All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front façade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public right-of-way or private street or pedestrian walkway is blocked by intervening buildings, topography, a solid screen wall at least six feet high built using materials consistent with the building, or landscaping measuring at least 15 feet in height at maturity.

*The proposed structure complies with this ordinance standard.*

**(e) Roof Form and Articulation**

- (i) The roof of any building shall present a distinctive profile and add interest to larger buildings and complement the character of other buildings included on the same lot or parcel.

*The proposed structure complies with this ordinance standard and compliments the previously approved structure on this property in style and character.*

- 1) Flat roof buildings.
  - a) The roof of any building with a flat roof shall include parapets to conceal the roof and roof-top equipment from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, unless required for in Section 9.3.5 (f) Rooftop Equipment Screening, and such parapets shall not at any point exceed one-third of the height of the supporting wall.

*N/A*

- b) Parapets used to conceal the roof and roof-top equipment for any building shall not extend a constant height for more than 100 feet in length.

*N/A*

- 2) Slope roof buildings. The roof of any building with a slope roof shall include the following to maintain proportional building architecture:

- a) Overhanging eaves, extending no less than one foot past the supporting wall;

- b) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 5/12 pitch (5 inches of horizontal rise, 12 inches horizontal run). This would not apply to shed roofs or covered walkways.

*The proposed structure complies with this ordinance standard.*

3) Additional requirements.

- a) Consistent roof treatments, whether flat or sloping, shall be provided on all sides of the building.

*The proposed structure complies with this ordinance standard.*

- b) The back side of all cornices, parapets, and roofline that are visible from an adjacent public right-of-way shall be finished with materials consistent with the associated building.

*N/A*

**(f) Rooftop Equipment Screening**

- (i) Screen requirements. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be:

- 1) Screened from the line of sight of public rights-of-way, private roads, parking lots, public sidewalks, greenways, and internal pedestrian ways except for instances where site topography precludes reasonable compliance with the minimum screening requirement;

*N/A*

- 2) Screened by either a parapet wall along the building edge or a freestanding screen wall on the roof of a material, color, and design architecturally compatible with the building, that is at least as high as the equipment and vents for which the screening is designed to hide.

*N/A*

**(g) Franchise Architecture**

- (i) To maintain the unique character of the Cashiers District, buildings shall not be constructed or renovated using franchise architecture. Franchise or national chains may be permitted in the Cashiers District but must follow the standards of this section to create a building that is compatible with the Cashiers District.

*N/A*

**(h) Architectural Unity**

- (i) All buildings within the same lot or parcel shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color, scheme, quality, and type of exterior building materials.

*The proposed structure will be architecturally similar to the existing structure on the property.*

**Review Process:**

This proposed building for this project will exceed the 1,500 square foot threshold for staff approval and must be reviewed by the Planning Council for a Special Use Permit. In order to issue the special use permit, the Planning Council must find that the proposed design complies with the design standards set forth in *Section 9.3.5 – Site and Building Design Standards (Cashiers Commercial Area Regulated District)* in the *Jackson County Unified Development Ordinance* and must make the following findings:

**Jackson County Unified Development Ordinance**

**Article III – Permits and Procedures**

**Section 3.7.15 – Special Use Permit**

- a) That the proposed use or development of the land will not materially endanger the public health or safety.
- b) 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.
- c) That the proposed use or development of the land will not substantially injure the value of adjoining or abutting properties.
- d) That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the community.
- e) That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities.
- f) That the proposed use will not cause undue traffic congestion or create a traffic hazard.

**Staff Review:**

The submitted concept plans appear to indicate that the proposed uses 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.

**Staff Recommendation – Cashiers Commercial Area Ordinance:**

Approve the proposed *Grouse Point – Phase 3* project application based on the “Site and Building Design 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.