

Cashiers Area Community Planning Council
Minutes
October 24, 2022
5:00 p.m.
Albert Carlton Community Library, Community Room

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
Daniel Fletcher	X		Sonia Morales	X		Dr. Douglas Homolka	X	
David Bond	X		Carole Stork		X	Judy Zachary	X	
Glenn Ubertino	X							

Staff Present

Michael Poston- Planning Director
 Anna Harkins- Planner I
 Allison Kelley- Administrative Assistant III

Call to Order

Chairman Glenn Ubertino called the meeting to order at 5:02 p.m. and a quorum was present.

Additions to/Approval of the Agenda

Dr. Douglas Homolka made a motion to approve the agenda with the request agenda item “a) Village Green Boardwalk Update.” Daniel Fletcher seconded the motion, and it carried unanimously.

Approval of Minutes

Dr. Douglas Homolka made a motion to approve the minutes from July 25th. Daniel Fletcher seconded the motion, and it carried unanimously.

Public Comment

There were no public comments.

New Business

a) Village Green Boardwalk Update

The Village Green Executive Director Ashlie Mitchell-Lanning stated they are embarking on a new project with Terry Allen Engineering and they are working on obtaining the required permits through Jackson County. Ms. Mitchell-Lanning stated this project is not required to be approved by the Cashiers Planning Council, but they wanted to update the Council, as there will be some construction going on in the center of Cashiers. She stated they are currently underway with phase one of the permitting process for a restoration of the existing boardwalk.

Ms. Mitchell-Lanning stated when she started her position as the executive director at the Village Green they received a generous donation from Bill and Sue Lewis that relieved the construction loan debt. In addition, they began to reallocate some of their focus and realized that the boardwalk needed to be updated to code, which the Board approved to move forward with this project. Currently the boardwalk lays on the ground, which has caused water damage, and it has become a safety hazard due to the slickness

after a big rain. In addition, she stated they are maintaining the same footprint of 588 linear feet but the boardwalk would be raised to the permitting requirements by the county. The new boardwalk would have pressure treated lumber driven pilings into the ground with decking on the top, and they are expanding the decking from six foot to eight foot to be ADA-accessible and allow people to pass others. Ms. Mitchell-Lanning stated it would also have a number of educational opportunities such as kiosks to teach children about the nature surrounding them and the species that live there, and they are waiting for designs from the company they are contracting. In addition, she stated they are also planning to upgrade the trail system that already exists on the Village Green by adding a boardwalk. She stated this boardwalk would not be as wide as there are some narrow passages throughout the trail, and the overall goal is to minimally disturb as much land as possible. In addition, she stated the Village Green is excited to bring this project to the community, so they went ahead and took out loans to be able to front the cost of the project to begin moving forward, and she reported that they are currently over 75% funded. She stated the projected project is hopefully to start mid-to-late November and likely to come to completion by the 2023 season.

b) ULI Update

Mr. Ubertino stated during one of the meetings he asked the Chamber to take a lead role to coordinate with other key stakeholders after ULI panelists completed their report. He stated the core values are inclusivity, transparency, commitment, and cooperation. He stated invited organizational participants are as follows: Cashiers Planning Council, Cashiers Area Chamber of Commerce, Cashiers Historical Society, Develop Cashiers Responsibly, Highlands-Cashiers Board of Realtors, Highlands-Cashiers Land Trust, Jackson County Planning Board, Jackson County Tourism Development Authority, Leadership Cashiers, ULI National Board of Trustees, Village Green, and Vision Cashiers. Mr. Ubertino asked those organizational participants to continue to meet on a regular basis to make sure things are moving in the right direction.

Stephanie Edwards director of the Cashiers Area Chamber stated the intent is to pursue implementation of the ULI recommendations in a prioritized fashion, and to be aligned with the matrix on Page 28 of the ULI Report. In addition, she stated the first couple of organizational meetings have been to discuss if they are willing as a community to make this commitment to one another and to their constituencies. She stated the importance is that these groups are collectively making a unified ask for funding, whether it is the federal government, state government, county, private foundations, or making appropriate requests. The following groups are working on the following priorities recommended by the ULI Panel: Land conservation-Highlands Cashiers Land Trust, Attainable Housing & Mixed-Used Development-Cashiers Community Development Corp., Trails & Sidewalks-Vision Cashiers, Roads & Infrastructure-Cashiers Area Chamber, Protect the Character-Cashiers Area Community Planning Council. Ms. Edwards stated it was agreed in the early meetings that these groups would take the lead to create some level of ongoing communications, however it is not exclusive to those leadership groups and anyone can be involved.

c) Staff Update

Mr. Poston stated there has been some discussion in the community regarding Wormy Chestnut Subdivision. He stated they have redesigned that site, which would make it a substantial modification that will need to be reviewed by the Council. Mr. Poston stated the Council has adopted some new procedures and requirements during the application process. He stated apart of the new process is to hold a community meeting, which he believes those letters have already been sent out. In addition, he stated the

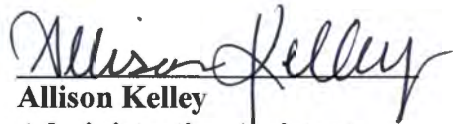
Rescue Squad project is moving forward and it is likely to start seeing more work done on the property.

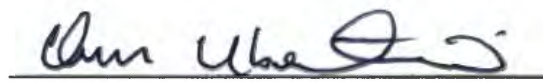
In addition, Mr. Poston updated the Council on the recodification of the Cashiers Ordinance, which use to be a standalone ordinance but is now a part of the Unified Development Ordinance. During this process, they would look at the Cashiers Small Area Plan and ULI Report as the base of the needs for the community. Currently, staff has sent out the Request for Proposal (RFP) with the scope of work along with both plans. Unfortunately, the timing of it did not work out, as they did not receive as much proposals due to a timing issue with other firms that were in the process of completing projects. Staff has now received serval proposals to evaluate, and both chair and vice chair to the Council would be involved in the consultant selection. Mr. Poston stated once they have selected their consultant it would take a few weeks to get through the final contract and negotiation process. Once the contract is secured, staff can then begin scheduling the kickoff meeting to the process that should take approximately a year. Mr. Poston stated during this process they would consider work sessions, smaller groups and public engagement.

Adjournment

With no further business to discuss, Dr. Douglas Homolka made a motion to adjourn. Daniel Fletcher seconded the motion, and the meeting adjourned at 5:36 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant


Glenn Ubertino
Cashiers Planning Council Chairman