

Cashiers Area Community Planning Council

Minutes

November 28, 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

Others Present

Stephanie Edwards, Director Cashiers Area Chamber

Call to Order

Chairman Glenn Ubertino called the meeting to order at 5:05 p.m. and a quorum was present.

Additions to/Approval of the Agenda

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

Approval of Minutes

Daniel Fletcher made a motion to approve the minutes from October 24, 2022. David Bond seconded the motion, and it carried unanimously.

Public Comment

There were no public comments.

New Business

a) ULI Update

Stephanie Edwards stated she is speaking for Sarah Jennings who is the treasurer of the Cashiers Area Chamber and Cashiers Community Collaborative Transportation Leader. Ms. Edwards updated the Board of the last community collaborative meeting that was held on November 10, 2022. She stated at the meeting they had a special guest participation by Jackson County Manager Don Adams, who engaged with the group and updated on what was happening at the county level. The meeting had a preliminary presentation on Land Conservation by Dr. Bill Horton on behalf of Dr. Gary Wein, Executive Director of the Highlands Cashiers Land Trust. In addition, she stated Dr. Horton is on the Village Green Board of Trustees, and is a certified North Carolina naturalist. Ms. Edwards stated they are working with county staff, and others to address

the recommendation that ULI had for creating a long-term conservation plan, which includes forward looking concepts around environment, and natural resources.

In addition, she stated there was other discussions such as an update on Tuckasegee Water and Sewer Authority's (TWSA) Horsepasture River Wastewater Treatment Plant in Cashiers. TWSA is working on finding additional funding, and the bids they are anticipating based on what came back from Sylva are far in excess of the amount of the USDA funding. The Cashiers Area Chamber, Cashiers Community Collaborative, and the county have been in close contact with TWSA regarding seeking additional USDA funds or other financing to allow for the project to move forward. County Manager Don Adams gave an update on the grant the county received for broadband connectivity, which does not specifically apply to the Cashiers area. However, Tiffany Henry who is the Jackson County Economic Development Director is working very closely with providers and they could look to invite her for a future update to the board. Ms. Edwards stated they also discussed Transportation Infrastructure strategy and holding a possible traffic summit of major stakeholders and would continue to update the Board. Equinox environmental and landscape architecture consultants are continuing working on Trial & Sidewalk strategic plan development that they hope to be completed by end of the year. In addition, Ms. Edwards stated they are continuing exploration of workforce and housing diversity opportunities with other agencies including Tiffany Henry with the county, Mountain Projects, etc. In addition, she stated that Vision Cashiers has a Dogwood Health Trust to identify the needs, and the Highlands Cashiers Health Foundation has applied for a grant relative to the Oakmont parcel off Highway 107 North that would really take into account the community needs and not just sell that parcel to the highest bidder. The January meeting date has not been confirmed, however Ed McMahon, chair of the ULI Americas Advisory Services Cashiers Panel wants to visit and get an update from the group on what we are doing and offer his continuing advice and guidance.

b) Staff Update

Mr. Poston updated the board that they had been working through proposals that we received for the reclassification of the Cashiers ordinance. The selection committee and interview team included the councils chair Glen Ubertino and vice chair Dr. Homolka. Mr. Poston stated they interviewed three different firms and got four proposals overall. The selection committee has recommended CodeWright its founder Chad Meadows, which is a firm out of Raleigh to come in and help with our project. Mr. Poston stated they are currently working through the contract with county attorney Heather Baker to make sure the contract meets all North Carolina state requirements. In addition, he stated they expect the contract to be signed before the end of the year, which will put us looking towards starting the process in January. Mr. Poston stated the consultant would likely want to have a meeting with staff and with the Council as an introduction to the process. Then the consultant would come back and do an official kick-off meeting for the Cashiers ordinance recodification process. The process is broken down into five different steps/tasks, and each task they have scheduled to be here for about two and a half to three days each time to meet with members of the community. Mr. Poston stated they want this to be a transparent process for members of the community to be involved. In addition, he stated this process would be different from the Cashiers Small Area Plan as this includes more reading and a lot more concepts including how do we take that information, utilize the information and write that into regulatory language that would implement those ideas when people come to develop in the area. Mr. Poston stated this is about approximately a year process, and it takes about 60 to 90 days to go through the approval process. He stated it still a condensed schedule, however they

feel good about the schedule, and the CodeWright team and their desire to work with this community with their experience in doing code work.

Mr. Ubertino stated they had four good presentations, and any of the four would have done a nice job. However, Chad Meadows really stood out for this specific project, along with his qualifications raised him to top of the list. Mr. Ubertino stated once he comes to introduce himself to the Council and community, he believes they will be impressed with the work he has done, and what work he would be doing in the Cashiers area.


Mr. Poston stated Mr. Meadows has already made the selection committee aware that he has a conflict on our normal meeting date, as he is chair of the Durham County Board of Adjustments. During the introduction presentation, Mr. Meadows would talk with the Council determining future meeting dates, which the Council would have to call for a special meeting. Mr. Poston stated after the contract is finalized they would reach out to the consultant for availability in January and forward those dates to the Council to determine the special called meeting date. In addition, Mr. Poston stated during this process they would have a project website that would be updated regularly to inform and engage the public as they move through the process. Mr. Poston informed the Council they would be reviewing a special use application from Wormy Chestnut at their regular scheduled meeting in January.

Adjournment

With no further business to discuss, David Bond made a motion to adjourn. Carole Stork seconded the motion, and the meeting adjourned at 5:36 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant


Glenn Ubertino
Cashiers Planning Council Chairman