

Cashiers Area Community Planning Council Special Meeting Minutes

June 12, 2023

6:00 p.m.

Cashiers/Glenville Recreation Center, 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

Allison Kelley- Administrative Assistant III

Others Present

Chad Meadows, CodeWright

Call to Order

Chairman Glenn Ubertino called the meeting to order at 6:02 p.m. and a quorum was present.

Additions to/Approval of the Agenda

Glenn Ubertino made a motion to approve the agenda as written, and it carried unanimously.

New Business

a) Recodify Cashiers: Cashiers ordinance recodification process-Chad Meadows, CodeWright

Mr. Meadows stated he would present tomorrow night the community character analysis, he would be discussing this in detail to staff tomorrow morning and would speak about the annotated outline tonight. The annotated outline is the blueprint for the new Unified Development Ordinance (UDO) Section 9.3 of the Cashiers Commercial Area standards. This is the fourth Cashiers Planning Council meeting regarding this process, they have completed three public forums, and he believes that the community character has been defined. In addition, he stated he would be giving a status update to the Board of Commissioners tomorrow about the project, which is their first discussion with them about where we are, what we have learned, and what they have completed. Mr. Meadows provided an update on the community character workshop as follows:

Community Character Objective:

- Define the Cashiers Community Character in words and with images
- Include words and images in the new development regulations as criteria
- Review new development for consistency against the community character criteria

Mr. Meadows stated when this material is in the development regulations; it would serve two purposes, purpose and intent. Our purpose for drafting these standards was our intention of what defines the community character, and these things will become review

criteria. In other words, we will evaluate new applications against the statements and imagery, that support or document that identify community character. The UDO does not include approval criteria for site plans for subdivisions, and there are some approval criteria for special use permits but those are set down for you in the statutes. In addition, he stated the UDO also lacks the kinds of basic review factors that you might find in a different community that really contemplates compatibility, harmony, which those aspects are largely absent from your special use permit criteria. They would not be abolishing the special use process, because there are some uses that typically have a federal protection associated with it that it is necessary to have that process, such as group homes, extractive industry, and adult businesses. The current uses that the Council is using for special use permit process would be changing; they would be suggesting making some modifications for your consideration about how we handle that in ways that are a little bit more robust. Creating more room for negotiation and for public involvement, and an opportunity for the Board of County Commissioners to exercise their legislative discretion, which gives them a lot more authority and a lot more latitude than is available under the quasi-judicial procedure.

Community Character Workshop Exercises

Exercise 1: The Map

Places of Consistency

1. Bucks Coffee
2. 107 S. Corridor
3. Village Green
4. Farmers Market
5. Wells Hotel

Places of Inconsistency

1. Concrete Plant
2. Ingles
3. Wilson Electric
4. Spinx Station
5. Tiny Homes

Mr. Meadows stated all of these uses are uses that the community relies on and need for their day-to-day lives. People in this community work in those places, get gas there, get their cars fixed in that area, electrical service, everybody uses concrete, and the only grocery store in the area. It would be short sighted to say that they do not want these uses, but the question is how we accommodate these kinds of uses in ways that do not have negative ramifications for other people in the community, do not create negative externalities, and limit bars to investment. This exercise helped to get a better understanding about where the community is on the places that are or are not consistent with our idea of community character.

Exercise 2: The Images

- The exercise asked to examine each image, ranking 1 (means the feature, building or use depicted is **inconsistent** with your idea of Cashiers community character), 2 (means the feature, building or use depicted is **somewhat** consistent with your idea of Cashiers community character), 3 (means the feature, building or use depicted is **very** consistent with your idea of Cashiers community character) or to leave blank if you are not sure. In addition, to try not to assign a number value based on the quality of the image, or personal feelings. Objectively, is the image consistent with your idea of community character? How consistent? 1,2, or 3?
 - Sheet 1: Shopping Centers (8 images)
 - Sheet 2: Commercial Buildings (8 images)
 - Sheet 3: Commercial Buildings Continued (8 images)

- Sheet 4: Institutional Uses (8 images)
- Sheet 5: Residential Uses (8 images)
- Sheet 6: Industrial Uses (8 images)
- Sheet 7: Signs (8 images)
- Sheet 8: Building Size (8 images)

Mr. Meadows stated all of this information is posted on the website, and they had four tables (total of 8 people per table) participate at the Community Character Workshop and had approximately 6 people do this exercise at the Green Market.

Exercise 3: The Words

- The exercise asked to examine the following random words or phrases. These words are often used as the basis for definitions of community character. Participates were asked to circle the ones that they think apply to Cashiers and cross out the ones that you think do not apply to Cashiers. You can take a poll of your table if there is a disagreement about a particular word and record the votes for or against. In addition, the exercise had space on the second sheet for you to write any additional terms or phrases that you think should be included in our list.
- There were 44 terms and the following were the words that were (*selected by all four tables at the workshop, but by 50% or fewer from the Green Market respondents). There were approximately 18 people to do this exercise at the Green Market. The following words were identified that best describe current community character:
 - Community for Residents
 - Great Views
 - Attractive
 - Expensive*
 - Home
 - Deeply Rooted Heritage
 - Place for Visitors
 - Respectful of Nature
 - Place for Kids*
 - Natural Setting
 - Quiet
 - Small Town
 - Village
 - Plateau*
 - Small Buildings*
 - Unique
 - Zoning Needed*

The following words that are inconsistent with community character:

- Artificial
- Busy
- Fabricated
- Lost
- Colorless
- Full Service
- Mediocre
- Commercial Character
- Glamping
- Uninviting
- Uniform
- Pass-through on way to elsewhere

- Ugly

The Community Character Analysis

Mr. Meadows stated they would take all the information that was collected over the last three tasks, compile it, condense it into a series of statements and annotated imagery in the following different categories:

Community Character Categories

- General Character
- Land Use
- Lotting Patterns (how lots are generally configured)
- Street Design
- Open Space
- Buildings
- Site Features (parking, landscaping, signage, etc.)

Each one of those categories areas will include a variety of either numbered statements, and/or photographs that identify what it is about this building that we said is consistent with character or his assessment of what makes it consistent. For example, Buck's Coffee what makes it consistent with the community character, it is a local business, it has a gathering area in front and the building form itself is residential, there is a multi-pitch roof, earth tone colors, wooden siding, close to street, etc. The community character analysis would include identification of patterns inside of these examinations of the buildings that were identified to be consistent with the character. In addition, the 107 South Corridor buildings, which included Cornucopia and all of the smaller buildings that are out there was consistent. There are similar features when studying those buildings residential scale, pitched roof, earth tone colors, wooden siding, gathering spaces, close to street, 1-2 story height, informal parking, storefront windows, sequential additions which are structures that look like they have been added to over time. Mr. Meadows presented an example of how the analysis would look of each of the sites that were identified, with aspirational goals and character statements on each categories and would be discussed at the workshop tomorrow night for feedback. This process is much different from other zoning rewrites he has done in the past by having the community more engaged and involved throughout the process. Mr. Meadows stated the through the guided policy the community wants to have a mixed use in the village core, a connected transportation network, a thorough well connected pedestrian system, more open space, and there is no context within which to draw from as they do not currently have any of those written into their regulations. Some of that information in the report will be sections that include aspirational aspects like additional residential downtown, mixed use, etc. In addition, he stated to keep in mind that mixed-use buildings are typically bigger, and they seem to like smaller buildings in town and they would need to find that balance.

Annotated Outline

- "Road Map" for the revisions to Section 9.3 (and related sections)
- Framework for discussion about changes to the current standards
- Identifies key changes and the rationale for these revisions

UDO Section 9.3

- 9.3.1 General Provisions
- 9.3.2 Procedures
- 9.3.3 District Regulations
- 9.3.4 Development Standards
- 9.3.5 Site and Building Design Standards
- 9.3.6 Parking, Loading, Access
- 9.3.7 Landscaping and Buffering

- 9.3.8 Lighting
- 9.3.9 Flexible Development Standards
- 9.3.10 Stormwater Management
- 9.3.11 Sign Regulations
- 9.3.12 Nonconformities
- 9.3.13 Violations and Enforcement
- Appendix 9.3.1 Height Measurements
- Appendix 9.3.2 Planting List

The annotated outline is a framework for discussion about changes to the current standards; it sets down the key problems with the regulations and the solutions. This is not a draft of the zoning ordinance, but the problems that exist, and how they would suggest those problems be solved.

Anticipated Areas of Change

Process

- Remove special use permits for most uses
- Increase administrative decision-making
- Cashiers Planning Council to focus on local policy and regulatory evolution, not administration of ordinance

Districts

- Replace Village Center/General Commercial with new “mixed”, “commercial”, and “residential” sub-districts
- Add a conditional rezoning district and process for the largest and most complex development proposals

Uses

- Allow mixed-use by-right in the former Village Center sub-district area
- Permit a wider range of residential use types throughout the district

Community Character

- New descriptive statements and images
- Purpose and intent and new application review criteria

New Standards

- Open space set-aside for all use types
- Street and pedestrian connectivity

Flexibility

- Sustainable development incentives
- Administrative adjustments for preferred development forms

Mr. Meadows stated they have discussed removing the special use process for most uses and utilizing the conditional zoning process. Typically, an elected body is the decision makers for conditional zoning, but that is not true everywhere as elected officials can delegate that authority to a Planning Board to a different group like a Community Planning Council. There is a precedent for that, it requires a special act of the General Assembly, and they would have to go to that assembly to ask if they will allow the Jackson County Board of County Commissioners to delegate the Cashiers Planning Council to hear zoning cases. One criticism that one could mount on a request like that is this Cashiers Planning Council is not elected, they are appointed, and that is an issue for some people. Mr. Meadows stated if the Cashiers Planning Council was to become the decision making body, anyone could appeal that decision and that would go to Superior Court. In addition, he stated to keep in mind that they would likely receive pushback on zoning decisions and when somebody does not like it, you all would hear about it. Another thing to consider is that there could be aspects to a local authorized decision

making process that are unintended, and not well seen, because we have not really seen anything like this before. This body would make a recommendation to the Planning Board for every conditional rezoning case, and the Planning Board makes a recommendation on every conditional rezoning case to the Board of Commissioners. Even if the Council is empowered to be the decision making body those cases will still go to the Planning Board because that is what the state law says. Only those projects that are the largest projects or have the most potential to have impact in the community are going to be the ones that would go through these conditional zoning cases. He stated they would discuss more about conditional rezoning processes throughout this process. In addition, he stated they would anticipate that there is a vacuum that is created by establishing the conditional rezoning process and removing the special use permit process and staff would be the body that is designated to step into that vacuum and would have additional review authority because that is the practical solution. If the County Commissioners cannot hear every case, and this body is doing something different, we would have to find somebody to meet us in the middle. An important part of this process is that we spend the time now to make good clear standards so that when a development comes in and meets those rules they are meeting the standards that Cashiers has said it wants. In addition, they would suggest that since the Council would no longer dealing with the special use permit problems they currently are dealing with they would become more of the keepers of the regulation and take a greater role in making sure that the design standards are calibrated properly and the ordinance is working as it is intended.

The current zoning jurisdictions have only a Village Commercial (VC) and General Commercial (GC) districts. Between the two districts, the difference is the size of the development application that you have. If you are in the VC District and you want to do a 4000 square foot or larger development you are required to go through a special use permit process, and that corresponding number in GC District is 6000 square foot or larger. The other difference is setbacks, the front setbacks in VC District is 10 foot minimum to 20 foot maximum, in GC District is 15 foot minimum to 25 foot maximum. In addition, lot width in the VC District there is no minimum lot width and in the GC District, there is a minimum 50 foot lot width. In addition, there is some differences in different uses that are allowed in each district. Mr. Meadows suggested looking at the current commercial area boundary and re-designating the property inside that boundary to mixed sub-district (has both commercial, residential), residential sub-district, and commercial sub-district. He suggested rethinking of the distinctions between VC District and GC District with more of a use base focus. In addition, he stated everything that is not in the core, and not currently a commercial site would become a residential site. He also suggested having a conditional zoning district option for larger developments they would have to go through this process in order to rezone their property. In addition, he stated they want to allow mixed-use by right in the former VC District area to allow for mixes of uses for residential and non-residential. They could also consider having a design review component on these use types, but that would be discussed throughout this process. One of the biggest problems in Cashiers is housing is too expensive, and having a wider range of residential use types in the district creates the ability to have accessory dwelling units, ability for live-work units as that is currently not an option within the current code. The objective here is to create some opportunities for people who do not make a zillion dollars or who are not retired, who want to come to Cashiers to work and want to be able to have a place to live and not have to commute 45 minutes to an hour to get to work every day.

Mr. Meadows stated regarding community character they would have these descriptive statements in these images, and then they would incorporate this information into the standards as review criteria to give us the basis for the decisions that we make.

Those images and information are to help determine the consistency of the community character rules for land use, building, site feature, open space or streets, etc. Mr. Meadows stated they are incorporating some new standards, and wants to suggest that open space be set aside for all use types, the current residential major subdivision regulation requires open space for residential subdivisions. If you have a residential subdivision of fewer than 8 lots, you do not have to provide open space, however 8-20 lots there is a requirement of 10% open space, and if it is 21-50 lots there is 15% open space, and more than 51 lots there is 20% open space. They are suggesting that most or all use types provide open space in Cashiers, and it may be closer to 5% or 7%. That open space could be configured as a gathering area, pedestrian connections, porch, extra landscaping, and other things that they have said they want in the community. Creating this option for people would provide a private common open space use. Some communities use a fee-in-lieu alternative, where they will take the developers money to use it for open space in the community, and they could consider that as an option. The statutes do not give us much as local governments in North Carolina anymore, but they still give us the ability to exact Parkland dedication for money for parks in our communities for residential development. If you need a revenue stream or a funding source for open space or parks, then that is something that needs to be explored it is already legal and they can discuss this further.

In addition, he would suggest new requirements for street and pedestrian connectivity. If you are on S.R. 107 or S.R. 64, those pedestrian connections are going to take the form of sidewalks, and if you are not then they are going to take the form of a trail or pathway. As part of the developments, they would require standards for vehicular and pedestrian productivity. For flexible development standards, you can modify setbacks or some dimensional standards, and parking. The ordinance has an administrative adjustment procedure, but this district incorporates a flexibility section so we are going to bring you into the modern age and handle all of that under the administrative adjustment process. The Court of Appeals in North Carolina has given us very clear guidance about how to do that through administrative variances. In addition, they would add sustainable development incentives, which are features that would be voluntarily provided on a site, that go above and beyond the minimum requirement and most are focused on environmental protection, conservation, etc. In addition, what these voluntarily returns are providing extra density, or building height, some other modification deviation, or relaxation of some other development standard, and this is by right administratively without going to a body to request it and this is happening all over the state. They want to encourage Jackson County and Cashiers to incorporate something like this and these things are not giveaways, they are very expensive, and there are a lot of things like a reflective roof, extra tree cover, or putting solar panels on the structure, etc. In addition, they also want build on the administrative adjustment process, the administrative variances has 10% deviations in required setbacks, minor changes in the amount of parking that you can have and other kinds of provisions. We want to encourage that for preferred development forms for affordable housing, mixed-use development in the core or providing extra open space on your site, and there are others that we can recognize as preferred development forms that we want to try to reward.

9.3.2 Procedures

- Site plans, subdivisions, stormwater permits
- Review criteria for these procedures missing
- Role of design review
- Administrative Adjustment replaces Flexible Development Standards

9.3.3 District Regulations

- Replace “graphics”
- Add more detail on purpose and intent
- Calibrate dimensional standards (setbacks, heights)
- Residential densities
- Relocate use standards to a common location

9.3.5 Design Standards

- Replace with Community Character Standards
- Orientation, Placement
- Entrances
- Primary Facades
- Massing
- Fenestration
- Materials and Colors
- Roof Form

9.3.6 Infrastructure (new)

- Streets
- Sidewalks
- Stormwater (relocation)

9.3.7 Parking, Loading, Access

- New Parking Location
- Reduce Requirements in Core
- Low Impact Design (stormwater)
- Cross Access
- On-Site Circulation

9.3.10 Signs

- Conform to Reed
- Calibrate to mixed-use/non-residential contexts
- Alternative Sign Plan Option

Mr. Meadows stated there is no current code in Cashiers that speaks to site plans, subdivisions or stormwater permits, it is there it is just not referenced we are suggesting adding extra additional standards that we are going to be applying in this commercial area. The standards need to be clear when developers are coming in to apply for a subdivision and or stormwater permit, and there is no review criteria in your procedures. He inquired how do you make your decisions on design review if you do not have any approval criteria. In addition, the code also speaks that they have a design review board to review site designs, but he is unsure if they should do that. As part of a conditional zoning, somebody needs to be submitting a master plan that is thoroughly reviewed, and that master plan needs to include building elevations, site plans, and all of the things that go into a project. In addition, he stated they do not do much of design review as much lay people, because we do not need to as they have standards that they will have to meet and there is negotiation of flexibility provisions. Mr. Meadows stated they want to replace the graphics to include more detailed imagery about what the standards are and how they work, and ensure that the staff has the native versions of those graphics so they can change them over time if they need to. There needs to be more detail on purpose and intent for procedures, district's purpose, and intent for standards. Our purpose was to make sure that new development was consistent with our community character, and our intent was to make sure that the new development did fit with our community character and did not work against it. Calibrate your dimensional standards, there is no rear yard

setbacks in the Cashiers Commercial Area and he believes that is not a great idea, particularly in cases where you have industrial development close together to the Boys and Girls Club or Village Green. The current maximum structure height in both the VC District and GC District is 45 feet to the midpoint of the roof from the lowest adjacent grade, which he believes is good and they have an appendix that illustrates how we calculate the height. There is no information about what is my allowable residential density. During the policy guidance discussions, the community said four units an acre felt right for density in the core, and they may need to discuss this further. In addition, they should consider setting down a maximum residential density, if you are going to have residential districts. The use standard should probably go to a common location, they are kind of split up by the zoning district now.

Mr. Meadows stated they have some design standards, and he is sort of peeling back the onion skin on the design standards that he believes are most important, and those are up for discussion as well. Fenestration is how much window area is on the primary or secondary facade of the building, and massing is how big is your building, he understands there has been some concern about some of your storefront modulation requirements, and he believes we can probably find a way to deal with massing a simpler way. In addition, he stated they would discuss how big a building is relative to its height, how wide, and where is the building placed on the site and how it is placed relative to its neighbors. He believes one of the coolest things about Cashiers is that they have a very informal, random, even chaotic building placement, which lends that feeling of Cashiers. There are these little moments at weird corners of buildings where vegetation can grow, or he could put a chair in, or could make use of this space in some non-traditional way, that you do not see in places like Highlands where they have a Main Street. He suggested focusing on these topics to get the most mileage for the least amount of work for replacing your current design standards with the community character standards.

Infrastructure, new connectivity standards for streets, streets need to have stubs, lot points need to be short, need to include alleys, and if you are not going to connect the streets then connect with sidewalks or trails to allow walkability for pedestrian connection. They have discussed how we build a pedestrian network in established built areas where we are not going to be able to rely on new development to cover the cost of pedestrian infrastructure, and Cashiers is blessed to have some active nonprofit organizations who are having success with this problem. He would like to add the stormwater standards that are currently in Section 9.3.10 and join them with the new infrastructure standards in Section 9.3.6.

Parking, loading, and access he is suggesting some new standards for parking location. Based on feedback, the community likes the buildings that do not have seas of parking in front of them. In addition, they like the buildings that only have a little bit of parking or no parking, and the parking that is there is informal parking, there is no lines, spaces or barriers. He stated he would suggest some parking location requirements so that not all of the parking can be located in front of the building, as some of it needs to be to the side or the rear. In addition, he stated they should reduce your parking requirements in the core, as this is happening everywhere across the country and has been on NPR and CNN. Parking has driven the development equation since the 1950s, parking is more expensive than built area, and we do not need to continue to waste our precious land resources with parking. If somebody is building a building, you can rest assured that they have thought carefully about how much parking they truly need, and they would provide what they need to be marketable. In addition, it would be nice to have people walk around or maybe use a trail or bike. Low impact design for parking lots, he believes that is something we should explore, he talked about it as a sustainable development incentive, we should maybe even consider making it mandatory it would be more

expensive, but you should get some credit towards your stormwater requirements. This is something that needs to be explored whether it is an incentive or mandate. Cross access means getting from parking lot A to parking lot B to parking lot C without ever going on S.R. 64 or S.R. 107 so that I can meet my needs. There would be some caveats with some standards, we do not connect everybody, but if you are a commercial use and you about a major roadway, you should be looking at vehicular connections from one lot to the next. On site circulation standards for cars and for people to make sure that there is room for loading spaces, fire zones and lanes, and that there is a clear pedestrian path to the front door of every building.

Signs, there was a court case that the Supreme Court heard a few years ago it was called Reed vs Gilbert, and the Supreme Court regularly takes up signage rules with a hyper focus on regulation of content or regulation of speech, because of the First Amendment. The Supreme Court does not allow sign regulations that impinge your speech or impinge your First Amendment rights. It is okay to regulate sign height, sign size, sign placement, sign illumination. It is not okay to regulate sign content, sign message, sign color, trademarks, and those sorts of things. It is not okay for you to regulate whether it is a commercial sign or a nonprofit sign, because it requires you to read the sign and if you have to read the sign to apply the standard that is a clue that your regulation is content based. If your regulations have content based sign standards, those need to go.

In addition, he stated they you should consider to calibrate their signs to mixed-use and non-residential kind of contexts. Cashiers has large signage, and the reason is they are primarily an auto-oriented community. Typically, you see small signs in in places where people walk and see on foot, he stated it is probably worth our while to go in and look at our sign height, size standards, and calibrate those better for non-residential and mixed-use contexts. He believes Cashiers like their signs, and he did not say smaller but they need to discuss this topic further. Here in Cashiers there are narrow streets, and your streets are further enclosed by trees, buildings, slopes, and signs. When you are in this community, and you scan your eyes down the corridor, you see that enclosure and you perceive it, and you feel safe, and you feel warm because you are humans and humans like enclosure (there has been many studies about how this works). Most enclosure studies happen in terms of pedestrian access, however in Cashiers the streets are narrow, and you have kind of large vertical obstructions that sit right at the edges of your travel ways that gives you this sense of enclosure, and your use signs very effectively to maintain that sense of enclosure. Mr. Meadows stated they could also consider an alternative site plan option, if for some reason they could not follow the design standards should there be an alternative site plan option for you to explore. Maybe that is additional signage, it is bigger signage, it is signage in a place that we would not normally permit, or a different kind of signage than what would be allowable for your location. Having an alternative sign plan is a common thing that is included, and if we do decide to go down this road we need to decide who makes the decision and what are the criteria that they would use to consider that.

Mr. Meadows discussed the next steps that they would have a presentation to the Jackson County Board of Commissioners tomorrow afternoon; they would also hold a public form on the Character Analysis tomorrow night at the Glenville/Cashiers Recreation Center at 6:00 p.m. In addition, they would have a meeting with the Cashiers Chamber on Wednesday morning, and would have available office hours mostly on Wednesday for anyone that would like to set up a time to come chat.

Ms. Zachary stated she has enjoyed watching the process, and felt that it had been pretty consistent in being incredibly valuable to our community. In addition, she stated the office hours were very important as if someone comes to see you, especially if they

have not been involved in the process as much or seen the document online then you have something that you can ask them for their opinion.

Mr. Meadows stated one of the things that we wanted to do was try to interact with the community of those coming to get their kids at the Boys and Girls Club or the Glenville/Cashiers Recreation Center, and they have not had a lot of success in being able to access that group. Mr. Poston stated he believed there was some concerns about figuring out the machinations of people trying to pick up their kids and not being in the way of those normal procedures to be able to make contact with the public. In addition, he stated they would continue to work on that and if the community had any other suggestions on how to engage to let staff know.

Sam Lupas stated he regularly attends these meetings because he is in the business, and they talk a lot about housing, jobs, traffic flow, and nationalism. He stated what he does for a living is not necessarily what builds community, but what builds community is where does these people go to church, to school, where are they picking their pet, and what civic organizations are they involved with. In addition, he stated there is a huge population that lives in the community that does not attend these meetings, and they do need to have a say. Mr. Meadows agreed that they would have a very different perspective and insight on issues of sidewalks or whether or not we should have all of these design standard limitations on job creating uses. In addition, he stated their goal was to be able to say, if you did not talk to us during this process, it was because you did not want to, because they have made themselves available through the website, office hours, and other means. In addition, if the community had any suggestions on how to connect more with others in the community to let staff know. Mr. Poston stated they may need to look at other options, to meet people where they are at, it may mean connecting to community events like ballgames where they may have some downtime, so if they could help staff connect to those they would be happy to explore how to integrate that into the process. Mr. Homolka suggested a questionnaire that they could hand out to the school staff and tenants to make that contact. Michael Cox stated there are some Facebook groups that many of the local people are on like Cashiers Community Cares, and if they could have some kind of a link to something that can be filled out digitally, that is already on Facebook where they are looking at stuff about Cashiers. One of the questions is, do you have kids, and do they go to school here? This may help to capture other groups and find other individuals to gain more input. Ms. Zachary stated she has lived here a long time, but the community has totally changed. She stated you belonged to the rescue squad, the fire department, the church, and that is where you knew everybody, and she stated she only knew about two or three people in this room today. Those are the people that have built this community, the people that that are still volunteer firemen, and are still Volunteer Rescue Squad. Mr. Lupas stated that is a good point, as you have to have a sign off from fire department and the rescue squad to build a neighborhood. Mr. Cox stated to reach out to the directors of the preschools of how to reach the parents. In addition, it was suggested that the messaging needs to remain clear that it is open to all public to attend, as there was an article in the paper that did not indicate that they could attend the meeting or sounded inviting, or had any background awareness of the process.

Mr. Meadows stated the media has covered this project in an exceptional way, most of the time people want to turn their heads when discussing zoning ordinances, and the fact that you have this body of people that are interested and engaged is really awesome. The involvement is going to mean that the work product that comes out of this is going to be better, because it is more representative of what went into it.

Mr. Ubertino stated he understands they only have about five months left in the process and inquired what they could do to help keep the pace of the project on track. Mr.

Meadows stated one avenue that we could take greater advantage of is more frequent webinars style meetings that maybe do not run for an hour, but that maybe run for 20 or 25 minutes on this topic or document. In addition, he stated most zoning ordinances are 700 pages, this will be 60 pages, we are not starting from nothing, and we will be making some tweaks to what is existing. The two things that are most important, one is we build trust so that you listened to me and I listened to you. The second most important thing is that we cover these big picture topics, like do you support getting rid of special use permits, will you support conditional zoning, and will you support increased staff authority for decision making? If you can answer those kinds of questions, then the details are just details, and you are going to change those six times over the course of the first couple of years anyway. For us to keep going, he believes the one thing they could do is have more frequent shorter meetings, and to keep in mind that staff has to vet everything first because they are on the hook for this process. Mr. Homolka inquired if they could have an overview of what is important and discussions of those concepts as early as they become recognized so they can give the enforcement organization good tools to work with. Mr. Meadows stated he does try to do that, and would encourage to go back and look at the PowerPoints that we have gone through, as he is still flying some of this airplane as well.

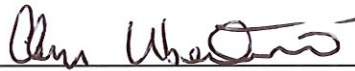
Adjournment

With no further business to discuss, Carole Stork made a motion to adjourn. Doug Homolka seconded the motion, and the meeting adjourned at 7:40 p.m.

Respectfully Submitted,



Allison Kelley
Administrative Assistant



Glenn Ubertino
Cashiers Planning Council Chairman