

Cashiers Planning Council
Special Use Permit
Staff Report – November 1, 2023
Modified February 5, 2024

Project: Cashiers Marketplace
Applicant: Cashiers Marketplace, LLC (Fritz Rybert)
Location: 179 Highway 107 South, Cashiers; PIN 7572-40-9584
District Zone: Split Zoned - Village Center and General Commercial

Timeline of Review Process:

- The applicant met with Jackson County Planning staff June 28, 2023 for a required pre-application meeting to discuss this proposed project.
- The applicant submitted the completed Special Use application, schematic site plan and supporting documentation on July 11, 2023.
- This proposed development plan and application Special Use Permit review was completed November 1, 2023 applying the Jackson County UDO and Cashiers Commercial Area Ordinance.
- The quasi-judicial (SUP) hearing for the date of November 13, 2023 was advertised in the Crossroads Cornicle on November 1st and 8th, 2023. The project property was posted with notice of the quasi-judicial (SUP) hearing on October 30, 2023.
- Adjacent property owners were mailed notices of the quasi-judicial (SUP) hearing on October 30, 2023.

Summary:

The applicant is proposing the construction of a mixed-use development on 30.73 acres (surveyed), (30.81 acres per County GIS/ recorded plat) ~~in two phases~~ consisting of 21 single-family dwellings; 4 multi-family structures each with 6 three-bedroom units; 2 workforce housing structures each with 8 – one-bedroom units and 7 – two-bedroom units; 4 – two story commercial/restaurant/retail buildings; 110 room lodging facility with spa/fitness/conference rooms and 30 non-residential rental cabins. The ingress/egress for this property will be from Highway 107 South with access points approximately 930 lf and 1,430 lf south of the Highway 107/Highway 64 intersection and off Monte Vista Road approximately 1,500 lf south of the Highway 64/Monte Vista Road intersection; both roadways are public (NCDOT) roads and rights-of-way. The immediate surrounding properties are a mix of commercial and residential uses, which are in both the Village and General Commercial Districts. The exterior materials for the proposed structures are shown to include a mix of stone, wood lap siding, board/batten siding with accents of high-quality metals and glass. Roof types will be gables with dormer accents, metal accents, wood shingle and asphalt/composite shingle sheathing. This proposed development will have shared and remote parking on-site to support all uses, 523 parking stalls are required for the non-residential, multi-family and lodging uses and the submitted plans indicate that 568 parking stalls are provided ~~over the two phases~~. This project will require a minimum of 20% open space over the entire 30.73 acres; the submitted plans indicate that ~~Phase 1 will have a total of 8.15 acres or 26.5% of open space area and at the completion of Phase 2, the~~ grand total of open space provided will be ~~13.31~~ **13.83** acres or ~~43.31%~~ **45%** of the property land area. The project Engineer of record has provided a slope analysis for the overall property which indicates that this project property has an average slope of 23%; the Mountain and Hillside Development Ordinance will not require a residential density standard for this project based on existing slope. Schematic storm water management measures have been shown on the submitted plans and perimeter/interior landscaping areas are identified; however, both will need to meet or exceed the Cashiers

Development Ordinance regulations at time of final plan review. Schematic utility design has been submitted for this review and sanitary sewer services for this overall project will be a potential mix of public and private systems provided by Tuckasee Water & Sewer Authority **High Hampton Water, LLC (a pending** public utility) and private, on-site treatment package systems permitted by the State (NC Department of Health and Human Services). Potable water service will be provided by Carolina Water Service (public utility) and a private on-site water storage tank. Both utility services will need to meet or exceed the standards and regulations set forth by the appropriate agency with jurisdiction (Health Department, State Health, **TWSA North Carolina Utilities Commission**). Fire protection will be provided by the Cashiers Fire Department and a water storage tank for supplemental fire protection has been designed and shown on the submitted plans.

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

Section 9.3.2 Procedures

(i) Community meeting

Prior to the submission of a completed final application the applicant must hold at least one community meeting. This meeting shall be completed prior to the submission of the application.

a. Community meeting procedures—The applicant shall be responsible for provide mailed notice to all property owners within 1500 ft. of the project boundary two weeks prior to the scheduled community meeting. The notice shall include the time, date, place, and brief description of the project. The applicant should also place a notification in the local newspaper two weeks prior to the scheduled community meeting. The notice shall include the time, date, place, and a brief description of the property.

b. The applicant shall provide a written report about the meeting that should include a list of those who were contacted about the meeting, the manner and date, time and location of the meeting, a roster of those in attendance, a summary of the issues discussed, and a description of any changes made to the application based on the community feedback.
The Applicant conducted a community meeting which was held Wednesday, April 5, 2023 at 5:00 p.m. in Lewis Hall of the Village Green, Cashiers. The Applicant has submitted supporting documents which includes advertising in the local newspaper, mailings to property owners within 1,500 of the project property, attendance list, meeting minutes, questions/comments summary from the attendees.

(ii) Formal Submittal Requirements

a. Completed Application

The applicant has submitted the completed application and review fee.

b. Community Meeting report

The applicant has submitted all supporting documentation for the required community meeting (see Section 9.3.2.i above).

c. 11×17 schematic site plan drawn to scale along with a full-size plan with the following information:

1. Project narrative.

The applicant has submitted a project narrative which includes:

- *Project Development Scope*
- *Existing Site Conditions*
- *Drainage Watersheds*
- *Waters and Wetlands of the US*
- *Site Soils*
- *Proposed Site Development*
- *Wastewater Limitations & Provisions*
- *Potable Water*
- *Roadways and Driveways*
- *NCDOT Roadway Improvements*
- *Retaining Walls*
- *Parking*
- *Stormwater and Storm Drainage*
- *Stormwater Runoff*
- *Landscaping and Buffers*
- *Site Lighting Statement*

2. Property to be developed, including surveyed property lines, topography (Maximum 10 ft. contour intervals), streams and other waterbodies with buffers, floodplain as shown on the official Flood Hazard Boundary maps for Jackson County, delineation of watershed boundaries, slopes in excess of 35%, and impervious calculations.
The submitted plans include a signed/sealed boundary and topographic survey (1' contour intervals) of existing conditions for the project property completed by C.M. Edgerton, JR. of Ed Holmes and Associates, Land Surveyors, PA. The Engineer of Record, Marty Kocot of Landworks Engineering, PLLC, has provided a signed/sealed slope analysis of the project property showing the property slope ranges and the overall average slope to be 23% for this project property.
3. Existing roads and utilities on and adjacent to the property, with rights of way and easements. Typical road cross sections.
The submitted plans and survey identify locations of existing roads, existing utilities, public rights-of-way, easements and typical road sections.
4. Limits of disturbed area (grading area).
*The submitted plans identify the limits of disturbed areas; ~~Phase 1, Sheet C4, 17.27 acres +/-~~ and Phase 2, ~~area on Sheet C4, 23.13~~ **20.53** acres total +/- (total buildout).*
5. Proposed buildings with square footage, maximum height, and uses.
*The submitted plans show the proposed buildings, square footages and proposed uses on ~~sheets sheet C0. of both phase plan sets.~~ **sheet C0.** The proposed building heights are shown in the "Building Height Calculation" table on sheet C1. ~~of both phase plan sets.~~ Additionally, the submitted "Project Narrative" includes this application requirement in detail.*

6. Proposed typical building elevations.
The applicant has submitted typical building elevations and “Architectural Standard” examples which are included in their “Zoning Application” package. Also included in the submittal package are architectural renderings showing the proposed style and type of build.
7. Traffic, parking, and circulation plans, showing the proposed locations and arrangements of parking spaces and access points to adjacent streets including typical parking space dimensions and locations along with typical street cross sections. This shall include all existing and proposed points of access to existing streets.
The submitted plans include parking areas, parking stalls, interior roadways, driveways, proposed/existing access points and typical road sections. In addition, the applicant has submitted a “Traffic Impact Analysis” prepared by David Hyder, P.E. of J.M. Teague Engineering and Planning for review by the Planning Council.
8. Identification and calculation of open space.
The submitted plans identify open space on sheets ~~C0 of both phase plan sets~~ sheet C0 and the “open space” data calculations are included on sheets ~~C1 of both phase plan sets~~ sheet C1.
9. Location of pedestrian facilities.
The submitted plans identify pedestrian sidewalks and walking trails.
10. Schematic landscaping plan with proposed plant list, all proposed setbacks, buffers and screening required by Article IX of the Ordinance or proposed by the applicant.
The submitted plans include a landscape plan on sheets ~~L1 and L2. of both phase plan sets.~~ These plan sheets identify ~~This plan sheet identifies~~ the proposed plant list, required setbacks, buffer yards and required screening.
11. Phasing Plan—timeline and identification of phases.
The phasing for this project is identified on sheet ~~C0 of both phase plan sets.~~ The submitted “Project Narrative” discusses the project buildout for both phases in detail. Phasing for this project has been eliminated as the applicant is seeking approval for the complete site build-out as shown in the modified schematic plan.
12. Location, type, and size of proposed signs.
The submitted plans include sign locations on sheets ~~L1 and L2. of both phase plan sets.~~ Final sign locations, size and height will be reviewed for compliance with the Cashiers Commercial Area sign regulations at the time of sign permit application/approval.
13. Traffic Impact Analysis, if required by NCDOT or Article IX of the Ordinance.
The applicant has submitted a “Traffic Impact Analysis” prepared by David Hyder, P.E. of J.M. Teague Engineering and Planning for review by the Planning Council.

14. Schematic utility plan, including but not limited to water, sewer, and septic systems.
The submitted plans include a schematic layout of the proposed potable water system, public water supply, water storage tank (supplemental fire suppression), ~~private on-site sewer system~~ and public sewer service on sheets C8 and C9. of both phase plan sets.
15. Schematic stormwater plan
The submitted plans include a schematic layout of the proposed stormwater system on sheets C6 and C7. of both phase plan sets.
16. Location and description of outdoor lighting.
The applicant has provided a statement in the "Project Narrative" regarding site/parking lighting. If site and parking lighting is provided, it be required to comply with the Cashiers Ordinance Section 9.3.8 (Lighting Standards); proposed structures will be required to provide minimum lighting accordance with the North Carolina State Building Code.

Summary of Project Phasing Units:

Cashiers Marketplace Phase 1:

Phase 1 has a mixture of use types including commercial, retail, lodging (hotel, hotel cabins) and hotel "great" lawn. The "use" types shown are permitted in both the Village Center and General Commercial Districts.

Proposed Use	Number of Structures	Approximate Number of Units	Approximate Square Feet
Lodging, Commercial, Restaurants			
Lodging - (hotel/spa/rest./conf./fit.) - 4 story	2	110 bedrooms	109,500 total
Lodging - Hotel Cabins - 1 or 2 story w/basement	30	30 bedrooms (total)	1,000 each or 30,000 total
Restaurant and Retail - 2 story	2	2 - Retail; 2 - restaurants	9,000 - Restaurants, 12,000 - Retail

Phase 1 will include 8.15 acres (26.5% of the 30.73 acre property) total open space; 7.45 acres (24.24%) impervious surfaces and 23.28 acres (75.76%) of pervious surfaces.

Cashiers Marketplace Phase 2 Use Table:

Phase 2 **Cashiers Marketplace** has a mixture of use types including commercial, retail, office space, restaurants, single-family cottages, multi-family "flats" (condominiums) and workforce housing. The "use" types shown are permitted in both the Village Center and General Commercial Districts

Proposed Use	Number of Structures	Approximate Number of Units	Approximate Square Feet
Lodging			
Lodging - (hotel/spa/rest./conf./fit.) - 4 story	2	110 bedrooms	109,500 total
Lodging - Hotel Cabins - 1 or 2 story w/basement	30	30 bedrooms (total)	1,000 or 30,000 total
Commercial, Retail, Offices, Restaurants			
Restaurant, Retail, Offices - 2 story	2 4	2 4 - Retail 1 3 - Restaurant 1 - Office	24,900 total 24,000 retail 13,500 restaurants 6,000 offices

Residential			
Residential Cottages 1 – 3 Stories	21 (lots)	21	2,400 +/-
Residential Workforce – 3 Stories	2	16 – 1-bedroom units, 14 – 2-bedroom units	42,000 total
Multi-Family “Flats” (condominiums) – 3 Stories	4	24 – 3-bedroom units	2,400 - each, 57,600 - total

Phase 2 **This project** will include ~~13.31 acres (43.31% of the 30.73 acre property)~~ total open space **open space of 13.83 acres or 45% of the property land area**; 9.93 acres (32.31%) impervious surfaces and 20.80 acres (67.69%) of pervious surfaces.

Section 9.3.4.vii – Traffic Impact Analysis

Purpose. The purpose of this section is to ensure that applicants for major new construction and/or changes of use consider and mitigate the traffic of the development on the existing and/or proposed roadway system. While the State of North Carolina has built and maintains a public transportation system that meets typical needs, project applicants may need to assist in improving transportation facilities in order to maintain the existing level of service by accommodating additional traffic generated by the development. These transportation facilities involve pedestrian, non-motorized vehicular traffic and motorized vehicular traffic. The Transportation Impact Analysis (TIA) is a specialized study that evaluates the effects of a development's traffic on the surrounding transportation infrastructure. The TIA helps identify where the development may have a significant impact on safety, traffic, and transportation operations, and provides a means for the developer and government agencies to mitigate these impacts. Ultimately, the TIA can be used to evaluate whether the scale of development is appropriate for a particular site and what improvements may be necessary, on and off the site, to provide safe and efficient access and traffic flow. Single family developments typically will not require a TIA.

The Applicant has submitted documentation regarding the findings of their Traffic Impact Analysis which includes NCDOT letter of approval for the mitigation concept, NCDOT TIA Review Report (signed/sealed), designed lane improvements drawing, Traffic Impact Analysis prepared by J.M. Teague Engineering/Planning and an updated access evaluation prepared by J.M. Teague Engineering and Planning.

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 submitted architectural standards and renderings indicate that the proposed exterior siding material will include a mix of stone, traditional wood lap siding, board/batten siding

with accents of high-quality metals and glass. The siding materials will continue to a masonry foundation.

- 2) Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacture specifications.

The submitted architectural standards and renderings indicate that siding materials will continue to a masonry foundation.

- 3) Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.

The submitted architectural standards and renderings indicate that the proposed building materials shown for accent cornices 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.

Fireplace chases shown located above the roofline appear to comply with this standard as shown in the submitted renderings and architectural standards.

(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 applicants submitted architectural standards indicates the exterior colors for the proposed structures will be traditional colors suggested, such as, historic whites, grays, browns or colors from a rustic color palette.

- 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 applicants submitted architectural standards indicates the exterior colors for the proposed structures will be traditional colors suggested, such as, historic whites, grays, browns or colors from a rustic color palette.

- 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 applicants submitted architectural standards indicates the exterior colors for the proposed structures will be traditional colors suggested, such as, historic whites, grays, browns or colors from a rustic color palette.

(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.

The submitted plans indicate that proposed building heights will range between 28.5 and 44.5 vertical feet.

- (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.
This project will be located on moderately sloped property with an average slope of 23% over the 30.73 acres. Proposed buildings will be one to four stories in height and will range from 1,000 to 90,000 square feet. Due to the use of on-site sanitary treatment (drip disposal) in phase 1, existing vegetation will remain undisturbed while in phase 2, a portion of these areas convert to open space. The final grading and building plans will need to comply with this standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.
 - b) Proposed structures shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.
The applicant has provided a sign/sealed "Silhouette Study" by the Engineer of Record in the submitted plan package that illustrates this ordinance requirement through the plan and profile technique.
 - 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.
The submitted plans indicate that proposed retaining walls will not exceed 10' in height and have a minimum of 6' of horizontal separation.

(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 submitted architectural standards and renderings indicate that the proposed structures will include 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 submitted architectural standards and renderings indicate that the proposed structures will include glazed areas; final architectural plans will need to include at least 30% of glazed area for buildings that are visible from the public right-of-way. This standard will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

- 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 submitted architectural standards and renderings indicate that the proposed structures comply with this ordinance standard; final architectural plans will need to comply with this standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

(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 submitted architectural standards and renderings indicate that the proposed structures comply with this ordinance standard; final architectural plans will need to comply with this standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

- 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.

Any flat roofs for proposed buildings will be required to comply with this ordinance standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

- 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.

Roof top equipment for proposed buildings will be required to comply with this ordinance standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

- 1) 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 submitted architectural standards and renderings indicate that the proposed structures comply with this ordinance standard; final architectural plans will need to comply with this standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

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

The submitted architectural standards and renderings indicate that the proposed structures comply with this ordinance standard; final architectural plans will need to comply with this standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

- 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.

The proposed buildings will need to comply with this ordinance standard on the final architectural plans, if this element is used, which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

(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;
Any roof top equipment for proposed buildings will be required to comply with this ordinance standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.
 - 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.

Any roof top equipment for proposed buildings will be required to comply with this ordinance standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

(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.

Franchise Architecture is not proposed for this project.

(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 submitted architectural standards and renderings indicate that the proposed structures comply with this ordinance standard; final architectural plans will need to comply with this standard which will be reviewed by Planning Staff prior to zoning permit approval and commencement of construction.

Cashiers Planning Council Review Process:

This proposed building for this project will exceed the 4,000 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

Vi - Special Use Permit Review Standards (Regulated Districts).

- 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.

Application Completeness – Cashiers Commercial Area Ordinance:

The submitted application for the proposed Cashiers Marketplace project is complete based on the ordinance technical standards and ready for submission to the Cashiers Area Community Planning Council for review of the Special Use Permit standards. This application is hereby submitted to the *Cashiers Planning Council* for review of the Special Use Permit standards.

Staff Review – Cashiers Commercial Area Ordinance:

The submitted schematic plans appear 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. Planning Staff requests that the Cashiers Planning Council consider the following conditions if the Special Use Permit is approved.

- The applicant shall work with the Planning Department staff for the final approval of architectural plans; site construction plans including stormwater, landscaping, parking schedules, open space, etc. and comply with the site construction requirements for the entire project.
- That the applicant receive approval/permits from any other agency that has jurisdiction in the development of this property/project including the NCDOT, Army Corps of Engineers, NC Fish and Wildlife, NC Department of Environmental Quality, NC Department of Health and Human Services, Tuckasee Water & Sewer Authority, **Utility provider**, etc.