

CASHIERS PLANS ASSESSMENT ▼

- ▼ MOUNTAIN LANDSCAPES INITIATIVE TOOL BOX (2007-08), prepared, not adopted
- ▼ CASHIERS COMMERCIAL AREA LAND DEVELOPMENT ORDINANCE (2009)
- ▼ JACKSON COUNTY LAND USE PLAN 2040 (2017)
- ▼ JACKSON COUNTY GREENWAYS PROJECT – COMPREHENSIVE MASTER PLAN (2009)
- ▼ JACKSON COUNTY COMPREHENSIVE TRANSPORTATION PLAN (2017)
- ▼ CASHIERS TRANSPORTATION PRIORITY PLAN (2012)

▼ OTHER PLANS REVIEWED

- JACKSON COUNTY RECREATION MASTER PLAN (2013)

MOUNTAIN LANDSCAPES INITIATIVE TOOL BOX (2008) ▼

“Our sense of place and quality-of-life advantages have once again become our primary economic development assets.” – Mountain Landscapes Toolbox

The Cashiers Community is located at the intersection of US 64 and NC 107 which carries a significant amount of traffic. The area has seen more growth in the last 20 years. It is a popular seasonal destination that can reach a population of 10,000 in the summer and has a year-round population of around 1,700.



The Cashiers Case Study, Appendix 4 of the Region A Toolbox – Mountain Landscapes Initiative identified the following issues:

- Incompatible mix of historically significant structures, strip centers, and contemporary infill
- Inconsistency in design, streetscape and building placement
- Incomplete utility system
- Lack of affordable housing options for full-time residents and seasonal workers
- Several large undeveloped parcels
- Regulations/guidelines needed to guide future development

In response, Jackson County created a regulated district with development and design standards for the commercial area of Cashiers in 2009. Other recommendations in the plan to address the issues include:

- Provide Choices and Lessen Congestion in the Crossroads Area
 - Utilize roundabouts and create a more relaxed environment for pedestrians.
 - Increase network of streets to spread out traffic, narrow existing roadways to increase bike/ped safety, and adopt a “complete streets” policy.
- Construct a Layered Pedestrian Network – Balance issues of safety and business vitality
 - Expand current Village Trail into a recreational greenway that connects the Village Green to Cahiers Lake and intersects with the current sidewalk system along street frontages.
- Direct Growth into the Core
 - Focus on small-scale nodes that are supported by neighborhoods but also allow for visitors to park once and reach all destinations.
- Provide Affordable Housing for Full-Time Residents and Seasonal Workers
 - Allow for a variety of approaches and tools including garage apartments, cottages, mixed use residential, and land trusts.
- Provide Affordable Housing for Full-Time Residents and Seasonal Workers
 - Develop a comprehensive water and sewer plan for providing services that must address new development and aging infrastructure.
- Encourage the Development of Economically and Environmentally Sustainable Buildings that are Sensitive to the Community Aesthetic
 - Use form-based code and architectural guidelines to achieve the desired goals of modest scale, use of natural materials, eclectic styles, rooflines, and lush landscaping.

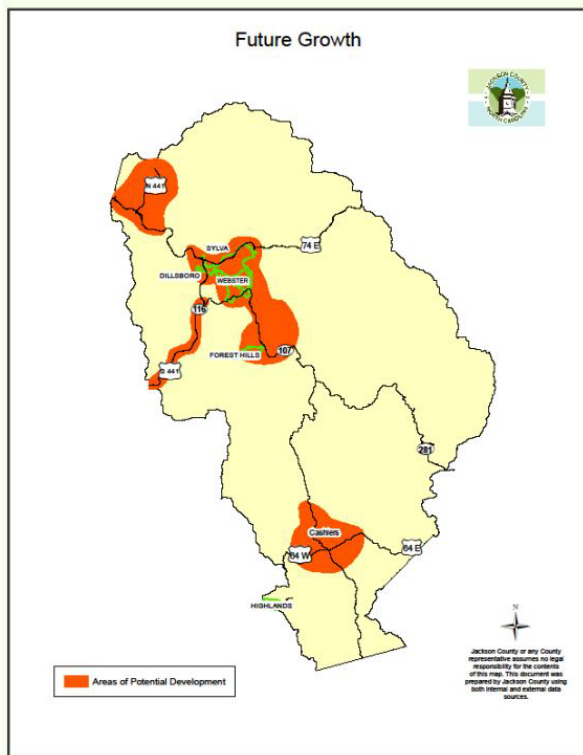
- Institutionalize a Coordinated Decision-Making Process
 - Establish a Village Council to provide oversight and leadership with the goal of removing silos and providing for more coordination, communication, and sharing of resources amongst civic groups. – **DONE!**

CASHIERS COMMERCIAL AREA LAND DEVELOPMENT ORDINANCE (2009)

The Mountain Landscapes Initiative provided both policy and regulatory recommendations. The Cashiers Commercial Area Land Development Ordinance contains development standards that implement the regulatory side of recommendations as shown in the table below ordinance through the UDO.

MOUNTAIN LANDSCAPES INITIATIVE RECOMMENDATIONS	ADDRESSED
Construct a Layered Pedestrian Network	Standards in the Village Center District are intended to ease the access to businesses and accommodate pedestrians.
Direct growth into the core	Establishment of the Village Center Zoning District - a variety of retail, office, and residential uses are permitted at a density that will preserve and enhance the central commercial area (Sec 7-1)
Encourage the development of economically and environmentally sustainable buildings that are sensitive to the community aesthetic	Development and design standards developed to address landscaping, buffering, setbacks, environmental standards, access points and building architecture, materials, scale, and rooflines (Sec 9-1 – 9-10).
Institutionalize a Coordinated Decision-Making Process	Developed the Cashiers Area Community Planning Council (Sec 3-2).

JACKSON COUNTY LAND USE PLAN 2040 (2017) ▼



Jackson County is considered a partially zoned County as it has three planning / regulated districts that have adopted zoning ordinances. These are the only areas in the County’s jurisdiction, outside of municipal zoning jurisdictions, that regulate both the use of land and how that land is developed.

The Cashiers Commercial District was the first area of the County to have zoning regulations. Established in 2003, The Cashiers Commercial District is designed to regulate commercial uses within the Crossroad area. The district runs along NC 107 (north and south of the intersection with US 64) and along US 64 (east and west of the intersection of Hwy. 107). Cashiers is identified as a future growth area.

The Plan contained the following recommendations specific to the Cashiers Community:

- Convert the NC 107/ US 64 intersection and existing two-lane road segment leading up to the intersection into a three-lane road and replace the signalized intersection with a roundabout

- Include conditional zoning language in the Cashiers development ordinances to allow for more flexibility in the design and development of projects in those districts
- Develop a Cashiers small area plan

GREENWAYS PROJECT – MASTER PLAN (2009) ▼

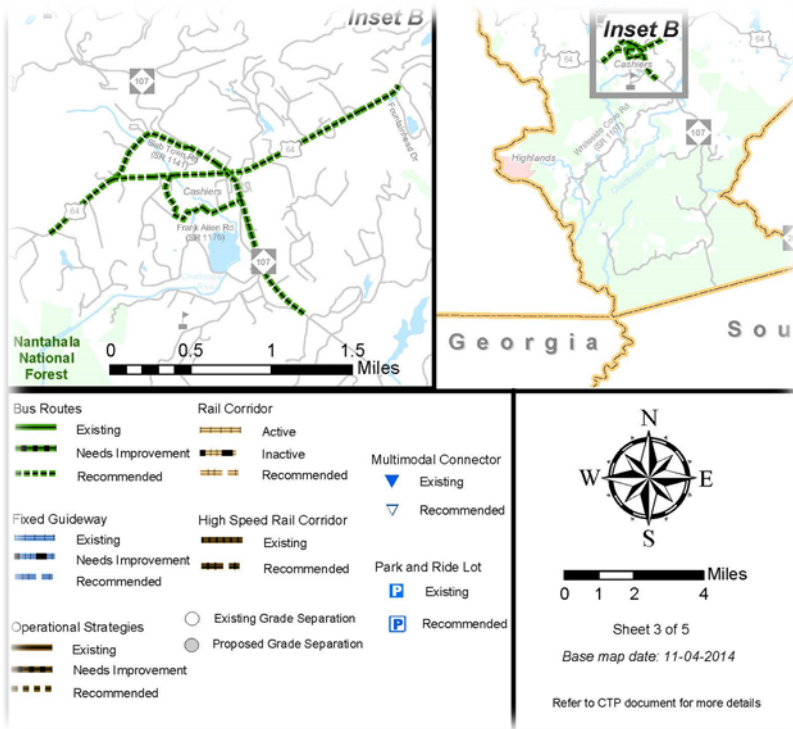
The purpose of the Greenways Project is to promote a comprehensive greenway trail throughout the County. The plan recommends coordination between Jackson County, the Cashiers Village Council staff and the Cashiers Chamber of Commerce to develop a pathways system for the Cashiers Commercial District. Since 2009, the pathway has been constructed and is promoted by the Chamber of Commerce.

Other projects identified include:

- 5-mile multi-use greenway following the NC 107 South corridor beginning at the Crossroads
- New vehicle/pedestrian connector from US 64 to Frank Allen Road
- Sidewalk from US 64 from Crossroads to Ingles



COMPREHENSIVE TRANSPORTATION PLAN (2017) ▼



This long range multi-modal transportation plan addresses transportation needs through 2040. Highway, public transportation and rail, bicycle, and pedestrian modes of transportation were evaluated for this Plan.

The recommendations relating to Cashiers Crossroads Area includes:

- Highway - Improvements to US 64 and NC 107 through the Village of Cashiers and the addition of new connector roads between US 64 and NC 107 in the northeast and southeast areas
- Public Transportation - A proposed deviated-fixed transit route to serve Cashiers

▼ CASHIERS TRANSPORTATION PRIORITY PLAN (2012)

The Cashiers Transportation Priority Plan was created out of the Mountain Landscapes Initiative. Projects identified are represented in either a roadway, pathways, or policy category. There are several recommendations and some key projects include:

- Roundabout at NC 64 and US 107
- Character changes to Frank Allen Road to include innovative stormwater facilities such as rain gardens, enhanced pedestrian crossings, on street parallel parking, 5-foot hard surface pathway on both sides, and consistent streetscape treatments including plantings and street furnishings



2027 CASHIERS CROSSROADS PLAN (XXXX) ▼

Missing

Mountain True?

The MountainTrue organization formed in 2010? to continue support and further implementation of the *Mountain Landscapes Initiative*. With a Next Steps grant from the Community Foundation of Western North Carolina, the group contracted with Stacy Guffey, a Macon County native and former Macon County Planning Director, to create educational tools around land use issues, assess the readiness of each Region A county to engage in comprehensive land use planning, and make recommendations regarding where WNCA should put its resources to best support Region A planning efforts.?