

**Cashiers Area Community Planning Council**  
**Minutes**  
**October 26, 2020**  
**5:00 p.m.**  
**Virtual Meeting**

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
David Bond		X	Robin Ashmore	X		Michael Cox	X	
Bob Dews		X	Mark Letson	X		Deborah Townsend Stewart	X	
Glenn Ubertino		X						

**Staff Present**

Michael Poston- Planning Director  
 John Jeleniewski- Senior Planner  
 Heather Baker- County Attorney  
 Caroline LaFrienier- Planner II  
 Allison Kelley- Administrative Assistant

**Others Present**

Nat Turner, Chairman of the Boys and Girls Club of the Plateau, Inc.  
 Mike Benitez, Boys and Girls Club of the Plateau, Inc. Board Member

**Call to Order**

Chairman Michael Cox called the meeting to order at 5:10 p.m. and a quorum was present.

**Additions to Agenda**

Deborah Stewart made a motion to approve the agenda as written. Robin Ashmore seconded the motion, and it carried unanimously.

**Approval of the Minutes**

Deborah Stewart made a motion to approve the September 28th, 2020 minutes presented to the Council. Mark Letson seconded the motion, and it carried unanimously.

**Public Comment- Sign-up sheet- 3 minutes per speaker**

There were no public comments.

**New Business**

**a) Special Use Permit: Boys and Girls Club**

*Chairman Cox opened the public hearing at 5:11 p.m.*

Mr. Cox disclosed he was friends with the Boys and Girls Club executive director Josh Helms but did not believe that is sufficient ground to recuse himself. Deborah Stewart disclosed she worked with two retired board members but that would not affect her participating as a



voting member. There were no further disclosures from the Council regarding the proposed project.

Mr. Cox asked planning staff, the applicant, and parties with standing for consent to hold the quasi-judicial hearing in a virtual format. Both planning staff and applicant with no parties with standing present consented to the virtual quasi-judicial hearing. The planning staff (Mike Poston, John Jeleniewski, Heather Baker) and applicant (Mike Benitez, Nat Turner) were sworn into the quasi-judicial hearing.

John Jeleniewski presented the staff report for the proposed project *Boys and Girls Club-Activity Complex* by the applicant Boys and Girls Club of the Plateau, Inc. located in the General Commercial District at Frank Allen Road, Cashiers NC 28717 (PIN 7572-20-5999). He stated the applicant is proposing the construction of several structures including a 7,986 s.f. activity building, an open air sports pavilion (7,000 s.f. +/-) and a 3,100 s.f. future teen center. The activity building will include several activity rooms, staff offices and a food pantry all of which will serve the program participants. The location of this proposed project is on the northeast side of Frank Allen and approximately 540 lf south from the intersection of Highway 64/Frank Allen Road. The total area of this property is 2.66 acres and has an average slope of less than 1.0%. The proposed structures exterior will be stacked fieldstone and hardie-board siding and metal roofing. All landscaping, parking, stormwater, building setbacks, etc. will meet or exceed the Cashiers Development Ordinance regulations. The ingress/egress access to this property will be from Frank Allen Road and the immediate surrounding properties are a mix of commercial and community uses. This proposed development will have parking on-site which will meet or exceed the ordinance requirements. Utility services will be provided by Tuckasegee Water & Sewer Authority for sanitary sewer and a private well for potable water. Fire protection will be provided by the Cashiers Fire Department.

Staff's review is the proposed use and structure appear to meet the standards set forth in Section 9.3.5 – Site and Building Design Standards of the Cashiers Commercial Area Regulated District; Approval of the use and the design is recommended with the following conditions:

- The owner/developer shall work with Planning Department staff in the final building design, site design, site construction, stormwater and landscaping of the overall project.
- This property does not front Frank Allen Road, however, this project will require a crosswalk across Frank Allen Road to access the existing sidewalk network. Final site construction plans must show this design standard and the applicant must coordinate permits with the NCDOT.

Mr. Jeleniewski stated staff's recommendation is to approve the proposed *Boys and Girls Club-Activity Complex* project and issue the Special Use Permit subject to the conditions identified above.

Mr. Cox inquired if the applicant considered construction of sidewalk along the private road they are creating. Mr. Jeleniewski stated it is not required on a private road and they would not have to meet NCDOT standards. However, the applicant intends to have an interior sidewalk network to connect to other buildings.

Mark Letson asked if the crosswalk connecting across Frank Allen to the existing building would have a warning flashing pedestrian crossing sign. Mr. Jeleniewski stated not at this time, however it may be required by the NCDOT or at the applicants request.

The applicant, Mike Benitez did not have any additional materials to present to the Council and asked the Council if they had any questions regarding the proposed project. Mr. Letson inquired what the maximum occupancy of the building was, and the number of students planned to be in an afterschool program. Mr. Turner stated they were still determining the total occupancy but expect approximately 150 people onsite, and the general plan is to keep the current facility as an interim teen center until the activity complex is constructed.



### **Board Discussion:**

The Council reviewed the special use permit application for compliance with the requirements of the Cashiers Area Community Planning Council development standards as follows:

1. *The Design Review Committee finds that the proposed development complies with Article IX of the Unified Development Ordinance Standards.*

Mr. Cox moved to include the staff report and all related materials into evidence and it was allowed into evidence.

**Vote: 4-0, in favor**

2. *That the proposed use or development of the land will not materially endanger the public health or safety.*

The Council recommended the condition that the applicant work with the NCDOT to meet their requirements for permits for the crosswalk.

**Vote: 4-0, in favor**

3. *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.*

**Vote: 4-0, in favor**

4. *That the proposed use or development of the land will not substantially injure the value of adjoining or abutting properties.*

**Vote: 4-0, in favor**

5. *That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density and character of the community.*

**Vote: 4-0, in favor**

6. *That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities.*

**Vote: 4-0, in favor**

7. *That the proposed use will not cause undue traffic congestion or create a traffic hazard.*

**Vote: 4-0, in favor**

8. *The application for Special Use permit is approved with the following conditions:*

- o *The owner/developer shall work with Planning Department staff in the final building design, site design, site construction, stormwater and landscaping of the overall project.*
- o *This property does not front Frank Allen Road, however, this project will require a crosswalk across Frank Allen Road to access the existing sidewalk network. Final site construction plans must show this design standard and the applicant must coordinate permits with the NCDOT.*

Deborah Stewart made a motion to approve the *Boys and Girls Club-Activity Complex* project with staff's conditions. Mark Letson seconded the motion.

**Vote: 4-0, in favor**

9. *The proposed use (or development of the land) meets the requirements set forth in the ordinance for the proposed use and the findings made in numbers 1-7 above shall be incorporated into a written decision as the findings for approval of this application for a Special Use permit.*

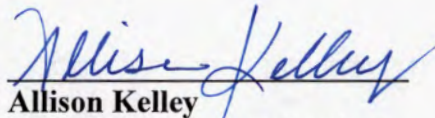
Chairman Cox instructed staff to prepare the order, and include findings based on the evidence presented and entered into evidence during the Quasi-Judicial Hearing.

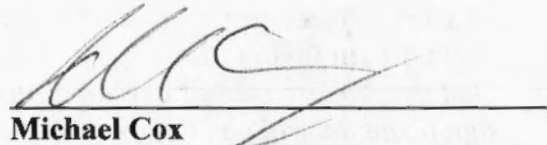
*Chairman Cox closed the public hearing at 5:38 p.m.*

**Adjournment**

With no further business to discuss, Chairman Cox adjourned the meeting at 5:39 p.m.

**Respectfully Submitted,**

  
**Allison Kelley**  
**Administrative Assistant**

  
**Michael Cox**  
**Cashiers Planning Council Chairman**