

To: Michael Poston, Jackson County
From: Chad Meadows, CodeWright
Date: 2-26-23
CC: Cara Isher-Witt, Angela Manning, recodifycashiers.com
RE: ReCodify Cashiers Task 2 (Policy Guidance 2.20.23-2.22.23) – Trip Notes



MESSAGE

This is the trip notes summary from Task 2 Policy Guidance meetings conducted in Cashiers over the period from February 20 through February 22, 2023. It identifies the activities conducted over the period and summarizes some of the discussion. Detailed results from the stakeholder interviews and the public workshop on policy guidance are provided in two separate documents which will also be posted on recodifycashiers.com.

Task 2 of the project is titled Policy Guidance. The Policy Guidance Task includes the following five activities:

1. Meeting 2 with the Cashiers Community Planning Council;
2. A status meeting with County staff to overview the policy guidance workshop materials;
3. A series of eight stakeholder meetings with various individuals identified by County staff;
4. A public Policy Guidance Workshop to overview the applicable land use policy recommendations; and
5. A photographic survey of the Cashiers Commercial District

Additional detail about the status of each of these five activities is listed, in order, on the following pages of this report. Detailed reports on the stakeholders interviews and the outcome of the Policy Guidance Workshop are provided under separate cover.

CodeWright



1. Meeting 2 with Cashiers Community Planning Council

The second meeting of the Cashiers Community Planning Council on the ReCodify Cashiers project took place in the Cashiers Library on Monday, February 20, 2023. The following Council members were present:

- Glen Ubertino (Chair)
- David Bond
- Carol Strok
- Judy Zachary
- Dr. Homolka

The presentation included a status update (Task 1 completed, project website is up and running, etc.) and described the activities associated with Task 2.

There were a series of slides comparing the recent Macauley (“Cashiers Village”) project proposal with the Kessler (“East Village”) project proposal. Slides included details on project particulars and elements included in each along with some summary observations about both projects.

The presentation then overviewed the 2019 Cashiers Small Area Plan, including themes of public input, the Vision Statement, the Plan’s five objectives, and an overview of the 30+ plan recommendations (organized into five main topic areas). There was also discussion of the proposed land use framework (or map) of the plan area. The presentation also overviewed the five main goals suggested in the Urban Land Use Institute’s Advisory Services Panel Report.

The presentation went on to explain that the numerous recommendations in the Plan and the Report need to be synthesized into the key aspects pertaining to development regulations for Cashiers (the purpose of the Recodify Cashiers project).

There was also a series of slides on regulatory evolution that focused on the basic elements of modern development codes, the hallmarks of effective development review processes, and the potential need to move away from the current quasi-judicial special use permit process towards a more legislative conditional rezoning process for larger developments. There appeared to be consensus support from the CPC members in attendance to move away from the quasi-judicial special use permit and towards the conditional rezoning approach to larger projects.

Copies of the slides are below and are included on the project website.





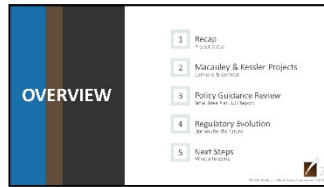
ReCodify Cashiers

Task 2 Policy Guidance

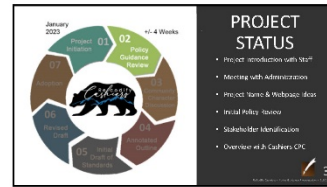
Trip Notes



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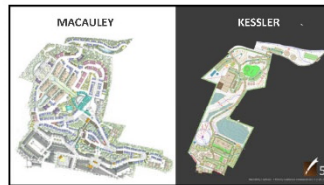
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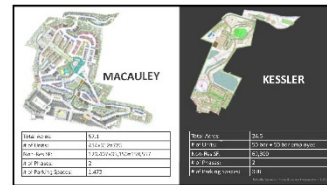
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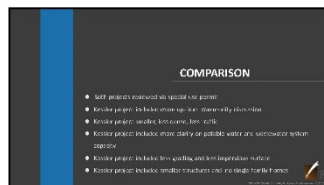
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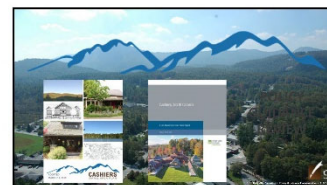
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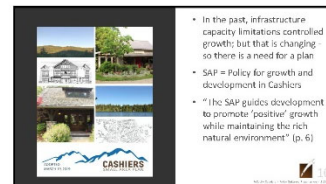
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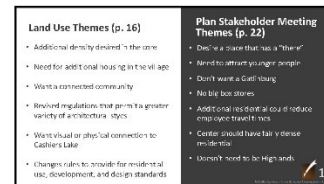
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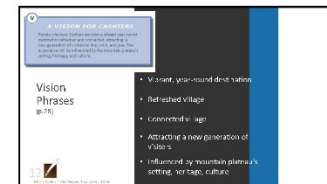
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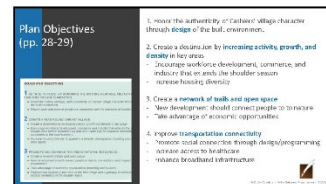
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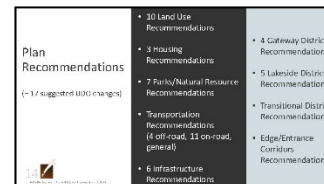
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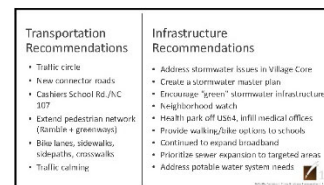
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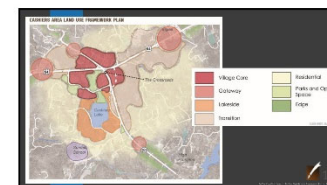
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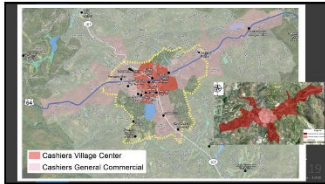
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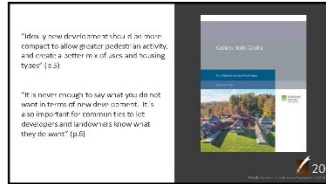
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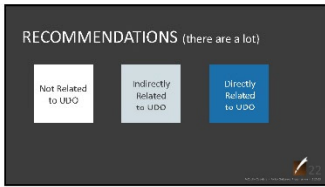
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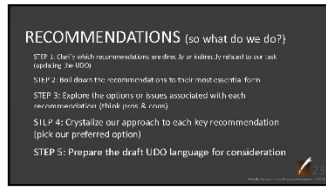
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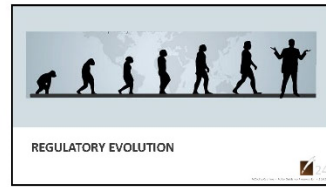
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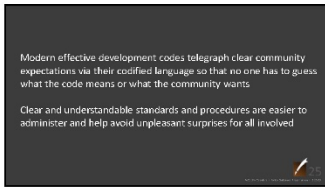
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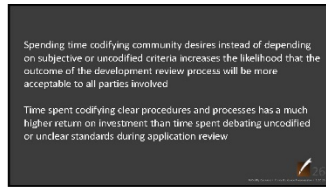
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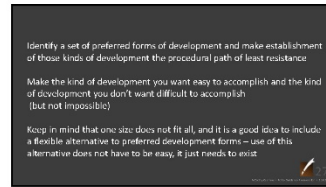
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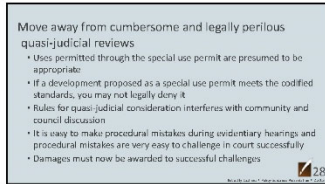
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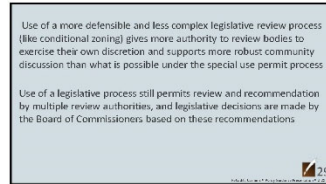
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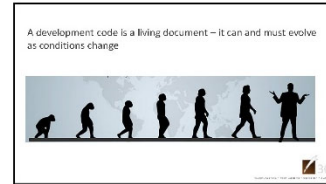
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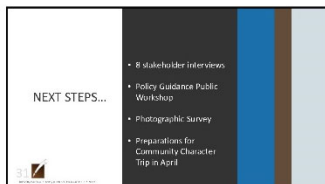
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2. Meeting with County Staff

In the morning of February 21, 2023, the consulting team met with County staff members to overview the keypad polling portion of the public Policy Guidance Workshop planned for Tuesday evening.

A lunch meeting was also conducted with the consulting team, County staff, and Michael Cox, past-Chair of the Cashiers Community Planning Council.

3A. Stakeholder Interviews - Day 1

The consulting team conducted a series of five stakeholder interviews in rooms at Village Green on Tuesday, February 21. Each interview was attended by two or more persons (without County staff present) and lasted for 45 minutes to an hour. Stakeholders were apprised of the process, the purpose for stakeholder interviews, and then asked what aspects of the current development regulations and development application review process need to be changed, and what portions of the rules or process should be kept the same.

The full list of stakeholders interviewed is included below. A summary report of general stakeholder issues by topic area is provided under separate cover. The work program for Recodify Cashiers has been set up with numerous additional opportunities to share input. Persons interested in meeting with the consulting team should contact County staff to schedule a meeting.

Stakeholder Information		
Meeting	Stakeholder	Association
#1	Gary Wein	Highlands Cashiers Land Trust
	Nicole Hayler	Chattooga Conservancy
	Thomas Bates	Resident
#2	Owen Shultz	High Hampton Representative
	Brian Peterkins	High Hampton Representative
	Tim Green	Property Owner Representative
	Fritz Rybert	Property Owner-Peachtree Group
#3	Ben Harris	Cashiers Chamber of Commerce President / Contractor
	Thomas Taulbee	Cashiers Chamber of Commerce Representative/ Planning Board Chair
	Sarah Jennings	Cashiers Chamber of Commerce Representative
#4	Paul Robshaw	Vision Cashiers Representative
	Mary Palmer Dargan	Develop Cashiers Responsibly Representative/Landscape Architect
	Ashlie Mitchell	Executive Director for Village Green
#5	Mark Zachary	Generational
#6	Ken Fernadez	Realtor/Old Cashiers Realty
	Ann Austin	McKee Properties/Cashiers Historical Society
	Kati Miller	Realtor/Caliber Fine Properties
#7	Terry Allen	Engineer/ Terry Allen Engineering
	Troy Lucas	Landscape Architect/ Daniel Communities
#8	Mike Benitez	Developer/ Elevated Builders
	Sam Lupas	Developer/Landmark Realty Group
	Turner Inscio	Developer/Property Owner Representative





4. Adopted Policy Guidance Public Workshop

The primary activity of the Policy Guidance trip was to conduct the public Policy Guidance Workshop, which took place at the Cashiers library at 6:00 PM on Tuesday, February 21. There were approximately 20 residents or business owners who attend the session.

The presentation gave a quick overview of the Cashiers Small Area Plan and ULI Report's recommendations. Recommendations were crystallized into the following 9 key areas by the consulting team prior to the session:

1. Residential development in the Village Core
2. Distinctions for Resident serving vs Visitor serving uses
3. Geographic boundaries
4. Vehicular Connectivity
5. Pedestrian Connectivity
6. Open Space
7. Site Deign
8. Building Design
9. Redevelopment

The presentation then posed a series of questions pertaining to each of the 9 key areas listed above. Each question included a series of potential answers that participants could select with their individual key pad devices. Questions were posed and participants entered their preferred responses. The group then discussed the results of the polling.

Details on the questions and participant responses are provided under separate cover. It is important to note that this exercise was intended primarily as an opportunity for discussion among session participants. The results represent only the opinions of those in attendance, and are not necessarily being considered as the community's consensus opinion. Additional discussion on these topics will take place in future meetings and presentations.

3B. Stakeholder Interviews - Day 2

The remaining three stakeholder interviews (#6-8 from the table on the preceding page) were conducted by the consulting team at Village Green in the morning of Wednesday, February 22. As with the interviews on Tuesday, each interview was attended by two or more persons (without County staff present) and lasted for 45 minutes to an hour. Stakeholders were apprised of the process, the purpose for stakeholder interviews, and then asked what aspects of the current development regulations and development application review process need to be changed, and what portions of the rules or process should be kept the same.

More detail is provided in the Stakeholder Summary Report posted on the project webpage. This report provides more insights into the issues raised by stakeholders.





5. Photographic Survey of the Cashiers Commercial District

Over the course of the three-day visit, members of the consulting team travelled around the Cashiers Commercial District collecting photographs of buildings and development sites. The team collected over 200 photos of buildings in the district with emphasis placed on commercial, multi-family, and institutional architecture. The County's public safety officials have offered to assist in this effort with additional aerial photos of the district. These photographs will be incorporated into some community opinion collection efforts regarding the Cashiers community character during the consulting team's next trip to Cashiers in April or May of 2023. It is hoped that there will be several events conducted in Cashiers to allow as many people as possible to participate and share their perspectives on what is or is not consistent with the community's character.

END OF REPORT

