



CASHIERS

ZONING CODE

Presentation to Cashiers Community Planning Council
1.18.23

OVERVIEW

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Project Team
About us

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Project Goals
Desired outcomes

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Project Tasks
Accomplishing the work

4

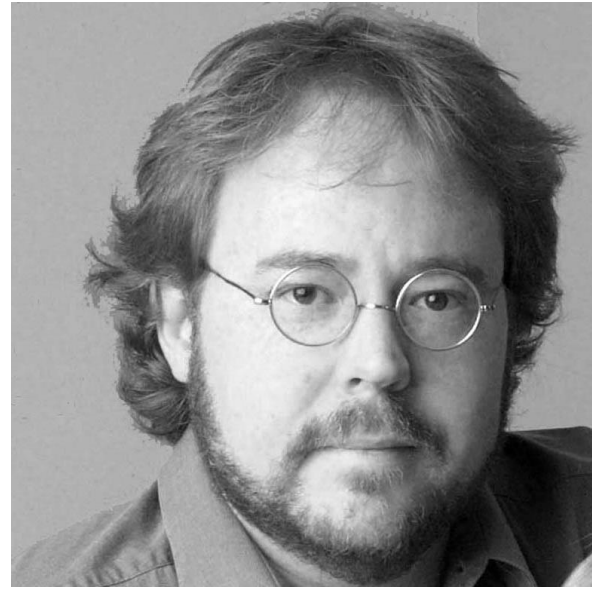
Engagement
Involving the community

5

Discussion
Some initial input



PROJECT TEAM



Chad Meadows, AICP

Project Lead



Angie Manning, AICP

Drafting Assistant



Cara Isher-Witt, AICP

Graphics & Mapping



Chad Meadows, AICP
Founder and Principal

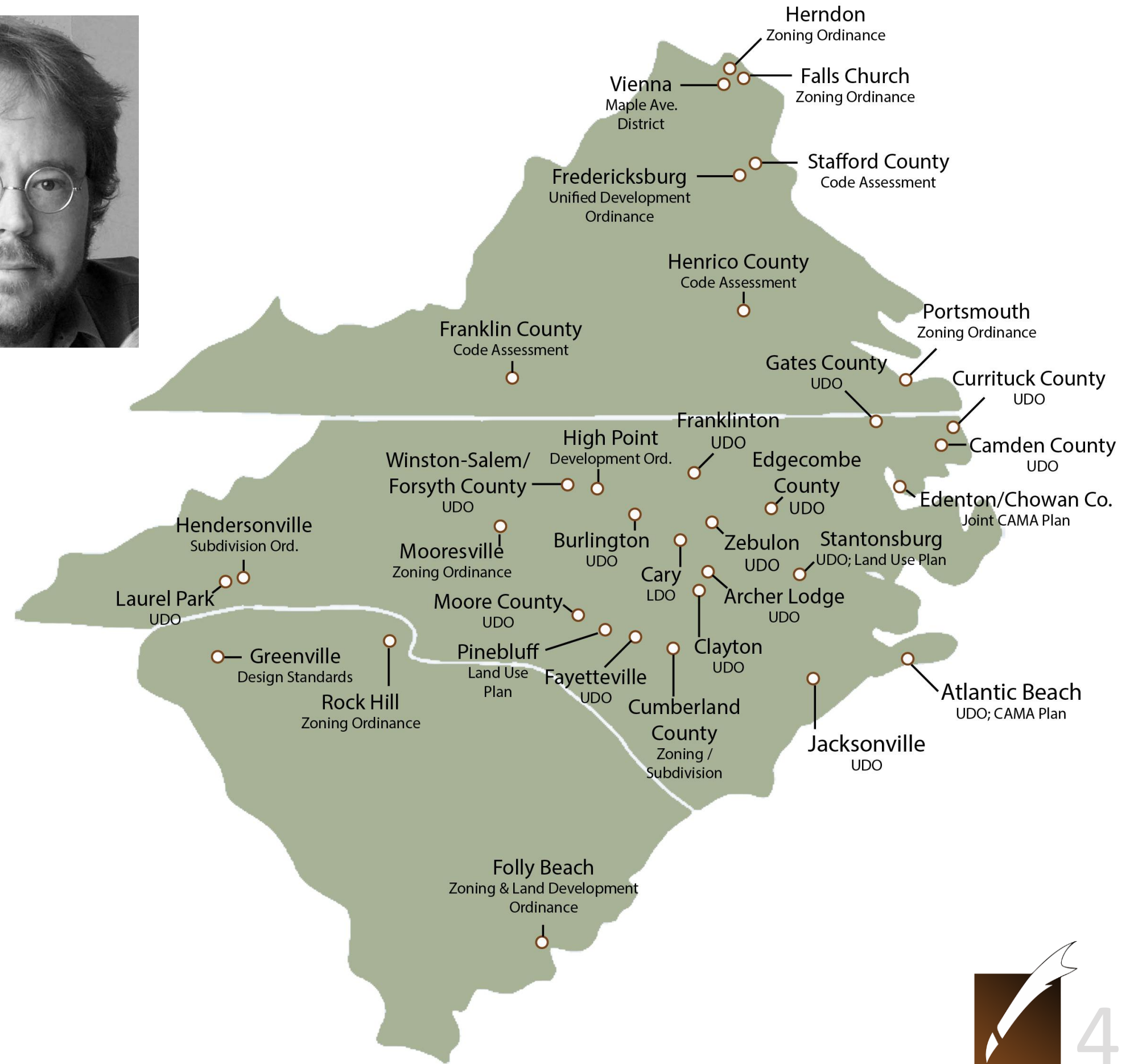
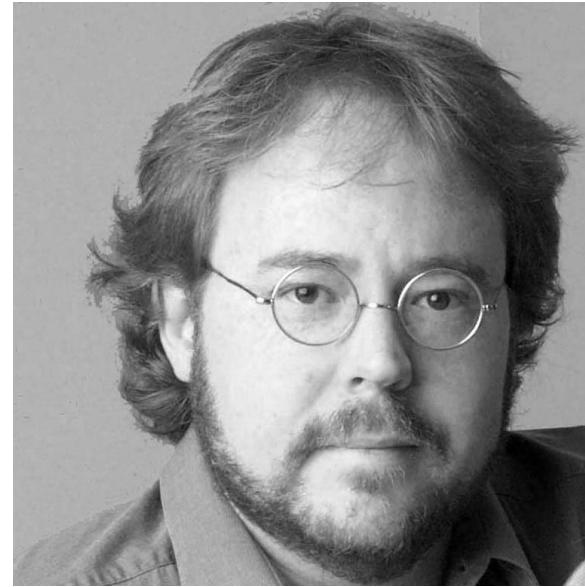
Offices in Durham, NC

Code drafter since 2003
Planner since 1992

Durham BOA Chair

APANC Legislative Chair

Cashiers = 26th
Development Code





Angie Manning, AICP

Drafting Assistant

Land Use Administrator for
Onslow County, NC
20 years

Operated a home building
firm for 8 years

26 years of public planning
experience



Cara Isher-Witt, AICP

Graphics & Mapping

Masters in Planning + 2nd
Masters in Public
Administration

CodeWright strategic
partner for 8 years

Sylva, NC native





THE PROJECT:

A new Zoning Code for Cashiers



PROJECT GOALS

Cashiers Zoning Code

- Implement the Small Area Plan/ULI Report Recommendations
- Protect Community Character
- Foster Sustainable Development
- Ensure the new Standards are Fair and Predictable
- Ensure the new Standards are Legally Defensible
- Ensure the new Standards are Practical to Administer



V

A VISION FOR CASHIERS

People who love Cashiers envision a vibrant year-round destination refreshed and connected, attracting a new generation of visitors to live, work, and play. The experience will be influenced by the mountain plateau's setting, heritage, and culture.

GOALS AND OBJECTIVES

1 BE TRUE TO PLACE. BY HONORING THE HISTORY, HERITAGE, AND AUTHENTICITY OF CASHIERS' VILLAGE CHARACTER.

- Honor the history, heritage, and authenticity of Cashier' village character through design of the built environment
- Ensure scale and pace of growth are compatible with the character of Cashiers

2 CREATE A YEAR-ROUND VIBRANT VILLAGE.

- Create a destination by increasing activity, growth and density in key areas
- Encourage workforce development, commerce and industry that extends the shoulder season (time before Memorial Day and after Labor Day for seasonal residents) and contributes to the local economy.
- Increase housing diversity to appeal to a broader demographic including young families and older adults.

3 PROMOTE AND ENHANCE THE AREA'S NATURAL RESOURCES.

- Create a network of trails and open space
- New development should connect people to nature, the outdoors and respect the natural environment
- Take advantage of economic opportunities (branding and tourism)
- Embrace our location in the heart of the Blue Ridge and a gateway to wilderness and outdoor recreation in the broader region

4 IMPROVE PHYSICAL AND SOCIAL CONNECTIVITY.

- Improve transportation connectivity to benefit motorists, emergency response and support a healthy, active lifestyle
- Promote social connections through the design and programming of places
- Increase wellness options and access to healthcare services in Cashiers
- Enhance broadband infrastructure to support daily life
- Improve public safety through coordinated governmental and community-based efforts

5 STRENGTHEN COLLABORATION BETWEEN GOVERNMENTAL, NON-PROFIT, AND CIVIC ORGANIZATIONS.

- Coordinate efforts of community leaders (Community Planning Council, Chamber of Commerce, Leadership Forum, etc.) for implementation of priorities
- Leverage local and state resources to address key infrastructure, housing, and transportation improvements

The Panel's Recommendations

The ULI panel recommends that the village, the county, and local organizations collaborate to implement the following recommendations:

1. Create a long-term conservation plan for the Cashiers area that identifies critical natural areas, steep slopes, green spaces, and scenic views that should be permanently protected.
2. Build a robust network of pathways, trails, and sidewalks to facilitate and improve walkability within the village core.
3. Work aggressively with state and county government to accelerate construction of critical infrastructure, including broadband, water and sewer, and a roundabout at the crossroads to reduce congestion and improve mobility throughout the village.
4. Create an organization focused on bringing in more diverse housing (both for sale and rental) to address critical workforce housing needs.
5. Work proactively with major landowners to ensure that development proposals respect local values and community character in scale, design, and architecture.

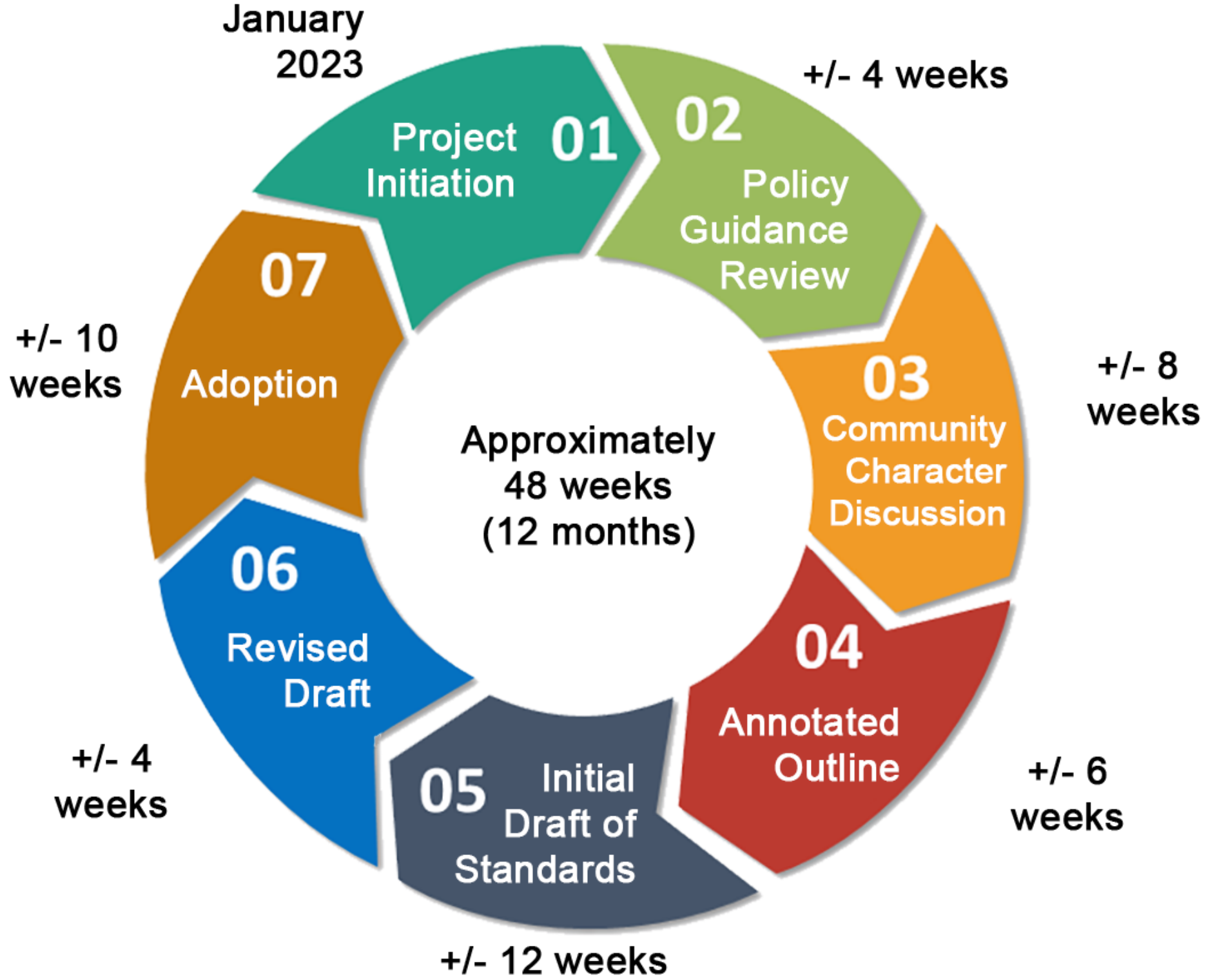


PROJECT TASKS

1. Project Initiation
2. Policy Guidance Review
3. Community Character Discussion
4. Annotated Outline
5. Initial Draft of Standards
6. Revised Draft of Standards
7. Adoption Process



PROJECT SCHEDULE



Task 1: Project Initiation

- Project Introduction with Staff
- Meeting with Administration
- Project Name & Webpage Ideas
- Initial Policy Review
- Stakeholder Identification
- Overview with Cashiers CPC



ENGAGEMENT

- Project Webpage
- 6 Cashiers Community Planning Council Meetings
- 8 Stakeholder interviews
- 2 Public Workshops (Policy Guidance & Community Character)
- 3 Public Presentations (Tasks 4, 5, 6)
- 3 sets of “Office Hours” in Cashiers
- 2 Public Hearings



OFFICE HOURS

Consulting team members on site in Cashiers and available for meetings

TRIP DAY	TIME BLOCK	ACTIVITY (description)	LOCATION
1	Evening (5-7p)	Meeting with Cashiers Community Planning Council	Cashiers
2	Morning (9-12p)	Status Meetings with County Staff (meetings with County officials)	Sylva
	Lunch (12-1:30P)	Lunch Meeting (this is an open meeting with stakeholders, interest groups, elected officials, or others; scheduled prior to visit)	As determined
	Afternoon (1:30-5p)	Office Hours (members of the consulting team are available for scheduled meetings with individuals or to make presentations)	Cashiers (County staff to secure venue)
	Evening (6-8p)	Public Workshop or Presentation (this is a public open house conducted as a workshop or presentation focused on the particular task's deliverable)	
3	All day (9-3p)	Follow Up (Opportunity for follow-up meetings, discussions, site work, or small group presentations, as needed)	As determined

DISCUSSION

- Question 1: What I want most from this project is
-

DISCUSSION

- Question 2: What I don't want to happen is
-

DISCUSSION

- Question 3: The following things need to be done before we meet again



Task 2: Policy Guidance Review

- Cashiers CPC Meeting 2 on Policy Guidance
- Up to 8 stakeholder interviews
- Office Hours 1
- Policy Guidance Public Workshop
- Photographic Survey





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