



Community Character Results
5.11.23

OVERVIEW

1

Community Character

Defined

2

Exercise 1: Mapping

Locations that illustrate community character

3

Exercise 2: Images

Buildings and features

4

Exercise 3: Terms

What words fit?

5

Character Framework

How this will work





COMMUNITY CHARACTER

Community character is “the distinctive identity of a particular place that results from the interaction of many factors—built form, landscape, history, people and their activities.”

—New Zealand Ministry for the Environment



**THIS IS
OUR
FOCUS**



Community Character is Often Based on:

- **Socio-cultural characteristics**
People (attitudes, governance, demographics)
History
- **Physical characteristics**
Location
Size (small town, village)
Appearance (beauty, design)
- **Economic characteristics**
Types of occupations
Relative wealth
Land value
- **Landmarks**
Unique places and features



COMMUNITY CHARACTER FOCUS AREAS

Land Use

- Permitted
- Prohibited
- Conditional

Lotting Patterns

- Lot Size
- Lot Width
- Setbacks
- Impervious cover

Street Design

- Width
- Spacing
- Paving/Surface
- Pedestrian Network



COMMUNITY CHARACTER FOCUS AREAS

Open Space

- Amount
- Arrangement
- Function
- Ownership

Buildings

- Size/mass
- Density
- Spacing
- Placement Uniformity
- Orientation
- Height
- Façade Appearance

Site Features

- Parking
Placement, % of Site, Surface
- Landscaping
Degree of Obscurity
- Signage
Size, height, illumination

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OUR OBJECTIVE:

- Define the Cashiers Community Character in words and with images
- Include the words and images in the new development regulations as criteria
- Review new development for consistency against the community character criteria



EXERCISE 1: THE MAP

Places of Consistency

1. Bucks Coffee
2. 107 S. Corridor
3. Village Green
4. Farmers Market
5. Wells Hotel



EXERCISE 1: THE MAP

Places of Inconsistency

1. Concrete Plant
2. Ingles
3. Wilson Electric
4. Spinx Stations
5. Tiny Homes





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Exercise 2: Community Character Consistency

Please examine each image. Place a 1, 2, or 3 on the line beneath the image.

1 means the feature, building, or use depicted is **inconsistent** with your idea of Cashiers community character.

2 means the feature, building, or use depicted is **somewhat** consistent with your idea of Cashiers community character.

3 means the feature, building or use depicted is **very** consistent with your idea of community character.

Leave the line blank if you are not sure.

Try not to assign a number value based on the quality of the image, or personal feelings. Objectively, is the image consistent with your idea of community character? How consistent? 1, 2, or 3?

Sheet 1: Shopping Centers



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8

EXERCISE 2: THE IMAGES

Work with your
table to rank how
well each image fits
with current
community
character





EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character

Shopping Centers - Rusticks





EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character

Commercial Buildings – Old Cashiers Village





Commercial Buildings – Wells Hotel

EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character





EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character

Commercial Buildings – Bucks Coffee





EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character

Commercial Buildings – Cornucopia





EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character

Commercial Buildings – Fiddlehead Designs





EXERCISE 2: THE IMAGES

**Buildings Most
Consistent with
Community
Character**

Institutional Buildings – Cashiers Area Chamber





EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character

Institutional Buildings – Farmers Market



Institutional Buildings – Village Green

EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character





Signage - Creekside

EXERCISE 2: THE IMAGES

Buildings Most
Consistent with
Community
Character





Shopping Center - Ingles

EXERCISE 2: THE IMAGES

Buildings Not
Consistent with
Community
Character





Residential Uses - Slabtown

EXERCISE 2: THE IMAGES

Buildings Not
Consistent with
Community
Character





Industrial Uses – Bazar Barn

EXERCISE 2: THE IMAGES

Buildings Not
Consistent with
Community
Character





Industrial Uses – Dirtworks

EXERCISE 2: THE IMAGES

Buildings Not
Consistent with
Community
Character





Signs



EXERCISE 2: THE IMAGES

Buildings Not Consistent with Community Character





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Exercise 3: Describing Community Character

Please examine the following random words or phrases. These words are often used as the basis for definitions of community character. Please circle the ones that you think apply to Cashiers and cross out the ones that you think don't apply to Cashiers. You can take a poll of your table if there is disagreement about a particular word and record the votes for or against. There is space on the second sheet for you to write any additional terms or phrases that you think should be included in our list.

Sheet 1 Terms

ARTIFICIAL	COMMUNITY FOR RESIDENTS	ECLECTIC	GREAT VIEWS
ATTRACTIVE	CONFUSING	EXCLUSIVE	HARD TO WALK AROUND
BUSY	CROWDED	EXPENSIVE	HOME
CHARMING	DEEPLY-ROOTED HERITAGE	FABRICATED	LOST
COLORLESS	DISCONNECTED	FULL-SERVICE	MEDIOCRE
COMMERCIAL CHARACTER	EASY TO NAVIGATE	GLAMPING	MEETS DAILY NEEDS

EXERCISE 3: The Words

Work with your table to select the words that best describe current community character



- Community for residents
- Great Views
- Attractive
- Expensive
- Home
- Deeply Rooted Heritage
- Place for visitors
- Respectful of nature
- Place for kids
- Resort
- Natural setting
- Quiet
- Small town
- Village
- Plateau
- Small buildings
- Unique

EXERCISE 3: The Words

**Words that best
describe current
community
character**



- Artificial
- Busy
- Fabricated
- Lost
- Colorless
- Full Service
- Mediocre
- Commercial Character
- Glamping
- Uninviting
- Uniform
- Pass-through on way to elsewhere
- Ugly

EXERCISE 3: The Words

**Words that are
inconsistent with
community
character**



Green Market Input

We have not had enough time to process that data



NEXT STEPS...

EXAMPLE FRAMEWORK STATEMENT:

Non-residential buildings and buildings in non-residential areas do not maintain uniform spacing, orientation to the street, or setbacks from one another on adjacent lots.



- Collate all the data
- Incorporate historical precedent (Zachary-Taylor House, others)
- Add refinements from tonight
- Recognize aspirations
- Prepare the framework statements describing community character

