



RECODIFY CASHIERS

Presentation to Cashiers Community Collaborative

5.9.23

OVERVIEW

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Current Regulations

How the current regulations work

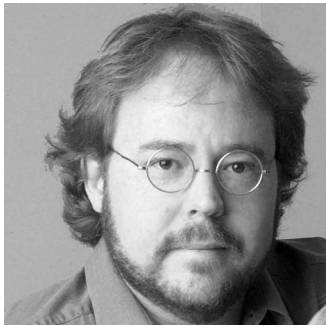
5

Anticipated Changes

Initial thoughts on potential changes



PROJECT TEAM



Chad Meadows, AICP
Project Lead



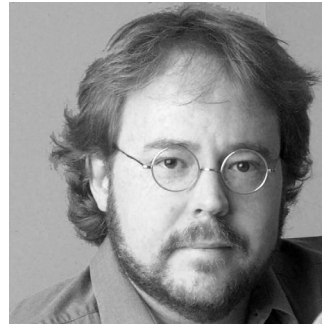
Angie Manning, AICP
Drafting Assistant



Cara Isher-Witt, AICP
Graphics & Mapping



Chad Meadows, AICP
Founder and Principal



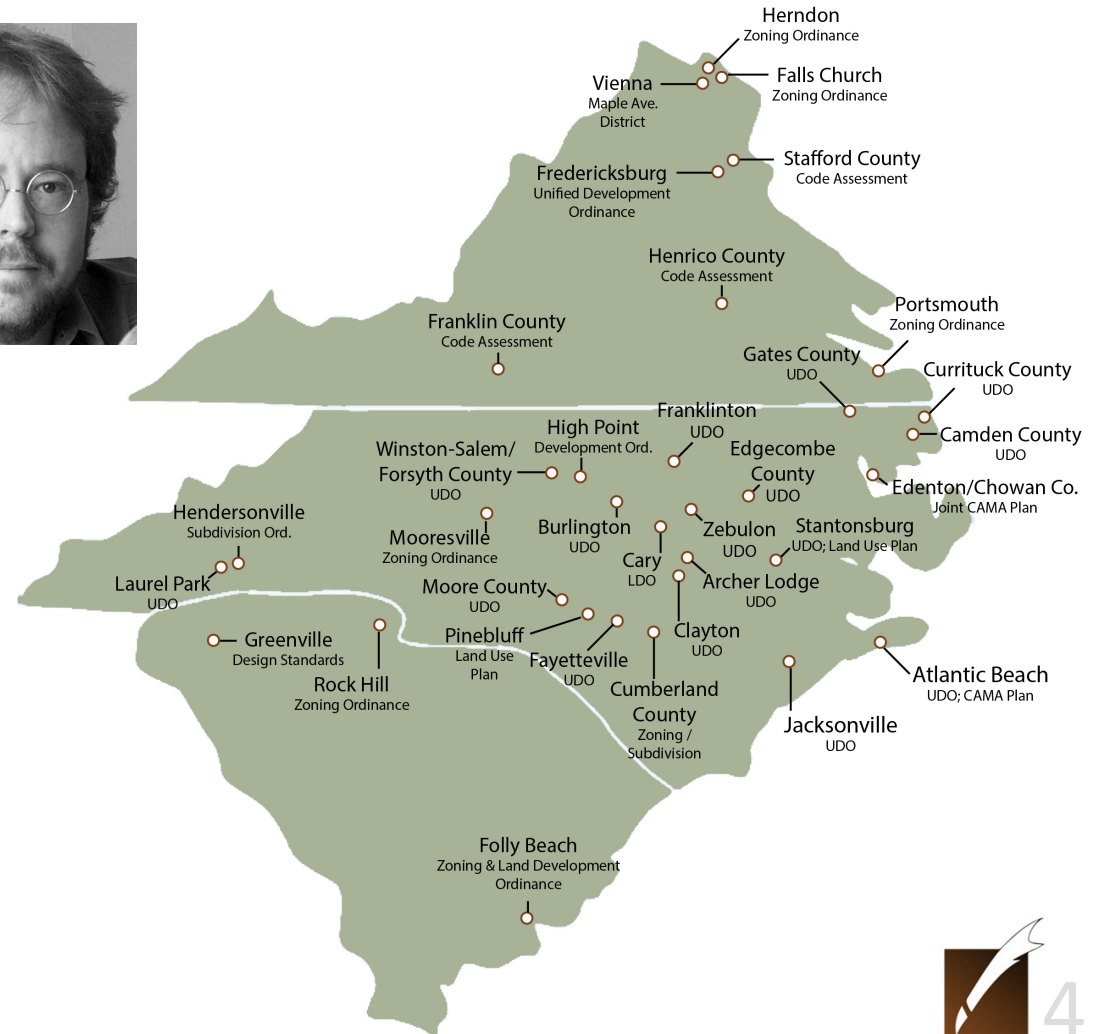
Offices in Durham, NC

Code drafter since 2003
Planner since 1992

Durham BOA Chair

APANC Legislative Chair

Cashiers = 26th
Development Code





THE PROJECT:

An Overhaul of the Development Regulations for Cashiers



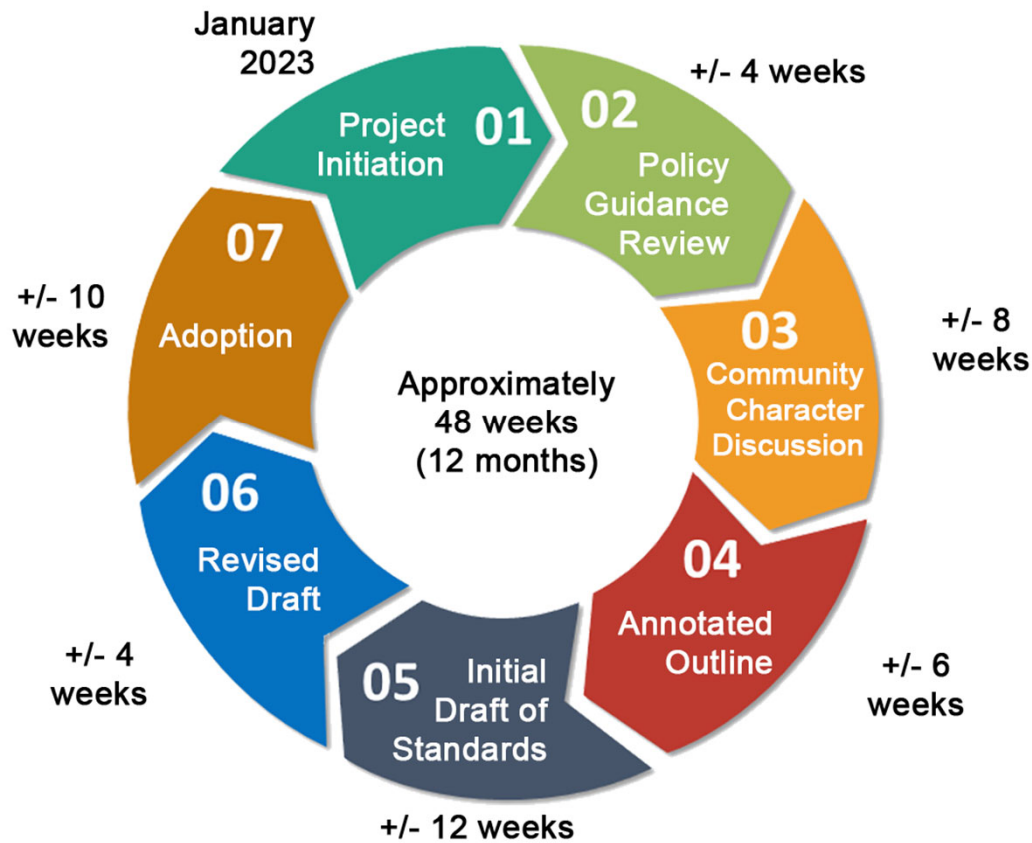


PROJECT GOALS

ReCodify Cashiers

- 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





PROJECT SCHEDULE



www.recodifycashiers.com



Work Completed to Date

- Meeting with Administration
- Project Webpage Launch
- Initial Policy Review
- 3 Meetings with Cashiers CPC
- Stakeholder Interviews
- Policy Guidance Workshop
- Commenced with Community Character Exploration

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ReCodify Cashiers – Cashiers Community Collaborative – 5.9.23



Stakeholder Input Summary Report 4.17.23

The Recodify Cashiers project is an effort to update the development regulations that apply within the Cashiers Commercial District in Section 9.3 of the Jackson County Unified Development Ordinance (or "UDO"). The standards in the UDO address what kinds of land uses may be permitted in what areas, how those uses must be configured, and the procedure used by the County to review development application proposals.

Task 2, Policy Guidance Review, of the Recodify Cashiers project included a series of discussions about the applicable policy guidance in place in Cashiers, such as the Cashiers Small Area Plan adopted by the County in 2019. Part of the activities included in Task 2 included eight interviews with 22 different project stakeholders to discuss the project and collect input on issues facing the community, recent trends in development, and topics the project should address. These stakeholders included representatives from various community groups, property owners, members of the development community, and other interested parties.

This summary report details the input collected during these stakeholder interviews. The table below identifies the various interview dates and stakeholders who provided comments:

INTERVIEW DATE	PARTICIPANTS
2.21.23 1P,2P	Gary Weir, Highland Cashiers Land Trust Nicole Haylor, Chubboco Conservancy Thomas Bates, Cashiers Resident
2.21.23 2P,3P	Owen Shultz, High Hampton Representative Brian Pfeiffer, High Hampton Representative Tim Green, Cashiers Property Owner Fritz Rybeck, Property Owner - Peachtree Group
2.21.23 3P,4P	Ben Harris, Co-Chair / Cashiers Chamber of Commerce/ Thomas Taulove, Jackson Co. Planning Board / Cashiers Chamber of Com. Sarah Jennings, Cashiers Chamber of Commerce Representative
2.21.23 4P,5P	Paul Robshaw, Vision Cashiers Representative Mary Farmer Dargan, Develop Cashiers Responsibly / Landscape Architect Arlene Mitchell, Village Green Representative
2.21.23 5P,6P	Mark Zachary, Cashiers Multi-Generational Property Owner
2.22.23 9A,10A	Ken Fernandez, Realtor, Old Cashiers Realty Ann Austin, McKee Properties / Cashiers Historical Society Karl Miller, Realtor, Cashier Fine Properties
2.22.23 10A,11A	Terry Allen, Engineer, Terry Allen Engineering Troy Lusk, Landscape Architect, Lusk Communities
2.22.23 11A,12P	Mike Reeder, Developer, Elevated Builders Sam Lucas, Developer, Landmark Realty Group Turner Hico, Developer / Property Owner Representative

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Policy Guidance Workshop Summary Report 5.2.23

The Recodify Cashiers project is an effort to update the development regulations that apply in the Cashiers Commercial District. These standards are found in Section 9.3 of the Jackson County Unified Development Ordinance (or "UDO"). The standards in the UDO address what kinds of land uses may be permitted in what areas, how those uses must be configured, and the procedure used to establish those uses.

Task 2, Policy Guidance Review, of the Recodify Cashiers project took place in late February of 2023, and included a discussion of land use policy with the Cashiers Community Planning Council, a series of eight stakeholder interviews with community members and groups, and a Policy Guidance Workshop conducted on February 21, 2023, in the Albert Carlton Community Library. Details from the stakeholder interviews are summarized under separate cover. This report summarizes the Policy Guidance Workshop results.

Part 1 of this Report summarizes the applicable land use policy guidance from the Cashiers Small Area Plan adopted by the County in 2019, and the Urban Land Institute's Advisory Services Panel Report on Cashiers finalized in 2022. Part 2 of this Report overviews the policy questions posed during the Policy Guidance Workshop and the responses provided by workshop participants. Part 3 provides some insights and conclusions about how the Cashiers Commercial District standards in Jackson County UDO Section 9.3 should be revised based on discussions undertaken during Task 2, Policy Guidance Review.

PART 1: SUMMARY OF APPLICABLE POLICY GUIDANCE

CASHIERS SMALL AREA PLAN




This Plan was adopted by the Jackson County Commissioners in March of 2019 as a means of guiding positive growth and development in the greater Cashiers area while also maintaining the rich natural environment.

Page 16 of the Plan identifies six "land use themes" as having considerable influence on the Plan's recommendations. These themes were distilled from numerous meetings, interviews, surveys, and discussions. The themes include:

1. Additional density desired in the village core;
2. Need for additional housing types in the village;
3. Desire for a "connected" community;
4. Permit a greater variety of architectural styles;
5. Maintain visual and/or physical connection to Cashiers Lake;
6. Provide for residential uses and design requirements.

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Plus at least 6
office hours
meetings this trip

PLAN FOR 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



HOW DOES THIS PROJECT DIFFER FROM PRIOR EFFORTS?

It includes preparation of new law –
new zoning regulations & zoning designations for
some lands



CURRENT REGULATIONS

Section 9.3 of Jackson County UDO

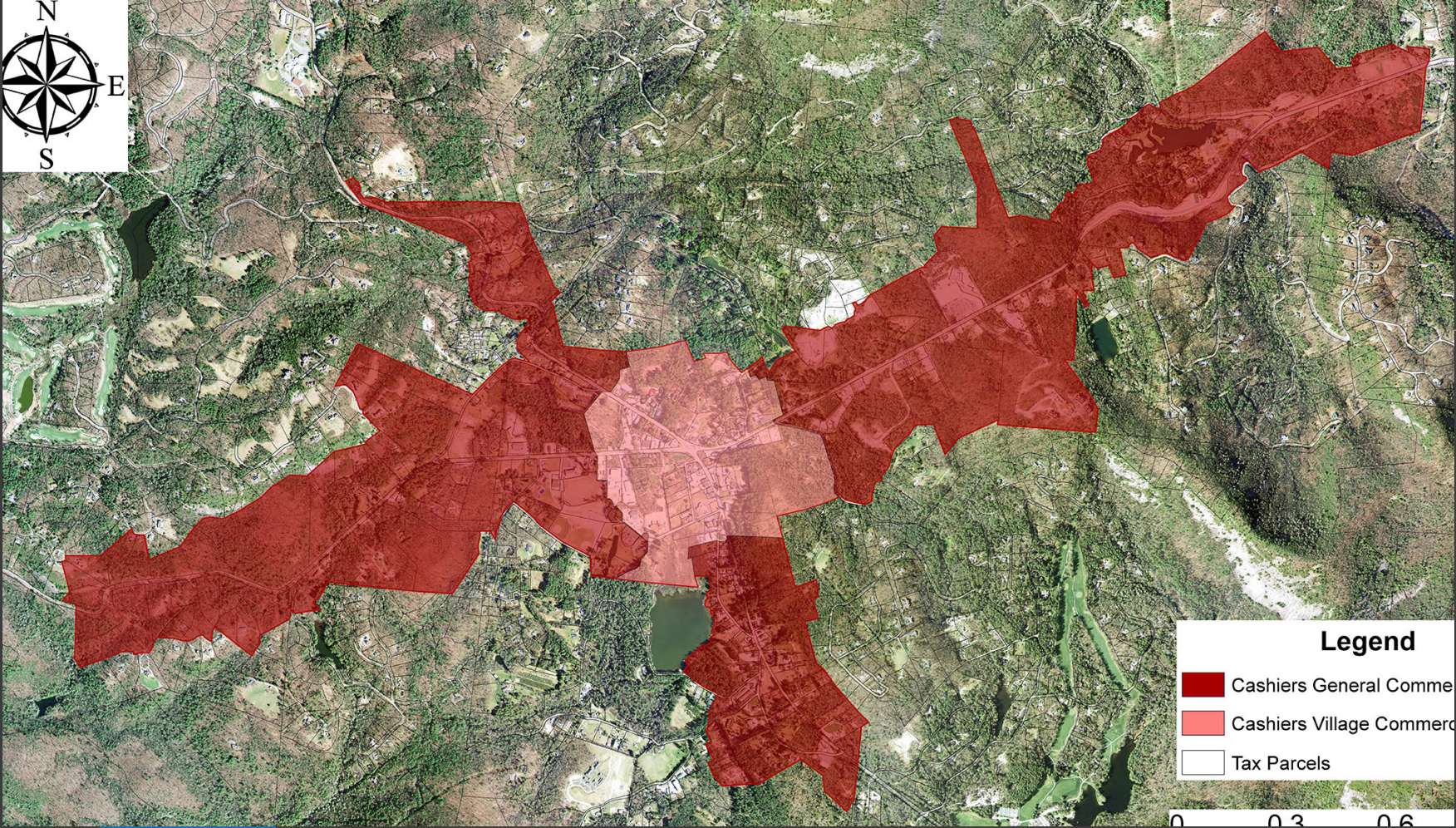
foot upward beginning at the sides of and the same elevation as the approach surface and extending a horizontal distance of 5,000 feet measured at 90-degree angles to the extended runway centerline.

- 8) Horizontal zone. Established at 150 feet above the airport elevation or at a height of 3,007 feet above mean sea level.
 - 9) Conical zone. Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
 - 10) Excepted height limitations. Nothing in this section shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to 50 feet above the surface of the land.
- (f) **Enforcement**
(i) It shall be the duty of the Jackson County Planning Department to administer and enforce the regulations prescribed herein per Article X: Violations and Enforcement.
- (e) **Appeals**
(i) Decisions of the Planning Department under this section may be appealed to the Board of Adjustments pursuant to the provisions of Section 3.7.3 Administrative Appeals of this Ordinance.

Section 9.3 Cashiers Commercial Area

Section 9.3.1 General Provisions

- (a) **Authority; Title.**
(i) This Ordinance is adopted pursuant to the authority vested in Jackson County by the General Assembly of the State of North Carolina in provisions of the North Carolina General Statutes, which include NCGS 160D.
- (b) **Jurisdiction**
(i) The provisions of this section shall apply within the area defined as the Cashiers Commercial Area, as defined on the map so labeled. This map shall filed in the office of the Jackson County Planning Department.
- (c) **Official Map, Rules of Construction**
(i) Official Zoning Map. The boundaries of the zoning districts are effective at the same time this section is effective by the adoption by the Jackson County Board of Commissioners of a map entitled "Cashiers Commercial Area Zoning Map" (hereafter "zoning map"). The zoning map, together with all amendments adopted by the Jackson County Board of Commissioners, are incorporated herein by reference as if fully set forth herein. The zoning map shall be maintained in the office of the Jackson County Planning Department.
(ii) Interpretation of district boundaries.
1) The following rules of interpretation shall apply to the zoning map:
a) District Designation. A district name on the zoning map indicates that the regulations pertaining to that district extend throughout the whole area bounded by the district boundary lines within which the name is shown.
b) District Boundary Determination. Where uncertainty exists with respect to the boundaries of the various districts shown on the zoning map, the following rules shall be used to interpret the zoning maps:



Legend

-  Cashiers General Commerce
-  Cashiers Village Commerce
-  Tax Parcels



Procedures

- Identifies the 9 different development review procedures (included in different part of the UDO)
- Sets down unique standards for special use permit reviews
- Standards for application completeness

Districts

- Establishes the VC and GC Sub-districts
- Identifies the applicable dimensional requirements

Uses

- Summary table of allowable and prohibited uses by sub-districts
- Special use-specific standards for uses when in the VC or the GC district

Development Standards

- Rules for application of setbacks
- TIA requirements
- Site & building standards
- Parking, loading, access
- Landscaping & buffering
- Exterior Lighting
- Stormwater
- Signage
- Appendices

WHAT MIGHT CHANGE IN THE UDO?

1. Revision of VC/GC into 3 new zoning districts
2. Inclusion of a 4th new conditional zoning district option
3. Potential revisions to current district boundaries
4. Allowance of a wider range of residential uses by right
5. Procedural revisions: Reduced reliance on SUP, CZ district procedure, increased administrative review
6. Codification of community character terms and images as review criteria
7. Revisions to building and site design standards (based on new community character criteria)
8. Potential identification of preferred forms of development subject to an easier review path
9. Inclusion of more purpose and intent statements throughout the standards
10. Inclusion of new private common open space requirements for most forms of development
11. New requirements addressing private road and pedestrian system circulation (+ potential FIL)
12. Inclusion of additional illustrations, particularly with respect to building and site design requirements
13. Overhaul of signage rules (based on input and to remove content-based standards)
14. Enhance 'dark sky' exterior lighting (need to consider enforcement)
15. Potential inclusion of sustainable development incentives



HOW WILL THESE CHANGES MAKE THE FUTURE BETTER FOR CASHIERS?

- More legally-defensible development standards
- More transparent process for large project review
- Increased opportunity for negotiation on larger projects
- More of a policy role for CPC
- Less debate about what is or is not consistent with community character
- More open space
- More housing options
- Better shot at connected transportation networks



WHAT WON'T CHANGE WITH THESE NEW RULES?

- Wastewater and potable water will remain primary impediments to development
- The County's inability to own or maintain streets or sidewalks
- Traffic problems on State roads are likely to continue
- Development standards in areas far from the current zoned district boundary will not change as a result of this project
- State rules for sedimentation and erosion control will remain in place
- Current countywide rules for steep slopes



