

## John Jeleniewski

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**From:** John Jeleniewski <[johnjeleniewski@jacksonnc.org](mailto:johnjeleniewski@jacksonnc.org)> on behalf of John Jeleniewski  
**Sent:** Wednesday, September 30, 2020 10:56 AM  
**To:** Gerald Green  
**Cc:** Mark Teague; Kenny Armstrong  
**Subject:** Re: Cashiers CUP Application

Hey Gerald,

The applicant would need to seek a "modification" from the Planning Board for any aspect that does not comply with the Subdivision Ordinance standards. There will need to be a good case made on why the project can't meet the ordinance standards; also, keep in mind that if this project exceeds 100 dwelling units, it will need to be designed per NCDOT subdivision road standards. Give me a shout with any questions.

Regards,

**John Jeleniewski, CZO, CET, CST**

**Senior Planner**

**Jackson County Planning Department**

**email:** [johnjeleniewski@jacksonnc.org](mailto:johnjeleniewski@jacksonnc.org)

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**Phone:** 828-631-2282

On Wed, Sep 30, 2020 at 10:16 AM Gerald Green <[Gerald@jnteagueengineering.com](mailto:Gerald@jnteagueengineering.com)> wrote:  
Good Morning John,

I am doing great - semi-retirement is treating me well.

Thanks for the responses to my questions. I did a quick review of the street standards and even the private street standards seem designed for low density residential development. What is the process for a variance from these standards and the approval of a street classification system with design standards for a dense urban development?

Thanks,  
Gerald

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**From:** John Jeleniewski <[johnjeleniewski@jacksonnc.org](mailto:johnjeleniewski@jacksonnc.org)>  
**Sent:** Tuesday, September 29, 2020 5:29 PM  
**To:** Gerald Green <[Gerald@jnteagueengineering.com](mailto:Gerald@jnteagueengineering.com)>  
**Cc:** Mark Teague <[mark.teague@jnteagueengineering.com](mailto:mark.teague@jnteagueengineering.com)>; Kenny Armstrong <[kenny@jnteagueengineering.com](mailto:kenny@jnteagueengineering.com)>  
**Subject:** Re: Cashiers CUP Application



Hey Gerald,

I am well, I hope you are too. Here are my responses to your questions:

- The development will have private streets. As part of the application package we will submit a street classification system with cross sections for each of the proposed street types. The street classification system and cross sections will be based on urban and traditional neighborhood development streets. We will ask that the street classification system and cross sections be approved as part of the development approval. As we develop the classification system and cross sections, we will be guided by the need to provide safe access for residents/visitors and for emergency vehicles. Are there any standards or guidelines the County would want us to adhere to as we develop the street system? ***This development is considered a "Major Subdivision" and we will be applying the Cashiers Commercial Area Ordinance as well as the Subdivision Ordinance. The roadway, grading, open space, utility, etc. standards found in the Subdivision Ordinance would apply and the appropriate standards in the Cashiers Ordinance would also apply (parking, landscaping, storm water, sidewalks, etc.). All applicable standards can be found in the Jackson County UDO located at this link: [https://library.municode.com/nc/jackson\\_county/codes/code\\_of\\_ordinances?nodeId=CD\\_0RD\\_0P0XIUNDEOR](https://library.municode.com/nc/jackson_county/codes/code_of_ordinances?nodeId=CD_0RD_0P0XIUNDEOR)***
- For the water system proposed to serve the development, I assume that you want calculations of the water demand, assurances regarding commitment of adequate water for domestic use and fire protection, location of storage facilities, type and location of any water treatment facilities (if needed), and general location of water lines. Anything else? ***We would not review the potable water system as part of this review, only the general layout as required by the Subdivision Ordinance for utility infrastructure; due to the scale of this project I'm assuming that it will be a private system and reviewed by the State. During my review, I will coordinate with the Cashiers Fire Chief on any concerns he may have for access, hydrant layout, etc.***
- For the wastewater system, I am assuming that you will want information similar to that provided for the water system. Calculation of wastewater demand, identification of wastewater treatment facility type/approach, commitment from TWSA if that agency is providing some or all of the wastewater treatment, location of treatment facility (if new facility proposed), assurance that wastewater treatment system/approach can accommodate the projected demand, commitment of land/resources needed for wastewater treatment facility/approach, and general location of wastewater collection lines. Any additional information needed? ***Yes, that is correct, only the general layout as required by the Subdivision Ordinance for utility infrastructure; TWSA will be doing the review for any public collection lines and we usually coordinate efforts with them leading up to the hearing.***
- For the stormwater system, we propose providing calculations regarding stormwater to be generated, overview of the approach to be used to detain stormwater, location of detention facilities, calculations addressing ability of proposed detention facilities to accommodate stormwater to be generated, and general location of stormwater conveyances. Any additional information needed? ***What you are proposing to submit sounds like it will be sufficient, however, please note that the Cashiers Ordinance does have stormwater regulations and this project property, I believe, is in a "high quality water area" which may need to be reviewed by the State.***



Please feel free to reach out with any questions; we'll be talking soon I'm sure.

Best Regards,

**John Jeleniewski, CZO, CET, CST**

**Senior Planner**

**Jackson County Planning Department**

**email:** [johnjeleniewski@jacksonnc.org](mailto:johnjeleniewski@jacksonnc.org)

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On Tue, Sep 29, 2020 at 4:00 PM Gerald Green <[Gerald@jnteagueengineering.com](mailto:Gerald@jnteagueengineering.com)> wrote:  
John,

I hope you are doing well. We are working on the application and plans for the proposed development in Cashiers. A couple comments and questions for you:

- The development will have private streets. As part of the application package we will submit a street classification system with cross sections for each of the proposed street types. The street classification system and cross sections will be based on urban and traditional neighborhood development streets. We will ask that the street classification system and cross sections be approved as part of the development approval. As we develop the classification system and cross sections, we will be guided by the need to provide safe access for residents/visitors and for emergency vehicles. Are there any standards or guidelines the County would want us to adhere to as we develop the street system?
- For the water system proposed to serve the development, I assume that you want calculations of the water demand, assurances regarding commitment of adequate water for domestic use and fire protection, location of storage facilities, type and location of any water treatment facilities (if needed), and general location of water lines. Anything else?
- For the wastewater system, I am assuming that you will want information similar to that provided for the water system. Calculation of wastewater demand, identification of wastewater treatment facility type/approach, commitment from TWSA if that agency is providing some or all of the wastewater treatment, location of treatment facility (if new facility proposed), assurance that wastewater treatment system/approach can accommodate the projected demand, commitment of land/resources needed for wastewater treatment facility/approach, and general location of wastewater collection lines. Any additional information needed?
- For the stormwater system, we propose providing calculations regarding stormwater to be generated, overview of the approach to be used to detain stormwater, location of detention facilities, calculations addressing ability of proposed detention facilities to accommodate stormwater to be generated, and general location of stormwater conveyances. Any additional information needed?

Thanks for your help with this. Please let me know if there is anything else you need or information that would be helpful.

Thanks,  
Gerald

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