

John Jeleniewski

From: Jackson County Planning Department <planning@jacksonnc.org> on behalf of Jackson County Planning Department
Sent: Monday, December 14, 2020 1:51 PM
To: kellyfuqua@jacksonnc.org; planning@jacksonnc.org; michaelposton@jacksonnc.org; carolinelafrénier@jacksonnc.org; johnjeleniewski@jacksonnc.org
Subject: Workflow Notification



Automated Email

NOTIFICATION

Summary of web form submission:

Email

laura@laluramoserdesign.com

First Name

Laura

Last Name

Moser

Phone

480-414-5255

Your Message

Could I please have link for Cashiers Planning Council at 2:00 today, December 14.

Privacy

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John Jeleniewski

From: John Jeleniewski <johnjeleniewski@jacksonnc.org> on behalf of John Jeleniewski
Sent: Tuesday, December 15, 2020 9:39 AM
To: mbarnard@mlbarnard.com
Subject: Re: Workflow Notification
Attachments: Cashiers Village - Concept Site.pdf

Good Morning,
In regards to your request, please see the attached.

Regards,

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

On Mon, Dec 14, 2020 at 11:49 AM Jackson County Planning Department <planning@jacksonnc.org> wrote:



Automated Email

Notification

Summary of web form submission:

Email

mbarnard@mlbarnard.com

First Name

michael

Last Name

barnard

Phone

15135207200

Your Message

We are new home owners in Cashiers. Is it possible for you to email a pdf of C2.0 of the Cashiers Village Master Site and Zoning Plan. Thank you in advance.

Privacy

Hazel Digital Media is committed to protecting your privacy. You have received this email because you are a registered user of the Hazel Digital Media system. If you wish to stop receiving this email please contact your system administrator.

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John Jeleniewski

From: Jim Mcgean <jim.mcgean@gmail.com> on behalf of Jim Mcgean
Sent: Tuesday, December 15, 2020 9:06 PM
To: planning@jacksonnc.org
Subject: Cashiers Hillside Development Project

Cashiers Area Community Planning Council

This is Jim McGean @ 193 Drystack Way, Cashiers, NC 28717. We have owned this home since 2007. We are very much opposed to the planned development called Cashiers Hillside Development Project.

Generally, we are supporters of development and progress. However, this project goes above and beyond the "fit" of the Cashiers we know and love. Multi-story parking decks? An extra 1000+ cars daily situated right at the crossroads? Plus the rest of the Cashiers area frankly is not equipped to support this kind of growth, so the potential traffic, congestion, pollution, water impacts, other infrastructure and other impacts are just magnified.

We highly encourage the Council to say NO to this specific project and work with this developer (& others) toward scaled back growth and development.

Sincerely, Jim McGean 770-891-8200 jim.mcgean@gmail.com

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official.

John Jeleniewski

From: MARIA PARTLOW <mp1308@aol.com> on behalf of MARIA PARTLOW
Sent: Tuesday, December 22, 2020 1:05 PM
To: jacksoncomgr@jacksonnc.org; michaelposton@jacksonnc.org; John Jeleniewski
Subject: Fwd: Opposition to Cashiers Hillside-Letter to County Commissioners

I meant to include you 3 on the cc. So I'm forwardin my message to the Commissioners regards,
Maria Partlow

Sent from my iPad

Begin forwarded message:

From: MARIA PARTLOW <mp1308@aol.com>
Date: December 22, 2020 at 12:47:47 PM EST
To: gaylewoody@jacksonnc.org, boycedeitz@jacksonnc.org, brianmcmahan@jacksonnc.org, tomstribling@jacksonnc.org, markjones@jacksonnc.org
Subject: **Opposition to Cashiers Hillside-Letter to County Commissioners**

December 22, 2020

To The Jackson County Commissioners: Gayle Woody, Boyce Deitz, Brian McMahan, Tom Stribling, Mark Jones

Dear Commissioners,

I write I'm opposition to the proposed Cashiers Hillside project. I am a permanent resident of Cashiers and a voting citizen. Please note that I have blind copied dozens of my neighbors and fellow citizens on this email, the bcc is because I want to protect their privacy.

My husband, John Hines, and I moved to Cashiers permanently in 2018, as his family has a decades long history here with a summer home in Highlands and serving as clergy. We decided to move here from Kentucky and make it our home not because of all the things that Cashiers has to offer in terms of restaurants, entertainment, shopping and the like, but much the opposite. We moved to get away from those things and the problems they bring ...the traffic, the noise, the environmental destruction. And I assure you most homeowners and the thousands of visitors who come here annually share that sentiment. We come because of what Cashiers doesn't have.

Many of us here now refer to the project as Cashiers HELLside because that's what it's going to bring us. The obvious issues are even more traffic congestion on Hwy 107 and 64 which are already clogged more than half the year; water supply depletion and pollution; major environmental issues on the proposed site and in the Chatooga River system we all hold dear; noise and light pollution; and serious devastation of our historic heritage and buildings. So many have worked hard here over the years to preserve those buildings, our heritage and develop responsibly, and create community assets such as the Village Green. Cashiers HELLside is completely outsized and inconsistent with our vision of Cashiers future. It is not responsible development....and that is what we support.

A major concern is what this development will do to our neighbors and fellow citizens in the Gana Sita and Monte Vista neighborhoods adjacent to the site. Their property values will suffer, their water supply is at risk and the noise, environmental destruction and traffic congestion will impact them the most. It's not fair.

There is widespread and significant organized opposition to this development. It's extremely unpopular. In the last week there are yard signs up at many businesses in the the village reading "Develop Cashiers Responsibly." Why don't you come take a look? Perhaps you should visit our website: savecashiers.org

We have raised tens of thousands of dollars for a legal defense fund to fight it...and we will to the highest court and/or Governor's office. There are already thousands of signatures on our petition against it. And we're just getting going. Nothing has engaged the homeowners here like this. Even if they aren't here right now they are involved like never before.

So, I have some questions for you:

1. What exactly is the process for permitting and approving Cashiers HELLside before it can move forward?
2. When will we citizens and homeowners of the greater Cashiers area have a chance to voice our concerns at an official public meeting?

3. Why is this permitting process taking place now when so many property owners are away? Why wasn't this done earlier in the year? And, why can't it be postponed until the taxpaying property owners are back? We all want to be heard. We demand a voice in this.
4. There is lots of talk about incorporation again, serious talk, so can you guide us through that process?

I am in the process of reading an outstanding non-fiction 2012 book called *Stand Up That Mountain*, by Jay Leutze, about a small community in Avery County, NC that successfully battles a mining company intent on tearing down Belview Mountain, they win even after the mining permit was granted by the State:

A quote from his book about the mine:

"..... and the community leaders were squarely for it, for they were no worse no better than community leaders everywhere else who worship at the altar of expanding tax basis, they were business-minded adherents of the notion that it is our manifest destiny to cover every inch of this good green earth with taxable assets, subdivisions and shopping centers – the man-made."

Please lets not allow that to happen in beautiful Jackson County.
Keep Cashiers, Cashiers!

Regards,

Maria Partlow
213 Halsted Road
Cashiers, NC 28717

Sent from my iPad

John Jeleniewski

From: Heather Baker <heatherbaker@jacksonnc.org> on behalf of Heather Baker
Sent: Wednesday, December 23, 2020 9:35 AM
To: John Jeleniewski
Subject: Re: FW: Opposition to Cashiers Hillside-Letter to County Commissioners

Thanks for sending this John, I hadn't seen it.

Heather

On Tue, Dec 22, 2020 at 3:10 PM John Jeleniewski <johnjeleniewski@jacksonnc.org> wrote:

Hey Heather,

Didn't know if you received the email below at some point, passing it on to you.

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

From: MARIA PARTLOW <mp1308@aol.com>

Sent: Tuesday, December 22, 2020 1:05 PM

To: jacksoncomgr@jacksonnc.org; michaelposton@jacksonnc.org; John Jeleniewski <johnjeleniewski@jacksonnc.org>

Subject: Fwd: Opposition to Cashiers Hillside-Letter to County Commissioners

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From: MARIA PARTLOW <mp1308@aol.com>

Date: December 22, 2020 at 12:47:47 PM EST

To: gaylewoody@jacksonnc.org, boycedeitz@jacksonnc.org, brianmcmahan@jacksonnc.org, tomstribling@jacksonnc.org, markjones@jacksonnc.org

Subject: Opposition to Cashiers Hillside-Letter to County Commissioners

December 22, 2020

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Please lets not allow that to happen in beautiful Jackson County.
Keep Cashiers, Cashiers!

Regards,

Maria Partlow
213 Halsted Road
Cashiers, NC 28717

Sent from my iPad

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Heather C. Baker
Jackson County Attorney
401 Grindstaff Cove Rd., Suite A207
Sylva, NC 28779
828-631-2210 phone
828-631-2208 fax

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John Jeleniewski

From: kittyetn@juno.com
Sent: Friday, December 25, 2020 6:50 PM
To: rtdaws79@frontier.com
Subject: CASHIERS: re lancewood & environs: MP Dargan letter to officials

please keep sending this letter to full-time and seasonal residents of the Cashiers area!
thank you!
kitty

----- Forwarded Message -----

From: ANN AUSTIN <amacnc@aol.com>
To: Gary Wein <hitrust@earthlink.net>, Carlton King <fking@fordharrison.com>, Sharon Cole <thecoles01@comcast.net>, Sandy Barrow <sandybarrow@bellsouth.net>, Will McKee <will@highhalsted.com>
Cc: Kitty <kittyetn@juno.com>, Wendell Nuckols <fwnuckols@yahoo.com>
Subject: MP Dargan letter to officials
Date: Fri, 25 Dec 2020 05:45:41 -0500

Here's the letter Mary Palmer Dargan wrote regarding environmental impact in Lancewood.

----- Forwarded message -----

From: **Dargan, Mary Palmer** <mpdargan@dargan.com>
Date: Tue, Dec 22, 2020 at 9:55 PM
Subject: Cashiers Hillside development Impacts water quality, traffic, trout in Lancewood community at Headwaters of the Upper Horse Pasture River
To: Mark Jones <markjones@jacksonnc.org>, PATCH FOSTER <patchfoster@comcast.net>, boycedeit@jacksonnc.org <boycedeit@jacksonnc.org>, brianmcmahan@jacksonnc.com <brianmcmahan@jacksonnc.com>, gaylewoody@jacksonnc.org <gaylewoody@jacksonnc.org>, tomstribling@jacksonnc.org <tomstribling@jacksonnc.org>

Dear Jackson County Planning Commission,

Lancewood is a very old community in Cashiers located across Hwy 64 and reached via T S Lance Lane, a NC State maintained gravel road. It divides Chestnut Square, a retail area to the south from the Baptist Church to the north.

Lancewood Community is located directly across hwy 64 from the proposed development of Cashiers Hillside.

If this development , or a reduced density version, of this development is approved, please ensure that the following infrastructure and environmental issues are addressed that affect our community and aggravated by development.

- 1) The Lancewood Community experiences seriously congested traffic at the entry to hwy 64. Traffic flies down Highway 64 as heavy trucks top the hill to Cashiers from Ingles. It is already dangerous in the summer and during holidays.
- 2) Water runoff from the cleared lot across the street- which is a proposed part of the Cashiers Hillside - routinely cuts a 3' trench, 150' -300' long across the road flooding neighbors during torrential downpours. The drainage basin is set too high at the beginning of this cut. Emergency vehicles cannot cross the deepest ruts.
- 3) The headwaters of the Upper Horsepasture River receive the run-off and siltation from this uncontrolled flooding. It is an untouched trout hatchery.
- 4) The community is serviced by a well.

The Lancewood Community is not addressed in the letters I've read. Hugh and I are permanent residents of Cashiers, and have been for 23 years. As landscape architects, we understand the issues currently facing the neighborhood. We've owned property in Lancewood for 11 years and reach our home by navigating T S Lance Lane.. Our land contains a stretch of the untouched trout headwaters of The Upper Horsepasture River.

The magnitude of the current development will impact our entire community from traffic and water across hwy 64 from Cashiers Hillside.

We request that the issues affecting this neighboring community are studied and mitigated by the developer as part of his land planning process.

Yours sincerely,

Mary Palmer Dargan, Registered landscape architect #415

--



Mary Palmer Dargan, *Licensed Landscape Architect (RLA)*

404-354-1715 (c), 828-743-0307 (o)

PODCAST SERIES! Timeless Landscape Design

NEW BOOK: Lifelong Landscape Design



Celebrating Dargan Landscape Architects 44th year of Serving.

Heal The Earth One Garden at a Time.

--



Mary Palmer Dargan, *Licensed Landscape Architect (RLA)*

404-354-1715 (c), 828-743-0307 (o)

PODCAST SERIES! Timeless Landscape Design

NEW BOOK: Lifelong Landscape Design



Celebrating Dargan Landscape Architects 44th year of Serving.

Heal The Earth One Garden at a Time.

Sent from my iPad

John Jeleniewski

From: kittyetn@juno.com
Sent: Friday, December 25, 2020 7:28 PM
To: michaelposton@jacksonnc.org; johnjeleniewski@jacksonnc.org;
carolinelafrénier@jaconsonnc.org
Cc: rtdaws79@frontier.com; amacnc@aol.com; mpdargan@dargan.com;
editor@crossroadschronicle.com; reporter@highlandsnews.com; js42js@yahoo.com;
stephen@SHM100.com; Ken.Fernandez@evrealestate.com
Subject: CASHIERS-
Attachments: csz hill proj with road names.pdf

Dear Jackson County Planning Department,

I invite you to come and visit Cashiers and the crossroads area over these holiday weekends - December 25-27 and December 31-January 1-3. Stop by Buck's for a coffee, the bakery for a doughnut, look across the street at the hill full of trees, shops, people wandering around quietly, happy to be in a place of little stress. Then note the traffic flow, or lack thereof. From this I invite you to extrapolate the intensity of traffic throughout the year if the Cashiers Hillside Project were to be approved. Perhaps this will give you a broader perspective.

(Further, I ask you to remember that Mr. Macauley's track record is far from sterling, and more reminiscent of the promoters' from Legasus/River Rock. Please give full consideration to Mr. Macauley's background before making your decision.)

Again, come visit Cashiers, stand on the Village Green, look up the hill across the street and imagine what the hillside will look like with no trees, bare earth, mud running into 107, traffic piling up as dump trucks and bulldozers come and go, and no end in sight after the hypothetical two years have passed. Imagine a bankrupt "development", imagine Cashiers and all that made our little crossroads village a fun and peaceful haven destroyed.

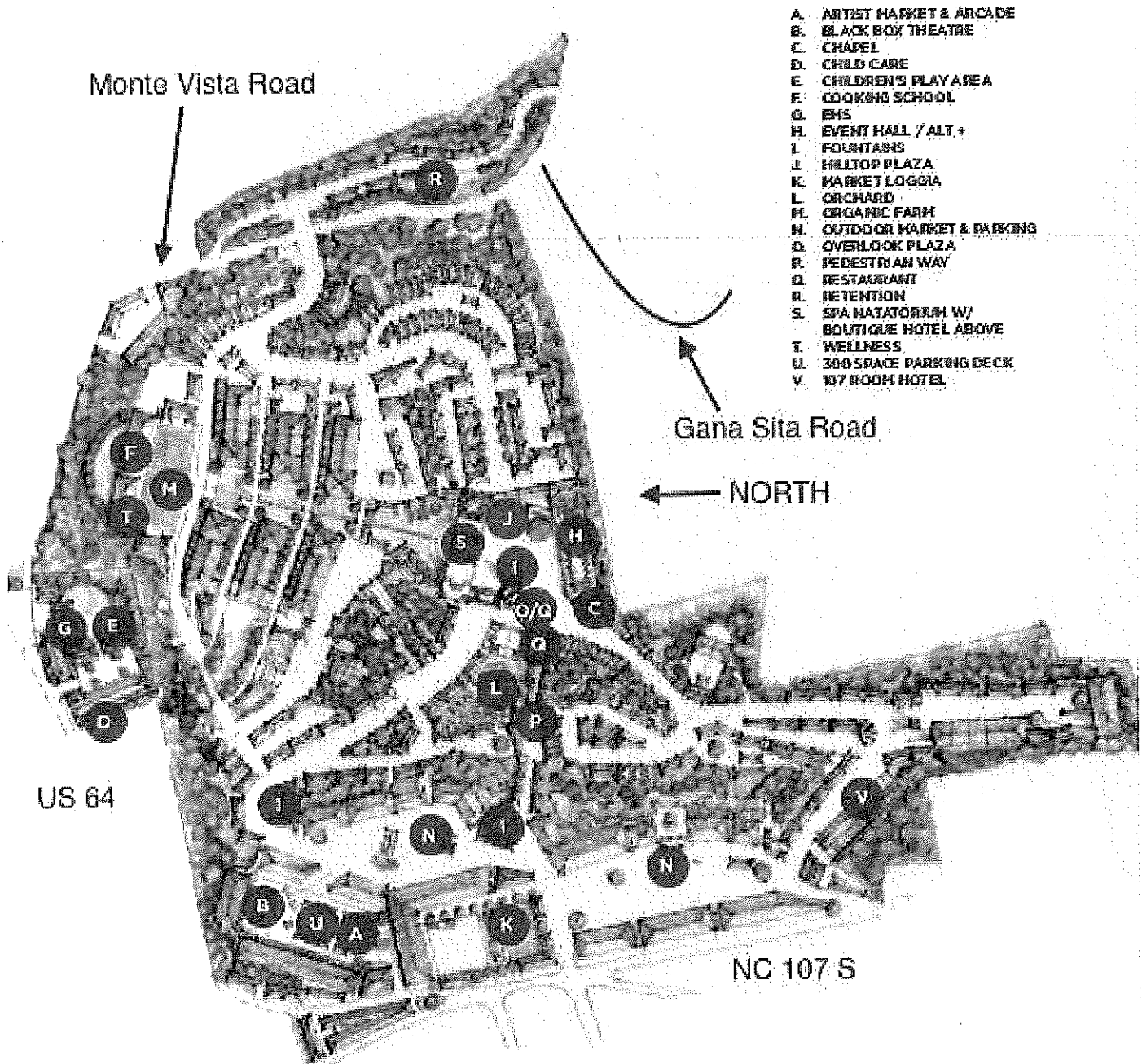
I second the information and observations made by Mary Palmer Dargan in her letter to you. I have lived in Lancewood for 17 years. Much of Cashiers has been paved over in those 17 years and the Hillside Project would contribute further to this unnatural state. We live in a rain forest with an annual rainfall of 50-90" per year. That means it rains a lot here.) Where will the water go when the village is one giant parking lot?

Another issue is affordable housing of which there is very little in Cashiers' environs now. The situation will worsen when the Hillside Project begins construction and needs laborers, not to mention if it is finally completed and needs all the people who make the garden-market-clean streets-trash collection-restaurant service-etc possible.

Is this what Vision Cashiers means to you? Or are you thinking of even greater property tax revenues from the Hillside Project?

Sincerely yours,

Katherine Eaton



John Jeleniewski

From: Elizabeth M Rodriguez <emr1101@aol.com> on behalf of Elizabeth M Rodriguez
Sent: Friday, December 25, 2020 9:03 PM
To: kittyetn@juno.com
Cc: michaelposton@jacksonnc.org; johnjeleniewski@jacksonnc.org;
carolinelafrénier@jaconsonnc.org; rtdaws79@frontier.com; amacnc@aol.com;
mpdargan@dargan.com; editor@crossroadschronicle.com;
reporter@highlandsnews.com; js42js@yahoo.com; stephen@shm100.com;
Ken.Fernandez@evrealestate.com
Subject: Re: CASHIERS-
Attachments: IMG_0780.MOV; Untitled attachment 00174.txt *

* VIDEO OF BEARS IN A FIELD *

And what about these beautiful bears who are playing right there on the very property that will become a parking garage and shops and houses and a hotel and god knows what else.

John Jeleniewski

From: Virginia Willard <vjwillard@me.com> on behalf of Virginia Willard
Sent: Saturday, December 26, 2020 8:41 AM
To: michaelposton@jacksonnc.org; carolinelafreinier@jacksonnc.org;
johnjeleniewski@jacksonnc.org
Cc: editor@crossroadschronicle.com
Subject: CASHIERS HILLSIDE PROJECT

To the Jackson County Planning Department:

I wish to express my strong belief that the Cashiers Hillside project is a very bad idea, and I fear that if approved it will have disastrous consequences.

First, it is totally wrong for Cashiers in terms of scale. Secondly, the capacity of the Developer appears to be very questionable. Mr. McCauley has a history of bankruptcy and abandoning projects.

Finally, in the next few years our country could find itself in another recession and another big real estate bust like the years following 2008 when many projects around Cashiers went broke and were abandoned or postponed for years. It's quite possible that this project could meet the same fate, only worse. Suppose it is approved and work gets under way. Then after cutting down most of the trees and excavating the hillside, after the county has invested millions in roads and sewer and water and other infrastructure, the Developer runs out of money and construction stops. The lawsuits and landslides begin, leaving a huge scar in Cashiers' center core and on its economy and reputation.

If the project does get finished will it stand empty? Is there really demand for so many additional commercial spaces and more lodging? Is this a case of wishful thinking—of “build it and they will come” ?

Or if it does get built and is successfully occupied, will it overwhelm Cashiers?

I urge the Jackson County Planning Department to deny this application.

Respectfully,
Virginia Willard
Cashiers property owner and resident

John Jeleniewski

From: pbwatersnola@gmail.com
Sent: Saturday, December 26, 2020 1:19 PM
To: johnjeleniewski@jacksonnc.org; carolinelafrénier@jacksonnc.org;
michaelposton@jacksonnc.org
Subject: In Opposition To The Cashiers Abomination

To the members of The Jackson County Planning Commission:

Please count me as one of the 7500 current (and undoubtedly growing each day) Cashiers area property owners opposing the development at the Southeast section of Highways 64 and 107 Crossroads. Not only is this development totally oversized for the area but it is clearly not wanted by the vast majority of that area's populace.

With the amount of opposition to this project and what appears to be the less than reliable developer's track record I don't see how, in good conscience, you could even consider giving the developer a green light.

Thank you for your consideration.

Peter B. Waters
Sapphire Valley

John Jeleniewski

From: amacnc@aol.com
Sent: Monday, December 28, 2020 3:32 PM
To: gaylewoody@jacksonnc.org; brianmcmahan@jacksonnc.org; boycedeit; michaelwcox7@gmail.com; datstew623@gmail.com; lbdews@gmail.com; mletson@hotmail.com; david.bond@bldr.com; glennubee@aol.com; michaelposton@jacksonnc.org; johnjeleniewski@jacksonnc.org; markjones@jacksonnc.org; donadams@jacksonnc.org; bearpawdesign@frontier.com; tomstribling@jacksonnc.org
Cc: sedwards@cashiersareachamber.com
Subject: Historic Preservation in Cashiers

To the Jackson County Commissioners, the Cashiers Planning Council, the Jackson County Planning Department.

cc: Cashiers Chamber of Commerce

This is a letter to the editor I wrote expressing concern for the huge negative impact the new Hillside development will have on the village character of Cashiers -- something identified in past planning initiatives of utmost importance to permanent residents, seasonal residents, many business owners, short and long term visitors to Cashiers.

Mike, would you mind forwarding to the Jackson County Planning Board -- I don't have their email addresses.

Thanks to all of you who are struggling to make wise decisions regarding the future of Cashiers.

Ann

Ann McKee Austin
Founding member Cashiers Historical Society

Partner/owner McKee Properties

Member Highlands Cashiers Land Trust

Founder, Village Conservancy

Devoted citizen

828 743-2887
828 506-1728

-----Original Message-----

From: amacnc@aol.com
To: editor@crossroadschronicle.com <editor@crossroadschronicle.com>
Sent: Thu, Dec 10, 2020 10:10 am
Subject: Historic Preservation in Cashiers

Carter

Carter -- letter to editor for next week's paper please.

Letter to the Editor 12/10/2020

Ann McKee Austin
Founding member, Cashiers Historical Society

HISTORIC PRESERVATION IS THE ULTIMATE RECYCLING!

We've heard a lot of talk lately about the "village character" of Cashiers. But what does that actually mean?

It means that its character is defined in part by its architectural vernacular, for us the collection of older properties here that have been repurposed into successful shops, restaurants and professional businesses. We tagged it "the charm of cottage shopping".

Many of these older buildings were homes to early Cashiers families who lived their lives and raised their families here. I'm told that on snow days "back in the day" children used to sled down the quiet road that's now Highway 107.

The Cashiers Historical Society recognized the urgency of documenting these buildings by engaging architectural historian Laura A.W. Phillips to conduct the first of three Historic Sites surveys between 2011 and 2016. The first covered Cashiers central village area – while Surveys II and III went out further into the valley. These surveys were the basis for the handsome Cashiers Historical Society's 2019 book, ***Faces and Places of Cashiers Valley***.

Phase I documented 56 properties, with 19 between the crossroads and the Methodist Church, including Charlie Hooper's Grocery (The Happy Hiker), the Roxie McCall House (Narcissus), Cashiers Café/Tommys Coffee Shop (T.J. Bailey), and the Alexander Building (Interior Enhancements). Several of these properties are within the boundaries of the proposed Cashiers Hillside development, and, as I understand it, are slated to be demolished. Several have received Cashiers Historical Society awards. Cashiers Café/Tommys was awarded the Village Heritage Award in 2008, an award given to a heritage building that has been adapted rather than torn down. The others that were in the Survey were designated Village Heritage properties with plaques placed at their entrances.

We often hear the argument "but these buildings aren't of any great architectural significance". Yet, in the early days of the Cashiers Historical Society, Dwight Young from the National Trust for Historic Preservation came to visit and inspire us. He told us that often small towns bemoan the fact that they have nothing "important" to show him, unlike grand cities like Charleston and Savannah. They are embarrassed. Dwight Young told us to **never** be ashamed about what we have – our village is unique, like no other, and it's these very buildings that give it heart and soul.

We're proud of our three National Register of Historic Places properties – the Zachary-Tolbert House, High Hampton Inn, and the Church of the Good Shepherd, but we are also proud of our collection of unique, sometimes quirky, buildings that form the fabric of our village.

What will we lose when those buildings are gone?

Reply Reply All Forward

John Jeleniewski

From: Sharon Cole <thecoles01@comcast.net> on behalf of Sharon Cole
Sent: Wednesday, December 30, 2020 8:07 AM
To: Michael Poston; John Jeleniewski
Cc: Sharon Cole; Anne Culberson
Subject: Stop Hillside Development in Cashiers

The proposed development at the corner of 64 and 107 is an abomination of bad planning for our small mountain community.

Cashiers is beautifully and naturally constricted by mountains, streams and headwaters of rivers. To blast through all of this beauty in defiance of the natural lay of the land would be willfully harmful.

Problems sure to incur are massive traffic, excessive run off, pollution of streams, and overwhelming of infrastructure.

I am a long serving board member of the Highlands Cashiers Land Trust, so I am very familiar with that which is good development in our mountains. So speaking for myself, as someone with knowledge, this development must be stopped.

I am a part time resident of Lonesome Valley and travel 64 and 107 often. This project would overwhelm and clog the only arteries through Cashiers.

Please stop this project!

Sharon Cole

Sent from my iPad

John Jeleniewski

From: Lynn Ezell <lynn.ezell@gmail.com> on behalf of Lynn Ezell
Sent: Wednesday, December 30, 2020 9:17 AM
To: Michaelposton@jacksonnc.org; johnjeleniewski@jacksonnc.org;
carolinelafrénier@jacksonnc.org
Subject: Cashiers

Dear Jackson County Planning Department,

As a property owner on the Highlands-Cashiers Plateau for more than 30 years, I am writing to respectfully ask you to carefully consider the **NEGATIVE** impact the proposed development in Cashiers would have on the crossroads area, and the entire Plateau.

Those of us who have enjoyed the peace, tranquility and beauty of the Western North Carolina mountains would be dismayed to see it changed to such a degree. And, the traffic it would produce would be untenable and may discourage visitors from coming to the town to explore the lovely village that is Cashiers.

In summary, please carefully consider the impact this action would have on the community, and vote **NO** to the proposal.

Sincerely,

Lynn E. Ezell, MD

Sent from my iPad

John Jeleniewski

From: John Jeleniewski <johnjeleniewski@jacksonnc.org> on behalf of John Jeleniewski
Sent: Wednesday, December 30, 2020 11:18 AM
To: Heather Baker
Cc: Mike Poston
Subject: Fwd: Cashiers Village - Slope Analysis

Good Morning Heather,
Please see the request below for a public records request which I assume will be the same package sent to John Noor. Allison informed me that you had reviewed and sent the final package to John Noor but didn't know if it was a hard copy or email. Let me know if I need to do anything further on this.

Regards,

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

----- Forwarded message -----

From: **Craig Pendergrast** <cpendergrast@taylorenghish.com>
Date: Mon, Dec 28, 2020 at 2:33 PM
Subject: RE: Cashiers Village - Slope Analysis
To: John Jeleniewski <johnjeleniewski@jacksonnc.org>
Cc: Allison Kelley - Planning <allisonkelley@jacksonnc.org>, heatherbaker@jacksonnc.org
<heatherbaker@jacksonnc.org>, michaelposton@jacksonnc.org <michaelposton@jacksonnc.org>

Mr. Jeleniewski, per your emails below you stated that the documents that had been provided to me by you as of that date constituted all of the documents that were the subject of my request for all Planning Department documents relating to the Cashiers Village II, LLC aka Cashiers Hillside proposed project, whether relating to the special use permit application, the subdivision application or otherwise.

Please provide me any documents submitted by or on behalf of the applicant since that time and any other documents relating to the proposed project in the possession of anyone in Jackson County government that have not previously been provided to me. This should include all notes, presentations, drafts, meeting minutes, emails, etc.

Please provide any such documents to me immediately pursuant to the NC Public Records Law.

Yours, Craig

From: John Jeleniewski <johnjeleniewski@jacksonnc.org>
Sent: Thursday, November 19, 2020 10:53 AM
To: Craig Pendergrast <cpendergrast@taylorenghish.com>
Cc: Allison Kelley - Planning <allisonkelley@jacksonnc.org>
Subject: Re: Cashiers Village - Slope Analysis

No additional information has been submitted.

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

On Mon, Nov 16, 2020 at 1:38 PM Craig Pendergrast <cpendergrast@taylorenghish.com> wrote:

Have there been any additional submittals by the applicant since you sent me the additional information last Tuesday? If so, please forward them to me as public records information. Thanks, Craig



Craig K. Pendergrast

Taylor English Duma LLP | 1600 Parkwood Circle, Suite 200, Atlanta, GA 30339
P: 678.336.7245 | M: 404.514.1319 | cpendergrast@taylorenghish.com
[Website](#) | [vCard](#) | [LinkedIn](#)



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From: John Jeleniewski <johnjeleniewski@jacksonnc.org>
Sent: Tuesday, November 10, 2020 1:28 PM
To: Craig Pendergrast <cpendergrast@taylorenghish.com>
Subject: Re: Cashiers Village - Slope Analysis

The information provided to you is the submitted documents. The applicant sent the attached yesterday.

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

On Tue, Nov 10, 2020 at 1:16 PM Craig Pendergrast <cpendergrast@taylorenghish.com> wrote:

Thank you. Will you please send me all other application or planning department documents in the planning department files that go beyond this topo drawing and the documents that Allison sent me yesterday?



Craig K. Pendergrast

Taylor English Duma LLP | 1600 Parkwood Circle, Suite 200, Atlanta, GA 30339
P: 678.336.7245 | M: 404.514.1319 | cpendergrast@taylorenghish.com
[Website](#) | [vCard](#) | [LinkedIn](#)



Ranked in Chambers 2019

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From: John Jeleniewski <johnjeleniewski@jacksonnc.org>
Sent: Tuesday, November 10, 2020 1:05 PM
To: Craig Pendergrast <cpendergrast@taylorenghish.com>
Subject: Cashiers Village - Slope Analysis

The applicant is not required to submit a topo survey for this review; attached is a slope analysis completed by me as required by the *Mountain and Hillside Development Ordinance*.

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

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John Jeleniewski

From: Allison Kelley - Planning <allisonkelley@jacksonnc.org> on behalf of Allison Kelley - Planning
Sent: Wednesday, December 30, 2020 2:51 PM
Subject: Fwd: Cashiers Hillside development Impacts water quality, traffic, trout in Lancewood community at Headwaters of the Upper Horse Pasture River

FYI- Attached is a public comment from Ms. Dargan regarding the Cashiers Village project.

----- Forwarded message -----

From: **Dargan, Mary Palmer** <mpdargan@dargan.com>
Date: Wed, Dec 30, 2020 at 2:37 PM
Subject: Fwd: Cashiers Hillside development Impacts water quality, traffic, trout in Lancewood community at Headwaters of the Upper Horse Pasture River
To: Allison Kelley - Planning <allisonkelley@jacksonnc.org>, Craig Pendergrast <cpendergrast@taylorenghish.com>, Maria Partlow <Mp1308@aol.com>, Susan Bianchi <susanbianchi@aol.com>

Dear Allison,

I'm not certain if my letter reached you, so per my phone call today, it is shared below. Thankyou for your efforts on behalf of the community.

Please send me a link to the jan 6 hearing.

This letter regards the Lancewood community access road (specifically TSLance Lane) which would receives direct water discharge from Phase 2 of the development. This causes severe storm water damage to the gravel road, siltation to the headwaters of the Lancewood lake and to the trout waters downstream of the Upper Horsepasture River.

A preliminary stormwater plan for TS Lane illustrating point sources for water is recommended.

I personally followed the water up to its source under hwy 64, from the future development property, into a ditch at corner of TSLance Lane in front left corner of the Baptist Church next to the road sign.

Sincerely,

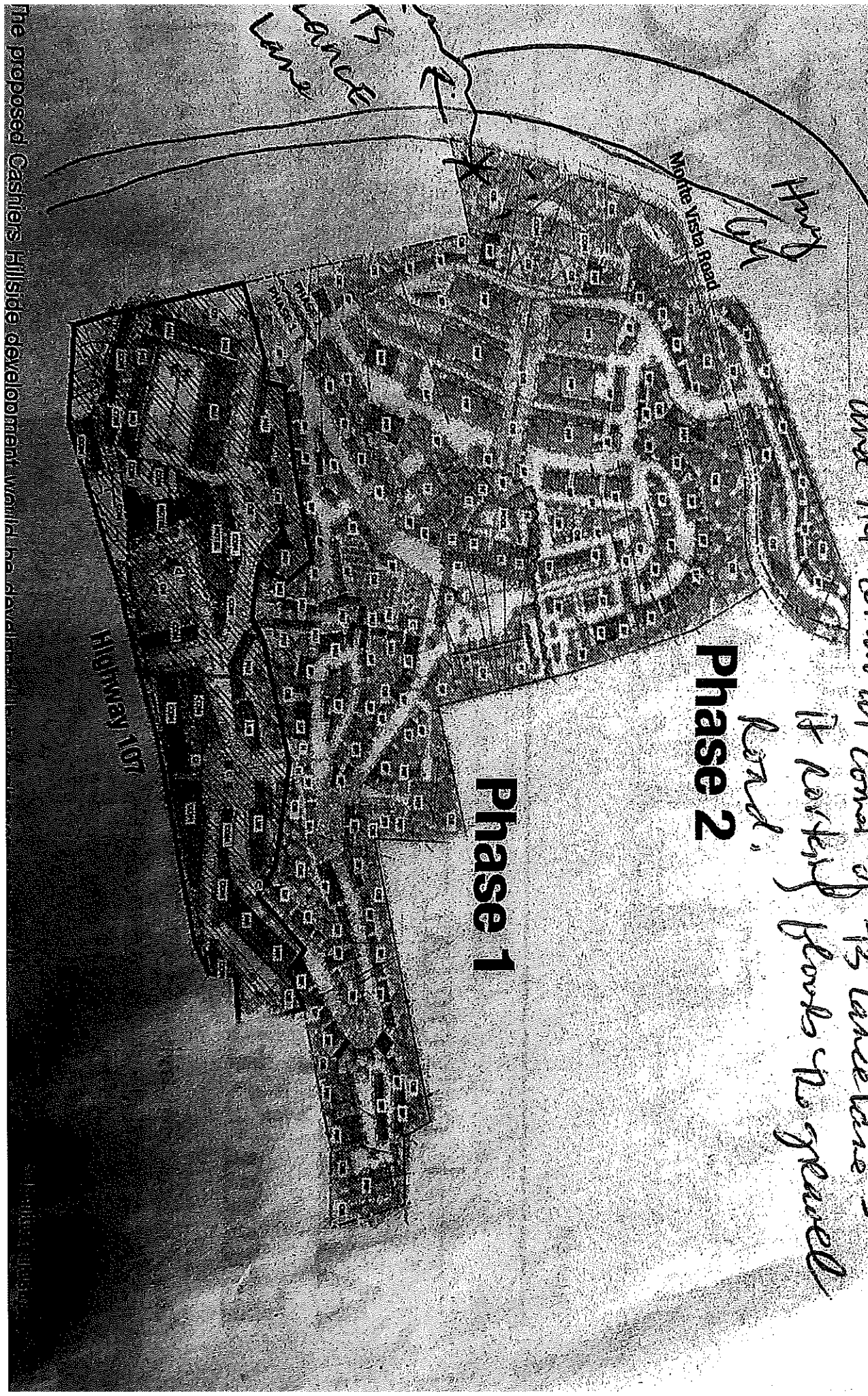
Mary Palmer Dargan
Registered Landscape architect #415 NC

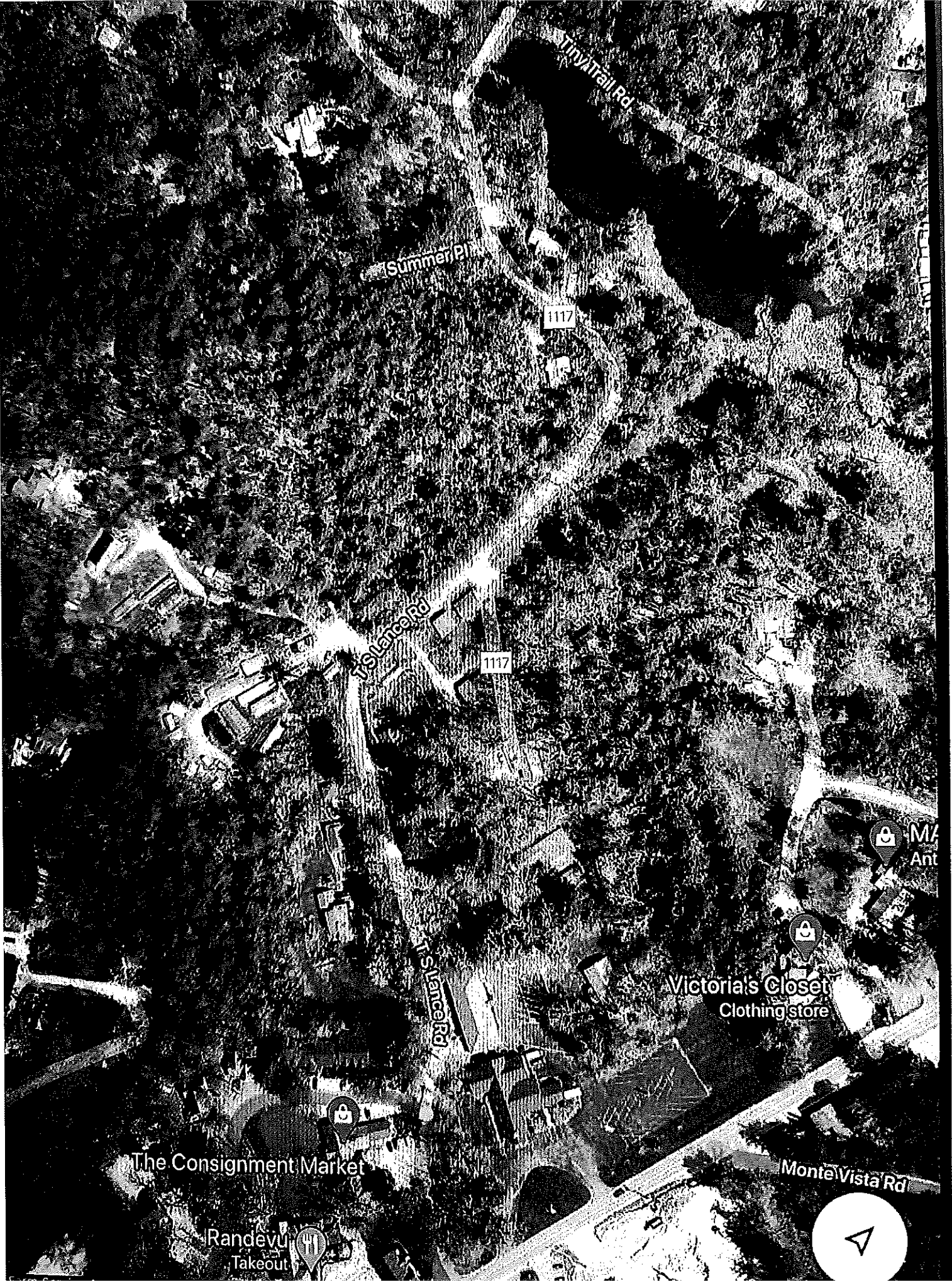
→ serious runoff under street (by north vista)
Wednesday, December 23, 2020 - Crossroads Chronicle - Page 3A

and not drain it down it
It's risky to build on gravel
land.

Phase 2

Phase 1





Summer Pl

117

Stance Rd

117

Stance Rd

MA Ant

Victoria's Closet
Clothing store

The Consignment Market

Randevu
Takeout

Monte Vista Rd



----- Forwarded message -----

From: **Dargan, Mary Palmer** <mpdargan@dargan.com>

Date: Tue, Dec 22, 2020 at 9:55 PM

Subject: Cashiers Hillside development Impacts water quality, traffic, trout in Lancewood community at Headwaters of the Upper Horse Pasture River

To: Mark Jones <markjones@jacksonnc.org>, PATCH FOSTER <patchfoster@comcast.net>, boycedeit@jacksonnc.org <boycedeit@jacksonnc.org>, brianmcmahan@jacksonnc.com <brianmcmahan@jacksonnc.com>, gaylewoody@jacksonnc.org <gaylewoody@jacksonnc.org>, tomstribling@jacksonnc.org <tomstribling@jacksonnc.org>

Dear Jackson County Planning Commission,

Lancewood is a very old community in Cashiers located across Hwy 64 and reached via T S Lance Lane, a NC State maintained gravel road. It divides Chestnut Square, a retail area to the south from the Baptist Church to the north.

Lancewood Community is located directly across hwy 64 from the proposed development of Cashiers Hillside.

If this development , or a reduced density version, of this development is approved, please ensure that the following infrastructure and environmental issues are addressed that affect our community and aggravated by development.

- 1) The Lancewood Community experiences seriously congested traffic at the entry to hwy 64. Traffic flies down Highway 64 as heavy trucks top the hill to Cashiers from Ingles. It is already dangerous in the summer and during holidays.
- 2) Water runoff from the cleared lot across the street- which is a proposed part of the Cashiers Hillside - routinely cuts a 3' trench, 150' -300' long across the road flooding neighbors during torrential downpours. The drainage basin is set too high at the beginning of this cut. Emergency vehicles cannot cross the deepest ruts.
- 3) The headwaters of the Upper Horsepasture River receive the run-off and siltation from this uncontrolled flooding. It is an untouched trout hatchery.
- 4) The community is serviced by a well.

The Lancewood Community is not addressed in the letters I've read. Hugh and I are permanent residents of Cashiers, and have been for 23 years. As landscape architects, we understand the issues currently facing the neighborhood. We've owned property in Lancewood for 11 years and reach our home by navigating T S Lance Lane.. Our land contains a stretch of the untouched trout headwaters of The Upper Horsepasture River.

The magnitude of the current development will impact our entire community from traffic and water across hwy 64 from Cashiers Hillside.

We request that the issues affecting this neighboring community are studied and mitigated by the developer as part of his land planning process.

Yours sincerely,

Mary Palmer Dargan, Registered landscape architect #415

--

Mary Palmer Dargan



Mary Palmer Dargan, Licensed Landscape Architect (RLA)
404-354-1715 (c), 828-743-0307 (o)

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Heal The Earth One Garden at a Time.

--

Mary Palmer Dargan



Mary Palmer Dargan, Licensed Landscape Architect (RLA)
404-354-1715 (c), 828-743-0307 (o)

PODCAST SERIES! Timeless Landscape Design

NEW BOOK: Lifelong Landscape Design



Celebrating Dargan Landscape Architects 44th year of Serving.
Heal The Earth One Garden at a Time.

--

Best Regards,

Allison Kelley

Jackson County Planning Administrative Assistant

401 Grindstaff Cove Rd. Suite A-258

Sylva, NC 28779

Main:(828) 631-2261

Personal:(828) 631-2257

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John Jeleniewski

From: Charlotte Brown <chachabrown123@gmail.com> on behalf of Charlotte Brown
Sent: Sunday, January 3, 2021 4:42 PM
To: Mike Poston; Gayle Woody; Mark Jones; John Jeleniewski; Tom Stribling; Boyce Dietz; Don Adams; Brian McMahan
Subject: Cashisers Hillside Development Needs to Be Put on Hold
Attachments: Letter to Jackson County Planning Commission 1-3-2021.docx; Untitled attachment 00038.html

Judge Robert L. Brown
489 Chattooga Wood Road
Cashiers, NC 28717

January 3, 2021

Dear Jackson County Planning Commission:

Our sixty-year history in Cashiers began in 1957 when my father, Bishop Robert Brown of Arkansas, was asked by The Church of the Good Shepherd to be "priest in residence" for the month of August. We have owned a home on Chattooga Wood Road since 1966 and we have seen much change during this time. It is what we consider positive and thoughtful growth.

My wife, Charlotte, and I have very serious concerns about the proposed **Cashiers Hillside** development that comes before the Cashiers Planning Council on January 6th. No one who has seen and studied this 55-acre plan can doubt the transformative impact that a development of this magnitude, right in the heart of our community, will have on Cashiers proper and its environs. Simply stated it is just too big.

This high density, massive development threatens the very fabric of the town's appeal and long and much-loved village history. It would forever alter the character of our unique small-town atmosphere and its natural, iconic beauty. Its size and new population will confound the existing roads and infrastructure, require a new wastewater system, and threaten the environment and old growth forest. **Cashiers Hillside**, in addition, as a self-contained residential and business community placed at the Crossroads, will quickly morph our community into a shiny, new, and completely different replica of itself.

So, what do we suggest? First, and foremost, the Cashiers Planning Council must put the **Cashiers Hillside** proposal on hold this Wednesday and not allow it to go forward as currently presented. Proper and needed time must be taken by the Council to fully vet and carefully revisit a proposal of such historic magnitude. Very importantly, this process should be carried out with input from the larger community, as well as the adjacent property owners, and with the help of additional experts representing the community at large on the various issues at hand.

It has become clear that our community is on the move and growing. Supporting our current businesses and welcoming new ones, along with increased tax revenues, is critical and needed for the future of our town. But we must develop

Cashiers with great care and not in haste with the approval of such an oversized development. "Develop Cashiers Responsibly." The future of our beloved village depends on it.

Respectfully,
Justice Robert L. Brown, Arkansas Supreme Court, Ret.

Winter Residence
10314 Cantrell Road
Little Rock, AR 72227

John Jeleniewski

From: Caroline LaFrienier - Planning <carolinelaferienier@jacksonnc.org> on behalf of Caroline LaFrienier - Planning
Sent: Monday, January 4, 2021 8:16 AM
To: Michael Poston - Planning
Cc: John Jeleniewski
Subject: FW: Cashiers Hillside Proposal

Not sure if I'm the only one she sent this to.

From: Deborah Hopkins <dzhopkins@hotmail.com>
Sent: Friday, January 01, 2021 11:38 AM
To: carolinelaferienier@jacksonnc.org
Subject: Cashiers Hillside Proposal

Dear Ms. LaFrienier .

The Jackson County Planning Department is strongly urged to apply the clearly established requirements of the Ordinance in its civic duty to represent the health, safety and welfare of the residents of Cashiers and Jackson County. Please reconsider your suggested approval of the Cashiers Hillside Proposal and recommend **AGAINST** the Cashiers Hillside proposal pursuant to the **Jackson County Unified Development Ordinance, Article III, Vi - "Special Use Permit Review Standards," Section 3.7.15, et al.** for the following reasons:

1) TRAFFIC – Vehicular traffic at the Cashiers Crossroads and along Highways 107 and 64 (the only two roads in and out of Cashiers!) is currently over-congested BEFORE any additional traffic is added. Extreme gridlock on weekends and holidays has, sadly, become the "norm." Notedly, these two roadways are already poised to receive added traffic in the future flowing from the new High Hampton development. The proposal at hand will "cause undue traffic congestion or create a traffic hazard" in contravention of **Article III, Section 3.7.15 (f)** of the **Jackson County Unified Development Ordinance for Special Use Permits**. Moreover, the addition of vehicular traffic to an already untenably constricted area will "materially endanger public safety" in violation of **Article III, Section 3.7.15 (a)** of the **Jackson County Unified Development Ordinance**. Please note the plethora of accidents that routinely occur on Highways 107 and 64 near the crossroads.

The developer's traffic study that was purportedly being performed in November or December 2020 will not accurately reflect the massive increase in roadway travel throughout the months of April through October. The proposed addition of 1,473 parking spaces, multiple roadways, and over 1.2 million square feet of commercial and residential space on the steep slopes associated with the planned development is frightening and, frankly, absurd for the small area under consideration. It defies logic to think that it might solve the current traffic debacle; rather, if wrongly approved, it would ADD over 1,470 vehicles (plus ambient traffic within and around the development) to an untenable traffic problem.

Furthermore, a senior Traffic Planner at the Jackson County Planning Department indicated that that a several-years-old study by the Department of Transportation concluded that a roundabout at the crossroads would not be an option because there was too MUCH traffic for it to work. Defaulting to a roundabout at the intersection of Frank Allen Road (which routinely floods in one area) and Highway 64 will not adequately resolve the problem. The additional traffic caused by the proposal, if you were to wrongly maintain your initial recommendation, would only compound the congestion and in the process worsen the situations at the Crossroads, the Frank Allen Road/Highway 107 intersection, and the Monte Vista Road/Highway 64 intersection.

In any event, any new development of any significant size in the area that requires your recommendation is premature and should not possibly be subject to Council approval until AFTER any additional traffic

“improvement” is actually installed - not just a plan on paper - and the actual traffic management results of such “improvement” are evaluated.

2) DENSITY – The Cashiers Hillside proposal is unequivocally not “in harmony with the scale, bulk, coverage, density and character of the community,” as is delineated and required in **Article III, Section 3.7.15 (d)** of the **Jackson County Unified Development Ordinance**. The overall proposed density is shockingly inconsistent with the existing character of the area, which includes a smattering of “low impact” boutique shops, woods and some adjacent semi-rural, residential homes.

The plan to build 726 residential units, 188 hotel rooms and extensive commercial space on this property clearly indicates that the goal of the developer is to transform the small-town ambience into a bustling, congested area. This is totally unacceptable. This project might be suitable for a city suburb, such as the outskirts of Atlanta, but it does not reflect the ambience of the quaint mountain town of Cashiers. Moreover, the proposal for numerous 3 and 4 story structures significantly exceeds the existing heights that are no greater than 1 or 2 stories. There is only one 3 story building anywhere in the regional vicinity, and that is a single building at the Old Edwards Inn in Highlands. What the developer has proposed is completely inconsistent with the existing character of Cashiers, so it **MUST** be denied. See Jackson County Unified Development Ordinance, Article III, Section 3.7.15 (d).

3) INFRASTRUCTURE, FIRE AND POLICE, WATER SERVICE, SEWAGE, EROSION AND SEDIMENTATION, AND DRAINAGE - The developer is assuming that a development of this enormous size is going to be provided with adequate water supply, sewage treatment, erosion and sedimentation control, fire and police service, storm water management, and other infrastructure needs. Particularly when it comes to sewage treatment, it is wrong to assume that the planned, but not built, wastewater plant on the Horsepasture River will allocate its capacity to this huge development, leaving everyone else who would like to have service from that plant to fend for themselves. It is erroneous to assume that adequate water supply will exist to serve the proposed development without harming water supply for others. Approval of any project of this size, with or without conditions, is totally premature until actual sewage and water supply capacity exist that are actually allocated to that development in a way that doesn't harm the interests and rights of others in the community.

Then there are major problems with the proposal when it comes to erosion and sedimentation that would result from the scale of grading involved on the steep hillside and the storm water impacts that would result from all the new impervious surfaces. And it isn't enough to say that the Jackson County Sheriff's Department and the local, "volunteer" Fire Department have a presence of some sort in Cashiers. A project of this scale will overwhelm them.

In sum, the current “high impact” proposal would dump significantly more traffic onto surrounding roads and the infrastructure than they can handle. It is much too dense and big for the semi-rural, mountain town in question. The entire proposal should be “low impact” reflecting the current mix of overall low-density developments. Future development of this section of Cashiers should not be permitted to destroy the character of the small town as this proposal clearly would.

Deborah Hopkins
515 Dominion Road
Cashiers, NC 28717

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John Jeleniewski

From: jwilliamnewbold <jwilliamnewbold@gmail.com> on behalf of jwilliamnewbold
Sent: Monday, January 4, 2021 9:41 AM
To: planning@jacksonnc.org
Cc: wlstribling@bulkagg.com Stribling; Leigh Builder; Allyson Mulkey; Allen Builder; jnoor@roberts-stevens.com
Subject: Cashiers Hillside Application for Special Use Permit

Dear members of the Cashiers Area Community Planning Council:

I write this letter as the President of the Arrowhead Property Owners Association. Arrowhead is a residential neighborhood located on Hwy. 107 approximately 2 miles south of the proposed development.

The Board of Directors of the Arrowhead Property Owners Association has met and has considered the above referenced application for a Special Use Permit and by unanimous vote opposes the development project as currently proposed.

Planning Director Mike Poston has stated that in order for the Special Use Permit to be granted the developer must show that "the proposed use of development with the land is in harmony with the scale, bulk, coverage, and density of the community."

Clearly, the proposed use of development is not "in harmony with the scale, bulk, coverage, and density" of the village of Cashiers.

We earnestly implore you to deny this request for a Special Use Permit.

Respectfully submitted.
J. William Newbold
President
Arrowhead Property Owners Association

--

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John Jeleniewski

From: Allen Builder <abuilder@big-inc.com> on behalf of Allen Builder
Sent: Monday, January 4, 2021 10:27 AM
To: jwilliamnewbold; planning@jacksonnc.org
Cc: wlsribling@bulkagg.com Stribling; Leigh Builder; Allyson Mulkey; jnoor@roberts-stevens.com
Subject: RE: Cashiers Hillside Application for Special Use Permit

Well done Bill, great letter. Now we just have to hope.
Pls send a copy of your letter to Frank Kelly Thanks Bill

Allen A Builder
Builder Investment Group, Inc.
100 Tower place Place
3340 Peachtree Rd
Atlanta GA 30326
Abuilder@big-inc.com
404 233 9341

-----Original Message-----

From: jwilliamnewbold <jwilliamnewbold@gmail.com>
Sent: Monday, January 4, 2021 9:41 AM
To: planning@jacksonnc.org
Cc: wlsribling@bulkagg.com Stribling <wlsribling@bulkagg.com>; Leigh Builder <leighbuilder@gmail.com>; Allyson Mulkey <amulkey@ipmhoa.com>; Allen Builder <abuilder@big-inc.com>; jnoor@roberts-stevens.com
Subject: Cashiers Hillside Application for Special Use Permit

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I write this letter as the President of the Arrowhead Property Owners Association.
Arrowhead is a residential neighborhood located on Hwy. 107 approximately 2 miles south of the proposed development.

The Board of Directors of the Arrowhead Property Owners Association has met and has considered the above referenced application for a Special Use Permit and by unanimous vote opposes the development project as currently proposed.

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Clearly, the proposed use of development is not "in harmony with the scale, bulk, coverage, and density" of the village of Cashiers.

We earnestly implore you to deny this request for a Special Use Permit.

Respectfully submitted.
J. William Newbold
President

--

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John Jeleniewski

From: Jackson County Planning Department <planning@jacksonnc.org> on behalf of Jackson County Planning Department
Sent: Monday, January 4, 2021 10:43 AM
To: kellyfuqua@jacksonnc.org; planning@jacksonnc.org; michaelposton@jacksonnc.org; carolinelafrénier@jacksonnc.org; johnjeleniewski@jacksonnc.org
Subject: Workflow Notification



Automated Email

NOTIFICATION

Summary of web form submission:

Email

fkelly0270@gmail.com

First Name

Frank

Last Name

Kelly

Phone

4787470639

Your Message

Please send me the information regarding virtually joining the Jan. 6th, 2021 Planning Council meeting. Thank you, Frank B.
Kelly, MD

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John Jeleniewski

From: Thomas McAllister <tommcal@msn.com> on behalf of Thomas McAllister
Sent: Monday, January 4, 2021 1:19 PM
To: johnjeleniewski@jacksonnc.org
Subject: link to planning council meeting via you tube

John,

Please forward a link to the Wednesday Planning Council meeting live stream on You Tube. Also, what time of day does the meeting, and the streaming, begin?

Thanks.

Tom McAllister