

John Jeleniewski

From: Alison Lee <ncali12@icloud.com> on behalf of Alison Lee
Sent: Wednesday, October 14, 2020 2:28 PM
To: John Jeleniewski
Subject: Re: Cashiers Village Project

Thanks, John!

Alison Lee

On Oct 14, 2020, at 12:35 PM, John Jeleniewski <johnjeleniewski@jacksonnc.org> wrote:

Hey Alison,
Please see the attached application, narrative and site plan. Feel free to contact me with any questions.

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

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. <2020-08-24 Cashiers Village Conditional Use Permit Application.pdf><CashiersVillage-Site.pdf>

John Jeleniewski

From: John Jeleniewski <johnjeleniewski@jacksonnc.org> on behalf of John Jeleniewski
Sent: Wednesday, October 14, 2020 12:36 PM
To: ncali12@icloud.com
Subject: Cashiers Village Project
Attachments: 2020-08-24 Cashiers Village Conditional Use Permit Application.pdf; CashiersVillage-Site.pdf

Hey Alison,
Please see the attached application, narrative and site plan. Feel free to contact me with any questions.

Regards,

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

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Phone: 828-631-2282

Cashiers Commercial Area

Application for a Conditional Use Permit

A Conditional Use Permit shall be required for all conditional uses identified in Article IV of the Cashiers Commercial Area Land Development Ordinance.

The application must be completed and the nonrefundable filing fee of \$300.00 for sites less than 2 acres; \$500.00 for sites 2 to 5 acres and \$750.00 for sites more than 5 acres shall be paid to the Jackson County Planning Department. The Planning Staff will schedule a public hearing before the Cashiers Area Community Planning Council. **The applicant must obtain a copy of the Cashiers Commercial Area Land Development Ordinance and become familiar with it before finalizing the plans for a Conditional Use Permit. It is the applicant's responsibility to be fully aware of the zoning regulations.**

The following information must be addressed:

- (1) Name of Applicant: Stephen Macauley, member manager, Cashiers Village II, LLC
- (2) Name of Property Owner: See attached
- (3) Daytime Telephone Number: 770-363-2665
- (4) Applicant Mailing Address: 2870 Peachtree Rd, NW, Ste 331, Atlanta, GA 30305
- (5) Property Location: See attached
- (6) Property Tax Identification Number: See attached
- (7) Name of Applicants Legal Counsel: Kim Coward, Coward, Hicks, and Siler

(8) The following information must be attached to this application:

- a. A site plan, drawn to a scale of at least one inch to forty feet (1" = 40'), indicating the property lines of the parcel upon which the use is proposed; the identity of neighboring properties; any adjacent streets, designated as public or private; any existing or proposed structures, rights-of-way and property lines; parking areas showing the number and arrangement of parking spaces and driveway entrances; utilities; surface water drainage; and significant natural features, such as wooded areas, streams or ponds. The site plan shall be neatly drawn and indicate a north point, name and address of the person who prepared the plan, date of the original drawing and an accurate record of any later revisions.

Adequate site plan _____ yes _____ no? *To be determined by Planning Staff.*

- b. A floor plan indicating the dimensions of the building, gross floor space and any other applicable information.

Adequate floor plan _____ yes _____ no? *To be determined by Planning Staff.*

- c. A complete and detailed description of the proposed use, together with any other pertinent information which the applicant feels would be helpful to the Planning Council in considering the application.

Adequate description _____ yes _____ no? *To be determined by Planning Staff.*

- d. A plan showing the size, type and location of all signs *(if applicable)*.

Adequate site plan _____ yes _____ no? *To be determined by Planning Staff.*

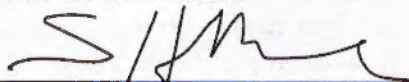
Note: Some of these requirements may be waived, such as for changes of use in existing buildings involving no expansions in building or parking areas, etc.

- (9) The Cashiers Area Community Planning Council shall grant and issue the Conditional Use Permit by a majority vote if it finds the following:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. The use meets all required conditions and specifications.
3. The use will not substantially injure the value of adjoining or abutting property or, in the alternative, the use is a public necessity.
4. The location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the development of the Cashiers Commercial Area and its environs.

If any one of the above conditions is not met, the Planning Council shall deny the application.

Applicant's signature stating that you have read and understand the requirements for getting a Conditional Use Permit.



Signature

8/23/2020

Date

Stephen Macauley, member manager, Cashiers Village II, LLC
Printed Name

Owner and Property Information

PIN	CurrentOwner1	MailingAddress1	MailingCityState	MailingZip	PropAddr	TransferringRef	PlatRef	AssessedAcres	OBJECTID
7572-51-2980	GLENVILLE CASHIERS RESCUE SQUAD INC	PO BOX 919	CASHIERS NC	28717	208 US 64 E	2205/1132	22/459	1.68	14411294
7572-51-8525	CASHIERS VILLAGE LLC	706 MEETING ST	CHARLESTON SC	29403	216 MONTE VISTA RD	1627/793	15/514	8.43	14411327
7572-41-5028	CASHIERS VILLAGE LLC	706 MEETING ST	CHARLESTON SC	29403	57 PILLAR DR	1610/172	5/173	0.3	14411552
7572-40-6689	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	5 HWY 107	496/272		0.72	14411640
7572-40-9466	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	5 HWY 107	685/661	Apr 94	0.59	14411673
7572-51-7004	STRAIGHT EIGHT LLC	611 S MAGNOLIA AVE	TAMPA FL	33606	MONTE VISTA RD	2262/59	10/491	12.73	14414124
7572-41-9317	CASHIERS VILLAGE LLC	706 MEETING ST	CHARLESTON SC	29403	MARIGOLD ST	1610/167		5.65	14414420
7572-51-4656	CASHIERS VILLAGE LLC	706 MEETING ST	CHARLESTON SC	29403	112 MONTE VISTA RD	1661/122	16/210	6.07	14414422
7572-41-6231	CASHIERS VILLAGE LLC	706 MEETING ST	CHARLESTON SC	29403	7 PILLAR DR	1610/172	11/336	3.79	14414424
7572-41-5031	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	5 HWY 107	1082/888	10/274	0.22	14414425
7572-40-8445	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	227 HWY 107 S	685/661	Apr-94	0.25	14417519
7572-40-9539	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	225 HWY 107 S	514/33		4.76	14417520
7572-40-9807	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	179 HWY 107 S	492/672		4.96	14417521
7572-50-0232	STRAIGHT EIGHT CO	611 S MAGNOLIA AVE	TAMPA FL	33606	TR A HWY 107 S	1832/227	18/396	7.05	14417522

vi - Special Use Permit Review Standards (Regulated Districts).

a) That the proposed use or development of the land will not materially endanger the public health or safety.

The proposed application was created using the Cashiers Small Area Plan as the guiding principle. The intent of the proposal is to create a pedestrian-friendly development within Cashiers and to create a mix of housing types to serve the community, with commercial and retail uses, office space, live-work units, restaurants, hobby business space, educational uses, gardens, parking decks, corporate meeting space, public gathering spaces and public art, a spa, and two hotels. The standards used are to enhance the village and provide a safe gathering place for the community. Improvements to the infrastructure of the Village of Cashiers include fire protection, additional sewer capacity, improved transportation systems, and additional parking available to the community.

A full transportation system analysis will be performed as part of this project to ensure all intersections, nearby roadways and streets, and pedestrian paths remain consistent with current operation, health, and safety thresholds. In many cases this project will provide improvements to the operation and safety of the transportation infrastructure through both required and non-required mitigation. Several efforts are already being formulated to promote the health and safety of the community, even before the transportation study is complete. A unique effort with this project is the pedestrian / vehicle interaction element due to the high walkability nature of the community. It is anticipated that every driver or vehicle passenger that arrives to Cashiers as part of this project will transform into a pedestrian upon arrival, parking once but able to access a host of amenities. Initial thoughts and ideas include:

- Optional treatment for the intersection of US 64 @ NC 107 to explore better possible alignments, a roundabout design, and more efficient traffic signal operation. This analysis will be coupled with enhanced pedestrian safety using state of the art technology, and reduction of traffic by creating a walkable community.
- Reduction of existing traffic in the area by providing workforce housing that will reduce vehicle trips from outside areas, enabling residents to live and work without a driving commute. The proposed development will create a walkable community that will allow visitors to Cashiers to park in one centralized location and use well designed and placed pedestrian pathways to access this project site and other areas of the Village. The internal street network will allow motor vehicles to "bypass" the intersection of US 64 & NC 107 during peak travel times, easing congestion at the intersection. This site will also connect to the overall greenway / pedestrian system of Cashiers to promote "walk in" visitors from other parts of the community.

- Increased pedestrian safety by providing state of the art visibility and safety measures at all pedestrian crossings. Preliminary thoughts have included lead pedestrian intervals at the traffic signals, rapid flash beacons at unsignalized crossings, in road lighting and pedestrian detection, high visibility crosswalks and advanced pavement markings, pedestrian actuated warning signs and flashers, and targeted audible warnings. All pedestrian and parking facilities will meet or exceed current Americans with Disabilities Act (ADA) standards or recommendations to ensure appropriate health, safety, and accessibility for all users.
- Use of Intelligent Transportation System technology throughout the project and adjacent roadways to ensure the highest priority on the health and safety of the community. The resulting benefits to the Cashiers community will include efficient traffic flow, safe pedestrian / vehicle interaction, state of the art warning techniques for both vehicles and pedestrians, smart traffic signals, and actuated pedestrian crossings.

b) That the proposed use or development of the land is reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and any mitigation techniques or measures proposed by the applicant.

The architecture of the proposed buildings has been designed to work with the topography of the site. Additionally, the proposal will connect to the existing trail system in the area and extend the public green spaces around the village center and significantly add to the existing pedestrian walks and improve the walkability of the village center.

Many of the offsite mitigation measures will appropriately blend into the natural environment such as colored traffic signal poles and control boxes.

Stormwater mitigation BMP's will be installed around the property to help control the release of storm water runoff and to remove oils, suspended solids, and trash from frequent rainfall events. This will help protect the downstream wetlands and Cashiers Lake. The final design will meet or exceed all stormwater mitigation requirements. proposed development will look for innovative ways to reduce, slow, and treat runoff from rainwater - such as porous pavement, green roofs, cisterns, or bioswales – in an effort to reduce water pollution, erosion, and flooding.

c) That the proposed use or development of the land will not substantially injure the value of adjoining or abutting properties.

The proposed use, a mixed-use development, would serve to add convenience retail, commercial space and residential units to the market. These units would add tax base and yearly revenue to the Village and Jackson County. That increase in revenue will likely drive an increase in land value, which will serve not to injure, but instead improve the value of the surrounding properties.

d) That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the community.

The proposed development will be in harmony with the community by following the goals outlined in the Cashiers Small Area Plan. The proposed plan is meant to reflect and contribute to the existing character of Cashiers' village center. The development will feature numerous green spaces, with outdoor spaces & gardens dispersed throughout the site. The architecture will reflect and enhance the character of the existing context of Cashiers. The proposed development will promote community by providing publicly-accessible and pedestrian-oriented spaces. The development would help establish a recognizable "downtown" and provide a multitude of uses to create destination spaces. The primary density in the proposal would exist along NC 107 and would quickly transition to less dense residential development farther from that corridor, thereby encouraging foot traffic and limiting the impact on the existing wooded terrain of the site.

All transportation infrastructure will be in strict adherence and in many cases exceed the requirements of the NCDOT Complete Streets Policy, NCDOT Driveway Manual as pertaining to access design, and the Jackson County Subdivision Guidelines.

e) That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities.

The proposed use is connected and will enhance infrastructure in the following ways:

1. Transportation: The proposed development has multiple connections to two adjacent primary highways - US 64 and NC 107. US 64 is a major east west route that traverses North Carolina from the coast to Tennessee. Although not typically considered a through travel route across NC, it serves as a natural connection to other major roadways and interstates. NC 107 is a local primary route that connects Cashiers to upstate SC and to US 74 in Sylva - another major east west route connecting primary routes and interstates. This site will have several connections to the local pedestrian greenway system and will be designed to convert some existing motor vehicle traffic into pedestrian traffic by

utilizing centralized parking, local workforce housing, and a well designed internal pedestrian network. There will also be an internal connection between US 64 and NC 107 to allow community drivers to "bypass" the US 64 and NC 107 intersection when desired.

2. Water supply: The proposed development is working with the adjacent property owners and community to secure adequate water resources. The team understands the required quantities and is confident that the proposed system has adequate capacity.
3. Fire Protection: There is currently very limited fire protection in the Village of Cashiers. The applicant will be providing fire protection within the development and provide limited fire protection for existing uses within the Village of Cashiers where none currently exist.
4. Policing: Well-lit streets and easily accessible, low-speed roads will make police access as simple and convenient as possible.
5. Sewerage: The proposed sewer system will use a multi-pronged approach to provide service. 18,700 gallons per day are allocated to the existing sewer plant operated by TWSA below Cashiers Lake. A decentralized wastewater treatment application will be used utilizing recirculating packed-bed filters to treat wastewater for a majority of the flows.. The applicant is also in communication with TWSA regarding a connection to the future TWSA Horse Pasture wastewater plant.

f) That the proposed use will not cause undue traffic congestion or create a traffic hazard.

This project will provide improvements to the operation and safety of the transportation infrastructure through both required and non-required mitigation. Several efforts are already being formulated to promote the health and safety of the community, even before the transportation study is complete. An unique effort with this project is the pedestrian / vehicle interaction element due to the high walkability nature of the community. It is anticipated that every driver or vehicle passenger that arrives to Cashiers as part of this project will transform into a pedestrian upon arrival.

Optional treatment for the intersection of US 64 @ NC 107 to explore better possible alignments, a roundabout design, and more efficient traffic signal operation. This analysis will be coupled with enhanced pedestrian safety using state of the art technology, and reduction of traffic by creating a walkable community.

There is a likelihood of an overall reduction of existing traffic in the area by providing workforce housing that will reduce vehicle trips from outside areas, enabling residents to live and work without a driving commute. The proposed development will create a walkable community that will allow visitors to Cashiers to park in one centralized location and use well designed and placed pedestrian pathways to access this project site and

other areas of the Village. The internal street network will allow motor vehicles to "bypass" the intersection of US 64 & NC 107 during peak travel times, easing congestion at the intersection. This site will also connect to the overall greenway / pedestrian system of Cashiers to promote "walk in" visitors from other parts of the community.

The proposed development will provide on-street parking on NC 107 that will not only serve its intended use of parking, but also serve as a traffic calming device to improve pedestrian safety. The project provides active uses along NC 107 through commercial and public spaces. This project will contain ample parking including shared parking on NC 107, on-street parking on interior roads, and at least 2 large internal parking decks that are accessible to the entire Village. Some of the parking lots can double as Village squares to accommodate special events. The applicant is committed to working with the Village of Cashiers and NCDOT to improve the main intersection of Cashiers, hopefully resulting in a traffic circle or other significant improvements to traffic flow.

