

John Jeleniewski

From: Heather Baker <heatherbaker@jacksonnc.org> on behalf of Heather Baker
Sent: Friday, October 30, 2020 3:51 PM
To: John Jeleniewski; Mike Poston
Subject: Fwd: Administrative Adjustment for Cashiers Project

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

From: Heather Baker <heatherbaker@jacksonnc.org>
Date: Fri, Oct 30, 2020 at 3:50 PM
Subject: Administrative Adjustment for Cashiers Project
To: <cjustus@vwlawfirm.com>

Craig

Yesterday I was able to meet with Planning Director, Mike Poston and John Jeleniewski. We went over the relevant Ordinance provisions. Though we agree with you and Gerald that Section 3.7.1 gives Planning staff the ability to make administrative adjustments to dimensional standards up to 10%, the Planning staff is not inclined to grant this request for the following reasons.

When we added this section to the UDO we did so for the purpose of providing a process for making the administrative adjustments that were already in our development ordinances and not for the purpose of expanding that administrative authority.

Early this year, the Cashiers Council amended the development standards for building height from 35 ft to 45 ft. They had a lot of discussion about building height and going even higher but ultimately chose 45 ft.

If your client wants to submit an application under 3.7.1 it will be fairly considered and a final decision granted for purposes of appeal. To consider the application, John will need "clear and measurable criteria" which for this request John needs submitted final grading (site) and building plans (elevations, typical wall section) to scale and not conceptual so he can determine the exact dimensions.

We suggest waiting to do this until after the hearing so there is no delay. If the Council approves the Permit then when ready, submit this application. It may be that when final plans are prepared and shown to John and measured within the Ordinance requirements that additional height is not needed. If it is, and there is good reason to recommend the change, the planning staff can help your client present to the Council and request a text amendment to the ordinance to accomplish what they want. In other words, we think there may be other ways to achieve what they need here down the road and not further complicate or delay this application and hearing.

We did discuss an alternate date for the Hearing in case it is needed and December 14th seems to be the best date. Planning staff is checking with the Planning Council to see if that date works for a Cashiers Council meeting as they need one in December for another matter and this date can also serve as our alternate date.

Thanks,

Heather

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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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--

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John Jeleniewski

From: John Jeleniewski <johnjeleniewski@jacksonnc.org> on behalf of John Jeleniewski
Sent: Friday, October 30, 2020 2:39 PM
To: Mike Anderson
Subject: Re: Cashiers - revised sheets for parking

thank 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

On Fri, Oct 30, 2020 at 2:18 PM Mike Anderson <manderson@aceasheville.com> wrote:
John,

Please see the enclosed revised sheets with updated parking counts. I also notices a typo on previous submittal.
We have 188 hotel rooms total, not 88.

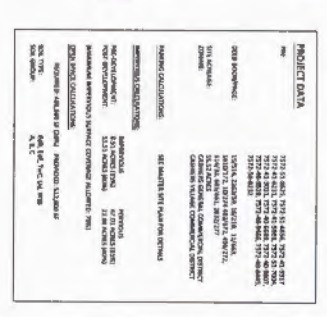
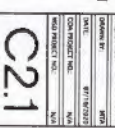
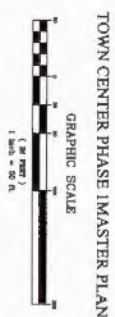
Thanks,
Mike

Mike Anderson, PE
Advantage Civil Engineering, PA
Mailing Address: 34 Big Bear Trl
Asheville, NC 28805
Physical Address: 50 S. French Broad Ave, Suite 154
Asheville, NC 28801
(828) 582-8970
manderson@aceasheville.com

DEVELOPMENT DATA	
CONTRACT NO.	NAVAL FT. MONTELEONE, TX NAVAL AIRCRAFT DIVISION ATLANTA, GEORGIA 30355
CONTRACT	DAAG01-79-1-0017 BRANIFF 4229
CRN NUMBER	ADMINISTRATIVE CODE: DEVELOPMENT, P.A. BY THE DATA TEAM PROJECT NUMBER: 12
GRANTING	(R&D) 90-01-01
DESCRIPTION	1. SYSTEMS DESIGN AND ANALYSIS OF A DATA ANALYSIS PROGRAM FOR THE DATA TEAM
CONTACT	CRN: 12, 12/17 BRANIFF 4229

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1. ANY NEW ZONE BE ASSOCIATED WITH LOCAL, STATE, AND FEDERAL GOVERNMENT STANDARDS, AND ALL REQUIREMENTS BE MEETING OR EXCEEDING SUCH STANDARDS.
2. ANY ZONE BE ASSOCIATED WITH A SPECIFIC COMMUNITY DEVELOPMENT OR ECONOMIC DEVELOPMENT GOAL.
3. ALL WORK DONE BE FINANCED BY A LEGITIMATE FINANCIAL INSTITUTION.
4. ANY ZONE BE ASSOCIATED WITH A SPECIFIC COMMUNITY DEVELOPMENT OR ECONOMIC DEVELOPMENT GOAL.
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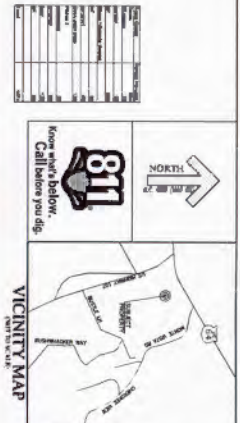
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MASTER PLAN UNIT SUMMARY	
PHASE 1	SUMMARY
COMMERCIAL / RES. HOTEL	123,457 SQ. HRS. ROOMS
HOUSEHOLD / MULTIFAMILY	154 UNITS
LAND / PARKING	200 UNITS
LAND / PARKING	20 UNITS
LAND / PARKING	20 UNITS
PHASE 2	SUMMARY
COMMERCIAL / RES. HOTEL	23,100 SQ. HRS. ROOMS
HOUSEHOLD / MULTIFAMILY	174 UNITS
LAND / PARKING	174 UNITS
LAND / PARKING	20 UNITS
LAND / PARKING	20 UNITS

TOTAL RESIDENTIAL UNITS = 726

C2.2

OWNER/DESIGNER:	MACULTE INVESTMENT, LLC 10000 W. CENTRAL EXP. SUITE 111 ATLANTA, GEORGIA 30339 575-864-0022 875-868-4239
CONTACT:	
ENVIRONMENT:	ADAPTED CIVIL ENGINEERING, P.A. 1400 E. 84TH ST., SUITE 200 MARIETTA, GA 30067 (404) 582-8933
CONFLICT:	
SYNOPSIS:	1. STYRENE FOAM & RESIN/STYRENE P.A. 1000 BULL RUN ROAD CLAYTON, NORTH CAROLINA 27020 (813) 372-3254
CONTACT:	

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JACKSON COUNTY