

CASHIERS PLANNING COUNCIL

Work Session Presentation

July 26, 2021

JACKSON COUNTY

Planning Department



PLANNING DEPARTMENT RESPONSIBILITIES

Current Planning

- Ordinance Administration
- Site Plan Review
- Zoning and Sign Permits
- Staffing Councils and Boards
- Historic and Cultural Preservation

PLANNING DEPARTMENT RESPONSIBILITIES

Long Range Planning

- Small Area Plans (Cashiers, Cullowhee)
- Comprehensive Land Use Plans
- Comprehensive Transportation Plans

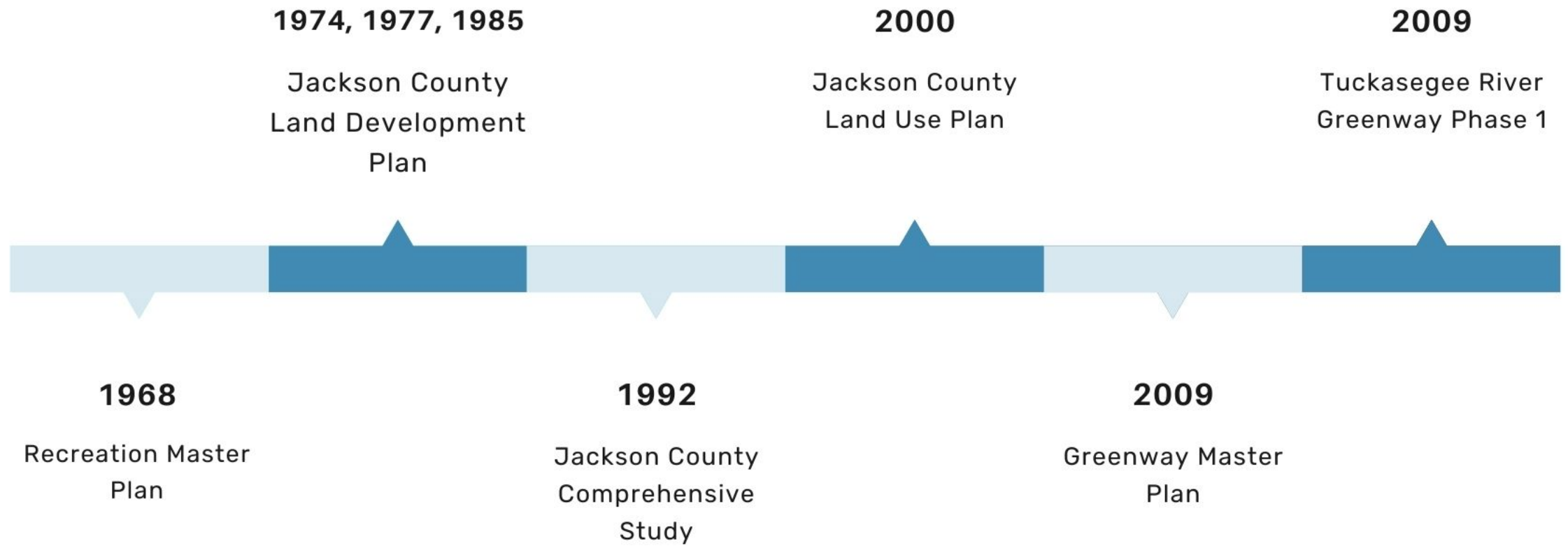
PLANNING BOARDS AND COUNCILS

- Planning Board
- Cashiers Planning Council
- Cullowhee Planning Council
- 441 Corridor Planning Council
- Historic Preservation Commission
- Housing Committee
- Board of Adjustment
- Watershed Review Board
- Board of Commissioners

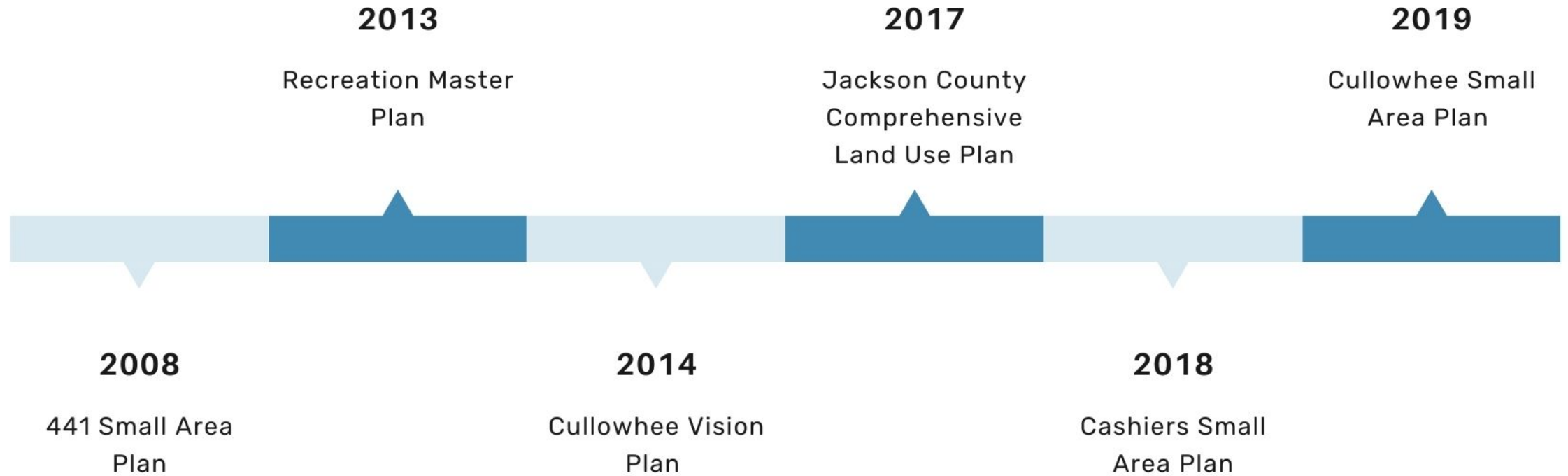
LAND DEVELOPMENT REGULATORY AUTHORITY

- North Carolina is a Dillon's Rule State
 - Local governments only exercise authority that is specifically granted by the State
- Authority to create plans and regulate land use and development are granted to local governments pursuant to NCGS 160 D
- In North Carolina Counties do not have the authority to:
 - Own or maintain roads- No County road systems exist in NC
 - Require Impact Fees or Adequate Public Facility Ordinances
 - Regulate Bona-fide farm operations, including agro-tourism
 - Regulate architectural standards for single family homes

JACKSON COUNTY PLANNING HISTORY



JACKSON COUNTY PLANNING HISTORY



1974 LAND DEVELOPMENT PLAN

- Implementation-
 - Reactivate the County Planning Board- 1975
 - Establishing Building and Plumbing Codes and hiring enforcement staff- 1974
 - Adopt Subdivision Standards- 2007
 - Adopt Sedimentation Control- 2000
 - Create a Water and Sewer Authority- 1992
 - Prepare a County Facilities Plan- 1977
 - Implement Zoning for strategic areas- 2003
 - Create a Housing Authority- 1977
 - Establish a full time Planning Department

PLANNING COUNCIL POWERS AND DUTIES

- To review new text amendments to ordinances and proposals to zone or change zoning of regulated property.
- To review and decide on approval of requests for special use permits.
- To hear and decide applications for approval of variances.
- To hear and decide appeals of decisions made by administrative officers.

PLANNING COUNCIL: LEGISLATIVE ROLE

- Advisory role to the Commissioners
- Makes recommendations regarding land use and development policies.
 - Text amendments
 - Rezoning
- Consistency Statements

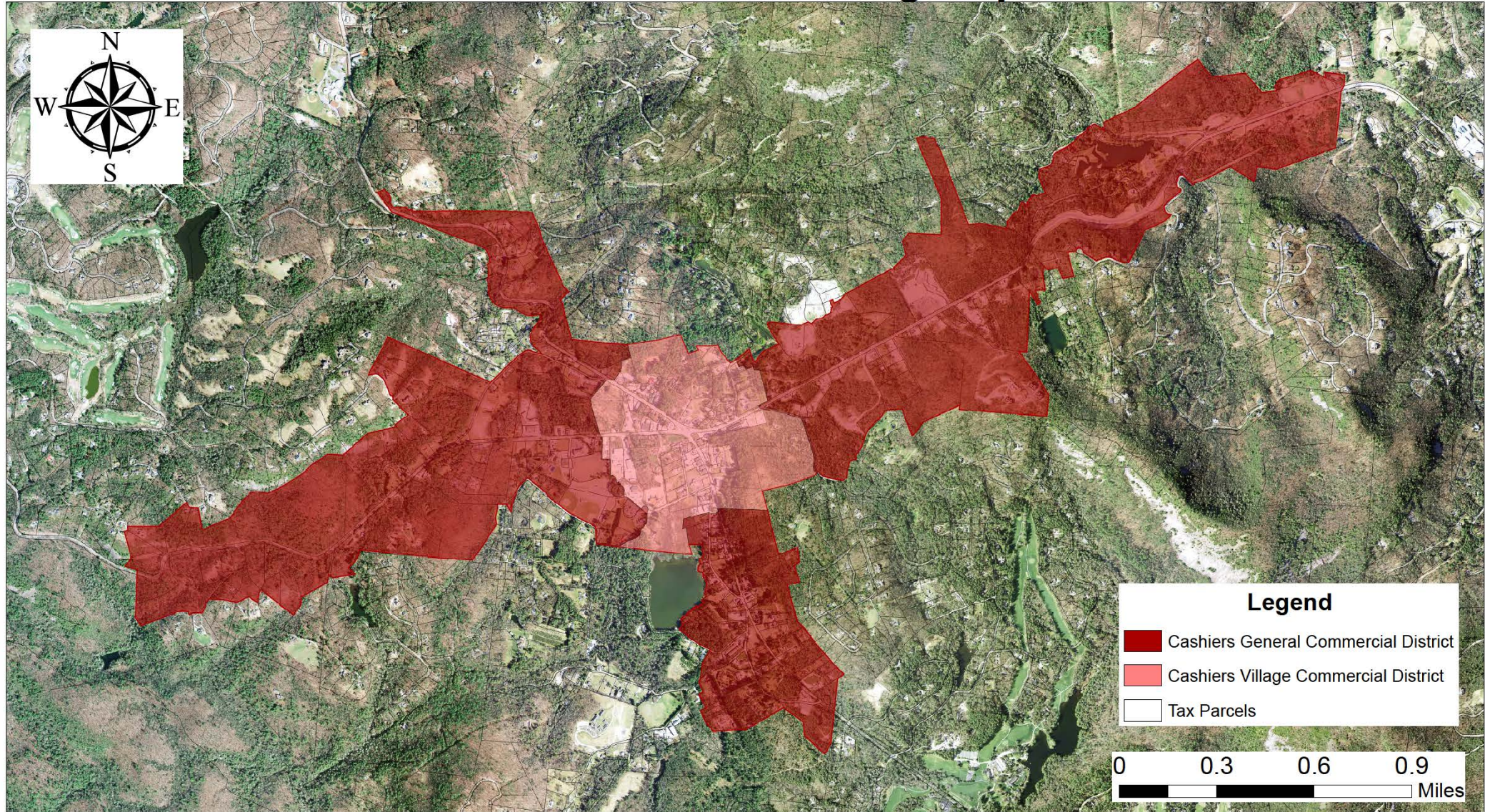
PLANNING COUNCIL: QUASI-JUDICIAL ROLE

- Formal hearing process
- Presides over hearings for
 - Special Use Permits
 - Variance Requests
 - Appeals of Administrative Decisions
- Appeals to the Planning Council decisions are adjudicated in Superior Court.

CASHIERS REGULATED DISTRICT

- Established in 2004
- Two commercial Districts established- No residential zones
- The primary difference in districts was the threshold triggering a Special Use Permit.
 - Village Center District- building size of 2,500 sq. ft. or greater required a Special Use Permit
 - General Commercial District- Building size of 5,000 sq. f.t or greater required a Special Use Permit
 - In 2013 the size trigger for Special Use Permits for new buildings was amended to 1,500 sq. ft. for both districts

Cashiers Area Zoning Map



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CASHIERS REGULATED DISTRICT

- The Cashiers Regulated Districts extends:
- North along NC 107 to Laurel Knob Road
- South along NC 107 to Cashiers School Road (Cashiers UMC)
- East along NC 64 to TWSA's Horse Pasture River property (just before Lonesome Valley)
- West along NC 64 to approximately 1.1 miles past Slabtown Road.

CASHIERS SMALL AREA PLAN

- Adopted in 2019 by the Board of Commissioners

Plan Components:

- Current development conditions
- Land use
- Transportation
- Economic development and tourism
- Public Utilities and infrastructure
- Natural and cultural resources
- Parks and recreation

CASHIERS SMALL AREA PLAN

- Community Engagement
 - Plan Kick- Off meeting
 - Stakeholder interviews
 - 3 day Design Charrette
 - Draft Plan comment period
 - Public Hearing

CASHIERS SMALL AREA PLAN: DEFINING THE CASHIERS AREA

- As an unincorporated area, one challenge Cashiers faces is how it is defined:
 - by the boundaries of its two zoning districts,
 - by geographic features,
 - by the trade area,
 - by landmarks which provide the sense of Cashiers
- Each of these factors was considered resulting in a custom geography with a "Focus area" surrounded by an "Study Area."
 - The Focus Area is what "feels like Cashiers" for residents and business owners and will be the focus of recommendations in this plan. This is the area for which this plan's policies apply.
 - The "Study Area" is the area which has been used for demographic data and statistics in the analysis section of this plan, unless noted otherwise.

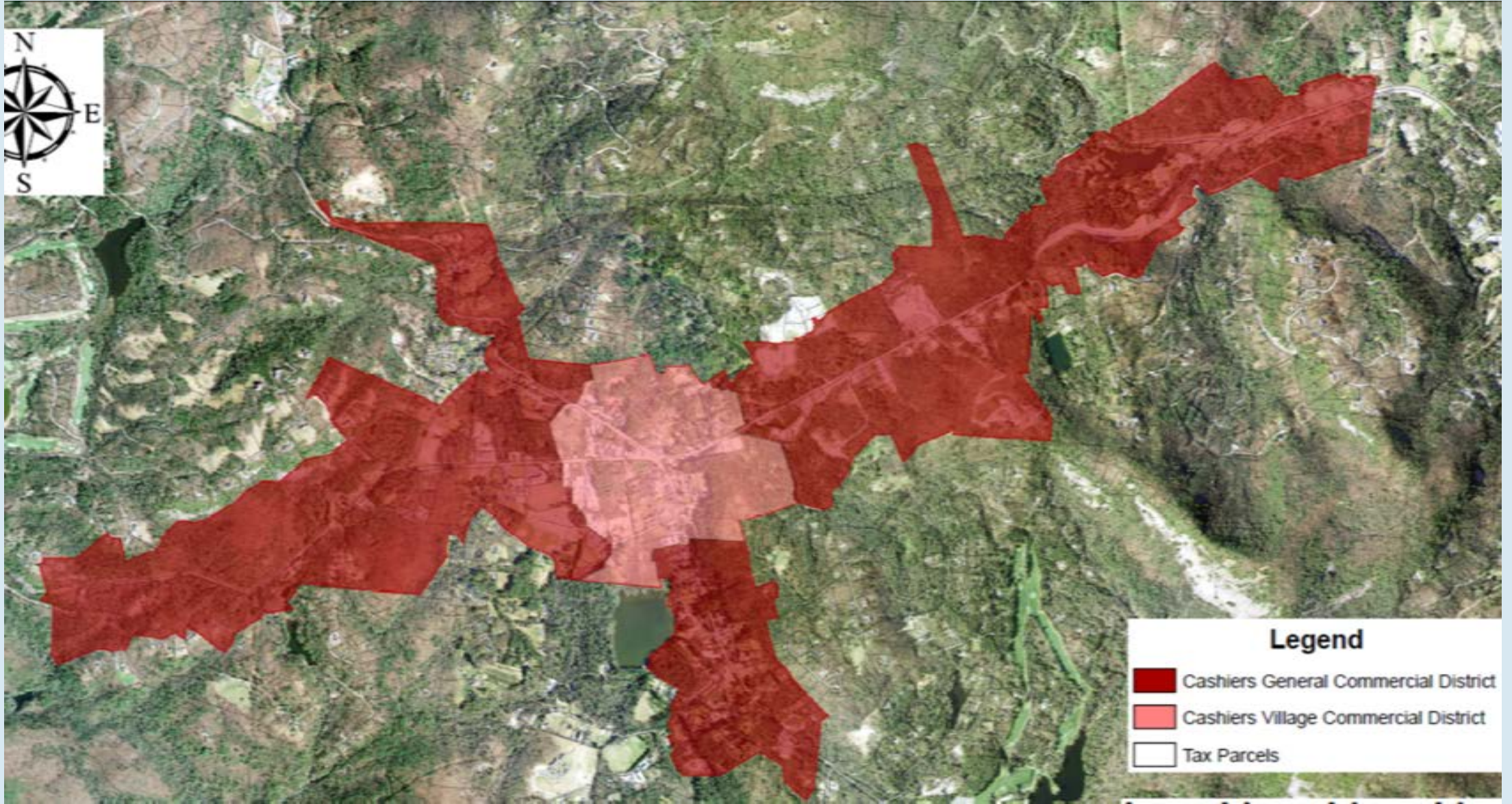
CASHIERS SMALL AREA PLAN: DEFINING THE CASHIERS AREA FOCUS AREA/STUDY AREA



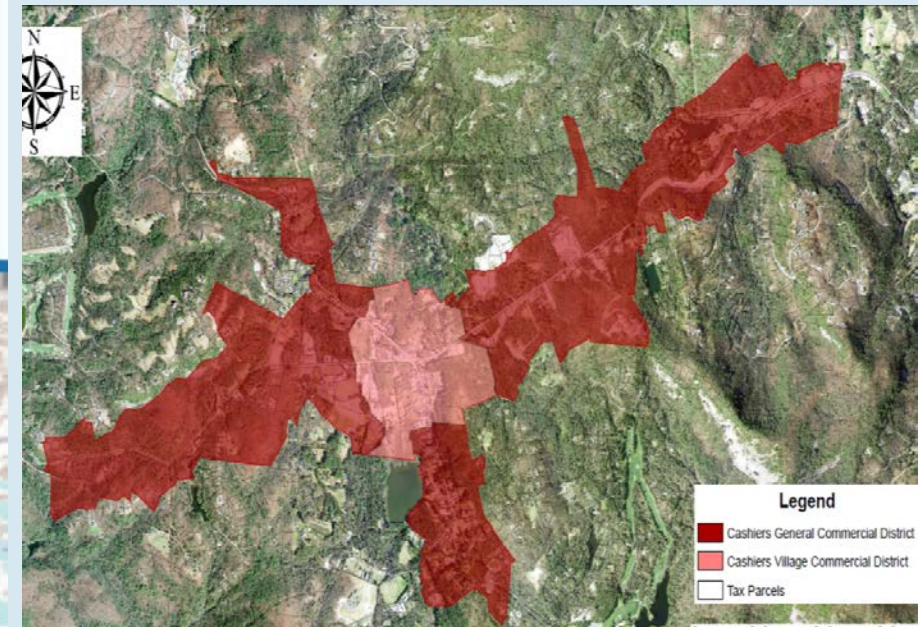
CASHIERS SMALL AREA PLAN: DEFINING THE CASHIERS AREA TRADE AREA



CASHIERS REGULATED DISTRICT

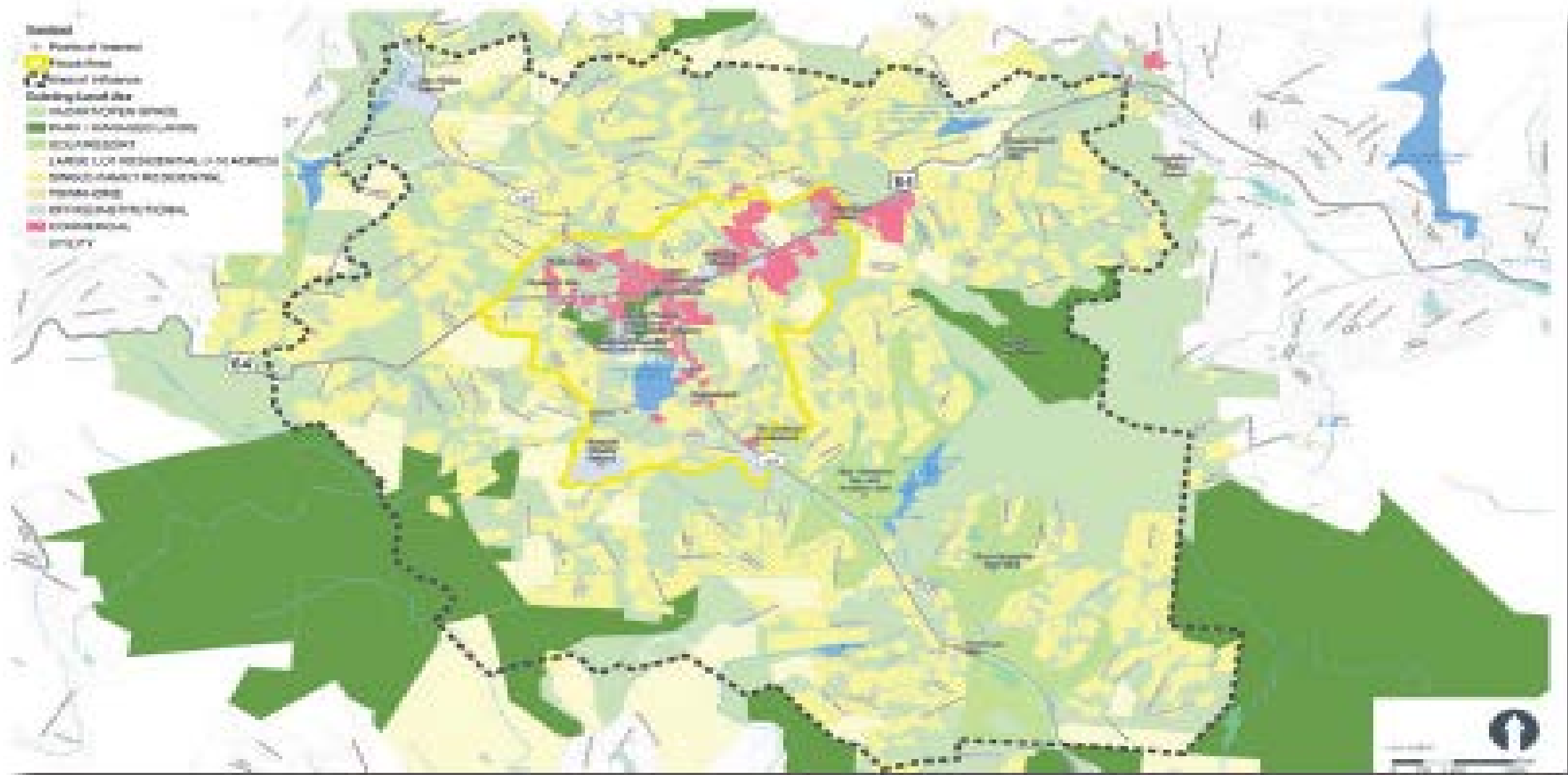


CASHIERS SMALL AREA PLAN: DEFINING THE CASHIERS AREA



CASHIERS SMALL AREA PLAN: CURRENT LAND USE

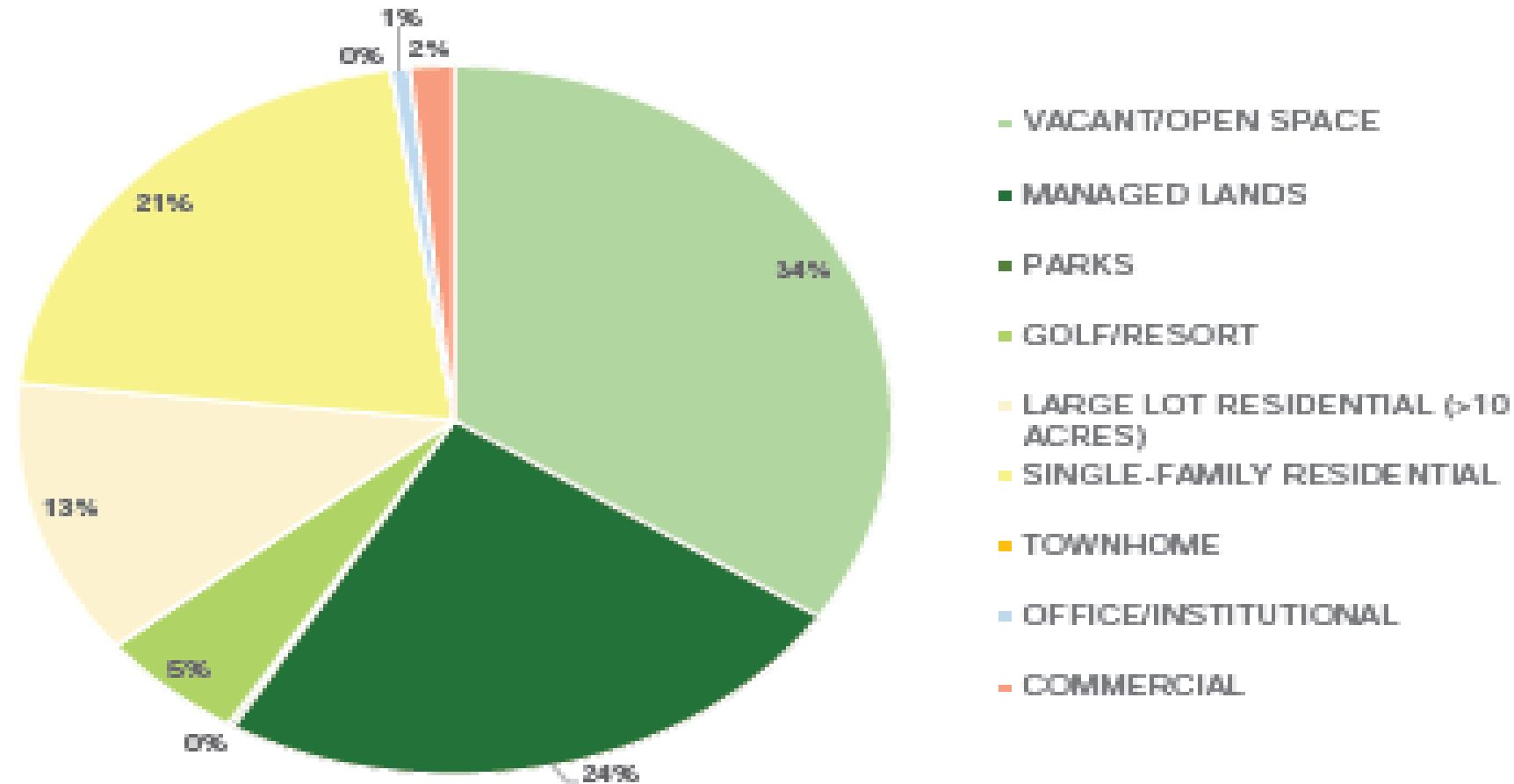
EXISTING LAND USE MAP



Source: Tax Parcel Data and Stewart

CASHIERS SMALL AREA PLAN: CURRENT LAND USE

EXISTING LAND USE BY SECTOR



Existing land use is summarized above for tax parcels within the Area of Influence shown in the map at the top of the page.

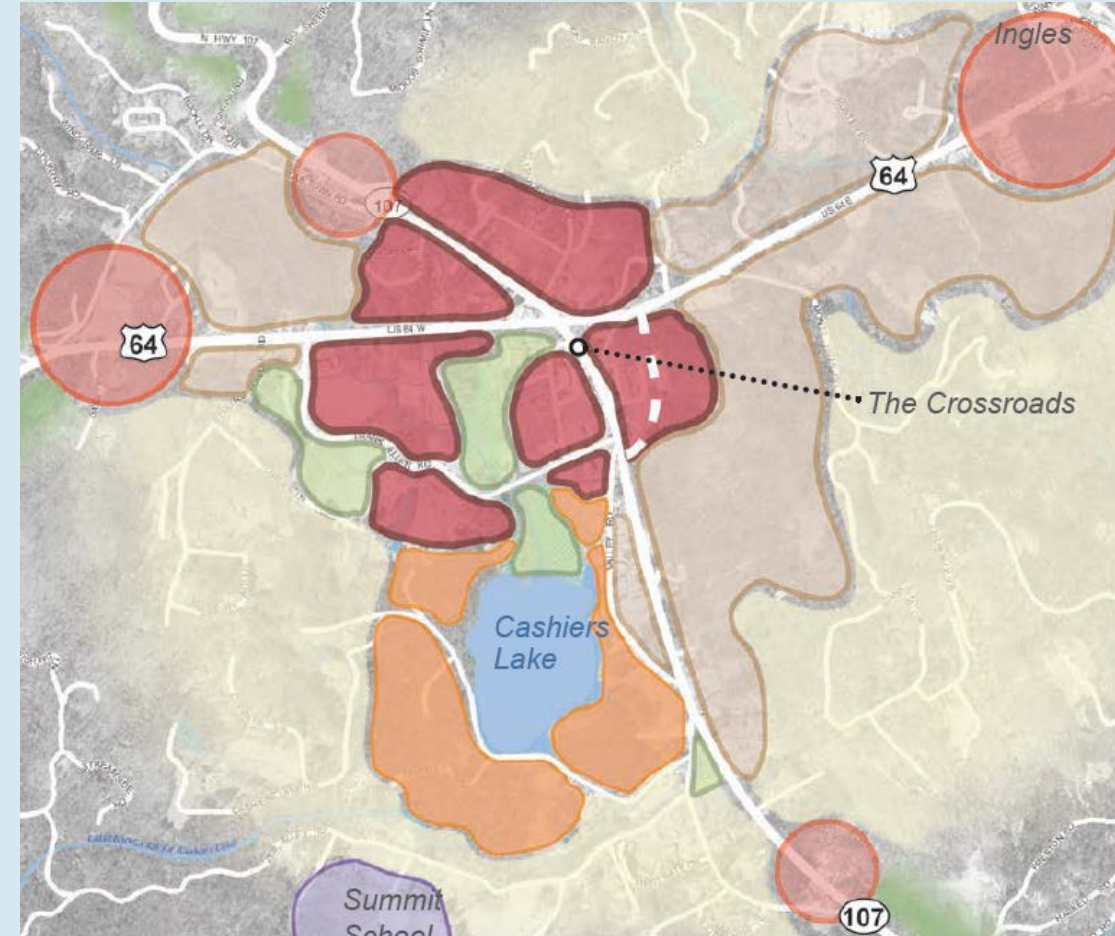
SMALL AREA PLAN LAND USE CHARACTER AREAS: VILLAGE CORE

- Small to medium scale building footprints with active street fronts
- LU-2 – Encourage short blocks, small building footprints, and pedestrian pathways
- Recommended UDO Updates:
 - Consider a maximum floor area ratio (FAR) 1.5 or revising the maximum sq. ft. threshold for commercial and mixed use building.
 - A FAR maximum of 1.5 or maximum sq. ft. of 8,500 could be implemented in tandem with other design controls to reinforce the Village Core.



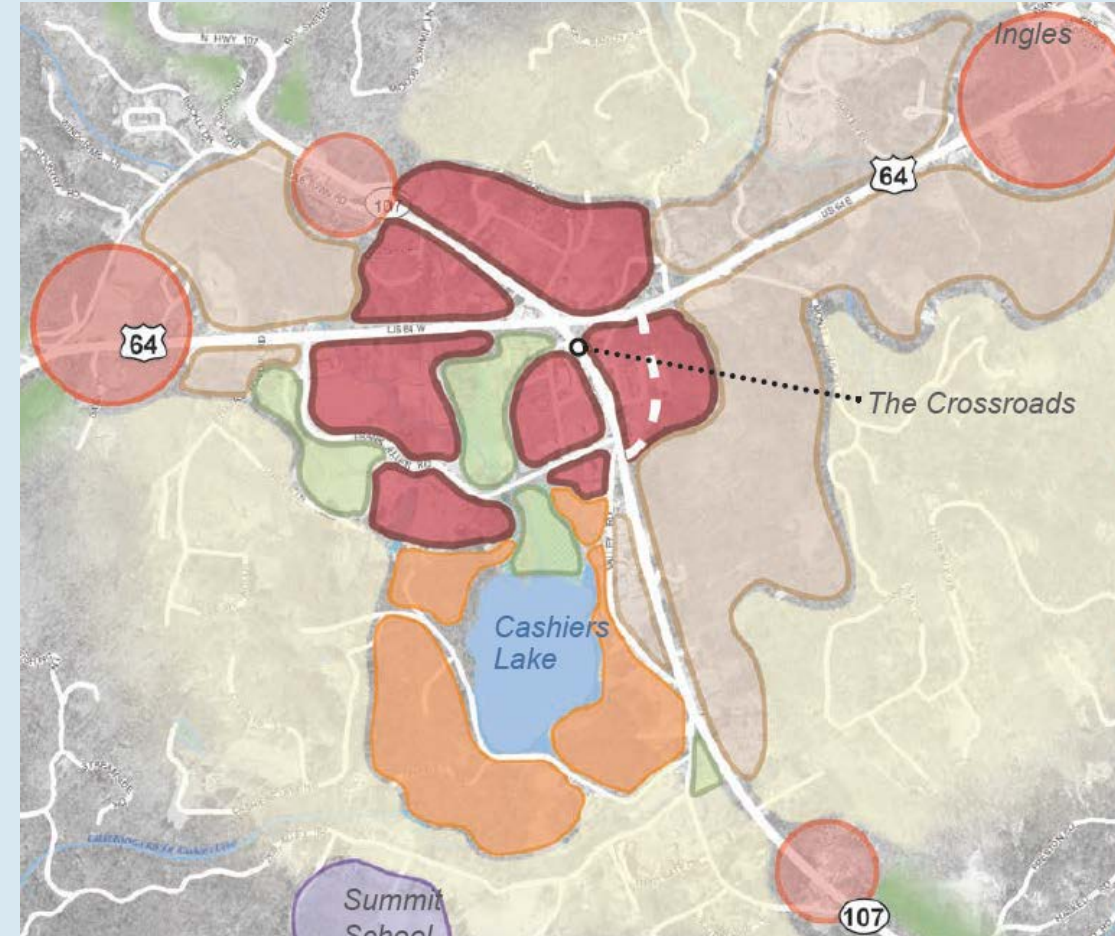
SMALL AREA PLAN LAND USE CHARACTER AREAS: GATEWAYS

- Larger buildings are more appropriate here than in the Village Core.
- LU-6 Northern and Southern Gateways
- Ensure compatibility with the scale and character of existing developments and natural surroundings



SMALL AREA PLAN LAND USE CHARACTER AREAS: TRANSITIONAL

- These areas occur between the Village Core, Gateway, and Residential areas.
- These areas have small to medium sized buildings that are compatible with adjacent development.
- LU-7 Building footprint size, massing, and height should be compatible with adjacent development.



EXISTING BUILDING FOOTPRINTS: VILLAGE CENTER

- Most existing structures have a building footprint less than 8,500 sq. ft.
- All Structures would comply with a FAR of 1.5
- There are six properties with buildings that have a footprint greater than 8,500 sq. ft.
- The largest building in the Village Center (Laurel Terrace) has a footprint of approximately 12,400 sq. ft. and heated sq. ft. of approximately 24,800 sq. ft.
- Other building size include- Village Walk (approx. 11,000 sq. ft.), Christ Church of the Valley (approx. 10,000 sq. ft.)

EXISTING BUILDINGS: GENERAL COMMERCIAL

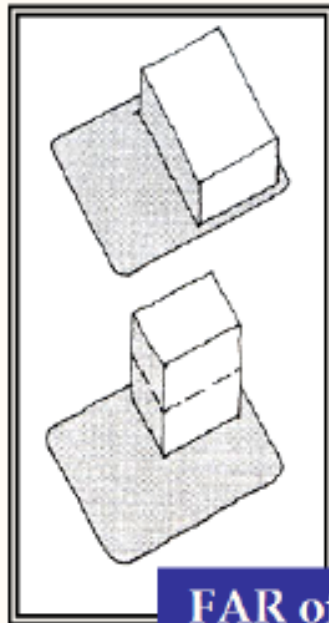
- Most structures are less than 8,500 sq. ft.
- All properties with existing non-residential development can meet a FAR of 1.5
- There are thirteen properties with buildings greater than 8,500 sq. ft.
- Buildings with the largest footprints in the Cashiers Commercial Area are located in the General Commercial District
- The largest building in the General Commercial (Ingles) has a footprint of approximately 65,600 sq. ft.
- Additional large building footprints include 25,500 sq. ft. (Ingles Shopping Center) and 22,750 sq. ft. (Rec. Center)

WHAT IS FLOOR AREA RATIO?

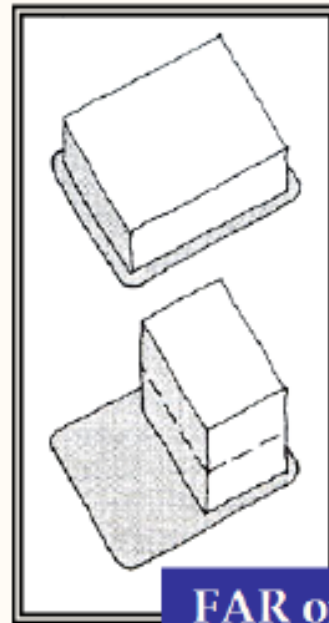
FLOOR AREA RATIO (FAR): DEFINED

Floor Area Ratio (FAR) is a measure of development density. Higher FARs equate to more dense development of a parcel.

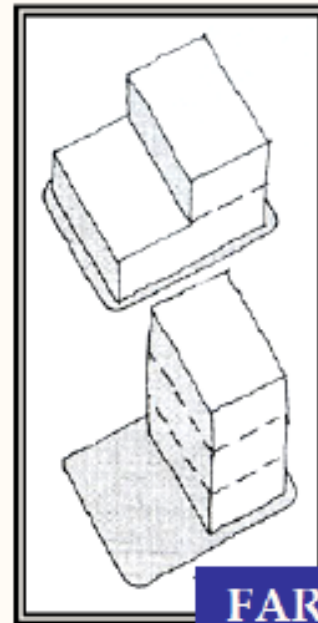
$$\text{Floor Area Ratio} = \frac{\text{Building Space Square Footage}}{\text{Land Square Footage}}$$



FAR of 0.5



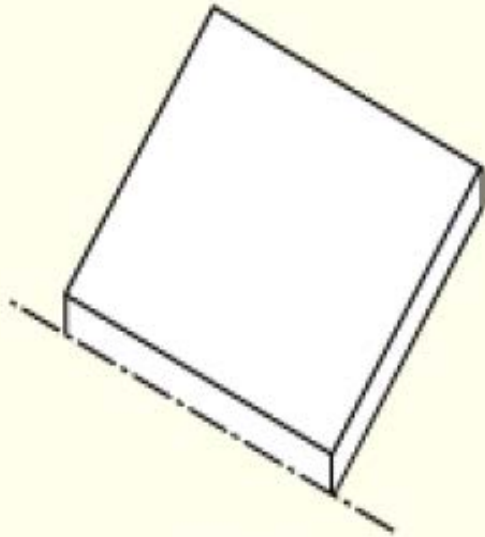
FAR of 1.0



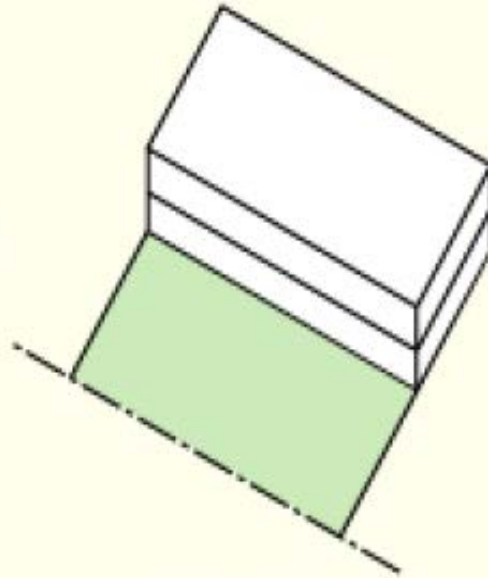
FAR of 1.5

WHAT IS FLOOR AREA RATIO?

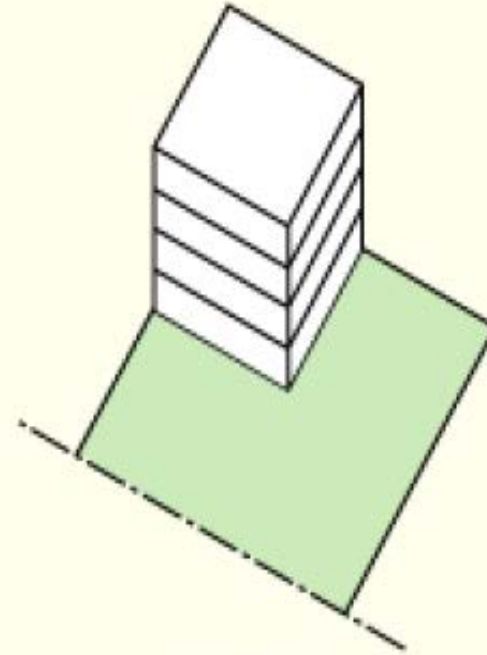
Floor Area Ratio (FAR)
1:1 Ratio



1 story
(100% lot coverage)



2 stories
(50% lot coverage)



4 stories
(25% lot coverage)

FAR EXAMPLES

- Highlands- FAR of 1.4 with an additional .35 sq. ft. third story for apartments or office space meeting specific conditions
- Example of the calculation:
 - 10,000 sq. ft. lot @ 1.4 FAR $(10,000 \times 1.4) = 14,000$ sq. ft. of gross floor area.
- Blowing Rock- FAR of .4
- Example of calculation:
 - 10,000 sq. ft. building @ .4 FAR $(10,000 \times .4) = 4,000$ sq. ft. building

EXAMPLES OF MAXIMUM SQ. FT.

- The Town of Sylva
 - Office/ Professional district has a maximum of 16,000 sq. ft. for buildings.
 - Districts B-1, B-2, B-3 have no maximums
- The City of Asheville
 - Office I and II- 4,000 sq. ft. (single story), 8,000 (2 story)
 - Office/Business- 30,000 sq. ft.
 - CBI- 6,000 sq. ft. (single story), 12,000 sq. ft. (2 story)
 - CB2- 45,000 sq. ft.
 - HB- 200,000 sq. ft.
- Town of Duck, NC
 - 5,000 sq. ft. by right, up to 10,000 to 15,000 sq. ft. depending on district with a Special Use Permit

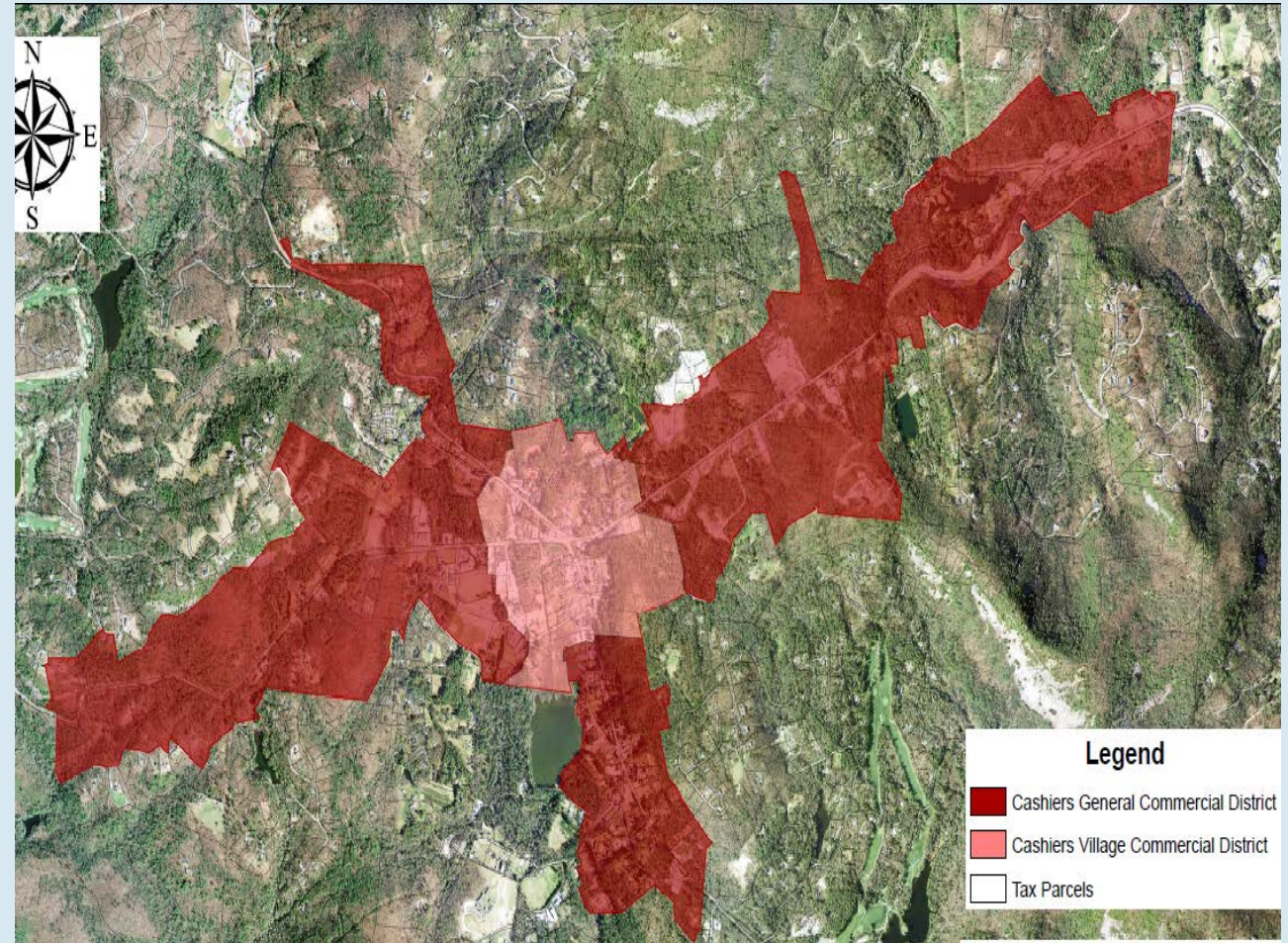
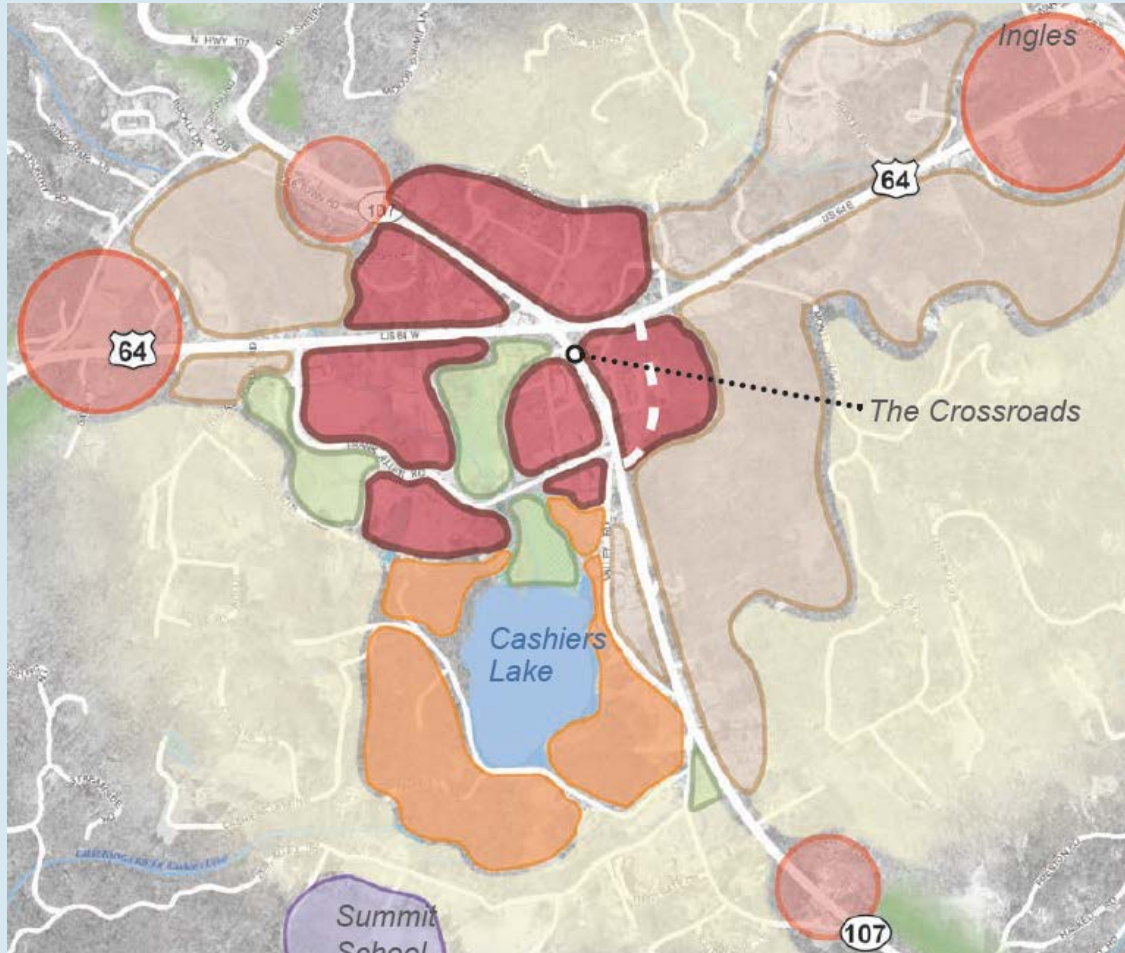
COMMUNITIES WITHOUT MAX. BUILDING SIZES OR FAR

- Maggie Valley
- Banner Elk
- Brevard
- Biltmore Forest
- Currituck County, NC

ITEMS TO CONSIDER WITH INTRODUCING MAX. BUILDING LIMITS OR FAR

- The Small Area Plan (SAP) discusses both building footprint and building size. This will need to be clarified.
- SAP breaks down the community in several character districts with different objectives regarding building footprint. Currently there are only two zoning districts. Matching the Small Area Plan concepts into our two district zoning model will be difficult.
 - The General Commercial District includes all four Gateway areas, a portion of the Village Core, and a portion of the transitional zone.
 - Village Commercial includes portions of the Village Core and portions of the Transitional area.
- Types of Uses- A recognition that not all uses may be accommodated in a building maximum size.
- Expansion of existing buildings- A recognition that some buildings may not be able to expand depending on their existing size.
- Non-conforming uses- Typically not allowed to expand. Some jurisdictions do allow for expansions under certain conditions.

CHARACTER AREAS: ZONED AREAS



FORM BASED CODES

- LU-9 – Consider codifying form based criteria to improve predictability in the development review process.
- Re- codify the Cashiers Development Standards to a form based code based on the Small Area Plan.

CASHIERS SMALL AREA PLAN: ACCOMPLISHMENTS

- LU-2- Amended buffer requirements in the GC and VC districts, height requirements to allow for multiple story buildings
- LU-3- Amended setback requirements to have minimum and maximum setbacks
- LU-4- Amended architectural regulations to require more glazed (windows) treatment area on building facades that face public rights of way, modified the architectural standards regarding materials and design, provided recommended historic color pallet, and allows for/encourages historic architectural patterns and styles.
- Entered first steps of creating zoning districts based on the Small Area Plan- Pre-COVID.