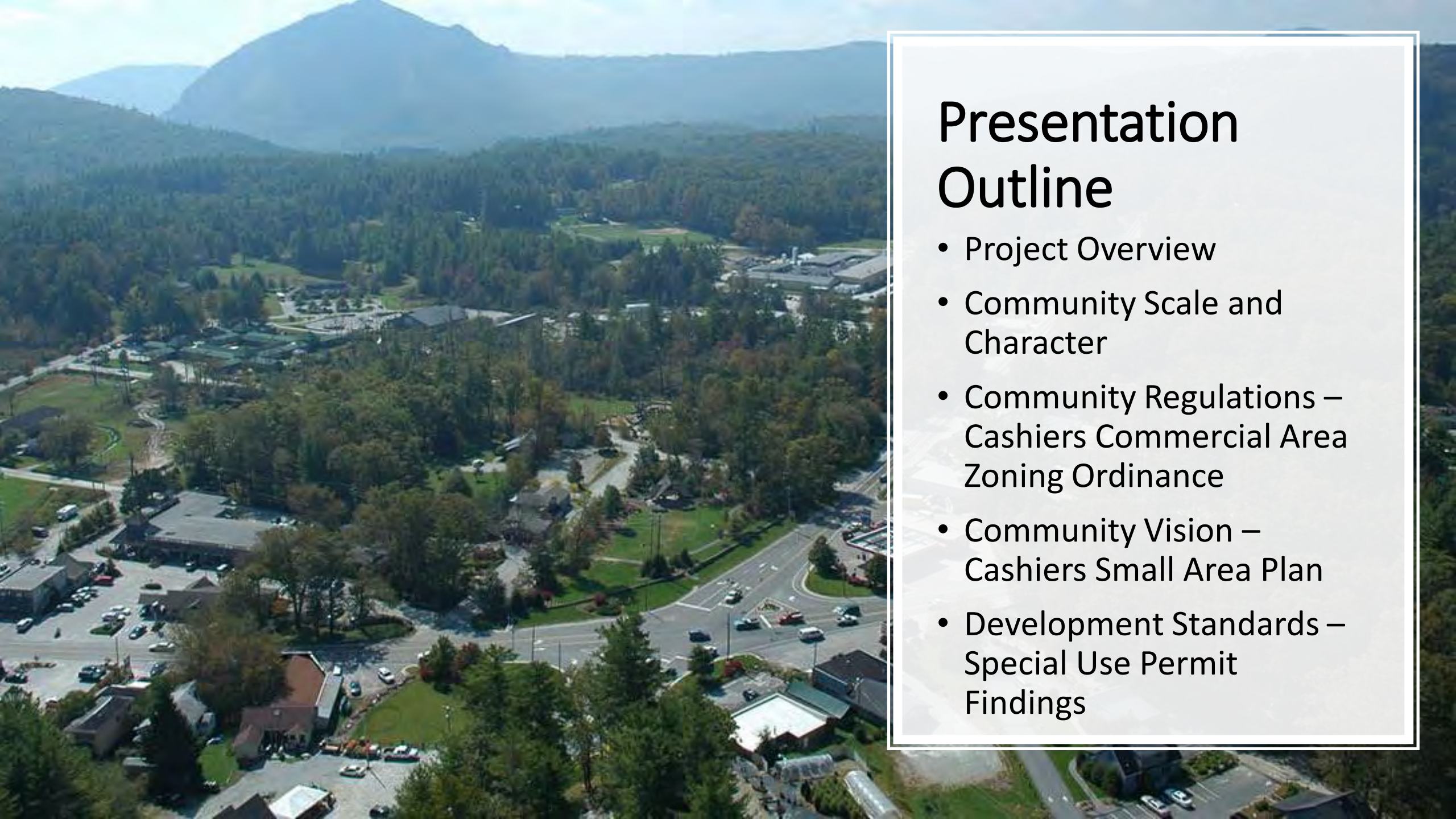




# Cashiers Hillside

Special Use Permit Review

January 25, 2021

An aerial photograph of a town nestled in a valley. In the foreground, there are several buildings, parking lots with cars, and green spaces. The middle ground shows a mix of residential and commercial areas with more trees. In the background, a large, forested mountain rises under a clear sky. The overall scene is a typical small-town landscape.

# Presentation Outline

- Project Overview
- Community Scale and Character
- Community Regulations –  
Cashiers Commercial Area  
Zoning Ordinance
- Community Vision –  
Cashiers Small Area Plan
- Development Standards –  
Special Use Permit  
Findings

# Project Overview

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Masterplan

**MACAULEY**

ARCHITECTS  
INC.

# Community Scale and Character

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# What Dictates Scale and Character?

- Built Environment?
  - ✓ Existing development dictates future development template
  - ✓ Little opportunity for change or innovation
  - ✓ Can lead to stagnation
- Development Regulations (Zoning Ordinance)?
  - ✓ Codifies the scale, bulk, and density of future development
  - ✓ Provides rules that define the development template
- Community Vision (Small Area Plan)?
  - ✓ Aspirational – identifies goals for the community
  - ✓ Enables the community to address challenges and opportunities
  - ✓ Provides tool for flexibility in application of regulations

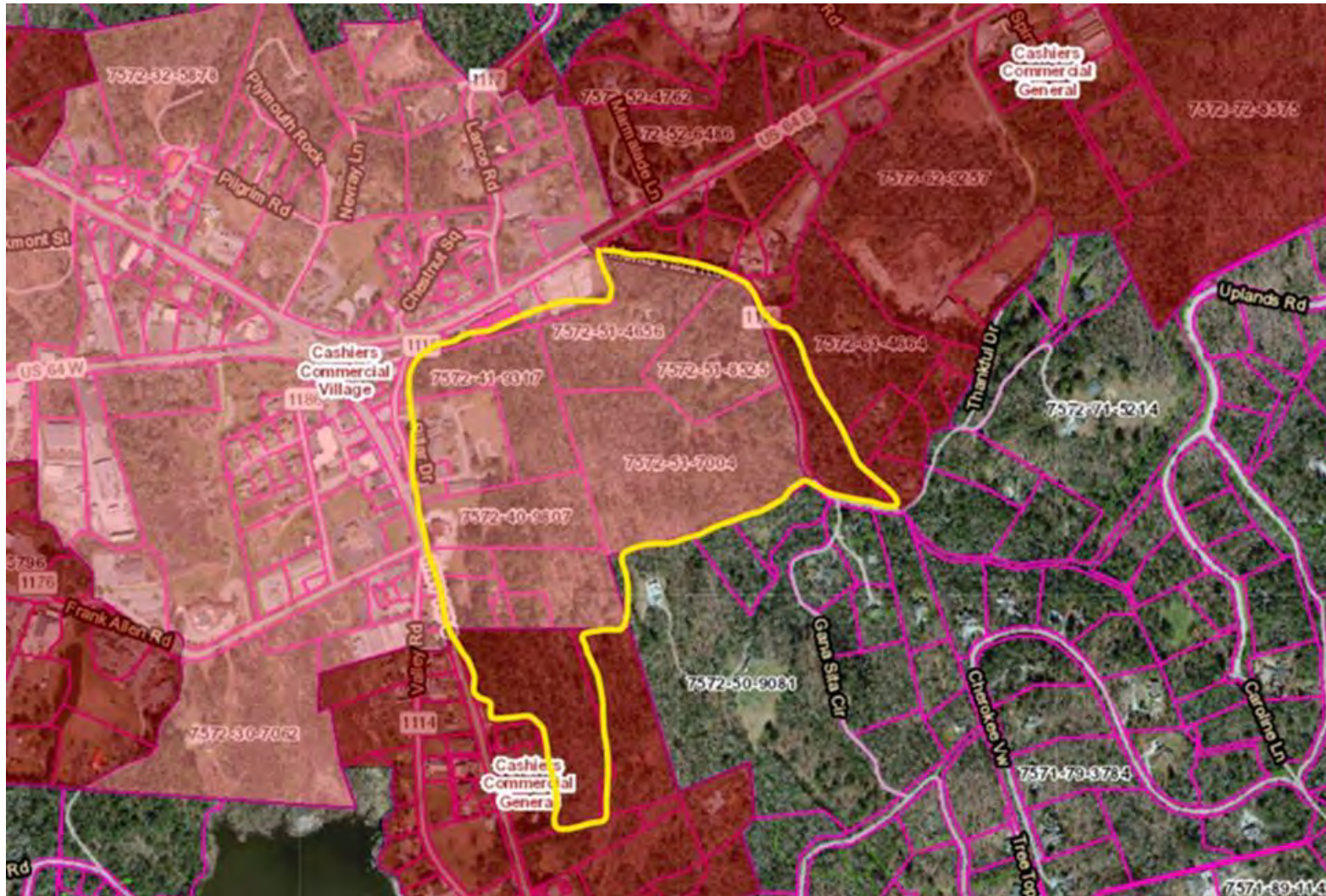
# Built Environment

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# Cashiers Commercial Area Zoning Ordinance

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# Cashiers Zoning Map with Project Site

# Development Regulations

- Village Center zoning district
  - ✓ Uses permitted at a density that will preserve and enhance the central commercial area of Cashiers
  - ✓ Standards encourage ease of access between businesses and the sharing of parking
- Bulk, scale, and height of structures dictated by zoning ordinance
  - ✓ No limit on structure footprint
  - ✓ 45 foot height limit
  - ✓ Minimal setback
  - ✓ Unlimited residential density
- Zoning anticipates and permits dense development in Village Center

# Cashiers Small Area Plan Vision

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Cashiers  
Small Area  
Plan



- ✓ Crafted by the Cashiers community with extensive public input
- ✓ Adopted by Jackson County Commissioners in 2019
- ✓ Plan guides future development and policy decisions
- ✓ Identifies goals to create a more vibrant and sustainable Cashiers community
- ✓ Plan goals were followed in the preparation of the Cashiers Hillside master development plan

# Small Area Plan Goals

## CREATE A YEAR-ROUND VIBRANT VILLAGE.

- ✓ Create a destination by **increasing activity, growth and density** in key areas
- ✓ Encourage workforce development, commerce and industry that **extends the shoulder season** (time before Memorial Day and after Labor Day for seasonal residents) and contributes to the local economy.
- ✓ **Increase housing diversity** to appeal to a broader demographic including young families and older adults.

# Small Area Plan Goals

- **CREATE A YEAR-ROUND VIBRANT VILLAGE.**
  - ✓ New development should **connect people to nature**, the outdoors and respect the natural environment.
  - ✓ **Improve transportation connectivity** to benefit motorists, emergency response and support a healthy, active lifestyle.

# Small Area Plan Statements

Statements emphasized in the Small Area Plan also guided the master development plan for Cashiers Hillside, particularly the following:

- ✓ Embracing the need for Cashiers to function as an economic and social center for the greater region and creating opportunities for people to live, shop, and recreate in the center will be key.
- ✓ New development in the Village Core should emphasize multi-story buildings, landscaped pedestrian walks and active store fronts.

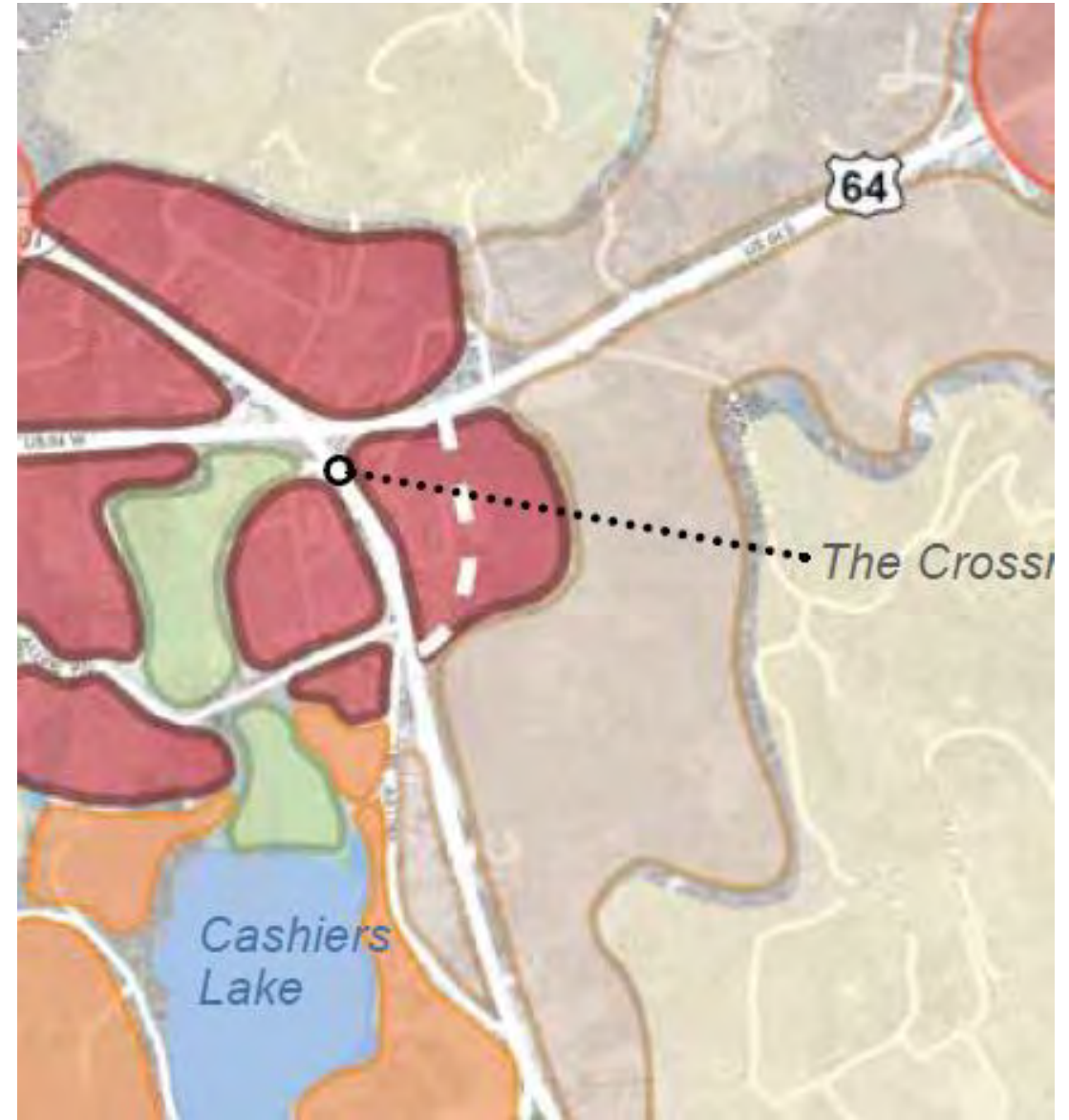


# Small Area Plan

## Character Areas

*Village Core* - This area is meant to be the heart of Cashiers. Small to medium-scale building footprints with active street fronts hold a variety of uses that include retail, restaurants, residential, lodging, and civic. Short block lengths, connected pedestrian paths and shared parking lots serve businesses. A mix of residential housing is framed by green space.

*Transition* - Transition areas occur between the Village Core, Gateways and Residential areas. They add visual consistency to the main corridors and have small to medium-size buildings that are compatible with adjacent development.



# Character Area Highlights

Character Area framework plan recommendations guided drafting of the Cashiers Hillside master plan:

- ✓ Land uses that implement the vision of a year-round mixed-use village core and logical transitions.
- ✓ Transportation improvements to provide key connections and the creation of an active transportation network.



# Character Area Highlights

Character Area framework plan recommendations guided drafting of the Cashiers Hillside master plan:

- ✓ Infrastructure strategies to address current needs and provide a solid foundation for the future.
- ✓ Increase the diversity of housing types to accommodate a variety of lifestyles.

# Character Area Recommendations

- ✓ LU-1: Activate and expand the Village Core.
- ✓ LU-2: Encourage a compact form of development in the Village Core.
- ✓ LU-3: Encourage pedestrian oriented design.
- ✓ LU-5: Create activity on the street and sidewalk level.



# Images of Village Core From Small Area Plan



# Images of Village Core From Small Area Plan



# Character Area Recommendations

- ✓ LU-7: Encourage development design in the Transition areas that adds visual consistency to the main corridors and provides a transition between the Village Core, Residential Areas and Gateways.



# Quotes From Small Area Plan

- ✓ Second home buyers and visitors desire a place that has a "there".
- ✓ Need to attract younger people (full-time and seasonal residents).
- ✓ Okay to have fine dining, retail, sidewalks, but do not want big box stores.
- ✓ Need to have things right around the center that are fairly dense residential that can support savvy retail. Will end up with mixed-use development at the Crossroads.

# Quotes From Small Area Plan

- ✓ Cashiers can be a high-end village, beautiful green space and connectivity throughout.
- ✓ Desire for a connected community.
- ✓ Additional density desired in the Village core.
- ✓ Lack of housing options in the Village.

# Special Use Permit Findings

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# The proposed use or development of the land will not materially endanger the public health or safety



- ✓ No noxious emissions, loud noise, or chemical waste
- ✓ Well-planned network of low speed streets.
- ✓ Sidewalks
- ✓ Fire protection
- ✓ The mixed-use concept promotes safety

**The proposed use 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**

- ✓ Siting and placement of buildings
- ✓ Street location
- ✓ Stormwater



# The proposed use or development of the land will be in harmony with the scale, bulk, coverage, density and character of the community

What defines the scale, bulk, coverage, density and character of a community?

- ✓ The scale, bulk, coverage, density, and character of the community mandated by zoning standards and informed by the Small Area Plan.
- ✓ Compliance with the zoning ordinance.
- ✓ Landscaping
- ✓ Project phasing



MARKET HOTEL WITH RETAIL ON PLAZA



SPA CONDOS

# Site Plan Showing Landscaping





# Phasing Plan

# **The proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities**

## **Appropriately located**

- ✓ Does not require the infrastructure to be currently available to meet the demands of the proposed use
- ✓ Village Center proposed at Crossroads by community's official documents.
- ✓ Transportation facilities
- ✓ Water supply
- ✓ Wastewater collection and treatment
- ✓ Fire protection
- ✓ Police protection
- ✓ Waste disposal
- ✓ Proposed use is appropriately located

# Benefits of Density

- ✓ Zoning ordinance and Small Area Plan anticipate and permit density in the Village Center
- ✓ Infrastructure is available to serve more concentrated development in the Village Center
- ✓ More efficient use of land
- ✓ Development impacts more readily addressed
- ✓ Planning and design of development more important than density

# Opportunity to Implement Community Vision

- ✓ Vision stated in Cashiers Small Area Plan
  - ✓ People who love Cashiers envision a vibrant year-round destination refreshed and connected, attracting a new generation of visitors to live, work, and play.
  - ✓ Create a year-round vibrant village.
- ✓ Attainment of community plan vision and goals typically takes decades, if ever achieved
- ✓ Cashiers Hillside affords the community with an opportunity enjoyed by few communities
- ✓ Decision is for the future of Cashiers

# Thank You

