

# JACKSON COUNTY PLANNING OFFICE

401 Grindstaff Cove Road  
Suite A-258  
Sylva, N.C. 28779



*Caroline LaFrienier*  
*Planner I*  
carolinelafrerienier@jacksonnc.org  
Phone: (828) 631-2283

## MEMO

To: Board of Commissioners  
Cc: Don Adams, County Manager and Michael Poston, Planning Director  
From: Caroline LaFrienier, Planner 1  
Date: March 13, 2019

RE: Cashiers Small Area Plan- Process Update and Adoption Draft

### Planning Process-

- The project started in January of 2018 with a kick off meeting and community stakeholder meetings. There was a full day of stakeholder meetings with community members such as realtors, developers, builders, attorneys, business owners, tourism and the Chamber of Commerce, nonprofits, and representatives from the schools, recreation, and churches all attended.
- A survey was distributed on social media, via email and on the Planning Department website. Roughly 280 people took the survey and the results can be found in the Appendix of the Plan. 60% of respondents identified as Cashiers residents and 20% stated that they have lived in Cashiers for more than 20 years.
- The Design Charrette was held in June, and it lasted 3 days. The Charrette was advertised online, by email, on social media, in the Crossroads Chronicle and with flyers posted at Ingles, the post office, the library, Bucks Coffee, the Cashiers-Glenville Recreation Center and other local businesses.
  - The charrette was a workshop where the public was invited to comment, give input and ideas on visual design preferences, land use, transportation, housing, infrastructure and the area to be studied as well as discuss the project with the consultants, design professionals and planning staff.
  - The charrette, the survey and the stakeholder meetings provided the consultants with the majority of the information required to draft the plan.
- In early November we took a draft to the Cashiers Planning Council for their review. There was a work session where we discussed all of the major components of the plan, the study area, the action plan and the implementation schedule.
- After incorporating the comments and revisions from the Cashiers Planning Council and the public, we have our Final Adoption Draft.
- The Cashiers Planning Council held a public hearing on December 18<sup>th</sup>, 2018 to give the community an opportunity to comment on the Final Draft. After the public hearing, the Cashiers Planning Council recommended adoption of the Cashiers Small Area Plan to the Board of Commissioners. The Jackson County Planning Board reviewed the Cashiers Small Area Plan Adoption draft on February 21<sup>st</sup>, 2019 and recommended adoption of the Plan to the Board of Commissioners.

The purpose of the Cashiers Small Area Plan is to guide development in a way that promotes positive growth while maintaining the natural environment.

- To accomplish this, the plan takes an inventory of the current development conditions, and then gives recommendations:
  - LAND USE- The land use section looks at the different areas and how they can be developed or redeveloped based on community desires and input. For example, during the charrette, we heard a lot about the need for a sense of arrival, so the “gateway” areas were placed on the map to show where the development should begin to change from bigger stores and parking lots to walkable shopping and restaurant areas to create the Village feel as you get closer to the crossroads.
  - VILLAGE HOUSING- The Village Housing section looks at the lack of housing options and the missing middle.
  - PARKS AND NATURAL RESOURCES- The parks and natural resources section looks at protecting and preserving the natural assets. Some recommendations were to encouraging outdoor activity space, and connecting parks and trails.
  - TRANSPORTATION AND CONNECTIVITY- The transportation and connectivity section looks at possible on and off road improvements that could be made to support safe, comfortable and active transportation for everyone.
  - PUBLIC UTILITIES AND INFRASTRUCTURE section looks at storm-water, public safety, health and wellness, broadband and water and sewer.
- There is also an action plan with implementation strategies, proposed time frames and partners for each recommendation given.