

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
MARCH 07, 2019**

The Jackson County Board of Commissioners held a Public Hearing on March 07, 2019, at 5:00 p.m., Albert Carlton-Cashiers Community Library, 249 Frank Allen Road, Cashiers, North Carolina.

Present: Brian McMahan, Chairman
Boyce Deitz, Vice Chair
Mickey Luker, Commissioner
Ron Mau, Commissioner
Gayle Woody, Commissioner

Don Adams, County Manager
Heather C. Baker, County Attorney
Angela M. Winchester, Clerk to Board

Chairman McMahan called the public hearing to order and stated the purpose was to receive public input concerning the Cashiers Small Area Plan final draft.

Caroline LaFrienier, Planner 1, presented: 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 could 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 three 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, they took a draft to the Cashiers Planning Council for their review. There was a work session where they 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, they had the Final Adoption Draft.
- The Cashiers Planning Council held a public hearing on December 18, 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, 2019 and recommended adoption of the Plan to the Board of Commissioners.

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

- To accomplish this, the plan takes an inventory of the current development conditions and then gave recommendations:
 - Land Use section looked at the different areas and how they could be developed or redeveloped based on community desires and input. For example, during the charrette, they 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 people got closer to the crossroads.
 - Village Housing section looked at the lack of housing options and the missing middle.
 - Parks and Natural Resources section looked at protecting and preserving the natural assets. Some recommendations were to encouraging outdoor activity space and connecting parks and trails.
 - Transportation and Connectivity section looked 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 looked at storm-water, public safety, health and wellness, broadband and water and sewer.
- There was also an action plan with implementation strategies, proposed time frames and partners for each recommendation given.

PUBLIC COMMENTS:

(a) Jennifer Harrison of Cashiers stated they had been there two years and were interested to see how things would change. How did this plan interact with the Vision Cashiers proposal?

Paul Robshaw of Vision Cashiers stated they had been intimately involved with the county and the planning council providing input. Many of the revisions that were made were a result of comments that their participants made and all of them, especially in regards to health and wellness were embraced hardily by the Small Area Plan. They very much supported what had been created and thought that it was a wonderful long-term document that would sustain Cashiers for many more years to come.

(b) Stephanie Edwards of the Cashiers Area Chamber thanked the Commissioners for their attention, long-term commitment and financial support to create the plan. Also, for the opportunity for the community to provide input and their presence there that day. She thought it was a great statement to their service to the community and on behalf of the 400 members, they appreciated it very much.

There being no further public comment, Commissioner Luker moved that the public hearing be adjourned at 5:09 p.m. Commissioner Deitz seconded the Motion. Motion carried.

Attest:

Approved:

Angela M. Winchester, Clerk

Brian Thomas McMahan, Chairman