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Board of Commissioners Status Update  
6.13.23

# PROJECT STATUS



- 4th Cashiers CPC Meeting
- Webpage operational
- 3 public forums completed
- Community character defined
- “Blueprint” for new UDO §9.3



# HALLMARKS OF MODERN DEVELOPMENT REGULATIONS:

- Telegraph clear community expectations via codified UDO language
- Identify preferred forms of development and make these the procedural path of least resistance
- One size does not fit all so include flexible alternatives for preferred development forms
- Move away from cumbersome and legally perilous quasi-judicial reviews
- Illustrations, measurable criteria, precise language



# Anticipated Areas of

## Process

- Remove special use permits for most uses
- Increase administrative decision-making
- CPC to focus on local policy and regulatory evolution, not administration of ordinance

## Districts

- Replace VC/GC with new “mixed”, “commercial”, & “residential” sub-districts
- Add a conditional rezoning district & process for the largest and most complex development proposals

## Uses

- Allow mixed-use by-right in the former VC sub-district area
- Permit a wider range of residential use types throughout the district



# Anticipated Areas of Change

## Community Character

- New descriptive statements and images
- Purpose & intent and new application review criteria

## New Standards

- Open space set-aside for all use types
- Street and pedestrian connectivity

## Flexibility

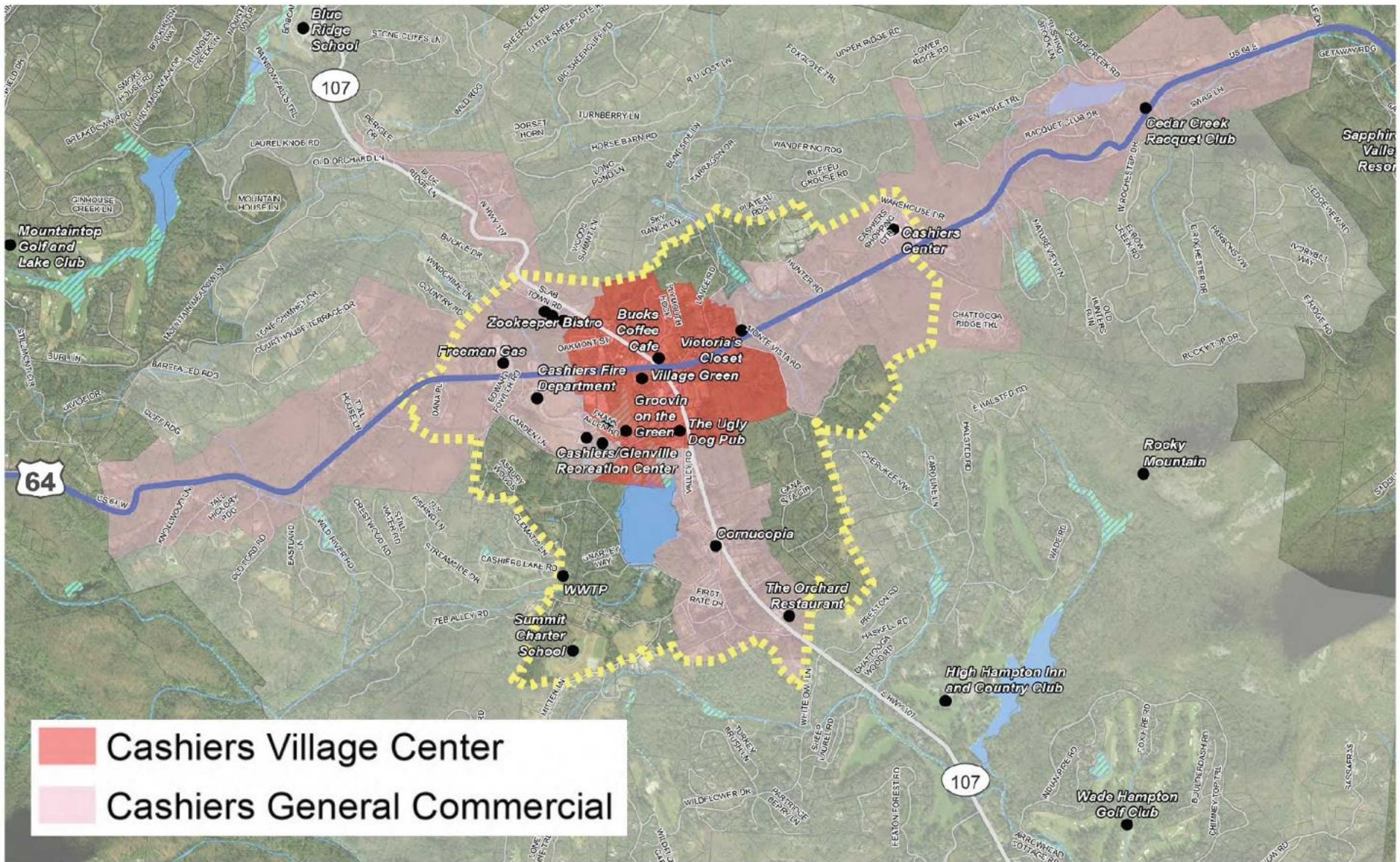
- Sustainable development incentives
- Administrative adjustments for preferred development forms



# NEXT STEPS...

- Refine community character standards  
June 2023
- Annotated Outline “Roadmap” for the new standards
  - July 2023
- Initial draft of new §9.3  
August 2023
- Rezoning of VC/GC areas with text amendment  
October 2023





Cashiers Village Center  
 Cashiers General Commercial