


JACKSON COUNTY, NC

Village of Cashiers Zoning District




RECODIFY CASHIERS
Community Character Analysis
9-25-23




PLACES OF CONSISTENCY

1. Bucks Coffee Cafe




- A Local Business
- B Gathering Area
- C Residential-Scale
- D Storefront Windows
- E Pitched Roof
- F Earth Tone Color
- G Clapboards
- H Vertical Stone Accent

2. 107 South Corridor (Cornucopia, Fiddleheads, Vivace, & Highland Hiker)





- A Residential Scale
- B Pitched Roof
- C Earth Tone Colors
- D Wooden Siding
- E Gathering Spaces
- F Close to Street
- G 1-2 Story Height
- H Informal Parking
- I Storefront Windows
- J Sequential Additions

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4. Spinx Stations (Highway 64 locations)

- A Canopy in Front
- B No Architectural Relationship between Canopy and Building
- C Scale of Canopy
- D Flat Roof
- E Limited Glazing (windows)
- F Service Areas not Screened
- A Canopy in Front
- B No Architectural Relationship between Canopy and Building
- C Scale of Canopy
- D Deep Front Setback
- H Corporate Signage

5. Designer Cottages (display on Highway 64)



- A Modern Architecture
- B Monopitch Roof
- C Building Width
- D Scale
- E Foundation Obscured



The village of Cashiers is an unincorporated crossroads on a mountain plateau in Jackson County, 40 miles southwest of Asheville. A community of 700 permanent residents, it has been a vacation home and summer resort destination for over a century. In addition to seasonal residents, Cashiers attracts thousands of summer visitors each year. It receives over 87 inches of rainfall a year, making the area hydrologically dynamic and environmentally sensitive.

Growth pressures, traffic congestion, high land costs, and environmental protection issues led Jackson County to prepare a small area plan for Cashiers in 2019. This was followed by a community-sponsored ULI Advisory Services Panel Report which recommended managing growth and protecting the environment. In 2023, Jackson County hired CodeWright to assist with an overhaul of the Cashiers Commercial Area regulations.

The Recodify Cashiers project is a unique community character-based approach to zoning provisions. The project includes seven multi-day trips to Cashiers to discuss policy guidance, community goals, existing community character, and how modern development (like village-scale

mixed-use, boutique lodging, and workforce housing) can best be accommodated. Trips involved detailed discussions with community members and careful analysis of the current development template to establish a community character analysis report that documents Cashiers' community character in images and in written description.

The new Cashiers Commercial District will be a character-based zoning code that regulates building and site features based on consistency with community character. It also guides expansion of private transportation infrastructure in an environmentally-sensitive area.

KEY PROJECT FEATURES

- *Environmentally-sensitive mountain resort destination*
- *Unincorporated village with its own zoning district*
- *Community character is codified in words and photos and used as review criteria*
- *Open space requirements for all use types*

