

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
MARCH 01, 2022**

The Jackson County Board of Commissioners held a Public Hearing on March 01, 2022, at 5:55 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman
Boyce Deitz, Vice Chair
Mark Jones, Commissioner
Tom Stribling, Commissioner
Gayle Woody, Commissioner

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

Chairman McMahan called the public hearing to order and stated the purpose of the public hearing was to receive public input on the proposed Text Amendments to the Unified Development Ordinance (UDO) Article III and Article IV regarding major subdivision review, Article 6, Section 6 regarding multifamily developments and Article XI, Section 11.2 Definitions regarding major subdivisions.

The purpose of the Public Hearing was also to receive public input on the proposed text amendments to the Unified Development Ordinance Article IX, Section 9.3, including non-permitted uses, special use permit requirements and stormwater requirements.

Michael Poston Planning Director stated that this was the same information they discussed at the work session.

(a) Cashiers Ordinance Amendments:

- Define the application process with a more robust description of what information was expected to evaluate a project.
- Before a completed application for a special use permit could be submitted to the Planning Department, they had to hold a community meeting.
- Topography was clarified to require ten-foot contour intervals.
- The threshold for building size, before a special use permit was required, was amended to 4,000 SF maximum in the Village Commercial District and 6,000 SF in the General Commercial District.
- Created a Floor Area Ratio amount of gross floor area in relationship to the land area, which stated that for every square foot of land area, 1.5 SF of building space was allowed.
- Prohibited Uses: Updated to add prohibited uses to the table, which would be ongoing.
- Transportation Impact Analysis requirements would set a threshold to require a developer to prepare a Transportation Impact Analysis and cooperate with DOT for larger projects.
- The tiered system for stormwater would be removed. A development with any amount of impervious surface would have to comply with the Stormwater Standards.
- Multiple buildings that exceeding the stated threshold would require a special use application (i.e. two buildings that were 2,000 SF in the Village of Cashiers District) would trigger a Special Use Permit application. No Special Use permits for single-family homes.

(b) Subdivision Ordinance Amendments:

- Created a tiered review process for Major Subdivisions:
 - Allow County Staff to approve subdivisions of 9-100 lots.
 - Threshold of 100 lots required additional standards from DOT.
 - Eliminated the number of bedroom requirement.

- Definitions and Procedures modified to reflect the new process.
- (c) Multi-Family Housing Regulation Amendments:
 - Required for all multi-family developments located outside a regulated district.
 - Created Parking Standards of 1.75 per dwelling.
 - Required Open Space Standards.
 - Created Setback Standard from adjacent property lines.
 - Created Landscaping Buffering Requirements.
 - Stormwater Regulations.
 - Minimal Architectural Standards.
 - Density was regulated by the Mountain and Hillside Development Standards.
 - Watershed Standards would also apply where applicable.

He also presented a consistency statement for consideration.

PUBLIC COMMENTS: None.

Mr. Adams noted that the Clerk to the Board received an email from Craig Pendergrast requesting statements be read at the public hearing, which did not fall within the policy. They did not read statements sent to the Board in the public hearing format. A copy of the comments had been provided to the Board prior to the public hearing by the Clerk.

There being no public comment, Commissioner Woody moved to adjourn the public hearing. Commissioner Stribling seconded the Motion. Motion carried and the meeting adjourned at 6:02 p.m.

Attest:

Approved:

Angela M. Winchester, Clerk

Brian Thomas McMahan, Chairman