

### Jackson County Permit Centers

538 Scotts Creek Road, Sylva NC 28779  
Phone (828) 586-7560 Fax (828) 586-7563

357 Frank Allen Rd. Cashiers, NC 28717  
Phone (828)745-6850 Fax (828)745-6867  
[www.jacksonnc.org/permitting-code-enforcement](http://www.jacksonnc.org/permitting-code-enforcement)

### U.S. Army Corps Of Engineers

151 Patton Avenue, Room 208  
Asheville, N.C. 28801-5006  
David Brown - Phone: 828-271-7980 ext. 232  
David.Brown@usace.army.mil  
Lori Beckwith (DOT Projects) - Phone: 828-271-7980 ext. 223, Loretta.a.beckwith@usace.army.mil

### N. C. Department of Environmental Quality

2090 U.S. 70 Highway  
Swannanoa, N.C. 28778  
Phone for all offices: 828-296-4500

### North Carolina Division of Forest Resources

Jackson County Headquarters  
133 Glenn Cabe Rd.  
Sylva, N.C. 28779  
828-586-4007 (District 9 Office)

### US Forest Service

90 Sloan Rd.  
Franklin, NC 28734  
828-524-6441  
nantahalar@fs.fed.us

### North Carolina Wildlife Resources Commission

20830 Great Smoky Mountain Expressway  
Waynesville, N.C. 28786  
Phone: 828-452-0422

### Jackson County Planning Office

828-631-2261

### Jackson County Health Department

828-586-8994

### Jackson County Emergency Management

828-586-7508

### Jackson County

<http://www.jacksonnc.org/>  
828-631-2291

## A Little Good Planning Goes a Long Way

It is not always easy to find where to go when you have questions about developing land or building a house. This brochure is intended to fast-track you to the right agency for permitting the activity you propose to undertake. The list of development activities contained in this brochure are many common ones associated with building, but there are others not listed here you may encounter in your project. The agency list will give you a good idea of the type activity each regulates.

To avoid a violation or a non-compliant activity, you should always obtain proper permission from the right agency BEFORE PERFORMING THE WORK. Some development activities require multiple permits, if the location has multiple regulations. Developing in the Western North Carolina mountains can be difficult because of steep slopes, high quality waters, and high density developments. Good planning is crucial to the success of your project. Start your planning process early to avoid costly delays, and you save money by "doing it right the first time".

Updated January 2021

# Who Regulates What?

## JACKSON COUNTY PERMITTING OFFICE DEVELOPMENT INFORMATION



**Helpful direction about which  
agencies regulate different  
development activities & issues**



Jackson County Office of  
Permitting & Code Enforcement  
538 Scotts Creek Road  
Suite 205  
Sylva, NC 28779  
Phone: 828 586-7560  
Fax: 828 586-7563

[www.jacksonnc.org/permitting-code-enforcement](http://www.jacksonnc.org/permitting-code-enforcement)

**IF YOU ARE DEALING WITH**

- ◆ Putting a Culvert in a Stream
- ◆ Stream bank Stabilization
- ◆ Extending a Culvert in a Stream
- ◆ Moving a Stream Channel
- ◆ DAM Construction
- ◆ Bridge Construction

**Contact**→**U.S. Army Corps Of Engineers**  
**828-271-7980**

**IF YOU ARE DEALING WITH**

- ◆ Waste Water or Storm Water Discharge
- ◆ Activities decreasing clarity of water
- ◆ Surface Water Pollution
- ◆ Water Sample Testing

**Contact**→**N.C. Division of Water Resources**  
**828-296-4500**

**IF YOU ARE DEALING WITH**

- ◆ Stump Disposal
- ◆ Construction Debris Disposal
- ◆ Landfill Issues (Jackson County Solid Waste 586-7577)

**Contact**→**N.C. Division of Solid Waste**  
**828-296-4500**

**IF YOU ARE DEALING WITH**

- ◆ Burning Outdoors

**Contact**→**Jackson County Deputy Fire Marshall**  
**828-586-7507**

- ◆ Burning Permits  
(NC Div. of Forest Resources 586-4007)

**Contact**→**N.C. Air Quality Section**  
**828-255-5655**

**IF YOU ARE DEALING WITH**

- ◆ Conducting a Land Disturbing Activity in...
  - ◇ Any DOT Projects
  - ◇ Any Mining Projects
- ◆ Dealing with any Dam Safety Issues
- ◆ Dealing with a Public Funded Project (land disturbing)

**Contact** →**N.C. Land Quality Section**  
**828-296-4500**

**IF YOU ARE DEALING WITH**

- ◆ Site Soil Evaluation and supply water testing
- ◆ Septic System Permits
- ◆ Septic System Repair
- ◆ Swimming Pool or Spa Operating Permits
- ◆ Restaurant Inspections

**Contact** → **The Jackson County Health Dept.**  
**828-586-8994**



**SHORELINE STABILIZATION**



**SURFACE WATER POLLUTION**



**CONSTRUCTION DEBRIS– LANDFILL ISSUE**



**LAND-DISTURBING ACTIVITY**

**IF YOU ARE DEALING WITH**

- ◆ Fuel Tanks or Under ground Fuel Storage
- ◆ Anything Polluting Ground Water

**Contact**→**N.C. DEQ Goundwater Protection**  
**828-296-4500**

**IF YOU ARE DEALING WITH**

- ◆ In or Around Trout Waters During the Moratorium

**Contact**→**N.C. Wildlife Resources Commision**  
**828-452-0422**

**IF YOU ARE DEALING WITH**

- ◆ Development within Cashiers
- ◆ Development within the 441 Corridor
- ◆ Development within a Municipality
- ◆ Subdivisions
- ◆ Protected Mountain Ridges

**Contact**→ **The Jackson County Planning Dept.**  
**828-631-2261**

**IF YOU ARE DEALING WITH**

- ◆ Subdivision and Predevelopment
- ◆ Land Use Ordinances
- ◆ Development Activities in Water Sheds
- ◆ Development in FEMA mapped Flood Plain
- ◆ Manufactured Home Parks
- ◆ Building Permits
- ◆ Construction Inspections
- ◆ Conducting a Land Disturbing Activity
- ◆ Erosion Problems
- ◆ Stream Buffer Zones
- ◆ Storm Water Management

**Contact**→**Jackson County Code Enforcement**  
**828-586-7560 (Sylva) or 828-745-6850 (Cashiers)**

**IF YOU ARE DEALING WITH**

- ◆ Application for New Address
- ◆ 911 Information and map books with road names
- ◆ Reporting Missing or Damaged Street Signs
- ◆ Approval on New Street Names

**Contact**→**Jackson County Emergency Mgt.**  
**828-586-7508**

**IF YOU NEED INFORMATION ABOUT**

- ◆ Erosion Control or Drainage System Advice and Recommendations
- ◆ Soil maps, testing, or amendments
- ◆ Pond Construction
- ◆ Streambank and Critical Area Stabilization
- ◆ Access Road Layout
- ◆ Agriculture Sediment and Erosion

**Contact**→**Jackson County Soil and Water**  
**828-586-5465**