

# JACKSON COUNTY PLANNING OFFICE

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MEMO

To: Jackson County Board of Commissioners  
Cc: Kevin King, County Manager  
From: Michael Poston, Planning Director  
Date: January 3, 2025

RE: UDO Technical Corrections- Recreational Uses, Governmental

Planning Staff has been working with the US 441 Planning Council and the Cullowhee Planning Councils to make technical corrections to the use tables in these districts to make clear that governmental recreational uses are allowed in Rural Living district in the US 441 district and the Single Family Residential and Single Family- Manufactured Home districts in Cullowhee. While some recreational uses are allowed in some of these districts, it is not clear that all of the recreation plans the County has for facilities in these areas would be allowed. These corrections would clarify that governmental recreational uses are allowed within these residential areas. The proposed changes are consistent with the both the Parks and Recreation Master Plan, the Jackson County 2040 Land Use Plan, and the Cullowhee Small Area Plan

Both Councils are holding public hearings this week to review the proposed changes to the use tables. The Planning Board will also have to review the proposed changes and make a recommendation. After that, Staff will request that the Board of Commissioners schedule a public hearing for the purposes of considering the proposed amendments.

Cullowhee								
Land Use Type	C	INST	MFH	MFM	MFL	SF	SF-MH	P/OS
<b>Residential</b>								
Accessory apartments	P	P	P	P	P	U	U	N
Fraternity and Sorority Dwelling	N	N	U	U	U	N	N	N
Dwellings, single family attached (duplex)	N	N	P	P	P	U	U	N
Dwellings, multi-family	P	P	P	P	P	N	N	N
Dwellings, single family detached	P	P	P	P	P	P	P	N
Manufactured homes, Class A	N	N	U	U	U	N	U	N
Manufactured home, Class B	N	N	U	U	U	N	U	N
Manufactured home parks	N	N	U	U	U	N	N	N
Unrelated persons	P	P	P	P	P	U	U	N
<b>Recreational</b>								
Arboretums	P	P	N	N	N	N	N	P
Camps, campgrounds	P	N	N	N	N	N	N	P
Golf courses	P	N	P	P	P	P	P	P
Recreational uses, commercial indoor	P	N	N	N	N	N	N	N
Recreational uses, commercial outdoor	P	N	N	N	N	N	N	N
Recreational uses, governmental	P	P	P	P	P	<del>N</del> P	<del>N-P</del>	P
Recreational uses, restricted to membership, non-profit	P	P	P	P	P	N	N	P

Land Use Type- US 441	WF	RC	RL	GC	PR	TC	GW	VC	IN	IS
Medical clinic	N	N	N	N	N	N	P	P	N	N
Motor vehicle repair	N	N	N	N	N	N	P	S	N	N
Multitenant shopping Center	N	N	N	N	N	N	S	N	N	N
Museum	N	N	N	N	N	N	N	N	N	P
Neighborhood retail establishments	N	N	N	N	S	N	N	P	N	N
Outdoor storage	N	N	N	N	N	N	N	N	S	N
Paint shop	N	N	N	N	N	N	P	N	N	N
Passive parks	N	P	N	N	P	P	N	N	N	P
Pharmacy	N	N	N	N	N	N	P	P	N	N
Places of worship	N	S	P	P	N	P	P	P	N	P
Plant nurseries, sales and greenhouses	N	N	N	N	N		P	P	N	N
Police, fire, or rescue station	N	N	P	P	P	P	P	P	P	P
Post office	N	N	P	P	P	P	P	P	N	P
Pre-school	N	S	S	S	S	P	N	N	N	P
Primary/ secondary school	N	S	S	S	S	P	N	N	N	P
Printing and publishing	N	N	N	N	N	N	P	P	N	N
Public utilities and related services	S	N	N	N	N	N	N	N	S	S
Recreation uses, commercial indoor	N	P	N	N	N	N	N	N	N	N
Recreation uses, commercial outdoor	N	P	N	N	N	N	N	N	N	N
Recreation uses, government	N	P	<del>N</del> -P	N	N	N	N	N	N	N
Recreation uses, non-profit	N	P	N	N	N	N	N	N	N	N
Recreation uses, restricted to membership	N	P	N	N	N	N	N	N	N	N
Restaurant	N	N	N	P	N	N	P	P	N	N
Retail sales	N	N	N	N	N	N	S	P	N	N
Retail gasoline sales	N	N	N	N	N	N	P	S	N	N
Riding academies and commercial stables	N	N	S	N	N	N	N	N	N	N