

JACKSON COUNTY PLANNING OFFICE

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MEMO

To: Board of Commissioners
Cc: Don Adams, County Manager
From: Caroline Edmonds, Planner 1
Date: August 1, 2017

RE: Cashiers Commercial Area Land Development Ordinance Amendments

The Cashiers Planning Council and the Planning Staff have worked on amendments to Article VII (General Use Districts) of the ordinance. These proposed changes require the construction of sidewalks along the full length of a parcel when it is being developed or redeveloped for or changed to a nonresidential use, along public thoroughfares. The sidewalks shall meet the minimum design standards set forth in the NC DOT Traditional Neighborhood Development standards. The Cashiers Planning Council held a public hearing on June 26, 2017 and recommended approval of these amendments to the Planning Board. The Planning Board held a public hearing on July 20, 2017 and recommended approval to the Board of Commissioners. The Planning Board's Statement of Consistency is attached for your review. I request that the Board of Commissioners consider calling a public hearing regarding these amendments for August 28, 2017.

ARTICLE VII: GENERAL USE DISTRICTS

Sec. 7-2. - VC Village Center District.

f. *Development standards .*

- (1) *Structure size standards .* New structures in the Village Center District shall not exceed a footprint of 2,500 unless approved as a conditional use in accordance with the provisions set forth in section 4-4.
- (2) *Lot size standards.* There is no minimum lot size in the Village Center District.
- (3) *Lot width standards.* There is no minimum lot width in the Village Center District.
- (4) *Setback standards .* The following minimum setbacks shall be required for structures in the Village Center District.
Front: ten feet

Side: None required

Rear: None required

Corner lot, street side: ten feet

The landscape and buffering standards (section 9-10) may require additional setbacks; if so, the most restrictive requirement shall apply.
- (5) *Impervious surface standard .* The maximum impervious surface coverage in the Village Center District shall be 70 percent.
- (6) *Height standard .* The maximum height in the Village Center District shall be 30 feet.
- (7) *Landscaping/buffering standard .* Landscaping and/or buffering shall be provided as required by section 9-10 of this chapter.
- (8) *Parking and loading standards .* Parking and loading facilities shall be provided as required by section 9-9 of this chapter. No parking shall be permitted in any required setback or in any required buffer area. Shared parking areas are encouraged in the Village Center District.
- (9) *Access standards .* Points of access shall be limited to not more than two per development along any street or road. Points of access for a development shall be at least 50 feet apart and points of access for different developments shall be at least 25 feet apart. Shared access points for adjacent developments are encouraged and should be used wherever possible.
- (10) *Lighting standards .* Lighting shall comply with the standards set forth in section 9-11 of this chapter.
- (11) *Requirement to Construct Sidewalk.* Sidewalks shall be constructed the full length of a parcel, developed or redeveloped for or changed to nonresidential use, along public thoroughfares. Where more than one public thoroughfare is involved, the Planning Director or designee shall determine which thoroughfare a sidewalk shall be constructed. Sidewalks shall meet minimum design standards set forth in NC DOT Traditional Neighborhood Development standards.

Sec. 7-3. - GC General Commercial District.

f. *Development standards .*

- (1) *Structure size standards.* New structures in the General Commercial District shall not exceed a footprint of 5,000 unless approved as a conditional use in accordance with the provisions set forth in section 4-4.
- (2) *Lot size standards .* There is no minimum lot size in the General Commercial District.
- (3) *Lot width standards .* The minimum lot width in the General Commercial District shall be 50 feet.
- (4) *Setback standards .* The following minimum setbacks shall be required for structures in the General Commercial District.

Front: 20 feet

Side: None required

Rear: None required

Corner lot, street side: 20 feet

The landscape and buffering standards (section 9-10) may require additional setbacks; if so, more restrictive requirements shall apply;

- (5) *Impervious surface standard .* The maximum impervious surface coverage in the General Commercial District shall be 70 percent.
- (6) *Height standard .* The maximum height in the General Commercial District shall be 30 feet.
- (7) *Landscaping/buffering standard .* Landscaping and/or buffering shall be provided as required by section 9-10 of this chapter.
- (8) *Parking and loading standards.* Parking and loading facilities shall be provided as required by section 9-9 of this chapter. No parking shall be permitted in any required buffer area. Shared parking areas are encouraged in the General Commercial District.
- (9) *Access standards .* Points of access shall be limited to not more than two per development along any street or road. Points of access for a development shall be at least 100 feet apart and points of access for different developments shall be at least 25 feet apart. Shared access points for adjacent developments are encouraged and should be used wherever possible.
- (10) *Lighting standards .* Lighting shall comply with the standards set forth in section 9-11 of this chapter.
- (11) *Requirement to Construct Sidewalk.* Sidewalks shall be constructed the full length of a parcel, developed or redeveloped for or changed to nonresidential use, along public thoroughfares. Where more than one public thoroughfare is involved, the Planning Director or designee shall determine which thoroughfare a sidewalk shall be constructed. Sidewalks shall meet minimum design standards set forth in NC DOT Traditional Neighborhood Development standards.



July 31st, 2017

JACKSON COUNTY PLANNING BOARD

Statement of Consistency pursuant to G.S. 153A-341

Re: Proposed amendment to the Cashiers Commercial Area Land Development ordinance regarding the development of sidewalks.

The Jackson County Planning Board has found the amendments to the ordinance are supported by the Jackson County Land Development Plan.

We find the proposed amendments to the Cashiers Commercial Area Land Development ordinance to be consistent with the goals identified for Public Health and Transportation on page 43 and 81 of Jackson County's Land Development Plan. More specifically:

- to promote physical activity within the County.
 - Invest in adequate infrastructure (sidewalks) in existing communities to increase physical activity.
- To improve safety for pedestrian and bicycle facilities

We therefore consider the proposed amendments to be reasonable and in the public interest.

Signed:

Chairman, Jackson County Planning Board