



**Jackson County Board of Commissioners
Regular Meeting
April 16, 2015**

Agenda Item: Cashiers Commercial Area Development Ordinance Amendment
Presenter: Gerald Green

Background: The Cashiers Planning Council has discussed community identification signs at their meetings over the past few months. The discussion was initiated by the developer of a residential community located off US 64. He requested that consideration be given to permitting community identification signs that would enable visitors and guests to find the community. In considering this request the Council realized that no type of community identification sign is permitted currently by the Cashiers Development Ordinance. The Planning Council reviewed several options for community identification signs in the development of the recommended ordinance and received input from interested citizens. A public hearing was conducted by the Planning Council to allow for public comment and input regarding the proposed ordinance amendment.

The proposed ordinance amendment would:

- Permit on premise and off-premise community identification signs
- Require Planning Council approval of community identification signs.
- Identify types of community identification signs permitted.
- Establish maximum height and size standards for community identification signs.
- Establish standards for the location of community identification signs.
- Place a limit on the number of community identification signs permitted at any location.
- Establish a setback from property lines and road rights-of-way for community identification signs.

After considering the proposed ordinance amendment and hearing no objections from the public, the Cashiers Planning Council recommended approval of the ordinance amendment. There were no dissenting votes. The Jackson County Planning Board considered the request at their March meeting and unanimously recommended approval of the proposed ordinance amendment.

Recommendation: The Cashiers Planning Council, the Jackson County Planning Board, and Planning Department staff recommend adoption of the proposed ordinance amendment.

**Draft Proposed Amendment to
Cashiers Commercial Area Development Ordinance
Community Identification Signs
Recommended by Cashiers Planning Council February 23, 2015
Recommended by Jackson County Planning Board March 12, 2015**

Sec. 11-3. Prohibited signs

f. Off-premise signs. Off-premise signs are prohibited **except off-premise community identification signs as set forth in Sec _____.**

Insert the following as Section 11-5 and renumber the remaining sections:

Sec. 11-5. Community Identification Signs

a. General. Residential communities shall be permitted identification signage in accordance with the standards below. The computation of sign area shall be as set forth elsewhere in this section. No portion of any sign shall encroach into the right-of-way. Approval by the Cashiers Community Planning Council and sign permits are required for community identification signs.

b. On premise signs. Residential communities abutting a public road and with an entrance from the public road are permitted one (1) community identification sign per entrance from a public road. The sign shall meet the following requirements:

1. Type – the sign may be a pole sign or a monument sign
2. Height – the maximum height of the sign shall be six (6) feet
3. Size – the maximum size of the sign shall be twenty-four (24) square feet per face, with each sign permitted two faces.
4. Setback – signs shall be setback such that the closest edge of the sign is a minimum of 5' from any property line.
5. Only one sign shall be permitted at any location
6. Proposed on premise community identification signs shall be reviewed and approved by the Cashiers Community Planning Council.

c. Off-premise signs. Residential communities located a minimum of ½ mile from a major thoroughfare (US 64, NC 107) shall be permitted one (1) community identification sign at the intersection of the public road providing access to the community and the major thoroughfare.

The sign shall meet the following standards:

1. Type – the sign may be a pole sign or a monument sign
2. Height – the maximum height of the sign shall be six (6) feet
3. Size – the maximum size of the sign shall be twenty-four (24) square feet per face, with each sign permitted two faces.
4. Setback – signs shall be setback such that the closest edge of the sign is a minimum of 5' from any property line.
5. No more than one community identification sign shall be placed at any intersection of the public road providing access to the community(ies) and the major thoroughfare. If 2 communities are accessed from the public road, the communities may share a single sign and the maximum sign size shall be 30 square feet per face. If 3 or more communities are accessed from the public road, the communities may share a single sign and the maximum sign size shall be 32 square feet.

6. The applicant proposing the sign shall provide proof that the sign may be located at the proposed site. This could be in the form of a deed or tax records verifying that the applicant owns the property or an agreement between the applicant and the property owner if the owner is other than the applicant.

7. Proposed off-premise community identification signs shall be reviewed and approved by the Cashiers Community Planning Council.