



003883

September 9, 2016

JACKSON COUNTY BOARD OF COMMISSIONERS

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

Re: Proposed amendment to the Cashiers Commercial Area Land Development ordinance regarding conditional use permits for residential development.

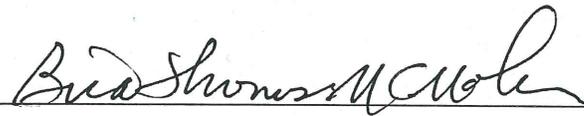
The Jackson County Board of Commissioners has found the amendments to the ordinance are supported by the Jackson County Land Development Plan.

We find the proposed amendments to the Cashiers Commercial Area Land Development Ordinance to be consistent with the goals identified on page 23 of Jackson County's Land Development Plan. More specifically:

- to provide for sound and orderly development; and
- to promote the economic prosperity of the community.

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

Signed:



Chairman, Jackson County Board of Commissioners

Attest:


Angela M. Winchester, Clerk to Board



**CASHIERS COMMERCIAL AREA DEVELOPMENT ORDINANCE
REVISIONS
Amended September 15, 2016**

**Table of Permitted Uses
That upon the following recommendations, the Jackson County Code is hereby amended
Recommended by Cashiers Planning Council June 27, 2016
Recommended by Jackson County Planning Board August 15, 2016**

	<u>Zoning District Land Use</u>	
	 Village Center	 General Commercial
Residential:		
Accessory apartments	P	P
Dwellings, multi-family (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	P	P
Dwellings, single family detached (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	P	P
Dwellings, single family attached (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	P	P
Dwellings, 2 or more units (attached or detached) on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	C	C
Recreational:		
Arboretums	P	P
Camps, campgrounds	P	P
Golf courses	P	P
Greenways and pedestrian paths	P	P
Passive parks	P	P
Recreational uses, commercial indoor	P	P
Recreational uses, commercial outdoor	P	P
Recreational uses, governmental	P	P
Recreational uses, restricted to membership, non-profit	P	P
Institutional:		
Adult day care centers	P	P

003885

Child day care centers	P	P
Churches	P	P
Civic, social service, and fraternal facilities	P	P
Colleges	P	P
Libraries	P	P
Medical centers	P	P
Schools	P	P
Public/semi-public:	P	P
Amphitheaters	P	P
Community centers	P	P
Conference centers	P	P
Fire/police stations	P	P
Museums	P	P
Post offices	P	P
Public utilities and related facilities	P	P
Office/business:		
Animal Boarding Kennel	N	P
Automobile service stations (storage of abandoned and inoperable vehicles prohibited)	P	P
Bakeries	P	P
Barber shops and salons	P	P
Bed and Breakfast Inns	P	P
Bicycle shops	P	P
Bookstores	P	P
Candy, pastry, ice cream, and snack shops	P	P
Car washes	U	P
Clinics - medical, dental, psychiatric, optical	P	P
Clinics - veterinary	P	P
Convenience stores	P	P
Copying centers	P	P
Delicatessens	P	P
Distributive businesses	U	P
Financial institutions	P	P
Florists	P	P
Fruit and vegetable markets	P	P
Gift shops	P	P
Hardware/garden supply stores	P	P
Health and fitness facilities	P	P
Home occupations	P	P
Instructional services	P	P
Laundry and dry cleaning establishments	P	P
Lodging facilities	P	P
Motor vehicle repair	U	P
Offices	P	P
Pharmacies	P	P
Plant nurseries, sales and greenhouses	P	P
Printing and publishing	P	P
Restaurants	P	P
Retail gasoline sales	P	P
Retail sales	P	P
Self-storage facilities	U	U
Studios, galleries, and workshops for artists, craftspeople, designers, and photographers	P	P
Theaters	P	P
Video rental stores	P	P

003886

Other:			
Accessory structures		P	P
Antenna		U	U
Building or multiple buildings or units with footprint > 1500 square feet located on a single parcel of property or on contiguous parcels owned by the same owner and developed over a period of two (2) years.		C	C
Drive through facilities		U	U
Manufacturing, assembly, or finishing operations		U	P
Outdoor storage		U	U
Parking lots		P	P
Telecommunication towers		N	U
	P = Permitted Use	U = Use Permitted, Subject to Special Requirements	C = Conditional Use
			N = Not Permitted
See Ordinance for detailed requirements for Uses Permitted, Subject to Special Requirements and for Conditional Uses			

e. *Conditional uses*

Buildings with a footprint of more than 1,500 square feet; or two (2) ~~or more residential~~ or more commercial units or buildings, whether attached or detached, which have a total footprint of more than 1,500 square feet, are located on a single parcel of property or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years.

This amendment shall take effect and be in force on September 15, 2016.

Adopted the 15th day of September, 2016.



JACKSON COUNTY BOARD OF COMMISSIONERS

By: *Brian Thomas McMahen*
 BRIAN THOMAS MCMAHAN, Chairman

Attest: *Angela M. Winchester*
 ANGELA M. WINCHESTER, Clerk to the Board