



November 17, 2016

JACKSON COUNTY BOARD OF COMMISSIONERS

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

Re: Proposed amendment to the Cullowhee Community Planning Area Development Standards regarding non-conforming manufactured home parks and Cullowhee Community Planning Council membership.

The Jackson County Board of Commissioners has found the amendments to the ordinance are supported by the Cullowhee 2020 Community Vision Plan.

We find the proposed amendments regarding non-conforming manufactured home parks to the Cullowhee Community Planning Area Development Standards to be consistent with the goals identified on pages 40 and 41 of the Cullowhee 2020 Community Vision Plan. More specifically:

- To keep what is good and change what is bad in building an image and identity;
- To not deviate from new/established practices to guide growth in a predictable manner.

We find the proposed amendments regarding the Cullowhee Community Planning Council membership to be consistent with the goals identified on page 40 and 41 of the Cullowhee 2020 Community Vision Plan. More specifically:

- To define what Cullowhee will be;
- To create a sense of place and identity; and
- To connect community and WCU with sidewalks, bike lanes, and greenways.

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

Signed:

Brian Thomas Kemala

Chairman, Jackson County Board of Commissioners

Attest:

Angela M. Winchester
Angela M. Winchester, Clerk to Board





**CULLOWHEE COMMUNITY PLANNING AREA
DEVELOPMENT STANDARDS
ORDINANCE
May 21, 2015
REVISIONS
Amended November 17, 2016**

Sec. 3-3. - Cullowhee Community Planning Council.

a) Powers and duties. The Cullowhee Community Planning Council shall have the following powers and duties, to be carried out in accordance with the terms of this ordinance:

- (1) To review all new text for and proposed amendments to this ordinance, and proposals to zone or change the zoning of all property regulated under this ordinance and to make recommendations to the Jackson County Planning Board for action thereon;
- (2) To review and decide on approval of requests for special use permits in accordance with the procedures set forth in this ordinance;
- (3) To hear and decide applications for approval of variances from the terms of this ordinance, in accordance with the procedures set forth in Section 9-1;
- (4) To hear and decide appeals from any order, requirement, permit, decision, or determination made by an administrative officer of Jackson County in enforcing any provision of this ordinance, in accordance with the procedures set forth herein; and
- (5) The Cullowhee Community Planning Council shall appoint a committee, composed of at least four members of the Council, to serve as the Design Review Committee. The members of the Design Review Committee should have some knowledge of design and construction. The Design Review Committee shall have the following powers and duties, to be carried out in accordance with the terms of this ordinance:
 - a. To conduct design review of proposed development and redevelopment in the Cullowhee Planning Area and make recommendations to the Cullowhee Community Planning Council regarding the compliance of the proposed development or redevelopment with the standards set forth in the Cullowhee Community Design Standards; and
 - b. Such additional powers and duties as may be set forth for the Design Review Committee elsewhere in this ordinance.

b) Membership; terms; vacancies.

- (1) The Cullowhee Community Planning Council shall consist of seven regular members appointed by the Jackson County Board of Commissioners. All members shall be residents of, own property in, and/or own a business in the Cullowhee Planning Area.
- (2) All members shall serve 3-year terms. All members shall serve a maximum of two consecutive terms. Terms of initial appointments shall be staggered as set forth in the Planning Council's rules of Procedures.
- (3) Vacancies shall be filled by the Jackson County Board of Commissioners.
- (4) Until such time as the Jackson County Board of Commissioners appoints the initial members of the council, the Jackson County Board of Commissioners shall act as the Cullowhee Community Planning Council.
- (5) The Board of Commissioners may select, at their discretion or upon the request of the Cullowhee Community Planning Council, ad hoc or ex officio members for the purposes of contributing expertise to the planning council. Ex officio members may be selected from the community at large or may be selected from organizations or authorities. There should be a focus on representation from Western Carolina University. Ad hoc or ex officio members shall be non-voting.

c) Meetings. The Cullowhee Community Planning Council shall hold regular monthly meetings on a day and at a time scheduled by the Cullowhee Community Planning Council.

d) Rules and records. The Cullowhee Community Planning Council shall prepare and adopt rules of procedure under which it will operate. The Cullowhee Community Planning Council shall keep minutes of its meetings.

(Ord. No. O2015-01, 5-21-2015)

This amendment shall take effect and be in force on November 17, 2016.

Adopted the 17th day of November, 2016.



JACKSON COUNTY BOARD OF COMMISSIONERS

By: Brian Thomas McMahhan
BRIAN THOMAS MCMAHAN, Chairman

Attest:

Angela M. Winchester
ANGELA M. WINCHESTER, Clerk to the Board