

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
JANUARY 07, 2020**

The Jackson County Board of Commissioners held a Public Hearing on January 07, 2020, at 5:55 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman	Don Adams, County Manager
Mickey Luker, Commissioner (via speakerphone)	Heather C. Baker, County Attorney
Ron Mau, Commissioner	Angela M. Winchester, Clerk to Board
Gayle Woody, Commissioner	
Absent: Boyce Deitz, Vice Chair	

Chairman McMahan called the public hearing to order and stated the purpose was to receive public input concerning text amendments to Article 9 - Regulated Districts; Section - 9.5 U.S. 441 Gateway District; Section - 9.5.5 Character Areas, Golf Course Community District.

John Jeleniewski, Senior Planner, stated that an applicant requested a text amendment to the Golf Course Community District that would require a "Special Use Permit" for Hotel/Motels in excess of 35' in structure height. The Golf Course Community (GC), a golf course community included a golf course and clubhouse; with surrounding residential home sites available for sale or lease. Commercial activities supportive of golf course operations may also exist.

The permitted uses in the GC District were:

- Adult day-care homes
- Barber shop or Salon
- Child day-care homes
- Community center
- Golf Course
- Health Spa
- Hotels/motels
- Bed and Breakfast Inn
- Multi-Family Dwelling Units
- Place of worship
- Police, fire, or rescue station
- Post office
- Restaurant
- Sporting good sales
- Single family attached dwelling unit
- Single family detached dwelling unit

Golf Course Community: Special Uses

- Pre-School
- Primary-secondary school
- Convenience Store (<10,000 s.f.)
- Grocery Store

The applicant requested the following be added to the list of “Special Uses”:

- Hotel/motels with a maximum primary structure height greater than 35 feet.

Additional Standards – Special Uses

- Hotel/Motels with a primary structure height greater than 35 feet
 - ~~Property land area shall be a minimum of 100 acres (one owner).~~
 - Dumpster locations shall be screened and comply with Section 9.5.6 of this article.
 - All outdoor activities shall conclude by 10:00 p.m. Sunday – Thursday and by 11:30 p.m. Friday – Saturday.
 - All outdoor lighting shall comply with the Jackson County Lighting Ordinance.
 - *A balloon test be required to identify the proposed structure height along with photo simulation of the structure.*
- The applicant is requesting that the list of Special Uses for the GC District, *Article 9 – Section 9.5.5* in the US 441 Development Ordinance be amended to include “*Hotel/motels with a maximum primary structure height greater than 35 feet*” and that Special Use standards for this use also be adopted.

Staff findings:

- The requested text amendment would not constitute “spot zoning” as the request would allow the proposed special use throughout the entire GC District.
- That the proposed addition of “Hotel/motels with a maximum primary structure height greater than 35 feet” to the “Special Use” section of the GC District would be subject to special standards (as described) and all other relative ordinances, regulations and design standards set forth by the US 441 Development Ordinance as well as any applicable Jackson County Ordinances

PUBLIC COMMENTS: None.

There being no public comment, Commissioner Mau moved that the public hearing be adjourned at 6:05 p.m. Commissioner Woody seconded the Motion. Motion carried.

Attest:

Approved:

Angela M. Winchester, Clerk

Brian Thomas McMahan, Chairman