

Jackson County Planning Department



Which way
should I go?

Well it doesn't
really matter....

Well that
depends on
where you want
to get to...

Then it really
doesn't matter
which way you
go!



History of Planning

- Development regulations created in late 19th century to combat public health issues arising in cities
- Plan of Chicago- In 1909 first comprehensive plan in United States
- Daniel Burnham- *“Make no little plans; they have no magic to stir men’s blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do thing that would stagger us. Let your watchword be order and your beacon beauty.”*

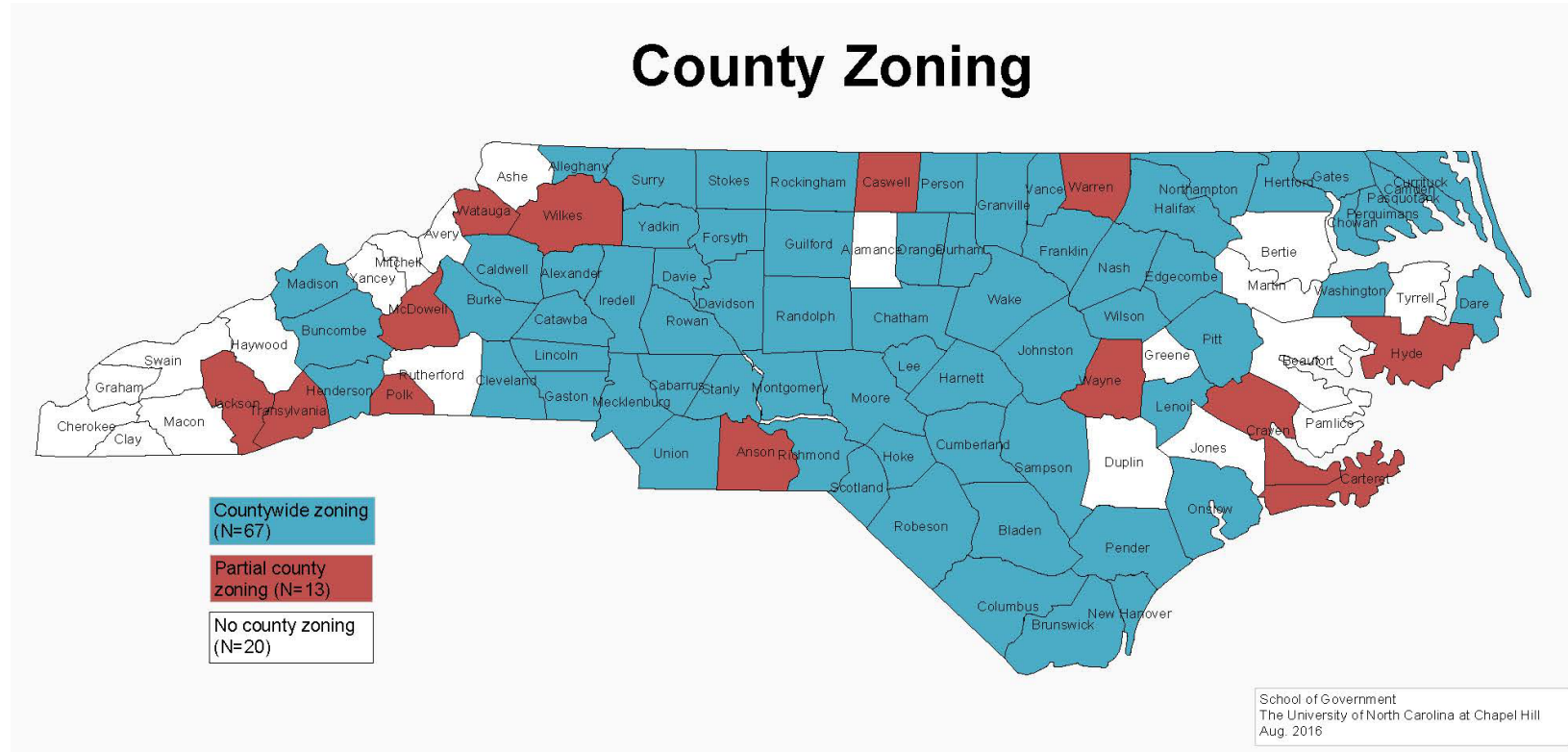
History of Planning

- Mid 20th Century- Concepts of social and environmental considerations are integrated into planning.
- Mid-to-late 20th Century- Planning and public health lost their connection to each other.
- Planning in 21st Century has brought public health and planning back together.
- Planners are talking about implementation as much as the planning process.

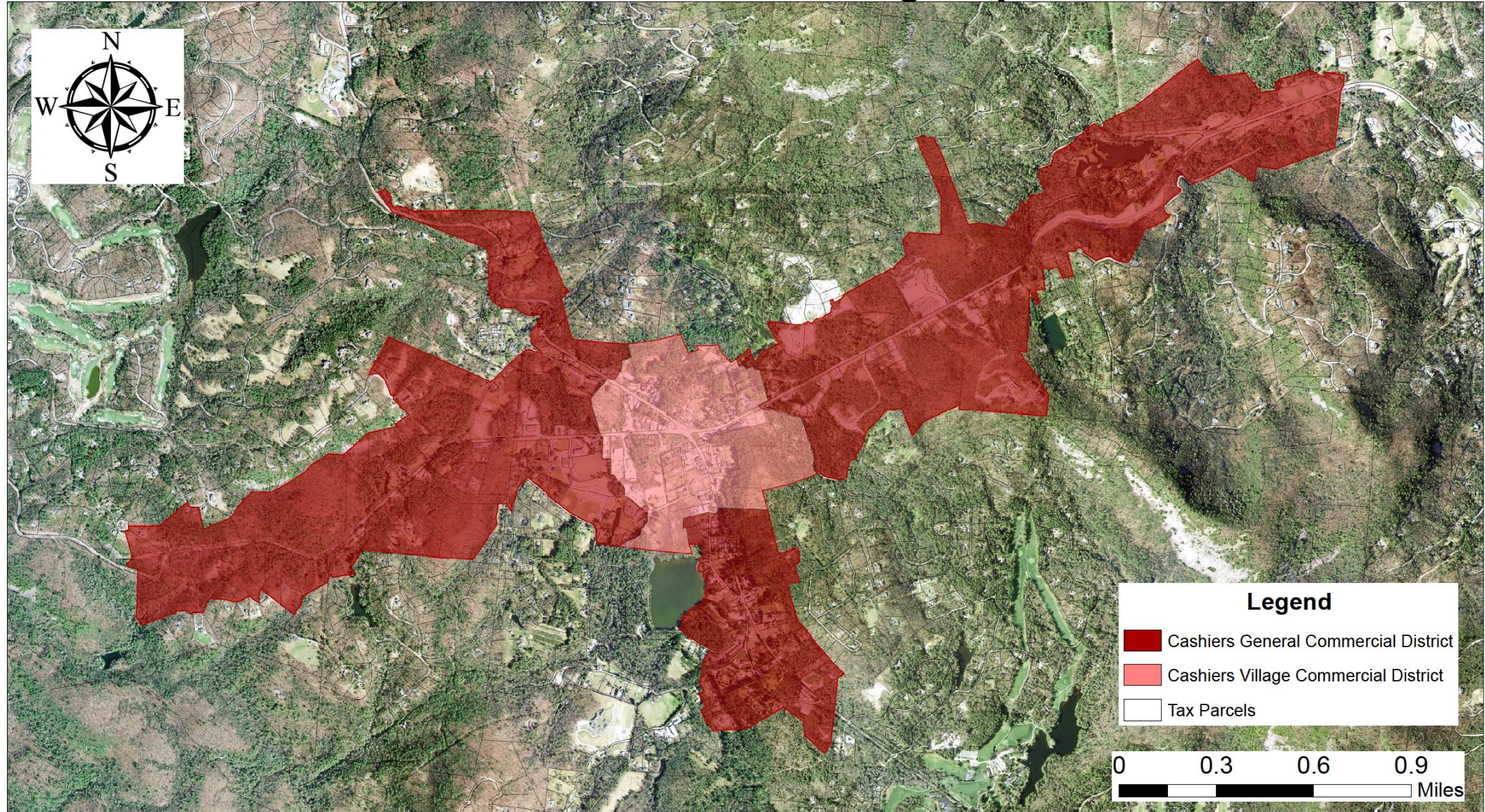


Planning in North Carolina

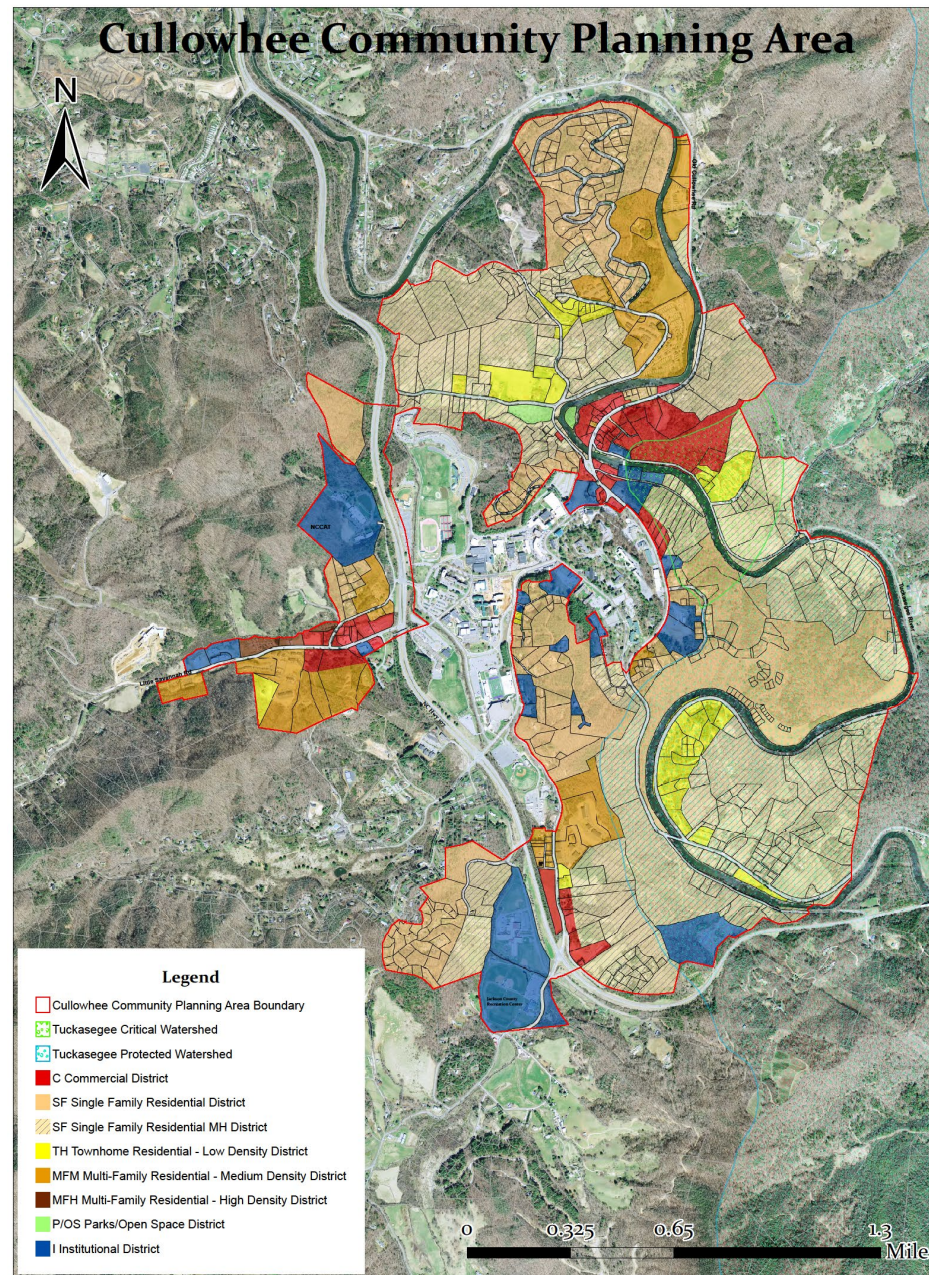
- North Carolina has Zoned, Unzoned, and Partially Zoned Counties.
 - Zoned: 67
 - Partially Zoned: 13
 - No Zoning: 20



Cashiers Area Zoning Map

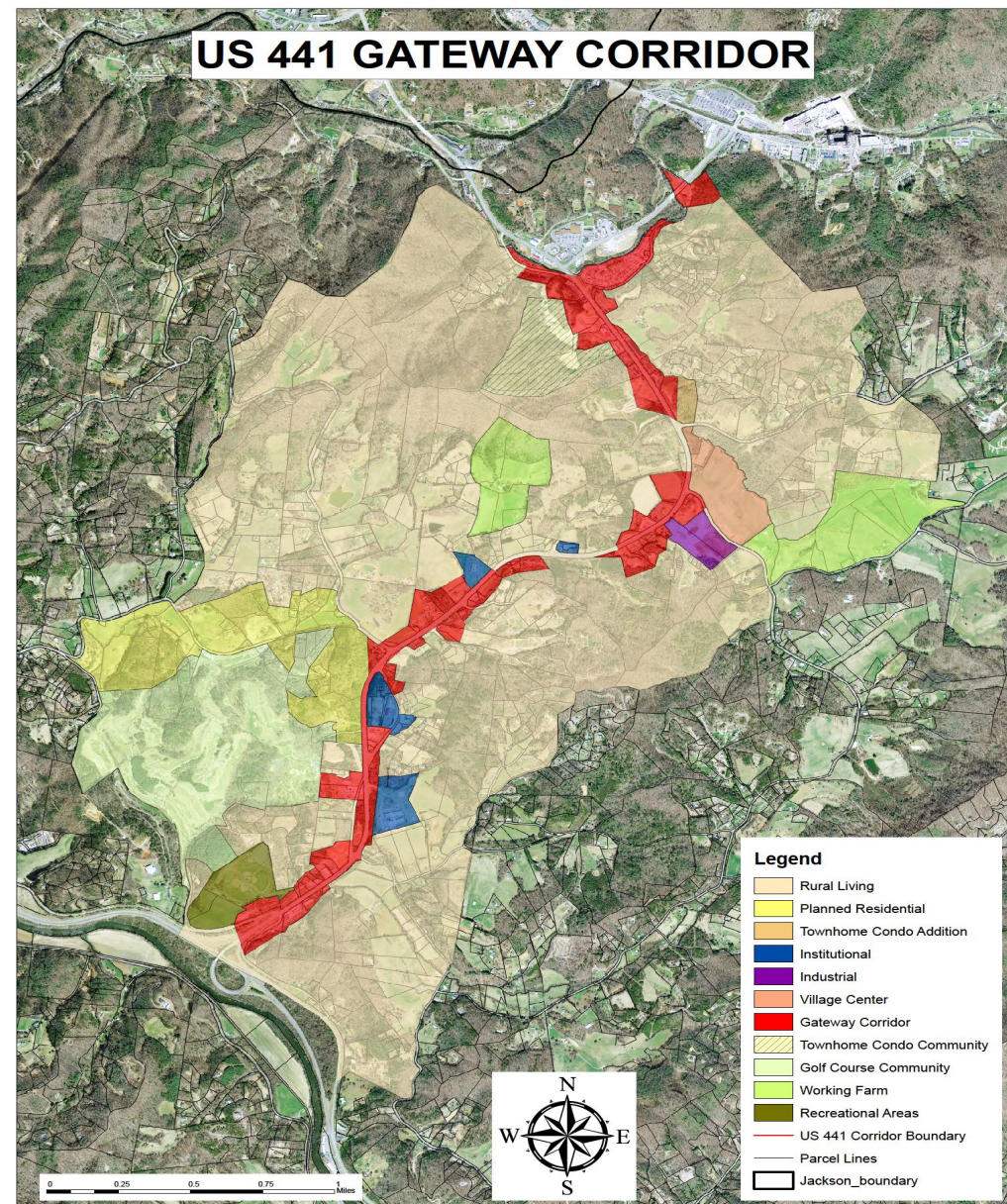


Jackson County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data, and databases are provided "as is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.



JACKSON COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF THE DATA PORTRAYED IN THIS PRODUCT OR ACCEPTS ANY LIABILITY ARISING FROM ANY INCOMPLETE, INACCURATE, OR MISLEADING INFORMATION CONTAINED THEREIN. ALL INFORMATION, DATA AND DATABASES ARE PROVIDED "AS IS" WITH NO WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, FITNESS FOR A PARTICULAR PURPOSE.

Approved May 21, 2015



JACKSON COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF THE DATA PORTRAYED IN THIS PRODUCT NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN. ALL INFORMATION, DATA AND DATABASES ARE PROVIDED "AS IS" WITH NO WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, FITNESS FOR A PARTICULAR PURPOSE.

JACKSON COUNTY Planning Department



Planning Department Responsibilities

- **Long Range Planning**

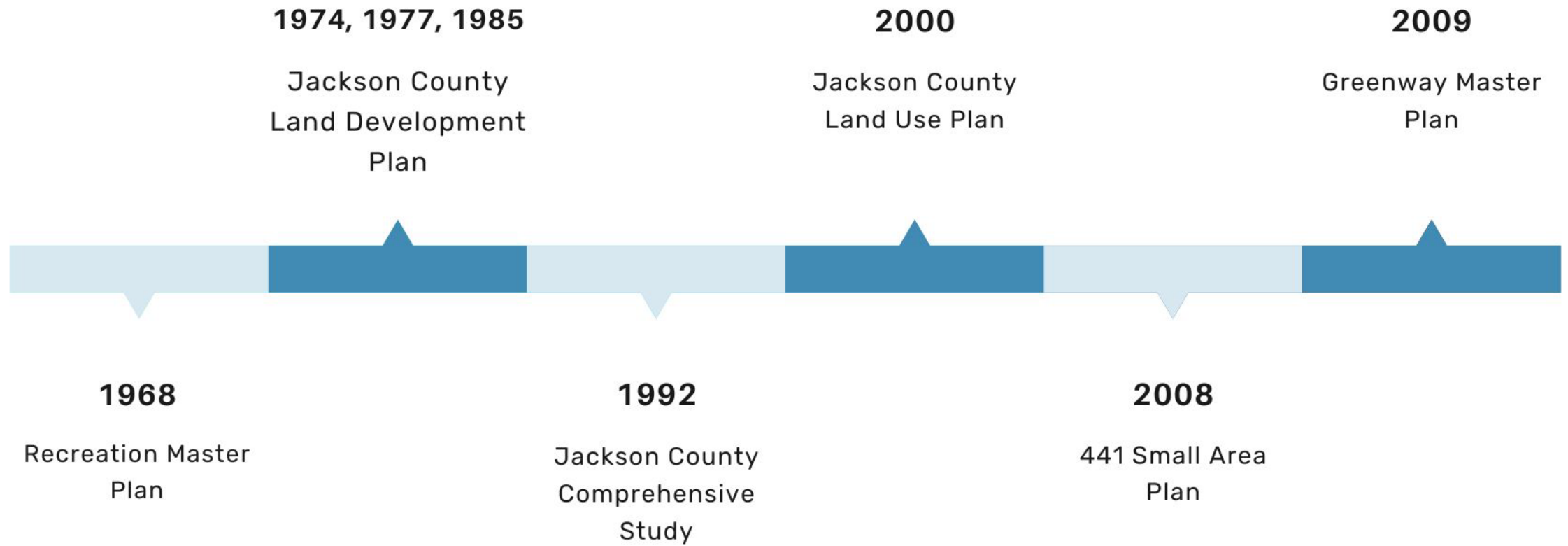
- Comprehensive Planning for future growth and development
- Comprehensive Transportation Planning
- Small Area Plans

- **Current Planning**

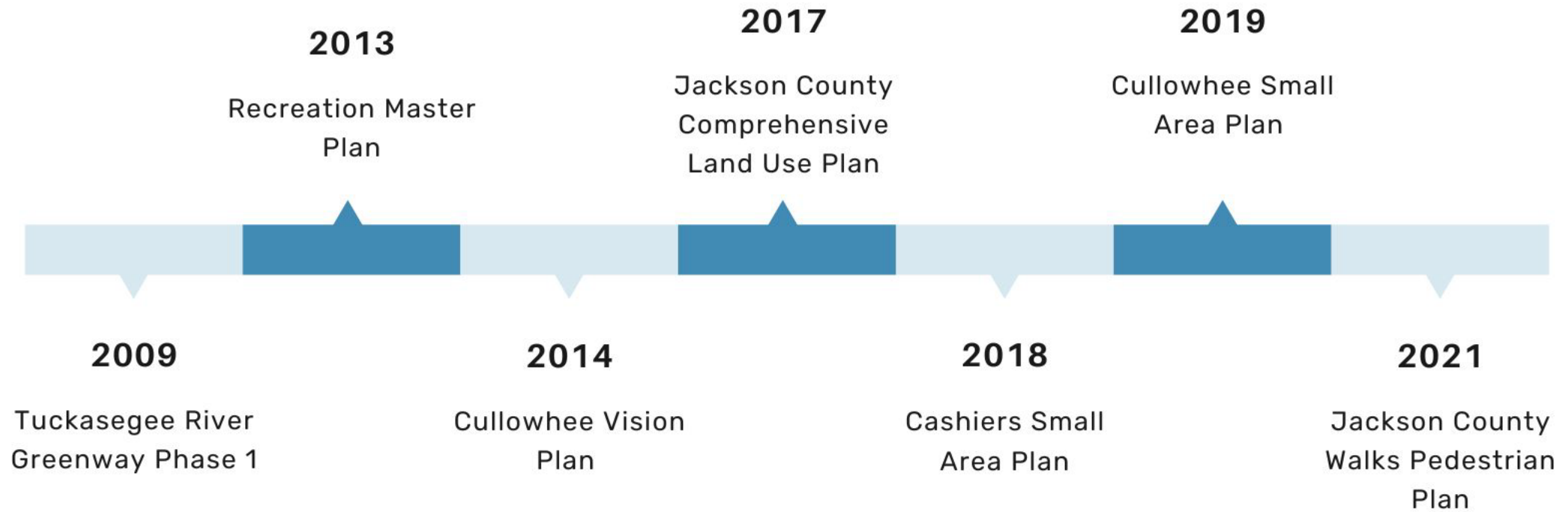
- Ordinance enforcement and maintenance
- Support of planning boards and councils
- Plat and subdivision approvals
- Site plan review
- Cell tower and co-location review
- Housing and community development



JACKSON COUNTY PLANNING HISTORY



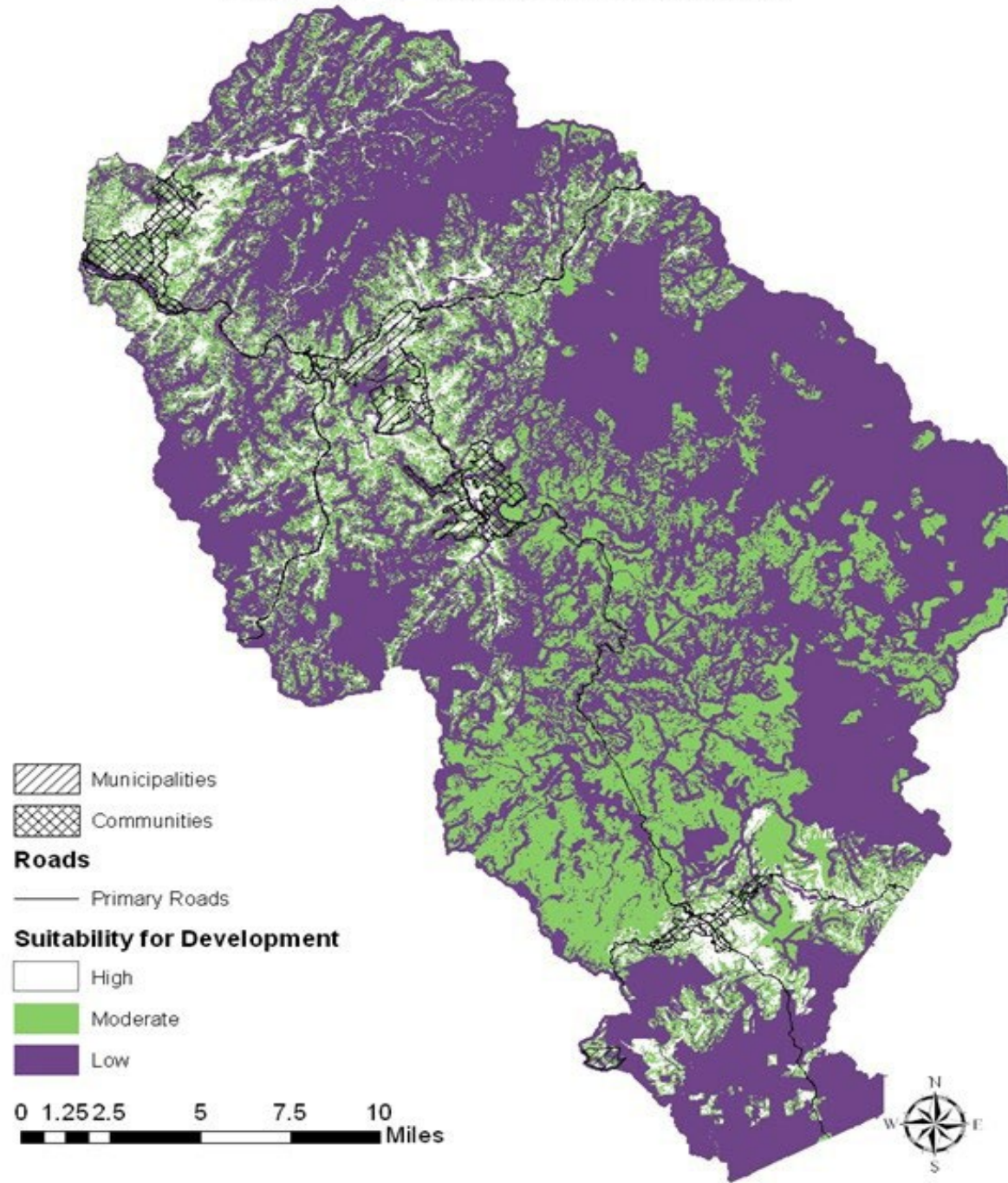
JACKSON COUNTY PLANNING HISTORY



1974 Land Development Plan

- *Implementation:*
 - 1974: Establishing Building and Plumbing Codes and hiring enforcement staff
 - 1975: Reactivate the County Planning Board
 - 1977: Prepare a County Facilities Plan
 - 1977: Create a Housing Authority
 - 1992: Create a Water and Sewer Authority
 - 2000: Adopt Sedimentation Control
 - 2003: Implement Zoning for strategic areas
 - 2007: Adopt Subdivision Standards
 - Establish a full time Planning Department

Suitability of Land For Development



- Development potential based on average slope, floodplains, rivers, streams, and soils.
- Purple areas have low suitability for new development.
- Green areas have moderate suitability for new development.
- White areas have high suitability for new development:
 - Sylva, Dillsboro, Webster area along Highway 107
 - Cullowhee Forest Hills area around WCU
 - Cashiers area
 - US 441 north corridor around the Qualla Boundary
 - US 441 south corridor in the Savannah community

Current Planning

- Ordinance Administration
- Site Plan Review
- Zoning and Sign Permits
- Council and Committee Meetings
- Historic and Cultural Preservation
- Housing and Community Development



Zoning and Sign Permits

- 2021 Permits Issued: 156
- 2022 Permits Issued: 159
- 2023 Permits Issued: 131
- 2024 Permits Issued: 127
- 2025 Permits Issued to date: 41



Jackson County Planning Department
538 Scotts Creek Road, Suite 217
Sylva, North Carolina 28779
Phone (828) 631-2282
Email: johnjelenewski@jacksonnc.org

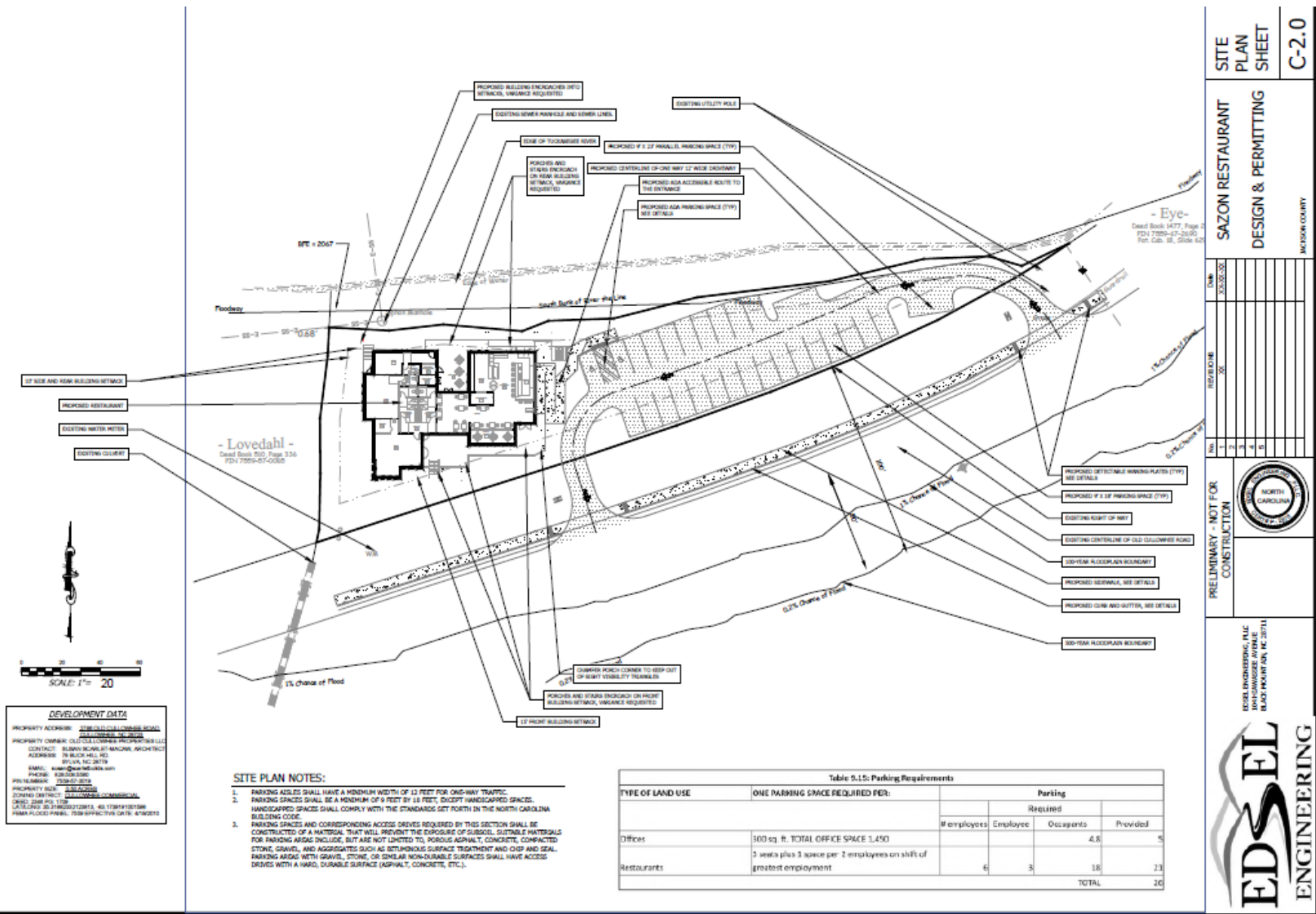
Zoning Permit Number:
Date Received:
Date Approved:

Zoning Permit Application

TO BE COMPLETED BY APPLICANT	OWNER AND PROPERTY INFORMATION			TO BE COMPLETED BY APPLICANT			
	Property Owner:		Property PIN:				
	Address:		Property Address:				
	City:	State:	Zip:		City:	State:	Zip:
	Phone:		Email:				
	BUSINESS INFORMATION (If Applicable)						
	Business / Project Name:						
	Business / Project Address:		Business Contact Person:				
	City:	State:	Zip:		Contact Phone:		
	Business Phone:		Contact Email:				
Business Use (Retail, Restaurant, Hotel, Office, Etc.):			Sign Permit Required: <input type="checkbox"/> Yes <input type="checkbox"/> No				
FOR OFFICE USE							
Ordinance Jurisdiction: <input type="checkbox"/> 441 Development Corridor <input type="checkbox"/> Cashiers Commercial Area <input type="checkbox"/> Cullowhee Planning Area <input type="checkbox"/> Town of Dillsboro <input type="checkbox"/> Forest Hills <input type="checkbox"/> Town of Sylva <input type="checkbox"/> Webster							
Zoning District:		Parcel Lot Size:	Building Sq. Ft.:				
Parking Spaces / Handicap:		Building Floors:	Floor Business Located on:				
Front Bldg. Setback (ft.):		Rear Bldg. Setback (ft.):	Side Bldg. Setback (ft.):				
Front Landscape Buffer (ft.):		Rear Landscape Buffer (ft.):	Side Landscape Buffer (ft.):				
Road Right-of-Way:		Building Frontage (ft.):					
Building Type: <input type="checkbox"/> Stand-alone Building <input type="checkbox"/> Shopping Center		Building Improvements: <input type="checkbox"/> New Construction <input type="checkbox"/> Existing					
		Total Zoning Permit Fee:					
I affirm and certify that I understand and will comply with the provisions and regulations of any applicable Jackson County or District Ordinances. I further certify that the above statements and the statements and showings made in any paper or plans submitted herewith are true to the best of my knowledge and belief. Further, I understand that the application, attachments and fees become part of the Official Records of the Planning Department and are not returnable. I also recognize that if one or more deficiencies exist in the application, I will be notified of the deficient items, and the department shall take no further action on the application until the required information is submitted. I understand that misrepresentation of information contained within this application may be cause to void any development approvals associated with this application.							
Applicant's Signature:		Date:					
Planning Department Approval Signature:		Date:					

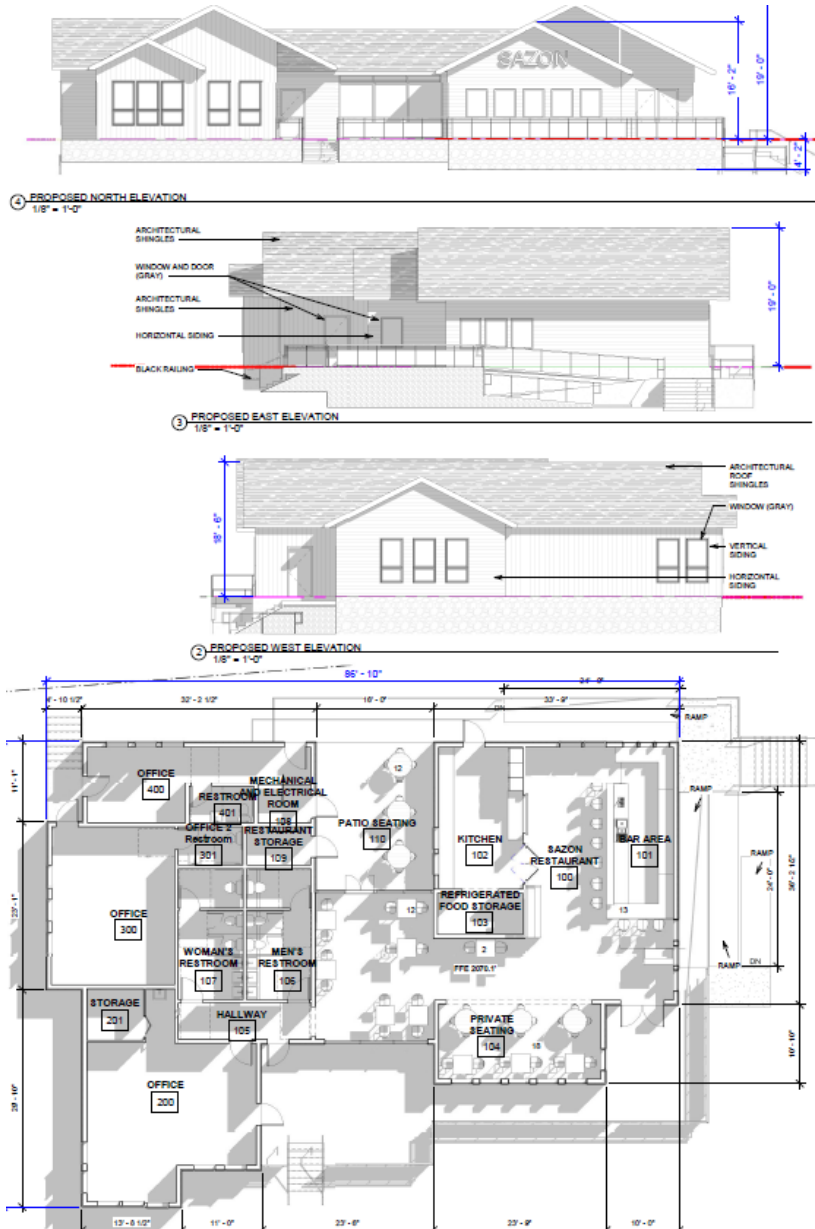
Following the Approval Signature of the Planning Department, a Zoning Certificate of Compliance shall be issued.

Recent Projects- Jackson County Aquatics Center



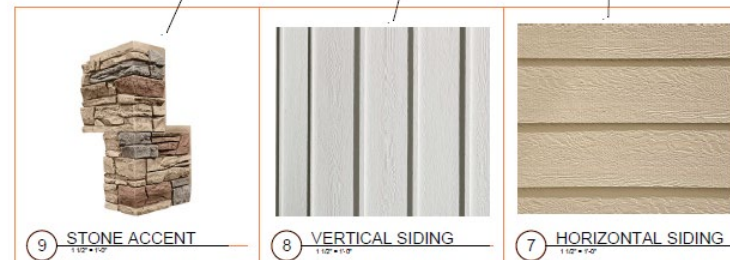
- **Site Plan Review**
 - Building footprint
 - Parking lot and spaces
 - Signage
 - Landscaping
 - Setbacks
 - Slope of property
 - Grading and finish grade
 - Storm-water requirements
 - Sidewalks

Recent Projects- Jackson County Aquatics Center



• *Site Plan Review*

- Exterior materials
- Building height
- Windows
- Roof type



Subdivision Plat Review and Slope Analysis

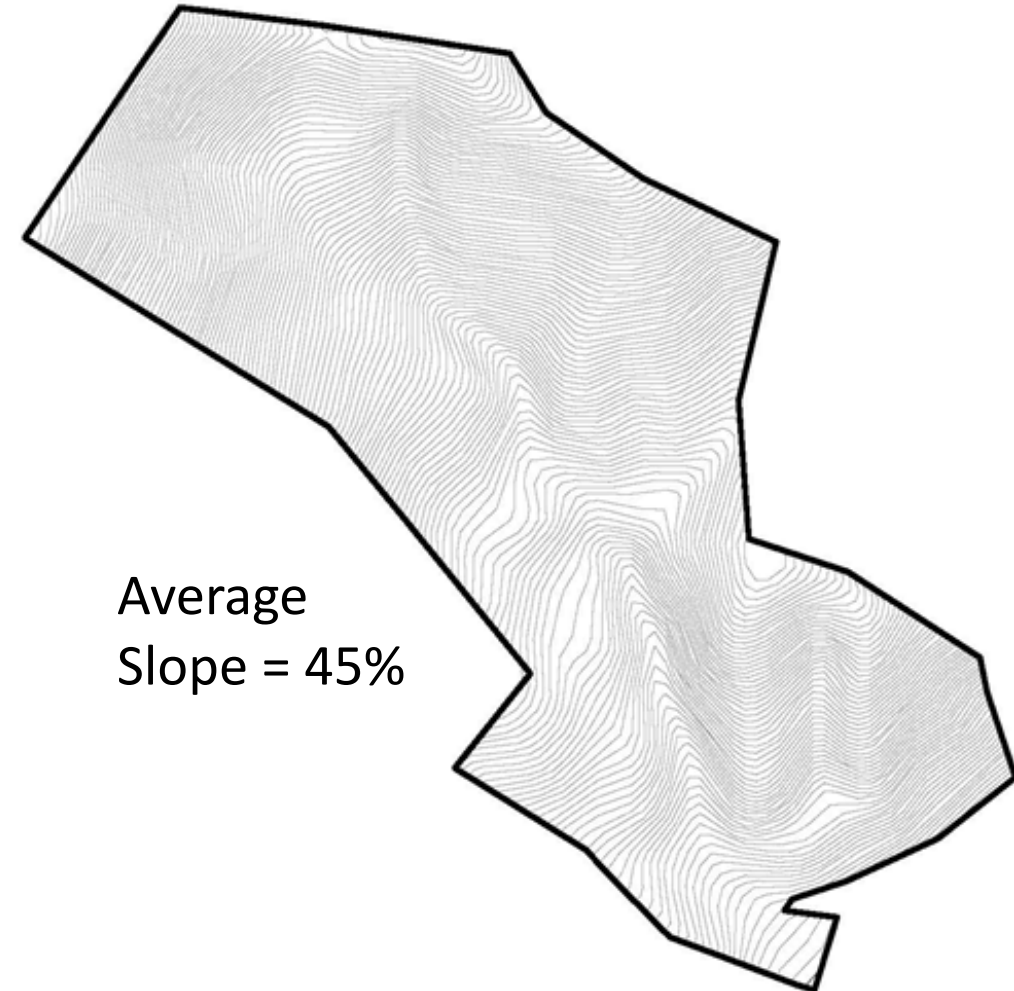
- **Subdivision Plat Review**

- 2021: 281
- 2022: 228
- 2023: 181
- 2024: 190
- 2025: 59 to date

- **Slope Analysis**

- 2021: 352
- 2022: 319
- 2023: 321
- 2024: 256
- 2025: 74 to date

Slope %	Minimum Lot area in Acres
35	2.0
36	2.24
37	2.51
<u>38</u>	2.81
39	3.15
40	3.52
41	3.95
<u>42</u>	4.42
43	4.95
44	5.55
45	6.21
<u>46</u>	6.96
47	7.79
48	8.73
49	9.77
<u>50 and above</u>	10.0



Planning Boards and Councils

- *Municipal:*

- Town of Sylva
- Town of Webster
- Town of Dillsboro
- Village of Forest Hills

- *County:*

- Planning Board
- Cashiers Planning Council
- Cullowhee Planning Council
- U.S. 441 Gateway District
Community Planning Council
- Historic Preservation
Commission
- Board of Commissioners

Planning Council Powers and Duties



- To review new text amendments to ordinances and proposals to zone or change zoning of regulated property.
- To review and decide on approval of requests for conditional use permits.
- To hear and decide applications for approval of variances.
- To hear and decide appeals made by administrative officers.
- Act as Board of Adjustment and Watershed Review Board as needed.

Planning Board Powers and Duties

- Conduct studies of the County and the surrounding areas.
- Determine objectives to be sought in the development of the study area.
- Prepare and adopt plans for achieving these objectives.
- Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
- Exercise any functions in the administration and enforcement of various means for carrying out plans that the BOC may direct.
- Perform any other related duties that the BOC may direct.

Historic Preservation Commission Powers and Duties

- *Purpose:*

- The Jackson County Historic Preservation Commission's purpose is to designate and protect local districts, landmarks, and sites that are significant to Jackson County's history. This is done by and enforcing design standards for the review of any changes made to those districts, landmarks, and sites to ensure their longevity and integrity. The commission also takes part in public education on local historic buildings and resources.

- *Projects:*

- Currently the Historic Preservation Commission is working modernizing the Historic Preservation Ordinance to comply with updated state statutes and programing for Historic Preservation Month and Mountain Heritage Day.



Historic Preservation Commission

The poster features a light cream background with large, abstract splashes of yellow, blue, and orange. The title '2025 HISTORIC PLACES ART CONTEST' is written in a large, bold, black sans-serif font, slanted upwards from left to right. Below the title, on the left, is a QR code with a black arrow pointing to it from the text 'FOR GUIDELINES AND ENTRY FORM'. To the right of the QR code is a stylized illustration of a landscape painting on a canvas, held by four grey corner mounts. The painting depicts green hills, a blue sky with white clouds, and a red path leading through the landscape. A green paintbrush with a red handle is shown painting a green swirl on the canvas.

**2025
HISTORIC
PLACES
ART CONTEST**

FOR GUIDELINES
AND ENTRY FORM

HISTORIC PRESERVATION MONTH
SUBMISSIONS DUE MAY 20TH, 2025 BY 4 P.M

- IN HONOR OF NATIONAL HISTORIC PRESERVATION MONTH, THIS ART CONTEST INVITES STUDENTS TO CREATE A VISUAL REPRESENTATION OF A HISTORIC STRUCTURE OR PLACE THAT IS MEANINGFUL TO THEIR COMMUNITY.
- TURNED IN AT JACKSON COUNTY PLANNING DEPARTMENT BY 4PM ON MAY 20TH 2025. (538 SCOTTS CREEK ROAD, SYLVA, NC. 28779)
- GUIDELINES AND ENTRY FORM IS POSTED ON OUR WEBSITE AND FACEBOOK.

FOR MORE INFORMATION CONTACT ASHLEY CLAPSADDLE
ASHLEYCLAPSADDLE@JACKSONNC.ORG OR (828)-631-2283

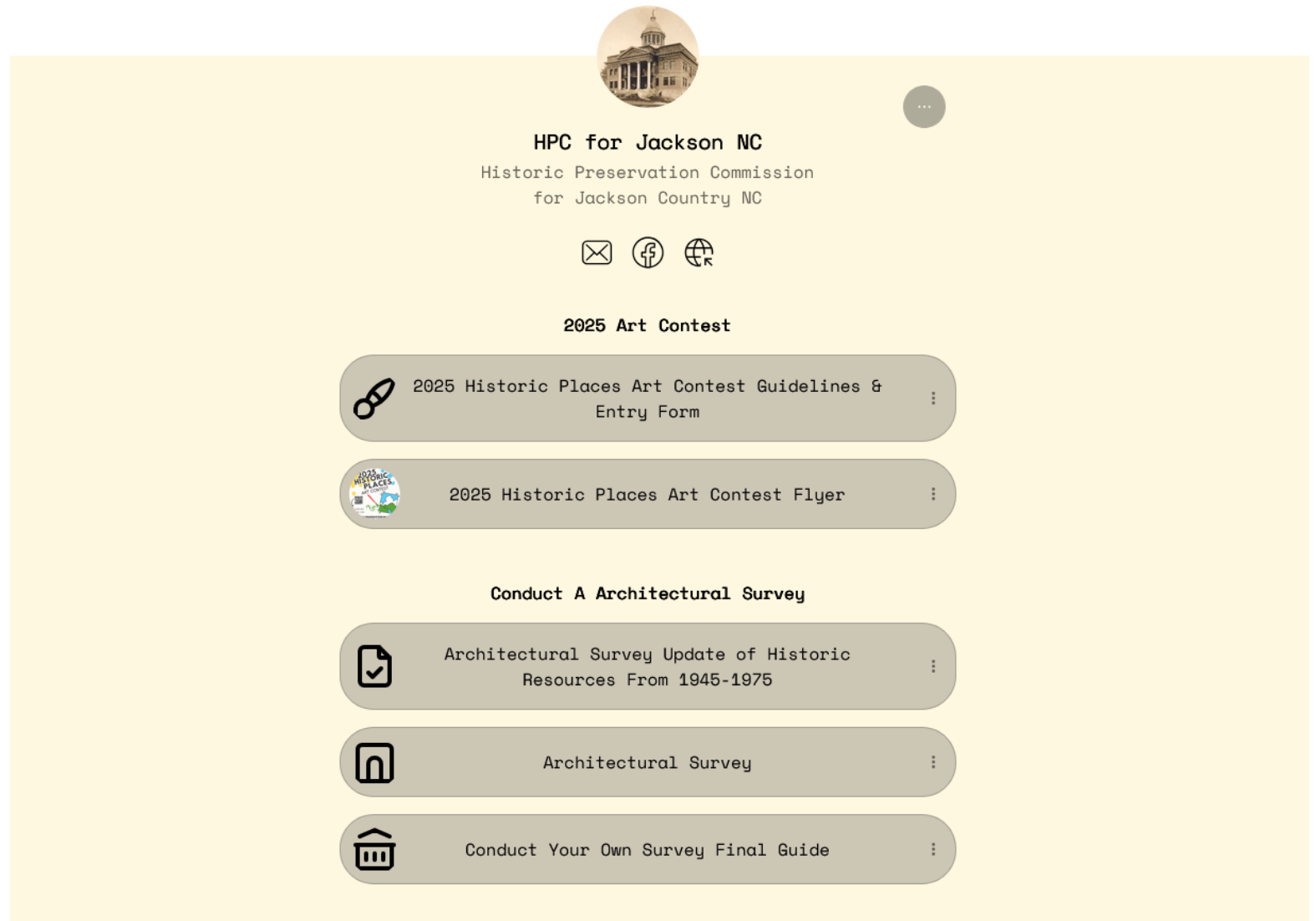
Historic Preservation Commission

- **Visit**

<https://linktr.ee/jacksoncountyhpc>

- **Information:**

- Art Contest
- Architectural Survey
- Story Map
- Historic Building Coloring pages



Regular Meeting Dates

- **Cullowhee Planning Council:** First Monday of the month at 6:00 p.m. in the Hospitality Room at WCU's Ramsey Center or in the Heritage Room at the Department on Aging.
- **Historic Preservation Commission:** Third Tuesday of the month at 5:15 p.m. in the Conference Room at the Jackson County Public Library.
- **Cashiers Planning Council:** Fourth Monday of the month at 5:00 p.m. at the Cashiers Recreation Center.
- **Jackson County Planning Board:** Fourth Thursday of the month at 6:00 p.m. in the Hospitality Room at the Department on Aging.
- **U.S. 441 Gateway District Community Planning Council:** Meets as needed at the Qualla Community Center.

How to keep in touch with us?

Check out what we're working on!

JACKSON COUNTY PLANNING DEPARTMENT

828-631-2261
planning@jacksonnc.org

October 12, 2017 / 10:50 AM

HOME BOARDS AND COUNCILS ORDINANCES AND MAPS FEES PERMITS AND APPLICATIONS **PROJECTS AND UPDATES** STAFF

BALSAM MOUNTAIN INN
HAS BEEN PLACED ON THE
NATIONAL REGISTER OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR
1905

OUR MISSION

The Jackson County Planning Department strives to achieve excellence and consistency while fulfilling its role as advisor to the County Manager and Governing Body on land use, planning and code enforcement and other regulator programs that guide growth and development within Jackson County.

SERVICE COMMITMENT



<https://www.planning.jacksonnc.org/>

Facebook Pages



Jackson County, NC Planning Department

645 followers • 38 following



Professional dashboard

Edit

Advertise

Posts About Mentions Reviews Followers Photos More ▾



www.facebook.com/jacksonncplanningdepartment



Historic Preservation Commission Jackson County, NC

466 followers • 6 following



Professional dashboard

Edit

Advertise

Posts About Mentions Followers Photos Videos More ▾



www.facebook.com/jacksonnchistory