

# JACKSON COUNTY PLANNING OFFICE

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## MEMO

To: Board of Commissioners  
Cc: Don Adams, County Manager  
From: Caroline Edmonds, Planner 1  
Date: January 16, 2018

RE: Cullowhee Community Planning Area Ordinance Amendments

The Cullowhee Planning Council and the Planning Staff have worked on amendments to Article VI (Development Standards), Section 6-6 (Architectural Design Standards) of the ordinance. These proposed changes allow for more flexibility in materials used within the Planning Area. The Cullowhee Planning Council held a public hearing on November 6, 2017 and recommended approval of these amendments to the Planning Board. The Planning Board held a public hearing on December 14, 2017 and recommended approval to the Board of Commissioners. The Planning Board's Statement of Consistency is attached for your review. Please also find a proposed Board of Commissioners Statement of Consistency for your consideration.



January 19, 2018

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 the architectural review committee and high quality building materials.

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 Cullowhee Community Planning Area Development Standards to be consistent with the goal identified for Land Use on page 100 of Jackson County's Land Development Plan. More specifically:

- o Ensure that development regulations meet existing and future challenges and opportunities.

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

Signed:

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Chairman, Jackson County Board of Commissioners

Sec. 6-6. - Architectural design standards.

- a) *General.* Building design and architecture are critical components for quality development. Building architecture design standards are intended to promote compatibility within a development and throughout the Cullowhee Planning Area, allow creativity and diversity of design, protect property values and neighborhood quality, and provide a safe and attractive environment for residents and visitors alike in the community.
- b) *Applicability.* The standards in this section shall apply to all nonresidential development and to multi-family residential development proposing 12 or more dwelling units.
- c) *Building materials and color.*
  - (1) *Materials.*
    - a. All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, brick, or other high quality **masonry** material **as approved by the architectural review committee**. No building shall be covered with sheet or corrugated metal or with vinyl siding, **unless it is a high quality material approved by the architectural review committee**.
    - b. Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacturer specifications.
    - c. Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.
    - d. Architectural accent materials located above the roof line shall be constructed of brick, stone, wood, pre-cast concrete, architectural quality steel, fiber cement siding or other high quality, long-lasting material.
  - (2) *Colors.*
    - a. Color schemes used for buildings shall aesthetically integrate building elements together, relate separate (free-standing) buildings on the same lot or parcel to each other, and be used to enhance the architectural form of the building.
    - b. Exterior colors for new buildings and structures, including roofs, shall be coordinated with the predominant colors of the surrounding natural and built environment to minimize contrast between the structure and the surrounding area.
    - c. All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.
- d) *Building massing and configuration.*
  - (1) Buildings located on steep areas shall conform to hillside topography by stepping or staggering the mass of the proposed structure up or down the slope.
  - (2) Building masses shall maintain a balance of scale and proportion using design components that are harmonious with natural landforms and landscaping.
  - (3) Proposed structures shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.
- e) *Building façade character.* Elements of articulation shall be employed on any building visible from the public right-of-way or Public Street or pedestrian walkway to reduce the apparent bulk and uniform appearance of large buildings, provide visual interest and variety, and reinforce local architecture.



- (1) *Buildings containing nonresidential uses.* The following requirements apply to any building containing nonresidential uses, regardless of whether the building also contains residential uses:
    - a. Buildings with a façade length of more than 40 feet shall incorporate offsets to break the plane of the façade. The distance between required offsets shall be every 30 feet.
    - b. A building façade that is less than or equal to the height of the building shall not require an offset.
    - c. The depth or projection of the offset shall be at least two feet.
    - d. The change in wall plane (i.e., offset) shall extend at least 20 percent of the length of the façade wall.
  - (2) *Buildings containing residential uses.* The following requirements apply to any building containing only residential uses:
    - a. The distance between required offsets shall be 20 feet, provided that a building façade that is less than 25 feet in length shall not require an offset.
    - b. The depth or projection of the offset shall be at least two feet regardless of the length of the adjacent façade walls.
    - c. The change in wall plane (i.e., offset) shall extend at least 20 percent of the length of the façade wall.
- f) *Minimum wall articulation.* Any building greater than 40 feet in length, measured horizontally, that faces a public right-of-way or private street or pedestrian walkway shall include at least three of the following features:
- a. Change in texture or masonry pattern
  - b. Change in color
  - c. Windows
  - d. Dormers
  - e. Trellises with vegetation
  - f. Covered porch
  - g. Balconies
  - h. Parapet walls designed to meet the minimum requirements set forth of Section 6-6, i) Roof Form and Articulation, of this ordinance.

All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front façade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public right-of-way or private street or pedestrian walkway is blocked by intervening buildings, topography, a solid screen wall at least six feet high built using materials consistent with the building, or landscaping measuring at least 15 feet in height at maturity.

- g) *Windows.*
- (1) The first floor front elevation of all commercial buildings shall incorporate windows that cover at least 40 percent of the wall plane. Windows shall be clear glass; opaque or reflective glazing shall not be permitted with the exception of low-E glass.
  - (2) The first floor front elevation of all multi-family residential buildings shall incorporate windows that cover at least 12 percent of the wall plane. Windows shall be clear glass; opaque or reflective glazing shall not be permitted with the exception of low-E glass.

- h) *Entrance.* All entranceways shall be clearly defined, highly visible, and feature no less than three of the following:
- a. Canopies or porticos;
  - b. Overhangs;
  - c. Recesses or projections;
  - d. Arcades;
  - e. Arches;
  - f. Outdoor patios;
  - g. Windows;
  - h. Awnings;
  - i. Architectural features that are integrated into the building structure or design; or planters or wing walls that incorporate landscaped areas or places for sitting.
- i) *Roof form and articulation.* The roof of any building shall present a distinctive profile and add interest to larger buildings, and complement the character of other buildings included on the same lot or parcel.
- (1) *Flat roof buildings.* The roof of any building with a flat roof shall include parapets to conceal the roof and roof-top equipment from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, unless required for in Section 6-6.j), Rooftop Equipment Screening, of this ordinance, and such parapets shall not at any point exceed one-third of the height of the supporting wall.  
  
Parapets used to conceal the roof and roof-top equipment for any building shall not extend a constant height for more than 100 feet in length.
  - (2) *Slope roof buildings.* The roof of any building with a slope roof shall include at least two of the following to maintain proportional building architecture:
    - a. Three or more roof slope planes;
    - b. Overhanging eaves, extending no less than one foot past the supporting wall;
    - c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.
  - (3) *Additional requirements.* Consistent roof treatments, whether flat or sloping, shall be provided on all sides of the building.  
  
The backside of all cornices, parapets, and roofline that are visible from an adjacent public right-of-way shall be finished with materials consistent with the associated building.
- j) *Rooftop equipment screening.* Screening Requirements
- (1) All rooftop mechanical equipment and vents greater than eight inches in diameter shall be:
    - a. Screened from the line of sight of public rights-of-way, private roads, parking lots, public sidewalks, greenways, and internal pedestrian ways except for instances where site topography precludes reasonable compliance with the minimum screening requirement;
    - b. Screened by either a parapet wall along the building edge or a freestanding screen wall on the roof of a material, color, and design architecturally compatible with the building,

that is at least as high as the equipment and vents for which the screening is designed to hide.

- k) *Franchise architecture.* Franchise or national chains are welcome in the Cullowhee Planning Area, but must follow the standards of this ordinance to create a building that is compatible with the Cullowhee Community.
- l) *Architectural unity.* All buildings within the same lot or parcel shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color, scheme, quality, and type of exterior building materials.