

JACKSON COUNTY PLANNING OFFICE

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MEMO

To: Board of Commissioners
Cc: Don Adams, County Manager and Michael Poston, Planning Director
From: Caroline Edmonds, Planner II
Date: June 4, 2020

RE: Unified Development Ordinance Amendment to Table 9.9: List of Permitted Uses and Section 9.4.4
Additional Standards: Special Uses

Members of the Cullowhee community addressed the Cullowhee Planning Council during public comment concerning the Special Use Standard allowing five unrelated persons to dwell in a home if it is $\frac{3}{4}$ mile or less from WCU's campus and three unrelated persons if the home is more than $\frac{3}{4}$ mile from WCU. After hearing the concerns from the public, the Cullowhee Planning Council requested that Planning staff research what other jurisdictions similar to Cullowhee allow in this regard. After being presented the research, the Cullowhee Planning Council voted to amend Table 9.9: List of Permitted Uses to allow "unrelated persons" as a permitted use in the multi-family low density district and in Section 9.4.4 Additional Standards: Special Uses to state that the maximum number of unrelated persons in a home shall be three. The Cullowhee Planning Council held a public hearing on March 2nd, 2020 to give the public an opportunity to comment on the proposed amendment. The Cullowhee Planning Council approved the text amendment with a unanimous vote on March 2nd. The Jackson County Planning Board reviewed and recommended approval of the text amendment on May 14th, 2020. Both the Cullowhee Planning Council and the Jackson County Planning Board found the amendment to be consistent with a goal identified in the Cullowhee Small Area Plan. More specifically, the goal is: to protect the character of existing neighborhoods near campus and in potential growth areas.

Planning staff is requesting that the Jackson County Board of Commissioners consider calling for a public hearing on July 7th to give the public an opportunity to comment.

Section 9.4.4 Additional Standards: Special Uses

Table 9.9: List of Permitted Uses.

Zoning District Key:

- C = Commercial District
- INST = Institutional District
- MFH = Multifamily High Density District
- MFM = Multifamily Medium Density District
- MFL = Multifamily Low Density District
- SF = Single Family District
- SF-MH = Single Family Manufactured Home District
- P/OS = Park/Open Space District

P = Permitted Use U= Use Permitted, Subject to Additional Standards S = Special Use N = Not Permitted								
See Section 9.4.3 & 9.4.4 for detailed requirements for Uses Permitted, Subject to Special Requirements and for Special Uses	Zoning District							
	C	INST	MFH	MFM	MFL	SF	SF-MH	P/OS
Land Use Type								
Residential								
Accessory apartments	P	P	P	P	P	U	U	N
Fraternity and Sorority Dwelling	N	N	U	U	U	N	N	N
Dwellings, single family attached (duplex)	N	N	P	P	P	U	U	N
Dwellings, multi-family	P	P	P	P	P	N	N	N
Dwellings, single family detached	P	P	P	P	P	P	P	N
Manufactured homes, Class A	N	N	U	U	U	N	U	N
Manufactured home, Class B	N	N	U	U	U	N	U	N
Manufactured home parks	N	N	U	U	U	N	N	N
Student rentals Unrelated persons	P	P	P	P	U -P	U	U	N

20) ~~Student rentals~~-Unrelated persons

- a) Maximum number of unrelated persons in home shall be **three**.
 - ~~i) Three unrelated persons if home is more than ¼ mile from WCU campus~~
 - ~~ii) Five unrelated persons if home is ¼ mile or less from WCU campus~~