

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
FEBRUARY 19, 2015**

The Jackson County Board of Commissioners held a Public Hearing on February 19, 2015, at 5:50 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman
Mark Jones, Vice Chair
Charles Elders, Commissioner
Vicki Greene, Commissioner
Boyce Deitz, Commissioner

Chuck Wooten, County Manager
Angela M. Winchester, Clerk to Board
J. K. Coward, Jr., County Attorney

Chairman McMahan called the public hearing to order and stated the purpose was to receive public input for consideration of the proposed revisions to the Cashiers Commercial Area Development Ordinance.

Gerald Green, Planning Director, stated that at their October meeting the Cashiers Planning Council heard a request from a Cashiers business owner that the Cashiers Commercial Area Development Ordinance be amended to allow animal boarding kennels. The business owner currently operates an animal grooming business and wishes to expand the business to include boarding of dogs and cats. The Council discussed the request, asked questions of the business owner, and directed staff to draft an ordinance amendment for consideration at their November meeting. Staff prepared the draft ordinance amendment, working with the business owner to assure that the standards were reasonable while assuring protection of neighboring properties. The draft amendment was considered at the November meeting of the Council, at which a public hearing on the proposed amendment was held.

The proposed ordinance amendment would:

- Identify animal boarding kennels as a conditional use, meaning the use would be permitted by the Planning Council only if conditions identified in the ordinance are met.
- Establish a minimum lot size of 1 acre for the lot on which the kennels are located.
- Require a minimum setback of 150 feet from residential property.
- Mandate that the maximum number of kennels would be 30 and all kennels would have to be located within a soundproof building.
- Establish standards for the storage of food and the storage and disposal of waste.
- Require fencing of exercise areas and require an attendant to be present when animals are outside.

After considering the proposed ordinance amendment and hearing no objections from the public, the Cashiers Planning Council recommended approval of the ordinance amendment. There were no dissenting votes. The Planning Board considered the request at their December meeting and unanimously recommended approval of the proposed ordinance amendment.

Chairman McMahan requested that Mr. Green make the following amendment to Section 7.3.e.(2)(h):

(h) ~~Sound from~~ The kennels shall not *permit sound to* constitute a nuisance to neighboring properties.

PUBLIC COMMENTS: None

There being no public comments, Commissioner Elders moved that the public hearing be adjourned. Commissioner Greene seconded the Motion. Motion carried.

Attest:

Approved:

Angela M. Winchester, Clerk

Brian Thomas McMahan, Chairman