

Date Posted: July 8, 2003
Time Posted: _____
Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF A SPECIAL MEETING
OF THE
JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
July 7, 2003**

The Jackson County Board of Commissioners held a Special Meeting on Monday, July 7, 2003, 6:00 p.m., at Blue Ridge School, 95 Bobcat Drive, Cashiers, North Carolina.

Present: Stacy Buchanan, Chairman
Roberta Crawford, Vice Chairman
Joe Cowan, Commissioner
Eddie Madden, Commissioner
Brian McMahan, Commissioner
Kenneth L. Westmoreland, County Manager
Evelyn B. Baker, Clerk to the Board

Chairman Buchanan called the meeting to order and stated the purpose of the special meeting was to discuss the proposed Land Development Ordinance for the Cashiers Commercial Area.

Mr. Ed Henson, task force spokesman, introduced the members of the task force and Mr. Gerald Green, Consultant. The task force worked with the following goal:

“The goal of the Cashiers Commercial Area Task Force shall be to preserve the unique character of the Village of Cashiers by preparing basic development standards for the commercial area to guide future growth and development. The development standards shall be acceptable to the community and administered by a board appointed by the Jackson County Commission and composed of residents, property owners, and/or business owners”.

Mr. Henson explained the boundaries of the commercial area and development standards that should be acceptable to the community. The task force mailed surveys to property and business owners in the proposed commercial area.

Mr. Green explained that the proposed ordinance is basic and only affects commercial development. The standards address four major components: location of structure on site, landscaping, off-street parking, and signage. One unique feature is that development over a certain size is subject to a review by the Cashiers Area Commercial Planning Council who will determine if the plans will be approved. All members of the Planning Council shall be residents of, own property in, and/or own a business in the Cashiers Commercial Area. Day to day administration of the ordinance would be by the Jackson County Planning Department. Existing businesses would be “grandfathered” in.

Since the last public hearing the following revisions to the ordinance were made:

“The following uses are now identified as permitted uses in the Village Center District: Conference center, golf courses, medical centers, plant nurseries, sales, and greenhouses. The following uses are now identified as uses permitted, subject to special requirements, in the Village Center District: car washes, distributive businesses, manufacturing, assembly, or finishing operations, and motor vehicle repair.”

An appeal from the decision of the Community Planning Council regarding a variance request may be made by an aggrieved party and shall be made to the Superior Court of Jackson County in the nature of certiorari.

The authority for the ordinance is N.C. General Statutes, 153A, Article 18. The Board of Commissioners is the final authority for adopting the ordinance.

There being no further business, Commissioner Cowan moved that the meeting be adjourned. Commissioner McMahan seconded the Motion. Motion carried by unanimous vote and the meeting adjourned at 6:55 p.m.

Attested By:

Evelyn B. Baker, Clerk to the Board

Approved:

Stacy Buchanan, Chairman