Jackson County Permit Centers

401 Grindstaff Cove Road, Sylva NC 28779 Phone (828) 586-7560 Fax (828) 586-7563

357 Frank Allen Rd. Cashiers, NC 28717 Phone (828)745-6850 Fax (828)745-6867 www.jacksonnc.org/permitting-code-enforcement

U.S. Army Corps Of Engineers 151 Patton Avenue, Room 208 Asheville, N.C. 28801-5006 David Brown - Phone: 828-271-7980 ext. 232 David.Brown@usace.army.mil Lori Beckwith (DOT Projects) - Phone: 828-271-7980 ext. 223, Loretta.a.beckwith@usace.army.mil

N. C. Department of Environmental Quality 2090 U.S. 70 Highway Swannanoa, N.C. 28778 Phone for all offices: 828-296-4500

North Carolina Division of Forest Resources Jackson County Headquarters 133 Glenn Cabe Rd. Sylva, N.C. 28779 828-586-4007 (District 9 Office)

> US Forest Service 90 Sloan Rd. Franklin, NC 28734 828-524-6441 nantahalard@fs.fed.us

North Carolina Wildlife Resources Commission 20830 Great Smoky Mountain Expressway Waynesville, N.C. 28786 Phone: 828-452-0422

> Jackson County Planning Office 828-631-2261

Jackson County Health Department 828-586-8994

Jackson County Emergency Management 828-586-7508

A Little Good Planning Goes a Long Way

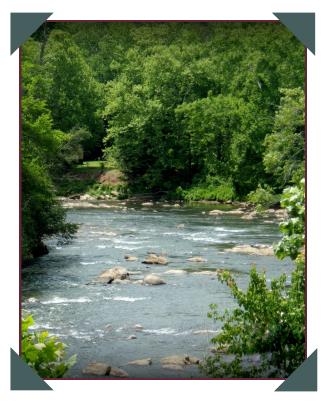
It is not always easy to find where to go when you have questions about developing land or building a house. This brochure is intended to fast-track you to the right agency for permitting the activity you propose to undertake. The list of development activities contained in this brochure are many common ones associated with building, but there are others not listed here you may encounter in your project. The agency list will give you a good idea of the type activity each regulates.

To avoid a violation or a non-compliant activity, you should always obtain proper permission from the right agency BEFORE PERFORMING THE WORK. Some development activities require multiple permits, if the location has multiple regulations. Developing in the Western North Carolina mountains can be difficult because of steep slopes, high quality waters, and high density developments. Good planning is crucial to the success of your project. Start your planning process early to avoid costly delays, and you save money by "doing it right the first time".

Updated May 2018

Who Regulates What?

JACKSON COUNTY PERMITTING OFFICE DEVELOPMENT INFORMATION



Helpful direction about which agencies regulate different development activities & issues



IF YOU ARE DEALING WITH

- Putting a Culvert in a Stream
- Stream bank Stabilization
- Extending a Culvert in a Stream
- Moving a Stream Channel
- DAM Construction

Bridge Construction

Contact U.S. Army Corps Of Engineers 828-271-7980

IF YOU ARE DEALING WITH

- Waste Water or Storm Water Discharge
- Activities decreasing clarity of water
- Surface Water Pollution

Water Sample Testing
 Contact N.C. Division of Water Resources

828-296-4500

IF YOU ARE DEALING WITH

- Stump Disposal
- Construction Debris Disposal
- Landfill Issues (Jackson County Solid Waste 586-7577)
- Contact → N.C. Division of Solid Waste 828-296-4500

IF YOU ARE DEALING WITH

Burning Outdoors
 <u>Contact Jackson County Deputy Fire Marshall</u>
 <u>828-586-7507</u>

 Burning Permits
 (NC Div. of Forest Resources 586-4007)
 Contact→N.C. Air Quality Section 828-255-5655

IF YOU ARE DEALING WITH

- Conducting a Land Disturbing Activity in...
 - ♦ Any DOT Projects
 - ♦ Any Mining Projects
- Dealing with any Dam Safety Issues
- Dealing with a Public Funded Project (land disturbing)
- Contact →N.C. Land Quality Section 828-296-4500

IF YOU ARE DEALING WITH

- Site Soil Evaluation and supply water testing
- Septic System Permits
- Septic System Repair
- Swimming Pool or Spa Operating Permits
- Restaurant Inspections
- Contact → The Jackson County Health Dept. 828-586-8994



SHORELINE STABILIZATION



SURFACE WATER POLLUTION



CONSTRUCTION DEBRIS— LANDFILL ISSUE



LAND-DISTURBING ACTIVITY

IF YOU ARE DEALING WITH

- Fuel Tanks or Under ground Fuel Storage
- Anything Polluting Ground Water
- Contact→N.C. DEQ Goundwater Protection 828-296-4500

IF YOU ARE DEALING WITH

 In or Around Trout Waters During the Moratorium

Contact→N.C. Wildlife Resources Commision 828-452-0422

IF YOU ARE DEALING WITH

- Development within Cashiers
- Development within the 441 Corridor
- Development within a Municipality
- Subdivisions
- Protected Mountain Ridges

Contact→ The Jackson County Planning Dept. 828-631-2261

IF YOU ARE DEALING WITH

- Subdivision and Predevelopment
- Land Use Ordinances
- Development Activities in Water Sheds
- Development in FEMA mapped Flood Plain
- Manufactured Home Parks
- Building Permits
- Construction Inspections
- Conducting a Land Disturbing Activity
- Erosion Problems
- Stream Buffer Zones
- Storm Water Management

Contact→Jackson County Code Enforcement 828-586-7560 (Sylva) or 828-745-6850 (Cashiers)

IF YOU ARE DEALING WITH

- Application for New Address
- 911 Information and map books with road names
- Reporting Missing or Damaged Street Signs
- Approval on New Street Names

Contact→Jackson County Emergency Mgt. 828-586-7508

IF YOU NEED INFORMATION ABOUT

- Erosion Control or Drainage System Advice and Recommendations
- Soil maps, testing, or amendments
- Pond Construction
- Streambank and Critical Area Stabilization
- Access Road Layout
- Agriculture Sediment and Erosion
 <u>Contact Jackson County Soil and Water</u> 828-586-5465