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Cashiers Annotated Outline PUBLIC FORUM 3.28.24

# OVERVIEW

1

Annotated Outline Basics

2

Selected Procedures

3

Zoning Districts

4

Development Standards

5

Drafting Schedule



# JACKSON COUNTY, NC unified development ordinance

Section 9.3 Cashiers Commercial Area  
Annotated Outline

12.19.23



# Annotated Outline

- Not the new rules...just an outline of what is suggested
- Discusses changes to UDO Section 9.3 for Cashiers
- Discusses changes to other parts of the UDO
- Includes a Draft Zoning Designation Map



# Annotated Outline

- ‘Blueprint’ or framework for the UDO
- Includes a new page layout
- More charts, tables, and graphics
- Footnotes that clarify key changes between current and proposed standards
- Outline, not the standards (it’s a preview or a trailer)

**ARTICLE 3 PERMITS AND PROCEDURES** Section 3.2 General Provisions and Applicability  
3.2.1 Table 3.1, Development Review Procedures

**TABLE 3.1 DEVELOPMENT REVIEW PROCEDURES**

Process Type: A = Administrative; QJ = Quasi-Judicial; L = Legislative

Review Authorities: PD = Planning Director; CD = Permitting/Code Enforcement Director; FA = Floodplain Administrator; CPC = Community Planning Council; PLB = County Planning Board; HPC = Historic Preservation Committee; BOA = Board of Adjustment; BOCC = Board of County Commissioners; JCSC = Jackson County Superior Court

Public Notice: See UDO Section 3.5 for details on the types of required public notice

DEVELOPMENT PERMIT/PROCESS	PROCESS TYPE	REVIEW/RECOMMENDATION [1]	DECISION/FINAL ACTION	APPEAL <sup>6</sup>	PUBLIC NOTICE REQUIRED	UDO CROSS REFERENCE
Administrative Adjustment	A	PD	PD	BOA/CPC	N/A	3.7.1
Appeal	QJ	• <sup>7</sup>	BOA	JCSC	1, 2	3.7.2
Appeal (in Regulated Districts)	QJ	•	CPC	JCSC	1, 2	3.7.2.c
Certificate of Appropriateness	QJ	PD	HPC	BOA	1, 2, 3	3.6
Certificate of Occupancy	A	PD	CD	[2]	N/A	N/A
Conditional Map Amendment/Rezoning	L	CPC, PLB	BOCC	JCSC	1, 2, 3	(pending)
Conventional Map Amendment/Rezoning	L	CPC, PLB	BOCC	JCSC	1,2,3	3.7.2
Erosion and Sedimentation Control Plan	A	•	CD	BOA	N/A	3.7.5
Floodplain Development Permit	A	•	FA	BOA	N/A	3.7.6
Floodplain Variance	QJ	FA	BOA	JCSC	1	3.7.20
Impervious Surface Area Modifications – Water Recharge	L	PD	PLB	BOA	1	3.4, 5.5
Industrial Permit	A	•	PD	BOA	N/A	3.7.7
Land Development Compliance Permit	A	•	CD	BOA	N/A	3.7.8
Manufactured Home Park Construction Permit	A	•	CD	BOCC <sup>8</sup>	N/A	3.7.9
Mountain & Hillside Development Permit	A	PD	PLB	BOA	N/A	3.7.1, 5.8
Mountain Ridge Protection Permit	L	PB	BOCC	JCSC	1, 2	3.7.11, 5.7
Sign Permit	A	•	PD	BOA	N/A	3.7.13

<sup>6</sup> NOTE TO STAFF: Several procedures identify the BOA as the body who hears appeals, but does this apply even within regulated districts? [CPC only hears zoning related appeals. County-wide stuff, like subdivision heard by PB \(BOA\)](#)

<sup>7</sup> NOTE TO STAFF: It is inappropriate for staff to provide a recommendation on an appeal of a staff decision.

<sup>8</sup> NOTE TO STAFF: Suggest a uniform appeals process & review authority. [Not going to do this.](#)

JACKSON COUNTY, NC UDO 3-31-24 **8** ARTICLE 3. PERMITS AND PROCEDURES Annotated Outline - Draft



## Conditional Rezoning Procedure

- Replaces the current SUP process
- 20,000 sf or 3,000 tpd, whether new or as an addition to existing building
- Trigger threshold is additive
- Requires a concept plan & conditions
- Can not include deviations or waivers from the development standards
- Decided by the BOCC, but only after:
  - A community meeting with the applicant before application submittal
  - Initial review and comment by County Staff
  - Consideration and public comment during CPC
  - Consideration and public comment with the Planning Board

# Selected Procedures



## Subdivision Procedure

- Used to consider requests that involve dividing one lot into two or more lots
- Decided by County staff
- Based on codified standards (not discretionary)
- Most often proposed as part of residential development, but not always – can be non-residential subdivisions
- Includes an assessment of the proposed development's consistency with the pending community character rules

# Selected Procedures



## Site Plan Procedure

- Most forms of development in Cashiers require approval of a site plan
- Decided by County staff
- Based on codified standards (not discretionary)
- Also requires compliance with other county standards, like flood damage prevention, watershed protection, or mountain and hillside development rules
- Includes an assessment of the proposed development's consistency with the pending community character rules

# Selected Procedures







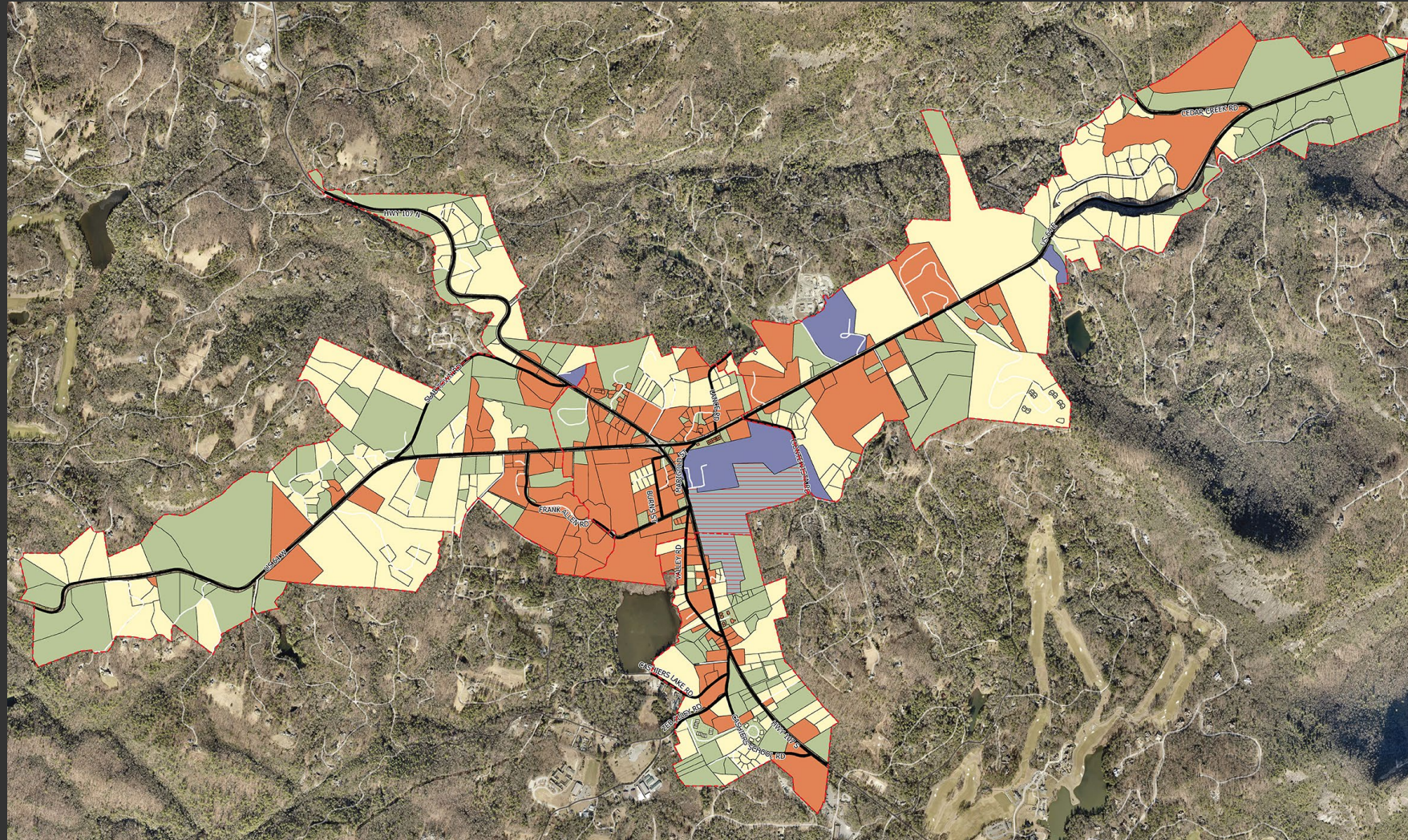
# Current Approach

- 2 conventional commercial districts
- Established based on geography
- Very little difference between the two districts (dimensional standards, uses, SUP thresholds)
- Village Commercial (VC)
- General Commercial (GC)

# Proposed Approach

- Replaces 2 current with 3 NEW conventional districts, each based on the type of uses/intensity allowed
- Established based on existing land uses first, geography second
- Cashiers Residential (CRS)
- Cashiers Non-Residential (CNR)
- Cashiers Mixed-Use (CMX)
- Cashiers Conditional (CCD)

# ZONING DISTRICTS

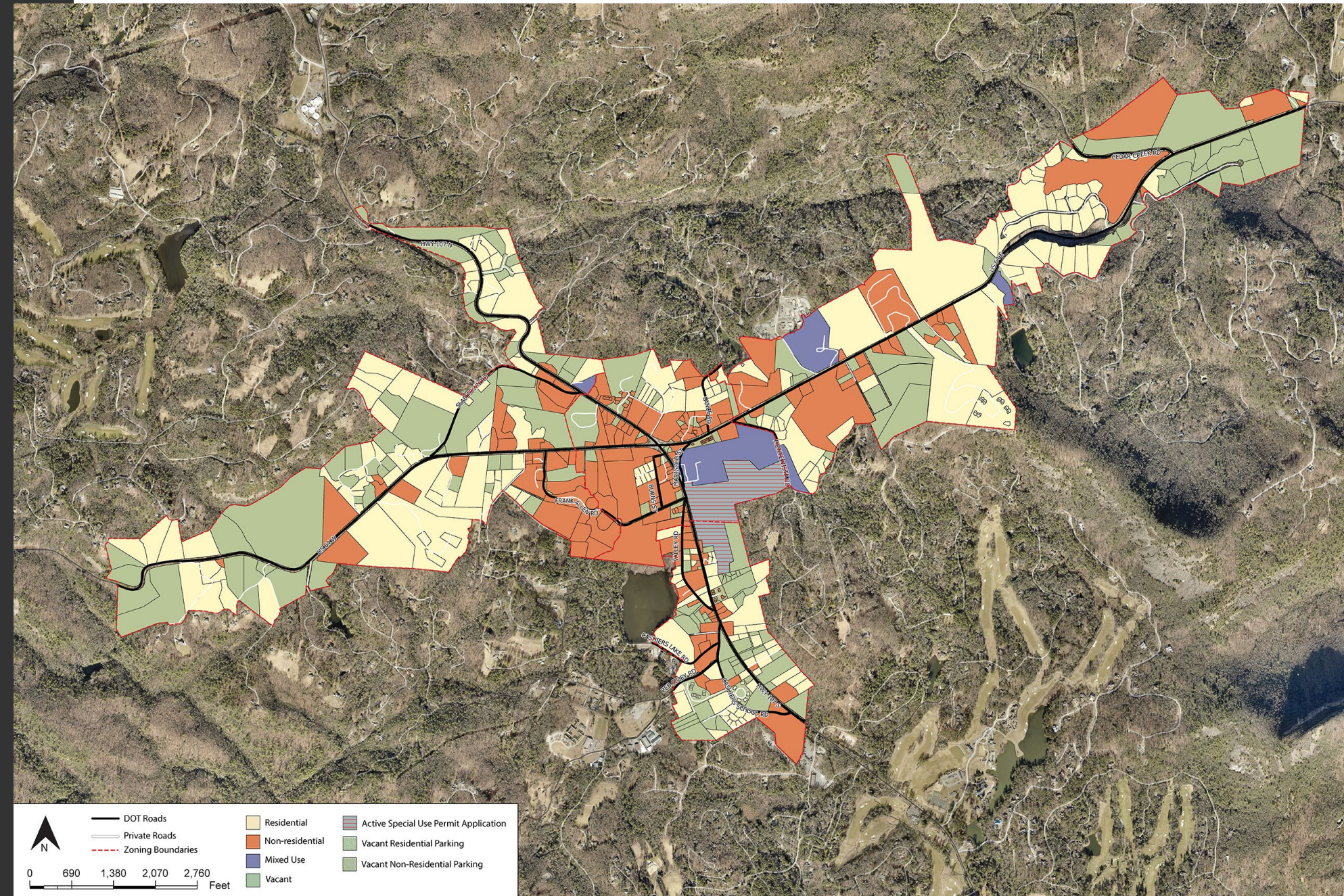


- CRS (Cashiers Residential)
  - Lands occupied by residential uses
  - Vacant lands not fronting a State Road
- CNR (Cashiers Non-Residential)
  - Lands occupied by non-residential uses
  - Vacant lands fronting a State Road
- CMX (Cashiers Mixed-Use)
  - Lands occupied by mixed-uses
- No lands designated for CCD (Cashiers Conditional) – requires an application



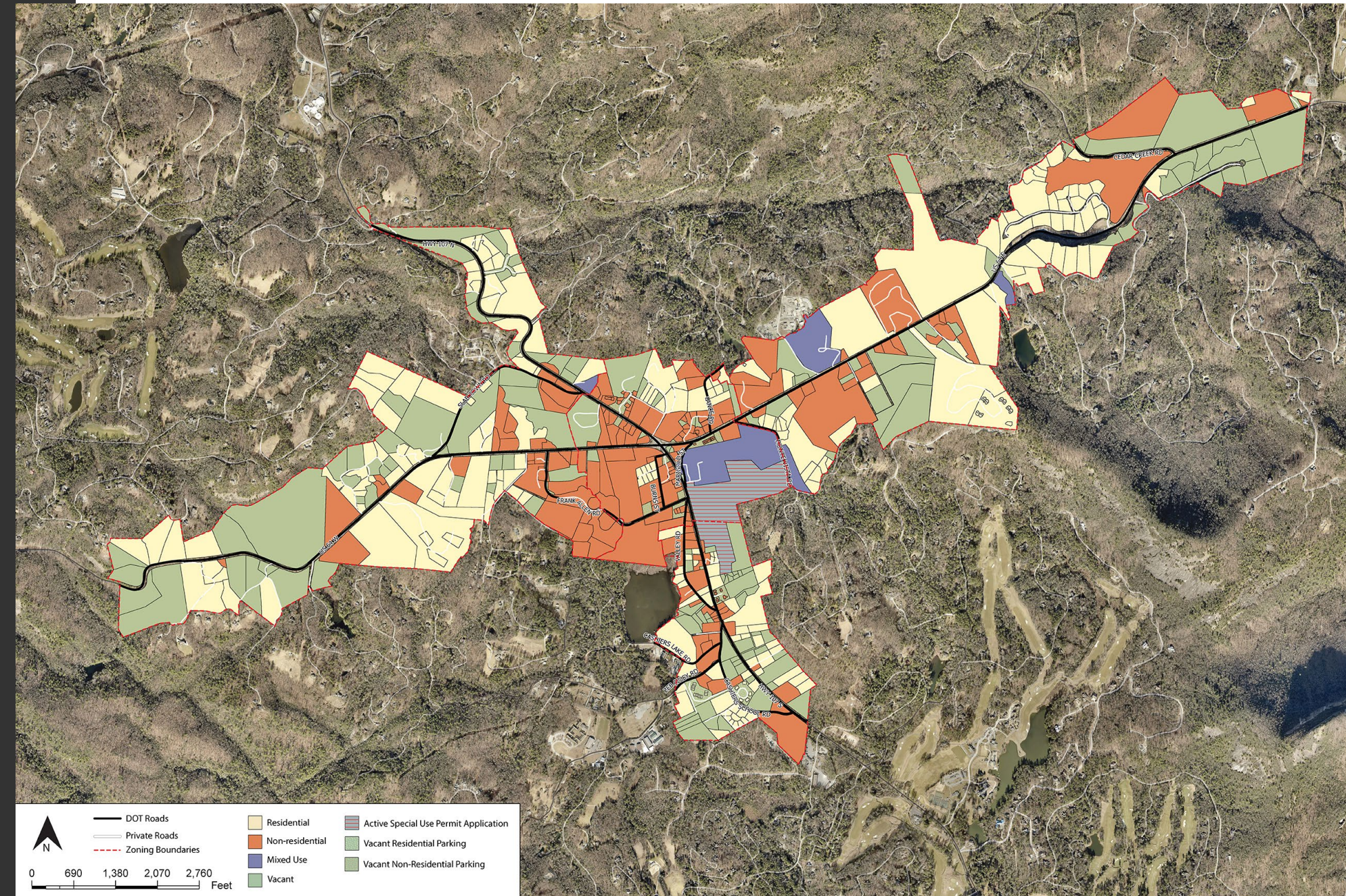
# CRS – Cashiers Residential

- Lands as yellow + green not fronting a State road
- Max. Density: 4.0 Units/Acre
- Min. Lot Size: 10,000 sf
- Allows single-family detached homes, Duplex, Triplex, Quadplex, ADU, (including manufactured homes)
- Also allows schools, churches, fraternal organizations, minor utilities, major utilities, towers, parks



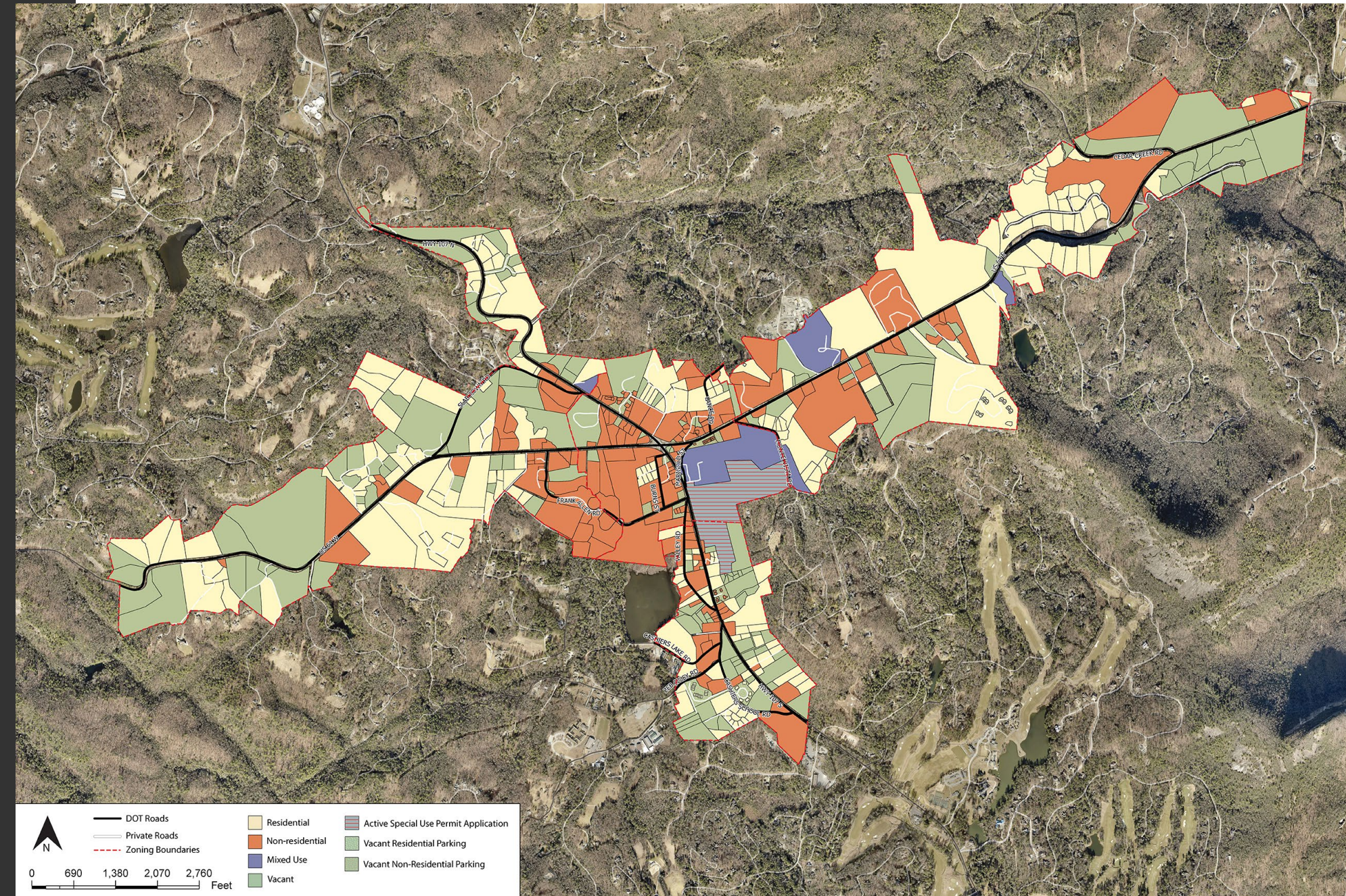
# CNR – Cashiers Non-Residential

- Lands as red + green fronting a State road
- Max. Density: 4.0 Units/Acre
- Min. Lot Size: 10,000 sf (res);  
20,000 sf (non-res)
- Allows retail, office, personal service, restaurants, entertainment, institutional uses
- Also allows single-family attached residential, triplex, quadplex, multi-family
- Does not allow single-family detached homes



# CMX – Cashiers Mixed-Use

- Lands as blue
- Max. Density: 8.0 Units/Acre
- Min. Lot Size: 5,400 sf
- Allows all forms of residential + most forms of non-residential (but not light industrial)
- Must mix 2 housing types or 2 non-residential use types



# CCD – Cashiers Conditional

- None pre-assigned; established only via application
- Reserved solely for development meeting thresholds
- Allows same uses and dimensional standards as CMX (though open to change in ways that are more restricted)
- Requires a concept plan



# DEVELOPMENT STANDARDS

- Access & Circulation
- Infrastructure
- Pedestrian Facilities
- Landscaping & Screening
- Fences & Walls
- Parking & Loading
- Open Space
- Exterior Lighting
- Signage
- Building Character & Appearance



1. Support and Enhance the Cashiers Community Character
2. Be measurable and predictable
3. Provide menus or different choices, where possible
4. Incorporate flexibility, provided Intent Statement #1 can be maintained

# DEVELOPMENT STANDARDS INTENT





- Access to Lots
- Driveways
- On-site circulation
  
- Focus on safety 1<sup>st</sup>, reducing traffic congestion 2<sup>nd</sup>

# Access & Circulation



- Potable Water
  - Public, On-site
- Wastewater
  - Public, On site
- Streets
  - Cross Reference UDO Chapter 4 +
  - Street connection & continuation
  - Curb & gutter
  - Sight Distance Triangles
- Stormwater
- Bridges and Dams
- Cluster Mailboxes
- Drainage Facilities
- Easements

# Infrastructure



- Sidewalks
  - Where required – applicability matrix
  - Configuration
  - Surfacing
- Greenways
- Sidepaths
- On-Site Pedestrian Circulation

# Pedestrian Facilities



- Landscaping Plan Required
- Landscaping Timing
- Maintenance and Inspection Required
- Plant Material Specifications
- Plant Measurement
- Plant Placement
- Planting Flexibility
- Off-Street Parking Lot Landscaping
- Perimeter Buffers – Applied along district boundaries shared with residential district
- Street Trees
- Violation and Replacement

# Landscaping & Screening



- Locational Standards
- Materials
- Maintenance
- Maximum Height
- Measurement

# Fences & Walls



- Off-Street Parking Requirements  
(reduce generally)
- Bicycle Spaces
- Stacking Spaces
- Parking Lot Configuration  
(no placement requirements)
- Low impact design  
(required or incentive?)
- Parking lot cross access
- Parking Flexibility
- Off-Street Loading
- Measurement

# Parking & Loading



- Purpose & Intent
- Applicability
- Amount Required
- Configuration
  - Active, Passive, Gathering
- Features not Credited
- Maintenance
- Ownership
- Fee-in-Lieu

# Open Space Set-Aside



- Prohibited Lighting
- Lighting Plan
- Exterior Lighting Standards
  - Height (pedestrian scale)
  - Glare
  - Fixtures
- Standards for Specific Site Features and Uses
- Measurement

# Exterior Lighting





- Applicability
- Exemptions
- Nonconforming Signage
- Prohibited Signs
- Prohibited Sign Locations
- Provisions Applicable to All Signs
- Sign Measurement
- Sign Standards by Sign Type

# Signage



- Purpose Intent
- Applicability
- Exemptions
- General Standards
- Non-Residential Standards
- Residential Standards
  - Single-Family Detached
  - Single-Family Attached
  - Duplex, Triplex, & Quadplex
  - Multi-Family Standards
- Mixed-Use Standards

# Building Character & Appearance



- Orientation
- Building Placement
- Primary Entrances
- Primary Façade(s)
- Massing
- Transparency
- Materials & Color
- Roof Form

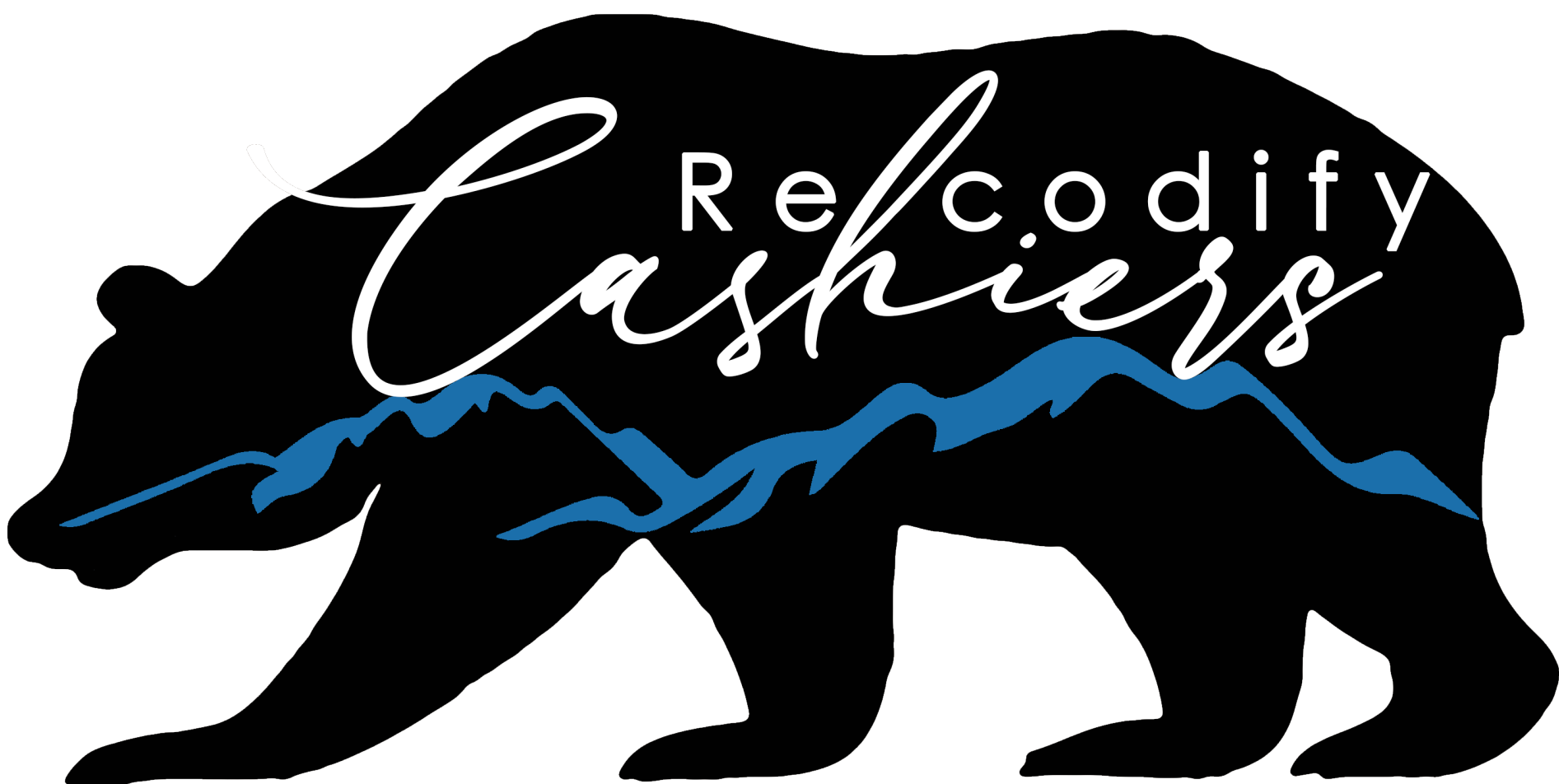
# Building Character & Appearance



# Sustainable Development Incentives

- Voluntary
- Provision of 2 or more sustainable development features allows use of bonuses
- Sustainable development features:
  - Tree Preservation
  - LEED (or similar certification)
  - Energy conservation methods
  - Rain-water harvesting
  - Deed-restricted attainable housing
- Bonuses
  - Additional density
  - Additional building height





## SCHEDULE

APRIL 29/30 –  
Review of UDO text

MAY 29/JUNE 1 – Review of  
revised UDO text; Map  
workshop(?)

Adoption process:  
Starts in June





THANK YOU  
FOR  
COMING!!

[Recodifycashiers.com](http://Recodifycashiers.com)

