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Cashiers Annotated Outline Discussion 3.27.24

# OVERVIEW

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Map



# JACKSON COUNTY, NC unified development ordinance

Section 9.3 Cashiers Commercial Area  
Annotated Outline

12.19.23



## Status Update

- AO document is 85%
- Going over the “tough” questions with staff
- Here to share some ideas



# PROCEDURES

- Conditional Rezoning
- Conventional Rezoning
- Administrative Adjustment
- Design Review
- Site Plans
- Special Use Permits
- Determination
- Fee-in-Lieu

**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.](#)



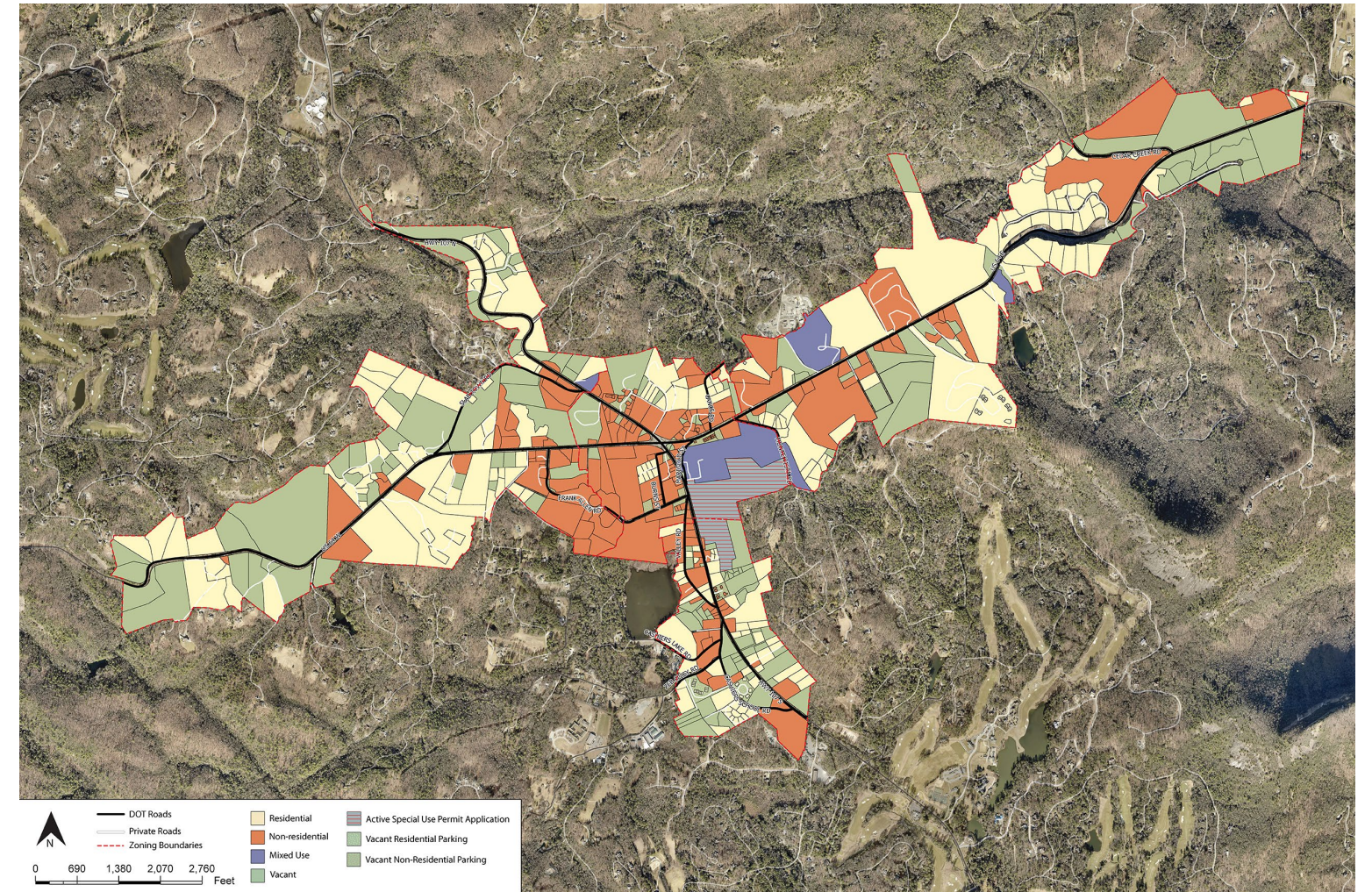
- Current: VC/GC – removal
- Cashiers Residential (CRS)
- Cashiers Non-Residential (CNR)
- Cashiers Mixed-Use (CMX)
- Cashiers Conditional (CCD 1, 2, 3...)

# DISTRICTS

# USES

## Cashiers Residential

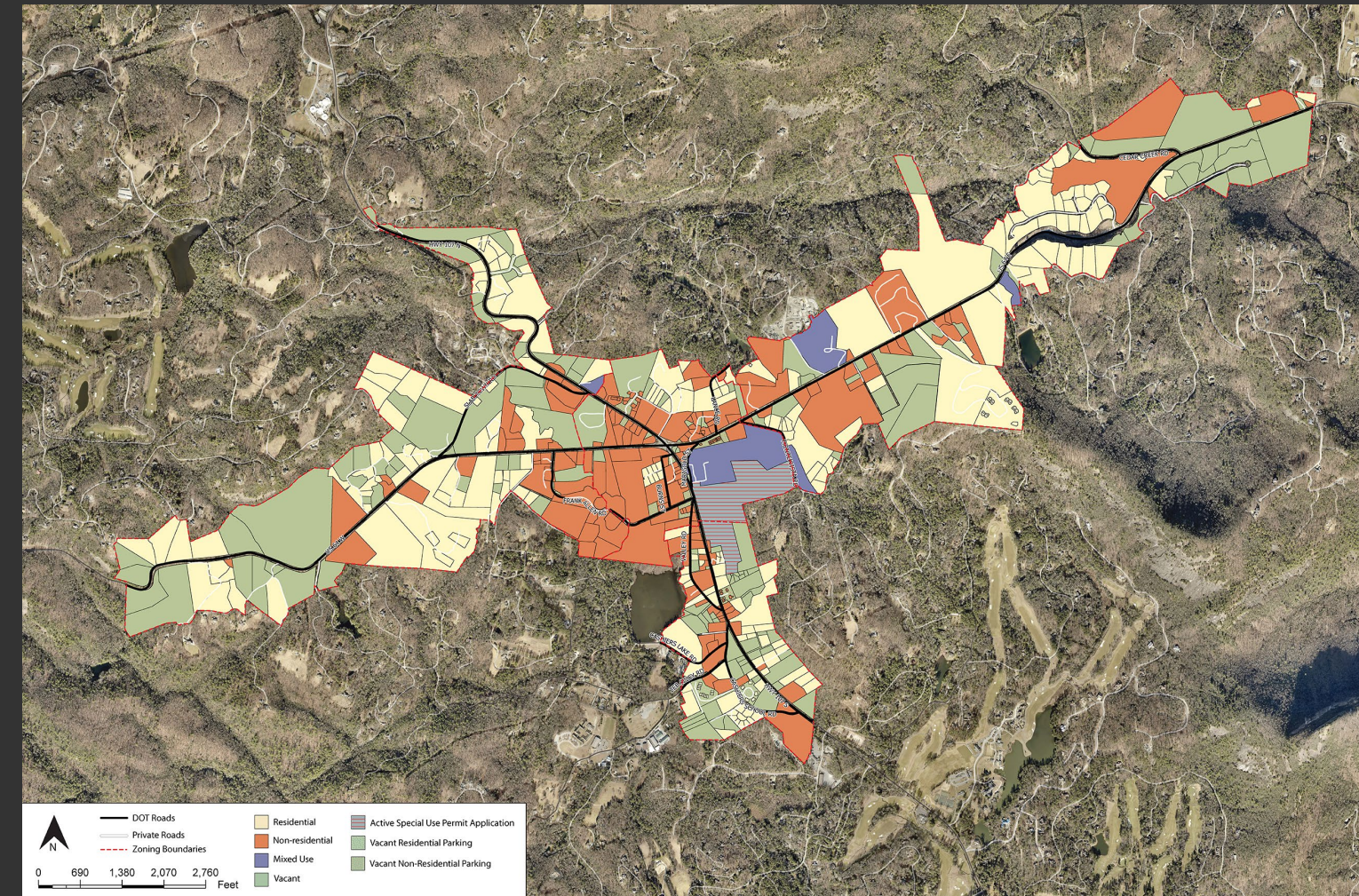
- 4.0 Units/Acre
- SFD, Duplex, Triplex, Quadplex(?), ADU, manufactured homes
- Allow schools, churches, fraternal organizations, minor utilities, major utilities, towers



# USES

## Cashiers Non-Residential

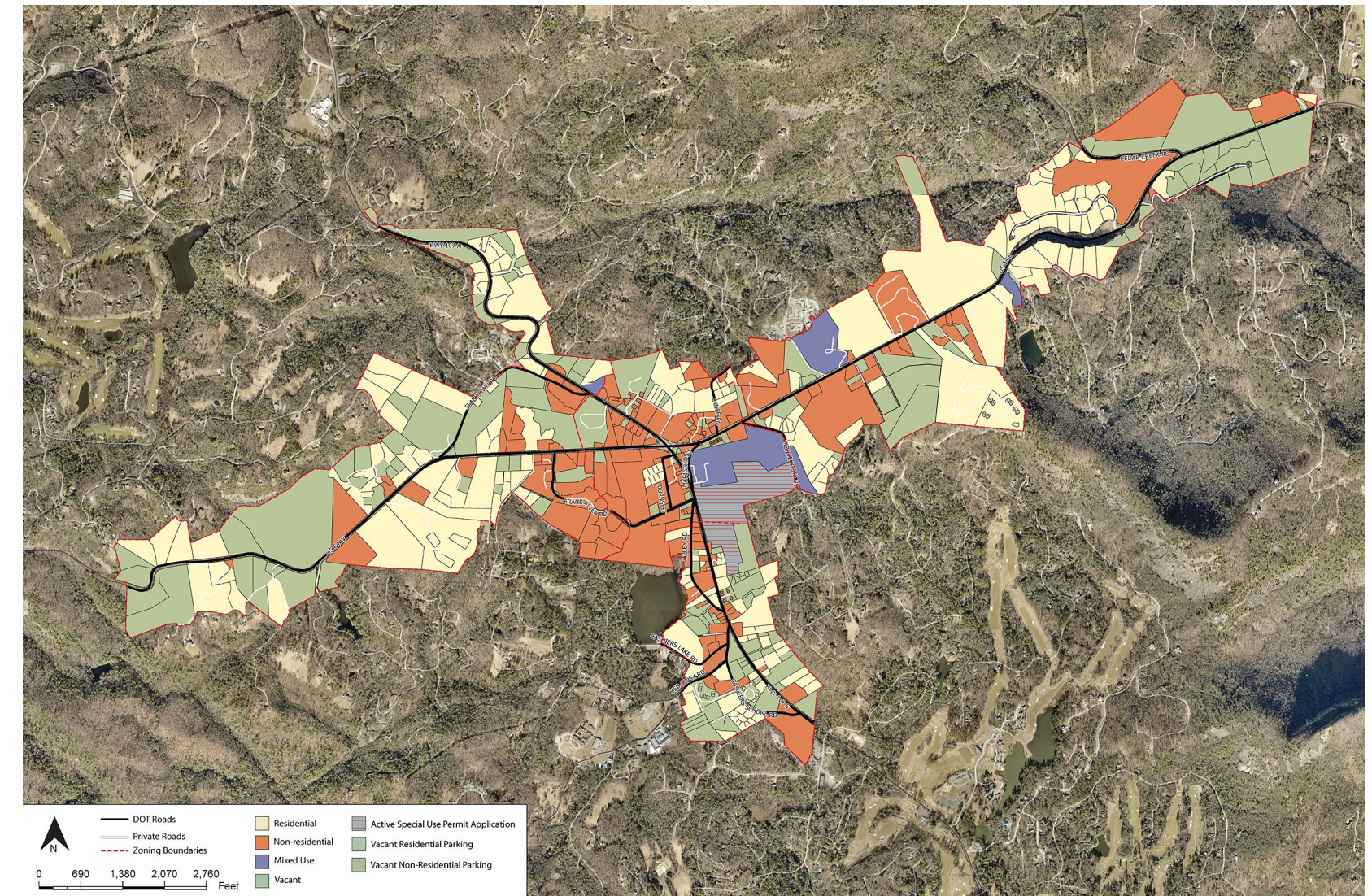
- SFA, Triplex, Quadplex, Multi-family, No SFD, Institutional uses, Retail, Office, Restaurants
- Light Industrial



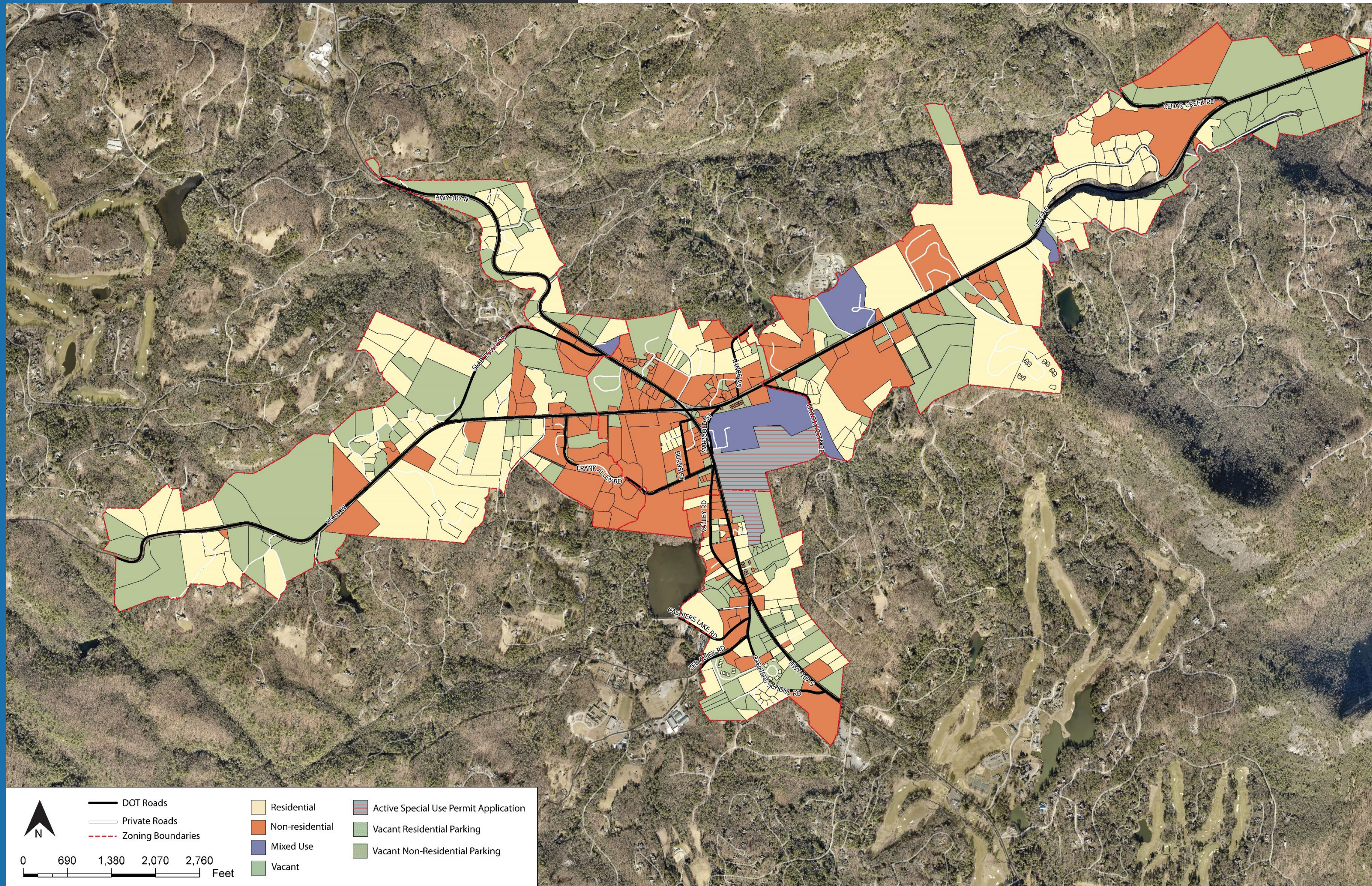
# USES

## Cashiers Mixed-Use

- 8.0 Units/Acre
- SFA, Multi-family, live/work, all forms or residential; Institutional; retail, office, personal service, restaurants
- Must mix 2 housing types or 2 non-residential use types
- No light industrial(?)







		DOT Roads		Residential		Active Special Use Permit Application
		Private Roads		Non-residential		Vacant Residential Parking
		Zoning Boundaries		Mixed Use		Vacant Non-Residential Parking
				Vacant		

0 690 1,380 2,070 2,760 Feet





## Key Topics to Address:

Don't send Power  
down the mountain

Keep Cashiers  
Cashiers (just better)

Let the Planning  
Council Plan





## NEXT STEPS...

- Tomorrow's public forum
- Ordinance Draft during April's meeting

