



---

Cashiers Annotated Outline Discussion 12.19.23

# OVERVIEW

1

Processes

2

Zoning Districts / Uses

3

Density

4

Height

5

Development Standards



# JACKSON COUNTY, NC unified development ordinance

Section 9.3 Cashiers Commercial Area  
Annotated Outline

12.19.23



# Annotated Outline

- Next step in the process
- Road map for the UDO changes



# Conditional Rezoning Process

- Brand new procedure
- Legislative in nature
- CPC review and recommendation (like other rezonings)
- PB review, BOCC Decision

A tool intended to address the largest projects

Replaces the cumbersome quasi judicial special use permit for these large projects



# Conditional Rezoning Thresholds

- Single buildings or multi-building developments with a cumulative gross square footage of 20,000 square feet or more

And/or

- Developments expected to generate more than 4,500 +/- trips per day or 300 trips during the peak hour

SELECTED BUILDING SIZES IN THE CASHIERS COMMERCIAL DISTRICT	
Building Name or Location	Total Building Size by Development (in square feet)
Chamber of Commerce Building	1,044
Subway Building (ground floor)	2,705
Cashiers Farmer's Market	3,233
Cornucopia	5,771
United Community Bank (including drive through)	6,139
Post Office (including covered areas)	9,340
Shoppes on the Green	11,268
Cashiers Library	14,019
Cashiers Recreation Center	22,750
Cashiers Center (Ingles Shopping Center)	124,037

BUILDING SIZE RANGES FROM SELECT SITES IN THE CASHIERS COMMERCIAL DISTRICT				
Building Size (in square feet)	# of Developments with Total Building Size in Range	Total Building Square Footage	Average Building Size	Median Building Size
Less than 2,000	22	873,466	4,646 square feet	2,384 square feet
2,000 – 4,999	47			
5,000 – 9,999	24			
10,000 – 19,999	19			
20,000 or more	7			
<b>TOTAL</b>	<b>119</b>			

There are a total of 190 buildings in the inventory on 119 sites.



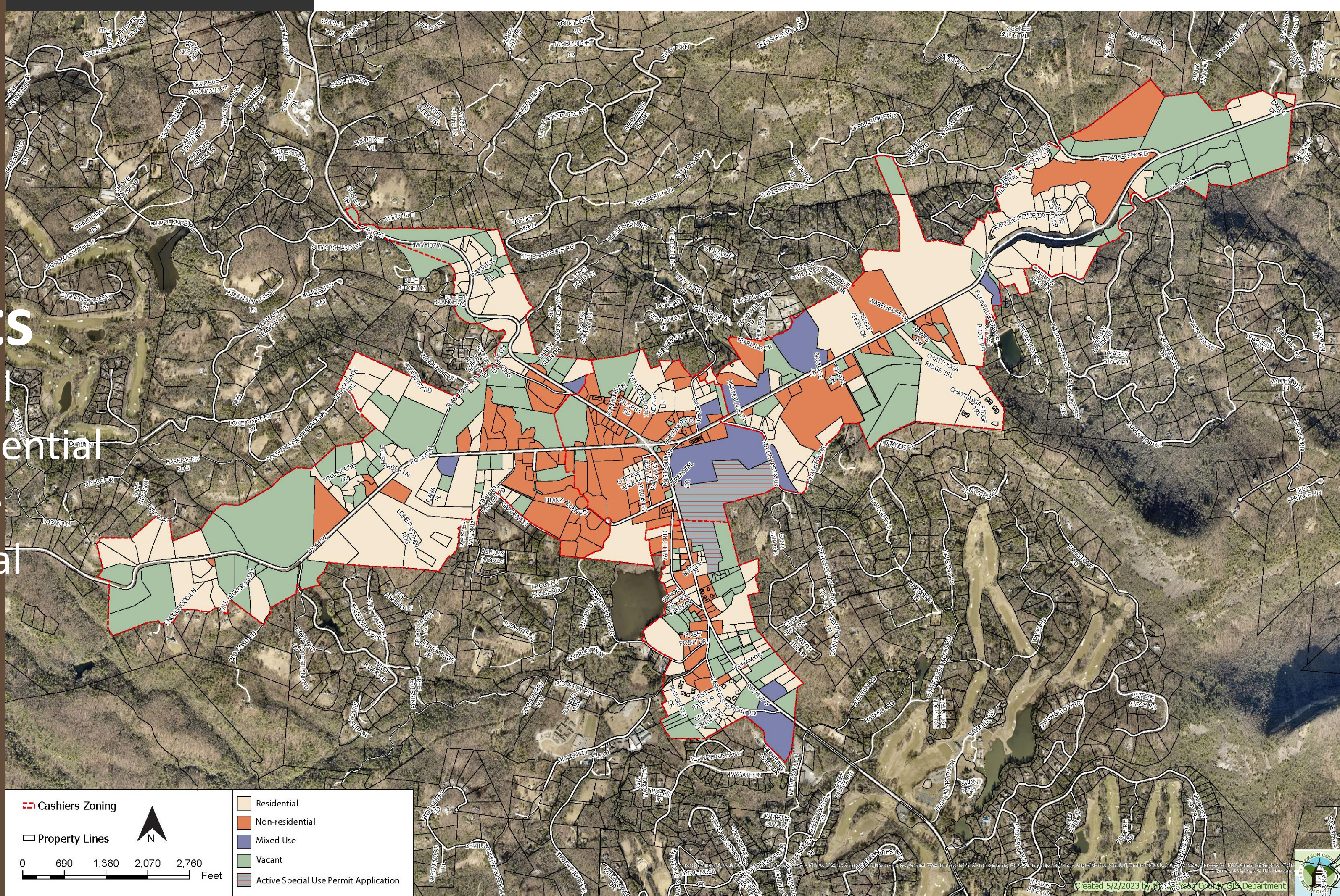
- Retaining special use permits for some uses (group homes, adult business, manufactured home parks, residential treatment centers)
- Staff will review and decide site plan applications for developments not meeting the thresholds for conditional rezoning or special use permits
- Design review will take place as part of special use permits and conditional rezonings

# Other Procedural Changes



# Zoning Districts

- Residential
- Non-Residential
- Mixed-use
- Conditional



# Allowable Uses

Residential Subdistrict	Non-Residential Subdistrict	Mixed-Use Subdistrict
SFD, Duplex	Commercial, light manufacturing	SFD, Townhouses, Multi-family
Triplex, Quadplex	Event venue, Gas station, Restaurant	Triplex, Quadplex, Duplex
Townhouses (up to 4 units per acre)	Telecommunications uses under 90 feet tall	Live/Work, Upper-story Residential
Conservation subdivision	Live/work units	Commercial, Restaurant, Gas Station
No multi-family permitted	Townhouses, Multi-family	Church, School, Daycare
Church, School, Daycare	No SFD permitted	No manufacturing (light or heavy)
ADU	Drive-throughs/canopies	Drive-throughs/canopies





# Density

- Residential Subdistrict:  
4 units per acre
- Non-residential Subdistrict:  
4 units an acre
- Mixed-use Subdistrict:  
8 units an acre  
Must have a a mix of housing types  
or uses from 2 or more use  
classifications

- ADUs do not count towards density, but are limited to 35% of principal dwelling size;  
1 per lot



# Height

- Mixed-use development:  
3 stories, not to exceed 45 feet in height
- All other use types:  
2 stories, not to exceed 30 feet in height
- Stories that are 75% or more below grade (basements) not counted



# Development Standards

## Signs

- No internal illumination
- No plastic cabinets
- Keep current max. height and face area
- Add new pedestrian-oriented signage types

## Parking

- Bring buildings to the street in the “core”
- Reduce parking standards generally
- Add bike parking requirements
- Maintain parking lot location flexibility



# Development Standards

## Lighting

- Short, person-driven heights
- Full shielding
- Dark sky concepts but stop short of lumen/footcandle metrics

## Landscaping

- Street trees required (use understory trees, where necessary)
- Maintain perimeter buffer requirements around intense uses (like manufacturing)
- Limit parking lot landscaping



# Development Standards

## Open Space

- All uses must provide
- 10%, 7%, 5% of site area, depending on use type
- Passive open space that allows gathering
- Priority listing
- Multi-family requires active open space

## Building Colors

- Maintain very basic rules
- Do not specify permitted/encouraged colors
- Different standards for primary/accessory colors
- Prohibit fluorescent/day-glow





## NEXT STEPS...

- Wrap up annotated outline discussion, staff review, publish
- Drafting commences Jan 2024



Code Wright  
PLANNERS



Recodify  
Cashiers