

U.S. Army Corps Of Engineers
151 Patton Avenue, Room 208
Asheville, N.C. 28801-5006
Phone: 828-271-7980 ext. 222 (Scott),
ext. 225 (Dave)
scott.c.mclendon@usace.army.mil
david.k.baker@usace.army.mil
**N. C. Department of Environment
and Natural Resources**
2090 US Hwy. 70
Swannanoa, N.C. 28778
Phone for all offices: 828-296-4500

NCDENR Agencies:

N. C. Division of Water Quality

kevin.barnett@ncmail.net
828-296-4500

N.C. Division of Solid Waste

jim.patterson@ncmail.net
828-296-4500

N. C. Air Quality Section

paul.muller@ncmail.net
828-255-5655

N. C. Ground Water Section

landon.davidson@ncmail.net
828-296-4500

N. C. Land Quality Section

carson.fisher@ncmail.net

North Carolina Division of Forest Resources

Jackson County Headquarters
443 Hwy. 116
Sylva, N.C. 28779
828-586-4007 (office)

North Carolina Wildlife Resources Commission

29830 Great Smoky Mountain Expressway
Waynesville, N.C. 28786
Permit Office
David McHenry

Phone: 828-452-2546 Ext. 24

Jackson County Planning Erosion Control Department

828-631-2261

Jackson County Health Department

828-586-8994

Jackson County Building Inspections

828-586-7560 (Sylva) or 828-743-1689 (Cashiers)

Jackson County Emergency Management

828-586-7508 (Sylva) or 828-745-6850 (Cashiers)

Jackson County

www.jacksonnc.org

828-631-2291

Who Regulates What?

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".

Design Updated by Deidre Parris [8/10/07]

DEVELOPMENT INFORMATION

Who Regulates What?



Helpful direction about which agencies regulate different development activities



Jackson County Planning Office
401 Grindstaff Cove Rd.
Suite A-258
Sylva, NC 28779
Phone: 828 631-2261
Fax: 828 631-2262
<http://planning.jacksonnc.org>

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 Quality
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
- ◆ Burning Permits (NC Division of Forest Resources 586-4007)

Contact → Jackson County Fire Marshall
828-631-2140

Contact → N.C. Air Quality Section
828-255-5655

IF YOU ARE DEALING WITH

- ◆ Fuel Tanks or Under ground Fuel Storage
- ◆ Anything Polluting Ground Water

Contact → N.C. Ground Water Section
828-296-4500

IF YOU ARE DEALING WITH

- ◆ Conducting a Land Disturbing Activity In.....
 - ◆ The City Limits or ETJ's
 - ◆ 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



STREAM BANK STABILIZATION



SURFACE WATER POLLUTION



CONSTRUCTION DEBRIS- LANDFILL ISSUE



LAND-DISTURBING ACTIVITY

IF YOU ARE DEALING WITH

- ◆ Cutting Timber or Conducting a Logging Activity
- Contact** → N.C. Division of Forest Resource
828-586-4007

IF YOU ARE DEALING WITH

- ◆ In or Around Trout Waters During the Moratorium
- Contact** → N.C. Wildlife Resources Commission
828-452-0422

IF YOU ARE DEALING WITH

- ◆ Subdivision and Predevelopment
 - ◆ Land Use Ordinances
 - ◆ Development Activities in Water Sheds
- Contact** → The Jackson County Planning Dept.
828-631-2261

IF YOU ARE DEALING WITH

- ◆ Protected Mountain Ridges
 - ◆ Development in FEMA mapped Flood Plain
 - ◆ Manufactured Home Parks
 - ◆ Building Permits
 - ◆ Construction Inspections
- Contact** → Jackson County Bldg. Inspection Dept.
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 ARE DEALING WITH

- ◆ Conducting a Land Disturbing Activity (1 acre or more)
 - ◆ Erosions Problems
 - ◆ Stream Buffer Zones
 - ◆ Storm Water Management
- Contact** → Jackson County Planning Office
828-631-2261

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
- Contact** → Jackson County Soil and Water
828-586-5465

Jackson County Soil & Water
538 Scotts Creek Road, Suite 110
Community Services Building
Sylva, NC 28779

Phone: (828) 586-6344 Fax: (828) 631-9183