



No.O2010-02

**AN ORDINANCE OF THE JACKSON COUNTY BOARD OF COMMISSIONERS
REGULATING THE DESIGN AND CONSTRUCTION OF SIGNS IN THE CASHIERS
COMMERCIAL DISTRICT AREA**

Adopted _____, 2010

WHEREAS, the Cashiers Commercial District Area was created in order to provide for sound and orderly development and to promote the economic prosperity, unique scenic quality and heritage of the community; and

WHEREAS, the Ordinance establishing the Cashiers Commercial District Area regulates signage within such area in order to permit the adequate identification of activities and businesses while promoting signs that do not unduly detract from the aesthetics and natural appeal of the Village of Cashiers; and

WHEREAS, the Ordinance establishing the Cashiers Commercial District Area provides for design review in furtherance of the goals and objectives of the Ordinance; and

WHEREAS, the Ordinance establishing the Cashiers Commercial District Area fails to provide any standards regarding the design of on-premises signs; and

WHEREAS, the Cashiers Area Community Planning Council desires to rectify this oversight by providing design standards for on-premises signs; and

WHEREAS, the Cashiers Area Community Planning Council and the Jackson County Planning Board have both recommended that the Board of Commissioners enact this Ordinance; and

WHEREAS, this Board of Commissioners finds that this Ordinance is neither consistent with nor inconsistent with the 2006 Jackson County Land Development Plan; and

WHEREAS, this Board of Commissioners finds that this Ordinance furthers the public health, safety and welfare for the reasons stated in this preamble.

NOW, THEREFORE, THE FOLLOWING IS HEREBY ORDAINED by the Jackson County Board of Commissioners:

Section One. This Ordinance is enacted pursuant to authority delegated in Article 18 of N.C.G.S. Chapter 153A. Throughout this Ordinance, additions to existing text are indicated by underlining, whereas deletions are indicated by strike-through.

Section Two. Section 11-4 of Appendix A of the Jackson County Code, concerning on-premises signs in the Cashiers Commercial District Area, is hereby amended by adding a new Paragraph d, to read as follows:

- d. Design standards. All on-premises signs in the Cashiers Commercial District Area shall comply with the following design standards.
- 1) The size and design of a sign shall be compatible with the scale and design of the business being advertised.
 - 2) Signs directed toward pedestrians shall be more modest in size than those directed toward vehicular traffic. Likewise, signs located in areas where traffic moves at a slower speed, such as the Village Crossroads area, shall be more modest in size than those located where traffic moves at a greater rate of speed, such as Highway 64 East.
 - 3) Signs shall consist of earth-tone colors which complement the structures housing the business being advertised.
 - 4) Signs shall be constructed from natural materials. Plastic may be used only if it adequately simulates a natural material and is appropriately incorporated into a sign structure.
 - 5) Ground signs are encouraged with landscaping incorporated around them to improve their aesthetic appeal.
 - 6) Awning signs are appropriate and encouraged in pedestrian-oriented areas. Awnings should consist of subdued colors which complement the building.

Section Three. Section 11-6 of Appendix A of the Jackson County Code, concerning structural and construction requirements for signs in the Cashiers Commercial District Area, is hereby amended as follows:

Sec. 11-6. Structural and construction requirements.

All signs allowed by this article shall be constructed in accordance with requirements of the North Carolina State Building Code.

Section Four. If any article, section, subsection, clause, phrase, or portion of this Ordinance is for any reason found invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section Five. The enactment of this ordinance shall in no way affect the running of any amortization provisions or enforcement actions, or otherwise cure any existing land use violations.

Section Six. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section Seven. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this the ____ day of _____, 2010.

Brian Thomas McMahan, Chairman
Jackson County Board Of Commissioners

ATTEST:

Evelyn Baker
Clerk to Board of Commissioners