

**Jackson County Planning Board
Planning Area Map Amendment Request
Planning Department Staff Report – August 5th 2024**

Applicant: Joseph Satterfield

Property Location: 40 Ed Norton Rd, Cullowhee NC 28725; PIN 7559-42-6154

Current Property Planning District: Single Family Residential MH (SF-MH)

Unified Development Ordinance Section for which the Text Amendment is requested: Section 9.4 Table 9.9 List of Permitted Uses

Description of Request:

The applicant is requesting a text amendment that would add Mini Storage to the list of Permitted Uses in the Single Family Residential Manufactured Home (SF-MH) District.

Background:

The subject property is located at 40 Ed Norton Road and is identified by PIN 7559-42-6154. This property is 0.35 of an acre (15,246 square feet) and the existing commercial structure currently on this property is approximately 1,320 square feet. Access to this property is directly from the public right-of-way of Ed Norton Rd. The property is currently used as a storage facility, which is a legal non-conforming use in the district today. The abutting properties to the north (PIN 7559-42-7265), east (PIN 7559-40-5733), south (PIN 7559-42-6021), and west (PIN 7559-42-6021) are in the Single Family Residential Manufactured Home District (SF-MH) of the Cullowhee Planning Area jurisdiction.

The Single Family Residential Manufactured Home District was established to preserve areas for the development of single-family residences, including manufactured homes, and related uses. The current property designation of Single Family Residential Manufactured Home District allows uses limited to single family detached dwellings, community centers, churches, and several other non-residential uses such as golf courses, bed and breakfasts, home occupations, and public utilities related facilities. This proposed text amendment would be applied to all properties within the SF-MH district.

In the Cullowhee Small Area Plan's Future Land Use Map, this property is noted to be in the "Campus Edge District" which is described as a multifamily district.

Staff Findings:

Staff did research into Mini Storage Units being permitted within Single Family Residential zoned areas, specifically in municipalities and counties that have a University/College. The 15 areas researched were,

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| • Asheville | • Hendersonville | • Brevard |
| • Waynesville | • Canton | • Misenhiemer |
| • Boone | • Franklin | • Elizabeth City |
| • Buncombe County | • Hickory | • Winston Salem |
| • Henderson County | • Sylva | • Greensboro |

Out of these areas, only Henderson County allowed Mini-Storage in their Rural Residential district with special standards applied.

If this text amendment is recommended, the Cullowhee Planning Council will have to consider and approve a statement of consistency with the Cullowhee Small Area Plan and the Jackson County Land Use Plan.