

Cullowhee Planning Council
Planning Area Map Amendment Request
Planning Department Staff Report – March 6, 2022

Applicant: DT Ventures II LLC – Property Owners

Property Location: 3264 Old Cullowhee Road, Cullowhee NC 28725; PIN 7559-45-1434, PIN 7559-45-1434

Current Property Planning District: Institutional- (INST)

Unified Development Ordinance Section for which the Map Amendment is requested: Article III – Text and Map Amendments

Description of Request:

The applicant is requesting a map amendment that would reassign the subject property to the Commercial District.

Background:

The subject property is located at 3264 Old Cullowhee Road and is identified by PIN 7559-45-1434. This property is 0.74 of an acre (32,234 square feet) and the existing residential structure currently on this property is approximately 1,910 square feet. Access to this property is directly from the public right-of-way of Old Cullowhee Road (SR 1002) and this property was used as the parsonage for Cullowhee Baptist Church until the change of property ownership. The abutting properties to the north (PIN 7559-35-9606), east (PIN 7559-45-2354), and northeast (across Old Cullowhee Road, PIN 7559-45-2590) are in the Commercial District of the Cullowhee Planning Area jurisdiction. The abutting property to the west (PIN 7559-35-8382) is in the Institutional District. In addition, an 850 square foot portion of PIN 7559-45-2354 is included in this map amendment due to an overlap and is owned by the applicant.

The *Commercial District* offers a broader range of permitted and special uses such as residential, multi-family, recreational, governmental, offices and retail. The current property designation of *Institutional* allows uses limited to single family and multifamily dwellings, semi-public uses such as churches and community centers, and some recreational uses.

Any new development on the subject property would require compliance with ordinance standards such as sidewalk construction, setbacks, landscaping, parking, signage, etc.

Application Response:

- The applicant is requesting that the existing *Cullowhee Planning Area Map* be amended to designate the subject property as Commercial.

Staff Findings:

- The requested map amendment would not constitute “spot zoning” as the abutting properties are currently designated as Commercial.
- The requested map amendment is consistent with the Jackson County Comprehensive Plan
- The requested map amendment is consistent with the Cullowhee Small Area Plan and future land use map as the commercial district permits a wide variety of commercial, residential, and recreational uses that are aligned with the goals for the Campus Edge District and River District.