

**Jackson County Planning Board  
Planning Area Map Amendment Request  
Planning Department Staff Report – July 28, 2025**

**Applicant:** County

**Property Location:** 881 and 967 Monteith Gap Road, Cullowhee NC 28723; PIN 7559-29-1349, PIN 7559-28-0974

**Current Property Planning District:** Single Family Manufactured Home

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

**Description of Request:**

The request is to remove the parcels from the Cullowhee Community Planning District. The properties were inadvertently included in the district.

**Background:**

The subject properties are located along Monteith Gap Road (881 and 967 Monteith Gap Road) and are further identified as PINS 7559-29-1349 and PIN 7559-28-0974 and are currently owned by the Roger Family Heirs. When the initial maps were created in 2014-2015, the properties were proposed to be included in the Cullowhee Community Planning District. After discussions with the Roger family heirs it was agreed that the property would not be included in the district. Gerald Green, then Planning Director, sent an email on December 12, 2014 confirming the intent to not include the Rogers family property in the zoned district.

Recently it was discovered that portions of the family property were included in the final approved zoning map. After researching the issue, Planning Staff has determined that the above mentioned properties were inadvertently included in the final approved map.

**Staff Recommendation:**

Staff has researched the issue of the approved zoning map's inclusion of portions of the Rogers' family property and believes that these properties were not intended to be included in the final zoning map. It is Staff's recommendation to remove the properties from the zoned area which is consistent with the intent of the original development of the Cullowhee Community Planning District.