

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
SEPTEMBER 17, 2015**

The Jackson County Board of Commissioners held a Public Hearing on September 17, 2015, at 5:30 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman
Mark Jones, Vice Chair
Charles Elders, Commissioner
Vicki Greene, Commissioner
Boyce Deitz, Commissioner

Chuck Wooten, County Manager
Angela M. Winchester, Clerk to Board
Heather Baker, County Attorney

Chairman McMahan called the public hearing to order and stated the purpose was to receive public input for consideration of the proposed revisions to the US 441 Corridor Development Ordinance.

John Jeleniewski, Planning Department, presented a proposed amendment “Identifying Group Homes as a Use Requiring Additional Standards in the Rural Living District and Establishing Standards for this Use”, as recommended unanimously by the 441 Corridor Planning Council:

Amend Section 5.4 by revising the list of permitted uses in the Rural Living District to include family care and group homes and identifying additional standards for family care and group homes.

Rural Living, Permitted Uses:

- adult day-care homes
- non-commercial agricultural activities
- bed and breakfast inn
- camp, campground
- child day-care homes
- community center
- hardware/garden store
- hotel/motel
- place of worship
- police, fire, or rescue station
- post office
- single-family detached dwelling unit
- *family care homes – per NCGA General Statutes*

Rural Living, Conditional Uses:

- assisted living facility
- cemetery
- college or university
- hotel/motel
- pre-school
- primary/secondary school
- public utilities and related services
- riding academies and commercial stables
- telecommunications towers

- *group homes, provided the following additional standards are met:*
 - *minimum lot size of two (2) acres*
 - *a minimum of one staff member shall be present at all times when any adult client is on the premises, except when the client's treatment or habilitation plan documents that the client is capable of remaining in the home or community without supervision.*
 - *facility must provide a structured, monitored program for residents*
 - *program must provide case management for residents*
 - *meets off street parking requirements as described in Article 10.1 Table – Off Street*
- *Parking Requirements:*
 - *1 employee – plus 1 space per 5 adults*

Add in these definitions:

Article 14. - Definitions

(p)Family Care Home: A residential dwelling unit provided by an agency, organization or individual with or without resident support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for not more than six resident handicapped persons with disabilities, as "person with disabilities" is defined in N.C. Gen. Stat. sec. 168-21 (or its successor). This definition shall include homes designed for the support of those in recovery from substance abuse or other homes for disabled persons that are not required licensing by the state.

(u)Group home: A residential home provided by an agency, organization or individual for persons who need sheltered living conditions for rehabilitation, but not including mentally ill persons who are dangerous to others as defined in N.C.G.S., sec. 122C-3(11)b (or its successor).

Change to section:

Article 10.1 Table – Off Street Parking Requirements

Add in:

<u>Type</u>	<u>Requirements</u>
<i>Family Care and/or Group Homes</i>	<i>1 employee – plus 1 space per 5 adults</i>

Mr. Jeleniewski stated they had received a request for a group home in the 441 corridor. Prior to the proposed amendment, there were no provisions for group homes or family care homes.

PUBLIC COMMENTS: None

There being no public comments, Commissioner Deitz moved that the public hearing be adjourned. Commissioner Jones seconded the Motion. Motion carried.

Attest:

Approved:

Angela M. Winchester, Clerk

Brian Thomas McMahan, Chairman