



Britni McCollum <britni@carla-co.com>

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## 5262-5264 US-74 W Whittier, NC | Zoning Question

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**John Jeleniewski** <johnjeleniewski@jacksonnc.org>  
To: Britni McCollum <britni@carla-co.com>  
Cc: Carla Barnard <carla@carla-co.com>

Thu, Mar 14, 2024 at 12:30 PM

Hey Britni,

Correct, the area where this property is located, there is not traditional zoning. That being said, Jackson County development related ordinances will apply, such as, *Multi-Family, Subdivision, Mountain and Hillside Development (steep slope), campground, etc.* Most "uses" would be allowed by right; however, specific uses such as adult establishments and industrial developments may have a more difficult path to approval due to setbacks. Please note that the *Mountain and Hillside Development Ordinance* does regulate density of residential dwellings on steep slopes; I completed a slope analysis for both properties back in 2021 (see attached) and the minimum lot size per subdivided lot/dwelling unit is shown. I can't speak to the private road as the County would not be involved with that unless it falls under Subdivision Ordinance regulations during a future subdivision review. Please feel free to call or reach-out with any questions.

Regards,

**John Jeleniewski, CZO, CET, CST**

**Senior Planner**

**Jackson County Planning Department**

**Email: [johnjeleniewski@jacksonnc.org](mailto:johnjeleniewski@jacksonnc.org)**

**Phone: 828-631-2282**

**Cell: 828-506-6652**

**From:** Britni McCollum <britni@carla-co.com>  
**Sent:** Wednesday, March 13, 2024 5:10 PM  
**To:** [johnjeleniewski@jacksonnc.org](mailto:johnjeleniewski@jacksonnc.org)  
**Cc:** Carla Barnard <carla@carla-co.com>  
**Subject:** 5262-5264 US-74 W Whittier, NC | Zoning Question

Hello Mr. Jeleniewski,

We hope this email finds you well!

My name is Britni McCollum and I work with commercial real estate broker, Carla Barnard, of Carla & Company Real Estate Services.

We are excited for the opportunity to list a commercial property in Jackson County. The property is Aunt Fanny's Flea Market located at [5262-5264 US-74 W Whitter, NC](#), which I am sure you are