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Posted By: Pat Parris
Witnessed By: _____

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
MARCH 5, 2012**

The Jackson County Board of Commissioners held a Public Hearing on March 5, 2012, 1:45 p.m., Justice & Administration Building, 401 Grindstaff Cove Road, Room A201, Sylva, North Carolina.

Present: Jack Debnam, Chairman	Chuck Wooten, County Mgr.
Doug Cody, Vice Chair	J. K. Coward, County Attorney- Absent
Mark Jones, Commissioner	Pat Parris, Clerk to Board
Charles Elders, Commissioner	
Joe Cowan, Commissioner	

Chairman Debnam called the public hearing to order and stated the purpose is to receive public input on a Carlton Land Trust Development Agreement Ordinance for “Chinquapin”.

Gerald Green, Planning Director, stated that Section 153A-349 of the North Carolina General Statutes provides authority for local governments to enter into development agreements with developers to identify and provide assurance regarding the development standards applicable to the development addressed in the agreement. Carlton Land Trust has submitted for review and approval a development agreement for the Chinquapin development located in Cashiers. The development has been granted vested rights approval. The proposed development agreement will provide 20 years for the completion of the development. During this period, the development will be subject to the standards in place in the County at this time and to additional standards set forth in the development agreement. The county must review the project once a year to ensure that they are developing it as outlined in the development agreement, if they fail to do so the county can take action to end the development agreement.

Chinquapin is a 2,000 acre residential development located adjacent to Panthertown Valley. Approximately 700 acres of the property has been set aside in a conservation easement, additional 150 acres will be aside as open space and recreational area. The development plan calls for 200 single family homes and related amenities to be developed on the property. Each home site will be a minimum of 1 acre in size. Water for the development will be provided by a community water system that will be regulated and permitted by the NC Department of Environment and Natural Resources. A portion of the water system has been permitted by NC DENR. Development of the 5 phases of the project is expected to occur over a period of 20 years. A Homeowners Association has been formed, with covenants and restrictions in place to provide standards for the development of the property and the construction of residences. Among the standards established in the development agreement are:

Building height limit of 35 feet; limits on earth moving; standards for cut and fill (maximum 2:1 slope); requirements for compaction of fill (95 Proctor); storm water standards; architectural standards; lighting standards.

The development standards identified in the agreement and the restrictions and covenants meet or exceed the development standards currently established by ordinances and regulations in place in Jackson County. The proposed agreement provides assurance to current and future Chiquapin property owners, and the County, of the standards to which the development will be constructed. He recommended approval of the agreement.

Public Comments: Carl Iobst of Cullowhee stated the Carlton Land Trust agreement has merits and should be approved.

There being no further comments, Commissioner Cody moved to adjourn the Public Hearing. Commissioner Cowan seconded the Motion. Motion carried and the public hearing adjourned at 1:50 pm.

Attest:

Approved:

Patsy C. Parris, Clerk to Board

W. J. Debnam, Chairman