

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
FEBRUARY 4, 2013**

The Jackson County Board of Commissioners held a Public Hearing on February 4, 2013, 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
Mark Jones, Commissioner	Pat Parris, Clerk to Board
Charles Elders, Commissioner	
Vickie Greene, Commissioner	

Chairman Debnam called the public hearing to order and stated the purpose is to receive public input on a MDR Bear Lake LLC “Bear Lake Reserve” Development Agreement Ordinance.

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. MDR Bear Lake, LLC, has submitted for review and approval a development agreement for the Bear Lake Reserve development located off Shook Cove Rd. adjacent to Bear Creek Lake in the Tuckaseegee Community. The development has been granted vested rights approval. The proposed development agreement will provide 20 years for 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 it is being developed as outlined in the development agreement and if not the county can take action to end the development agreement.

Bear Lake Reserve consists of approximately 2,000 acres. Approximately 400 acres of the property has been set aside in a conservation easement (includes a golf course). The development plan calls for a mix of estate lots, cottages and condominiums, but dwellings not to exceed 914. The minimum lot size is one acre. 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. Individual septic systems will serve the lots. The water system has been permitted by NCDENR. Development of the 3 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.

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 Bear Lake Reserve property owners, and the County, of the standards to which the development will be constructed.

Public Comments: Mary Jo Cobb of Tuckasegee, stated that future agreements should address the potential of the developments supporting the local communities fire departments, community centers, etc.

There being no further public comments, Commissioner Greene moved to adjourn the Public Hearing. Commissioner Cody seconded the Motion. Motion carried and the public hearing adjourned.

Attest:

Approved:

Patsy C. Parris, Clerk to Board

W. J. Debnam, Chairman