

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
JULY 1, 2013**

The Jackson County Board of Commissioners held a Public Hearing on July 1, 2013, 1:40 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	
Vicki Greene, Commissioner	

Chairman Debnam called the public hearing to order and stated the purpose is to receive public input concerning proposed amendments to the open space section of the Subdivision Ordinance.

Gerald Green, Planning Director, stated the ordinance currently requires that major subdivisions dedicate 25% of the total property as open space and no development can occur on the open space and it must be maintained by a homeowners or property owners association. In lieu of dedicating open space, subdivisions may be developed with estate lots having a minimum lot size of 3 acres with standards for development of the lots. The recommended revisions establish minimum criteria for the open space, a procedure for the dedication of the open space, and standards for the maintenance of the open space. Alternatives to providing open space include developing estate lots with a minimum lot size of 3 acres, providing a fee-in-lieu with the fee used to maintain/upgrade existing recreational facilities or develop new ones, or providing land in another location as mitigation for the open space requirement.

Public Comments:

(1) Carl Iobst of Cullowhee stated he has one primary concern which is the payment in fee-in-lieu of and mitigation. The payment in fee-in-lieu would reduce the amount of land available for water recharge. The drought of 2007 revealed that Jackson County is very much on the short side of having enough water. All requirements should address the issue of making sure there is enough water going into and staying below the level of vegetation and actually getting into the aquifer which is critical.

(2) Mary Jo Cobb of Tuckasegee thanked Mr. Green and the Planning Board for all the countless hours they have spent trying to make the ordinances better. All of the ordinances need to keep safety first.

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

Attest:

Approved:

Patsy C. Parris, Clerk to Board

W. J. Debnam, Chairman