

**MINUTES OF A PUBLIC HEARING  
OF THE JACKSON COUNTY  
BOARD OF COMMISSIONERS  
HELD ON  
DECEMBER 10, 2015**

The Jackson County Board of Commissioners held a Public Hearing on December 10, 2015, at 10:30 a.m., Albert Carlton-Cashiers Community Library, 249 Frank Allen Road, Cashiers, 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 C. 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 amendments to the Chinquapin Development Agreement.

John Jeleniewski, Code Compliance Officer, stated Chinquapin was an existing subdivision containing 2000 acres that was recently acquired by the Waterfront Group PLC, LLC from the Carlton family. Of the 2000 acres, nearly 904 acres are in a conservation easement or in common area/green space. In March of 2012, the county entered into a 20 year development agreement with Carlton Land Trust (Chinquapin Subdivision) which would regulate residential development on 200 estate lots that would be a minimum of one acre each. There are currently 80 existing platted lots with Chinquapin Subdivision. All the properties are to be served by individual septic systems and a private, community water system. The original development included a nine-hole golf course which was not maintained.

Development Agreement Modification: The current Development agreement allows for modifications and The Waterfront Group requested a major modification to the current development agreement. The Waterfront Group requested that the total number of buildable lots/units be increased from 200 to 400 as follows:

- 80 Existing Platted lots (no revision)
- 148 Newly divided parcels
- 155 New “cluster” housing units
- 17 Cottage lots (newly divided from existing parcels)

A “major” modification to the development agreement would require a public hearing before the Jackson County Board of Commissioners.

Elliott Harwell of Chinquapin Development stated the proposal seeks to make two basic changes to the Chinquapin Development. First, the golf course amenity, which was in a state of substantial disrepair, was proposed to be eliminated. The second basic proposal was to increase overall development density from 200 to 400 residential units. Since purchasing the property, Chinquapin, LLC has already sold over 20 of the existing lots and was anticipating several more sales this year. The development and maintenance staff hired by Carlton Land Trust remains in place for continuity and a local management company continues the daily operations of the Property Owners Association. Basically, they were seeking to complete the project.

**PUBLIC COMMENTS:**

(a) Ray Trine of Cashiers stated he was in favor and opposition of the request. He thought that overall it would be good for the county and the tax base, but his concern was that there had been other similar situations in the area where developers made promises, but did not complete the projects. He asked that the Commissioners ensure that future owners would have adequate water and septic systems.

(b) Mark Zachary of Cashiers stated he was a long-time friend of the Carlton Family and their integrity was impeccable and unquestionable. He felt sure they would make sure everyone had what they needed. He thought it would be an asset to the community.

(c) B.K. Jones of Cashiers stated he lived in the development to the west of Chinquapin. He had a concern about the water system in Chinquapin and if it was adequate for additional houses. He thought they should plan ahead with water supply being a great concern in the area.

(d) Sam Lupas of Cashiers stated he had personal experience with the Carltons and Waterfront Company. He knew there was a huge issue with water in the area. Chinquapin has an extensive water system, but Waterfront Company will have to add water. He felt that neither the Carltons nor Waterfront Company would engage in this transaction if it would not work.

There being no further public comments, Commissioner Elders moved that the public hearing be adjourned. Commissioner Greene seconded the Motion. Motion carried.

Attest:

Approved:

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Angela M. Winchester, Clerk

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Brian Thomas McMahan, Chairman