

Jackson County Board of Commissioners Staff Report

Project: Chinquapin Subdivision
Location: 2965 Breedlove Road, PIN's 7584-91-7224, 7584-53-5296 and 7583-69-0347

Background:

Chinquapin is 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, Jackson 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 is not maintained currently.

Development Agreement Modification:

The current Development agreement allows for modifications and The Waterfront Group is requesting a major modification to the current development agreement. The Waterfront Group is requesting that the total number of buildable lots/units be increased from 200 to 400. The following is a summary of what is requested:

- 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.

