



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
4-17-06

PART A

Subject:

Request by Nick Robinson, Attorney, on behalf of MacGregor Development Company for **a revision to the existing “Booth Mountain Planned Unit Development” to relocate the amenity area.** The project area consist of 180 lots on approximately 294 acres located off S.R. 1717, Jack Bennett Road, and SR-1721, Lystra Road, Williams Township.

Action Requested:

See Recommendations.

Attachments:

The following was distributed prior to the March 20, 2006 public hearing. If you need additional copies, please contact the Planning Department.

1. Application by MacGregor Development Company for Modification of Booth Mountain Planned Residential Development Conditional Use Permit

Included in this packet:

2. E-mail from Nick Robinson, Attorney, dated March 15, 2006
3. Copy of current approved PUD map and copy of proposed revision map.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Introduction / Background / Previous Board Actions:

See modification request for background information.

January 18, 2005: Approval by the Board of County Commissioners of a request by MacGregor Development Company for a Conditional Use Permit within the existing RA-40 zoning district for a Planned Residential Development on 294 acres to consist of 180 lots.

A public hearing was held on this request for modification on March 20, 2006. Nick Robinson, Attorney, addressed the Board on behalf of the applicant. Mr. Robinson stated that this revision was to relocate the amenity area from the Estates (gated, private roads) section to the Neighborhood (ungated, public roads) section; would not increase the number of approved lots and that all required conditions from the original approval would remain in effect. Mark Ashness, CE Group, Engineer, addressed the Board on behalf of the applicant and stated that the project would still include a 'walk bridge' between the Estate and Neighborhood sections as originally approved, and that the revised location of the amenity area would be on a well defined knoll. Rynal Stephenson, Traffic Engineer with Ramey Kemp, stated that there would not be any negative impact on traffic due to the proposed revisions. Allison Weakley, addressed the Board with concerns regarding any proposed changes to the original conditional use permit and asked if the amenity area, specifically the pool, would be open to the public.

Issues for Further Discussion and Analysis: The applicant's modification request and comments made at the public hearing by Nick Robinson, Attorney, explain the requested revision to the conditional use permit. Attachment # 2 further explains the proposed revisions to relocate the amenity area from the Estates section to the Neighborhood section and related change to lot design. The five findings have previously been made during approval of the original request.

Staff thinks the modification request seems reasonable.

Recommendation: The Planning Department and Planning Board think that the five findings may be made and recommends granting approval of the modification request by MacGregor Development Company to the existing "Booth Mountain Planned Unit Development" to relocate the amenity area as submitted.