

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Cross, to grant sketch design approval of "Pennington Subdivision" with the following conditions:

1. The preliminary and final plats shall include a utility easement to the Jordan Woods property at a location determined suitable by the engineer and Chatham County Utilities Department.
2. At preliminary plat review, the developer shall provide a letter from the Chatham County Utilities Department stating that the water plans have been reviewed and approved by Chatham County.

The motion carried five (5) to zero (0).

**Subdivision Sketch Design Approval of "Dixon Property":** Consideration of a request by Glenn M. Phillips, P. E., Ballentine Associates, P. A., on behalf of James E. Dixon for subdivision sketch design approval of "Dixon Property", consisting of 28 lots on approximately 83 acres, located off SR #1532, Mann's Chapel Road, Baldwin Township

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Outz, to grant sketch design approval with the following conditions:

1. The Mann's Chapel Road right-of-way/Dixon property entrance issue be resolved prior to the applicant submitting for preliminary plat review.
2. The Persimmon Hill Homeowners Association shall sign the major subdivision preliminary application unless the land transfer between James E. Dixon and the Persimmon Hill Homeowners Association is completed prior to submittal of the preliminary plat for review.
3. The preliminary plat shall show the correct radius for each cul-de-sac and shall include a temporary turn-around as recommended at the end of Road "C".
4. Road "A" as shown on the sketch design plan shall be stubbed out on the west side of the creek and shall not extend to the eastern boundary line of the Dixon property. A temporary turn-around, meeting the size requirements for a cul-de-sac as specified in the Subdivision Regulations, shall be built at the end of Road "A". A 50 foot wide dedication of public right-of-way shall be shown from the end of the cul-de-sac on the west side of the creek to extend across the creek to the balance of the Dixon property.

The motion carried five (5) to zero (0).

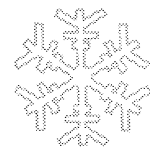
**Revision to Existing "Booth Mountain Planned Unit Development":** Consideration of a request by Nick Robinson, Attorney, on behalf of MacGregor Development Company for a revision to the existing "Booth Mountain Planned Unit Development" to relocate the amenity area. The project area consists of 180 lots on approximately 294 acres located off SR #1717, Jack Bennett Road, and SR #1721, Lystra Road, Williams Township

As per the Planning Department and Planning Board recommendation, Commissioner Outz moved, seconded by Commissioner Cross, to adopt **Resolution #2006-19 Approving the Application for an Amendment to a Conditional Use Permit Requested by MacGregor Development Company**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

#### BOARD OF COMMISSIONERS' MATTERS

**Resolution Approving Purchase of Voting Machines and Equipment:** Consideration of a request to reconfirm purchase of voting equipment on January 17, 2006 by adopting **Resolution Approving the Recommendation of the Board of Elections to Purchase Voting Machines and Equipment**

12 April 2007



**BALLENTINE  
ASSOCIATES, P.A.**

Attn. Lynn Richardson  
Chatham County Planning Department  
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Pittsboro, NC 27312

221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

919/929-0481 Chapel Hill  
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Re: James Dixon Property  
102002.00 "L"

Dear Mrs. Richardson,

As you are aware, we submitted a sketch plat which was approved by the Board of County Commissioners on April 17, 2006. At this time we are resubmitting the sketch plat as the original approval will expire on April 17, 2007. As you may recall, there were four (4) conditions on the original approval, which are as follows:

1. The Mann's Chapel Road right-of-way/Dixon property entrance issue be resolved prior to the applicant submitting for preliminary plat review.

**Response: We feel this issue has been resolved by receiving approval for the turn lane driveway permit and a right-of-way encroachment agreement from NCDOT. The turn lane has been approved by NCDOT and has already been constructed. The encroachment agreement has been executed by NCDOT.**

**Please see attached for supporting documentation.**

2. The Persimmon Hill Homeowners Association shall sign the major subdivision preliminary application unless the land transfer between James E. Dixon and the Persimmons Hill Homeowners Association is completed prior to submittal of the preliminary plat for review.

**Response: The land transfer has been completed, please see attached for supporting documentation.**

3. The preliminary plat shall show the correct radius for each cul-de-sac and shall include a temporary turn-around as recommended at the end of Road "C".

**Response: The issue has been addressed and revised in our updated sketch plat.**

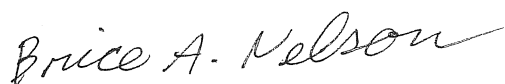
4. Road "A" as shown on the sketch design plan shall be stubbed out on the west side of the creek and shall not extend to the eastern boundary line of the Dixon property. A temporary turn-around, meeting the size requirements for a cul-de-sac as specified in the Subdivision Regulations, shall be built at the end of Road "A". A 50 foot wide dedication of public right-of-way shall be shown from the end of the cul-de-sac on the west side of the creek to extend across the creek to the balance of the Dixon property.

**Response: The issue has been addressed and revised in our updated sketch plat.**

Attached you will find our completed submittal package for Sketch Plat approval as well as the supporting documentation mentioned above. Included in the submittal is a CD containing all of the submitted documentation in pdf format. Upon review should you have any questions please contact me.

Sincerely,

Brice A. Nelson, E.I.  
BALLENTINE ASSOCIATES, P.A.

A handwritten signature in cursive script that reads "Brice A. Nelson".

encl.

Cc. James Dixon