

TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 12, 2009

SUBJECT: Public Hearing on the Proposed Development Agreement and Master Plan for the Robert's Farm Property

AGENDA INFORMATION

Agenda Location: Consent Agenda
Item Number: 7-A
Department: Planning and Development Services
Contact: Elizabeth Teague
Presenter: Marcy Onieal

BRIEF SUMMARY:

At the March 23, August 24, and August 31st Planning Board Meetings, Rod J. Hubbard Development, Inc. ("RJH") presented a concept plan for a new development at the location of the former Robert's Farm (at the top of Byrd Road) to be developed by "Black Mountain Partners, LLC. Attorney Ron Sneed has drafted a Development Agreement to establish guidelines under which the property may be developed and which is tied to a master plan which was reviewed, revised and recommended by the Planning Board.

MOTIONS FOR CONSIDERATION:

- 1) Adoption of the Development Agreement and Master Plan for the "Robert's Farm Property" (PIN 0609-88-7008-00000);
- 2) Adoption of the Attached Statement of Consistency

FUNDING SOURCE: n/a

ATTACHMENTS:

Draft Development Agreement; (Master Plan proposal documents are available in the Town Hall and the Town's website); Statement of Consistency.

MANAGER'S COMMENTS AND RECOMMENDATIONS: Attorney Ron Sneed has drafted the Development Agreement based on the points recommended by the Planning Board and in coordination with the attorney for Black Mountain Partners, LLC. Adoption of this Agreement allow for up to 250 units to be built over several phases and vested for up to 7 years, including condominiums, townhomes, and single family homes. Approve as presented.