

PLANNING & ZONING REVIEW NOTES

V. A.

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**SUBJECT:** Request by J & B Partners, LLC for subdivision sketch design of “**Bingham Ridge, Phase II**”, consisting of 15 lots on 26 acres, located off SR-1536, Lamont Norwood Road, Baldwin Township.

**ATTACHMENTS:**

1. Major subdivision application.
2. ArcView map, parcel # 1722.
3. Copy of Bingham Ridge, Phase 1 map.
4. Soil Scientist report.
5. Sketch design map prepared by Holland Land Surveying, dated October 11, 2006

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and sketch design map for background information. Bingham Ridge, Phase I received final approval from the Board of County Commissioners on January 17, 2006 for 24 lots on 97 acres.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting sketch design approval of Bingham Ridge, Phase II. Access is to be provided by extending the existing state maintained, public roadway from Phase I into Phase II. Existing Lots 16, 17, and 18 in Phase 1 will be revised to accommodate the new roadway. See attachment # 3 for copy of Phase 1 map. The developer has shown a dedication of public right-of-way to the balance of the Joseph J. and Afride Polcaro property, approximately 35 acres.

Each lot is to be served by an individual wastewater treatment system and an individual well. Attachment # 3, soil scientist report, prepared by Central Carolina Soil Consulting, PLLC, discusses the areas of soils that are suitable for subsurface wastewater disposal systems. The soils map can be found on the Planning web page at [www.co.chatham.nc.us](http://www.co.chatham.nc.us) then click on Planning, 2006, Rezoning and Subdivision Cases, Bingham Ridge, Phase II. The report and map have been reviewed by Thomas Boyce, Chatham County Soil Specialist, and found to be adequate for sketch design review.

The developer has contacted the Chatham County Historical Association and stated that there are no structures 50 years or older on the property and no cemeteries.

Staff recommends that the preliminary and final plats show lots numbered consecutive with Phase 1.

**RECOMMENDATION:** The Planning Department recommends granting sketch design approval of “Bingham Ridge, Phase II”, with the following condition:

1. The preliminary and final plats shall show lots numbered consecutive with Phase 1.