



**CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
AGENDA ABSTRACT**

**ITEM NUMBER:**  
**MEETING DATE:**  
6-18-07

**PART A**

**Subject:**

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

**Action Requested:** See Recommendations.

**Attachments:**

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

**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

**Re: Bingham Ridge, Phase II**

### **Introduction / Background / Previous Board Actions:**

*See major subdivision application and preliminary 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. Bingham Ridge, Phase II received sketch design approval on November 20, 2006 for 15 lots on 26 acres. There was one (1) condition of sketch approval which has been met:

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

### **Issues for Further Discussion and Analysis:**

The developer is requesting preliminary design approval of Bingham Ridge, Phase II, Lots 25 -- 39. 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 have been revised to accommodate the new roadway. NCDOT has approved this extension. See attachment # 4 for a copy of the Phase 1 map. The developer has shown a dedication of future public right-of-way (Parcel A) to the balance of the Joseph J. and Afride Polcaro property, approximately 35 acres. Final wording of the dedication of right-of-way language will be worked out with the county attorney and shown on the final plat.

Other agency approvals as required for preliminary review by the Chatham County Subdivision Regulations have been received as follows:

CHATHAM COUNTY	Erosion Control Permit	4-23-07
NCDOT	Road Plan Approval	4-04-07

County water is not available. Each lot will be served by an individual well and wastewater system. A summary soil report is included as attachment # 4. A complete copy of the preliminary soil report and map can be viewed on the Planning Department web site as well as the permits listed above. Thomas Boyce, Chatham County Soil Specialist, has reviewed the preliminary soil report and found it adequate for preliminary review.

The Chatham County Emergency Operations office has approved the road names **‘Mystic Lane’ and ‘Suncatcher Court’**.

**Recommendation:** The Planning Department and Planning Board recommend granting approval of the road names ‘Mystic Lane’ and ‘Suncatcher Court’ and granting preliminary plat approval of “Bingham Ridge, Phase II” as submitted.