

PLANNING & ZONING REVIEW NOTES

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**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.

- ATTACHMENTS:**
1. Major subdivision application.
  2. Text prepared by Betty Cross, J & B Partners
  3. Soil Scientist report prepared by Central Carolina Soil Consulting, PLLC, dated October 10, 2006.
  4. Copy of plat of Bingham Ridge, Phase I.
  5. Preliminary map, titled “Bingham Ridge Subdivision, Phase 2”, prepared by Holland Land Surveying, dated May 3, 2007.

**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 Aflride 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

*Re: Bingham Ridge, Phase II*

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

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 recommends granting approval of the road names 'Mystic Lane' and 'Suncatcher Court' and recommends granting preliminary plat approval of "Bingham Ridge, Phase II" as submitted.