

Date

CHATHAM COUNTY BOARD OF COMMISSIONERS AGENDA ABSTRACT

ITEM NUMBER:

MEETING DATE:

Date Reviewed

9-15-08

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Request by J & B Partners, LLC for final plat approval of "Bingham Ridge, Phase 2", consisting of 15 lots on 26 acres, Subject: located off S. R. 1536, Lamont Norwood Road, Baldwin Township. **Action Requested:** See Recommendations. 1. Major subdivision application. Attachments: 2. Copy of the Bingham Ridge Subdivision recorded plat, 2006-28. 3. Final plat titled Bingham Ridge Subdivision, Phase 2 prepared by Holland Land Surveying, dated July 7, 2008, revised August 5, 2008. Submitted By: Keith Megginson, Planning Director Date **County Manager Review:** This abstract requires review by: **⊠**County Attorney Date Reviewed Charlie Horne, County Manager **⊠**Finance Officer Date Reviewed ■ Budget Officer

PART B

Introduction / Background / Previous Board Actions:

Zoning: RA-40 Water source: private wells Watershed District: WSIV-Protected Area Sewer System: private septic

Within 100 year flood plain: No

Bingham Ridge, Phase 2 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. This condition has been met.

The preliminary plat consisting of 15 lots was approved on June 18, 2007 without conditions.

Access to Phase 2 is provided by the extension of the existing state maintained, public roadway from Phase 1 into Phase 2. Existing Lots 16, 17, and 18 in Phase 1 have been revised to accommodate the new roadway. NCDOT has approved this extension. See attachment # 2 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 Aflrieda Polcaro property, approximately 35 acres.

Issues for Further Discussion and Analysis:

Chatham County Environmental Health has approved the septic improvement permits for all lots in Phase 2 along with revision permits for Lots 16, 17, and 18.

Recommendation: *The plat meets the requirements of the Subdivision Regulations with the final approvals of other agencies.* The Planning Department and Planning Board (by unanimous vote) recommend granting final plat approval of Bingham Ridge, Phase 2 as submitted.