

PLANNING & ZONING REVIEW NOTES

III. B. Consent Agenda

SUBJECT: Request by J & B Partners, LLC for final plat approval of “**Bingham Ridge, Phase 2**”, consisting of 15 lots on 26 acres, located off S. R. 1536, Lamont Norwood Road, Baldwin Township.

ACTION REQUESTED: See Recommendation.

ATTACHMENTS:

1. Major subdivision application.
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.

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.

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 Afride Polcaro property, approximately 35 acres.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final plat approval of Bingham Ridge, Phase 2. Per Justin Bullock, NCDOT, the roadways in Phase 2 are built to the NCDOT standards and will be maintained by NCDOT once sufficient density has been obtained and a petition for maintenance has been requested. The developer is requesting to submit a financial guarantee for the removal of sediment basins and the reseeding of the shoulders, ditch lines and back slopes in the road right of ways. The Subdivision Regulations states in part in Section 3.1 B (1) “When either forty (40) percent of the total cost of improvements have been completedand when the public health and/or safety will not be endangered, the County may waive the requirement that the applicant complete all required improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant post an adequate security at the time of application for final subdivision approval.” More than 40 % of the infrastructure has been completed as required by the Subdivision Regulations. Staff thinks this final plat qualifies for a financial guarantee.

Re: Bingham Ridge, Phase 2

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

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 recommends granting final plat approval of Bingham Ridge, Phase 2 as submitted.