

## **11. PRELIMINARY PLAT APPROVAL BENSON WOODS SUBDIVISION**

Attached for your consideration please find a copy of the Southampton County Planning Commission's report regarding preliminary plat approval for the Benson Woods subdivision located northeast of Courtland, and situated between Flaggy Run Road and the NF&D Railroad. You may remember this project from 2007, when a similar plat was considered and approved. Due to the costs associated with upgrading a series of our sewer pump stations to accommodate their flows, the developers have scaled back their plans, reduced the number of lots, and are now proposing to utilize individual septic systems.

In accordance with § 15.2-2259 of the Code of Virginia, approval of subdivisions is classified as a ministerial act, meaning that the Board has no authority to exercise its discretion while reviewing plats. The purpose of subdivision plat review is only to insure that the proposed development complies with all existing ordinances. If a plat is denied, the Board is required to specifically identify the requirement that is unsatisfied and explain what the applicant must do to satisfy the requirement.

This plat depicts five (29) residential building lots located just off Flaggy Run Road, on a 35.8 acre parent parcel, ranging in size from a minimum of 30,000 square feet to a maximum of 40,246 square feet, acceptable standards in a Residential R-2 zoning district. The lots are proposed to be served by individual wells and septic systems.

The Planning Commission recommends approval of the preliminary plat. Once the preliminary plat is approved, the developer has 6 months to prepare a final plat, detailed civil drawings for site improvements, and to make satisfactory arrangements for surety to warrant installation of all improvements. The final plat is then reviewed by the Board, and, if approved, must be recorded within 60 days of final approval.

**MOTION REQUIRED:** A motion is required to approve the preliminary plat.