

**15. PRELIMINARY PLAT APPROVAL
BROOKVIEW ESTATES**

You may recall previously approving this subdivision in August 2008 – because the developer failed to record the plat within 60 days of final approval, as required by Section 14-78 of the Southampton County Code, the process goes back to square one.

As you know, the county subdivision ordinance was substantially revised in January 2009, so the proposed subdivision is now subject to the new standards.

Brookview Estates subdivision is located off the east side of Shady Brook Trail. It includes a total of fifteen (15) residential building lots, with minimum lot sizes of 20,000 square feet, acceptable standards in the Residential R-1 zoning district. The subdivision is proposed to be served by a community water system - all lots will rely on private 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.

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: If the Board is so inclined, a motion is required to approve the preliminary plat.