

**8. CONSIDERATION OF PRELIMINARY PLAT
CHEVERLY, LTD., LLC**

Attached for your consideration please find a copy of the preliminary plat illustrating Cheverly Limited, LLC's proposed extension of Darden Point Road.

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 sixteen (16) residential building lots located along an extension of Darden Point Road, on a 39.17 acre parent parcel, ranging in size from a minimum of 30,625 sq. feet (0.703 acres) to a maximum of 4.87 acres, acceptable standards in a Residential R-1 zoning district. The lots are proposed to be served by private wells and individual septic systems.

The plan calls for construction of two stormwater management facilities (ponds) to handle runoff from the extended roadway with easements dedicated to Southampton County for perpetual care and maintenance – you may ultimately require those responsibilities to be assumed by a Homeowners Association (owners of the 16 lots) or require the developer to post adequate surety to maintain the ponds and associated piping – you do not want the taxpayers of Southampton County to be saddled with this burden.

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 accept the Planning Commission recommendation and approve the preliminary plat.