

**13. PRELIMINARY SUBDIVISION PLAT
SHADY BROOK TRAIL SUBDIVISION**

Attached for your consideration please find a copy of the Southampton County Planning Commission's report regarding preliminary plat approval for a small subdivision by Ronald Parsons on Shady Brook Trail.

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 (5) residential building lots located just off Shady Brook Trail, on a 22 acre parent parcel, ranging in size from a minimum of 1.038 acres to a maximum of 16.347 acres, acceptable standards in a Residential R-1 zoning district. The lots are proposed to be served by a private well and individual 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: If the Board is so inclined, a motion is required to accept the Planning Commission recommendation and approve the preliminary plat.