

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 10-SC-25-F

Related File Number:

Application Filed: 8/25/2025

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: South of E Emory Rd and east of Beeler Rd at the terminus of Randleman Dr

Other Parcel Info.:

Tax ID Number: 21 04604

Jurisdiction: County

Size of Tract: 32.92 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northeast County

Plan Designation: RC (Rural Conservation), SP (Stream Protection), HP (Hillsi

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 FAIRVIEW RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), PR (Planned Residential), <2 DU/AC

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Belhaven Subdivision Phase 2
No. of Lots Proposed: 128 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos

Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 12/8/2022 as Planning Case 11-SA-22-C.

Staff Recomm. (Full): The most recent revision of the final plat was submitted after the established corrections deadline, due to a delayed response by a partner agency concerning the adequacy of the turnaround at the northeast terminus of Prospect Hill Lane. Planning staff has permitted the plat to remain on the agenda in accordance with Section 2.10.C.6, which allows the nine-day final plat correction deadline to be waived for just cause.

Comments:

Action: Approved **Meeting Date:** 10/2/2025

Details of Action:

Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 12/8/2022 as Planning Case 11-SA-22-C.

Date of Approval: 10/2/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**