



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Community
Development

MEETING: Planning and Zoning November 13, 2025

SUBJECT: Consider a Subdivision Modification of 4 additional lots for a total of 13 lots located at 1215 Saint Joseph Street. Applicant: Big Bird Land Development, LLC

BACKGROUND:

The applicant, Big Bird Land Development, LLC has submitted a request to modify the preliminary plat approval of the Fisher's Reserve subdivision at 1215 Saint Joseph Street. The proposed modification adds 4 additional lots to the subdivision, for a total of 13 lots. The Planning and Zoning Commission shall review and take final action. Phase one of the subdivision received approval from Planning and Zoning in February of this year.

The total property of the subdivision is 5.05 acres. This subdivision will consist of a total of 13 lots with a minimum lot size of 7,000 square feet. The single-family home that was on the property has been demolished. Phase one is underway, the applicant has completed land clearing, installation of utilities, site work, stormwater, installed the base of the road, and begun landscaping. The proposed 13 lots comply with the minimum standards for R-2. Single-family dwellings are permitted by right in the R-2 zoning district, which has a minimum lot size of 7,000 square feet. Setbacks for structures in this district are 25 feet from the front, 10 feet from the rear, 7.5 feet from the side yards, and 12.5 feet required on corner lots. The maximum height is 45 feet, maximum lot coverage is 40%, and maximum impervious coverage is 65% per lot.

All new streets shall be dedicated for public purposes. The applicant proposes extending the approved 50' right-of-way, Hooks Rd to accommodate four additional lots. The design of the road will adhere to the minimum design and construction standards from NCDOT. Per UDO section 4.12, right-of-way widths must be at least 40' and pavement widths no less than 26', unless approved by the Fire Marshall. The applicant proposed a 24' pavement width, which received approval from the Fire Marshal at the December 2024 TRC meeting. A fire hydrant will be installed at the compliant hammerhead turnaround at the end of the road. The road must be engineered to support a fire engine, and the hammerhead turnaround needs to be completed and inspected prior to construction of any structures.

A dedicated 5-foot pedestrian easement is proposed at the rear of the property for future connectivity. All subdivisions of six or more lots shall be required to install sidewalks along the street. The sidewalks will be 4' wide, comply with ADA requirements, and will be installed on both sides of the road. The proposed 8' St. Joseph multi-use path will be in the right-of-way in front of the subdivision. The subdivider will be responsible for installing a street sign, stop sign, cluster mailbox unit, water and sewer, stormwater drainage, underground utilities, streetlights, and street trees. At least one understory tree for each 50 feet of street frontage is required and shown on the landscaping plan.

The US Postal Service mandates that mail delivery to all new subdivisions is managed through centralized delivery via a cluster box unit (CBU). The location of this CBU has received approval from TRC. In accordance with the NC Building Code, a handicap-accessible space for the CBU has been provided by the applicant.

The applicant is required to obtain a state stormwater permit modification. A stormwater infiltration basin will be installed at the front of the property. Utilities will be located within the right-of-way and power lines will be buried. Each lot will be serviced with a ¾" water service and meter, a 1" irrigation service and meter, and 6" PVC sewer lateral and cleanout at the public right-of-way.

The applicant has received a permit from the U.S. Army Corps of Engineers to fill 0.66 acres of 404 wetlands. As a condition of approval, the applicant is offering to donate 1 acre of undisturbed wetlands to the Town or a Land Trust.

ACTION REQUESTED:

Consider approval or denial of a 13-lot subdivision located at 1215 Saint Joseph Street.

STAFF RECOMMENDATION:

Staff recommends approval of this preliminary plat subject to the following conditions. Final plat may not be submitted for approval until all conditions, revisions, changes and submissions are made. The conditions, revisions, changes and submissions to be made are as follows:

1. Street trees shall be installed according to preliminary plat submittal. Existing vegetation can be used for this requirement.
2. Permanent monuments of stone or concrete shall be placed at one or more corners of the subdivision to be designated as control corners.
3. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer.
4. Surfacing shall be done in accordance with plans and standard specifications approved by the Planning and Zoning Commission and the State Department of Transportation.
5. The installation of a street sign, light pole, and stop sign is required.
6. Electrical lines shall be buried.

7. Lot coverage for any lot located within the subdivision shall not exceed 40%.
8. Maximum impervious coverage for any lot located within the subdivision shall not exceed 65%.
9. The plan must clearly designate the location of open space, recreation areas, and stormwater ponds, as well as ownership details.
10. Grading, surfacing, curb and gutters, sidewalks, street lighting, street trees, sewage disposal facilities, stormwater drainage facilities, and other utilities shall be installed and certified by a surveyor and/or engineer, or Performance Guarantee provided prior to recordation of the final plat.
11. State Stormwater Modification Permit and Soil Erosion Control Modification Permit shall be obtained.
12. Donation of 1 acre of undisturbed 404 wetlands to the Town or land trust.

MOTION:

Motion to approve or deny the preliminary plat with the proposed conditions.