



# 4-lot Subdivision at 1231 Saint Joseph Street

SEPTEMBER 12, 2024

**Sec. 36-66. - Planning and zoning commission review; approval.**

(a) The planning and zoning commission shall review and take final action on each preliminary plat.

(b) Upon completion of the preliminary plat review, the planning and zoning commission shall forward its recommendation to the town council for final approval.

**Sec. 36-67. - Town council review; approval.**

(a) The town council shall review and take final action on each preliminary plat

(b) The town council shall approve or disapprove the plat.

*Installation/arrangement of plat improvements.* Upon approval of the preliminary plat by the town council, the subdivider may proceed with the installation or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this article, and then may proceed with the preparation of the final plat.

# Kybalion Creek

- 49,437 sq ft / 1.14 ac
- Existing single-family home







**113 Hidden Hills Dr (NW)  
SF Home**



**103 Hidden Hills Dr (N)  
open space for Hidden Hills**



**100 Oak Outlook Way (NW)  
Empty Lot**



**104 Lanier Landing Ct (S)  
SF Home**



**102 Lanier Landing Ct (S)  
SF Home**



**100 Lanier Landing Ct (S)  
SF Home**



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# Proposed 4 lots

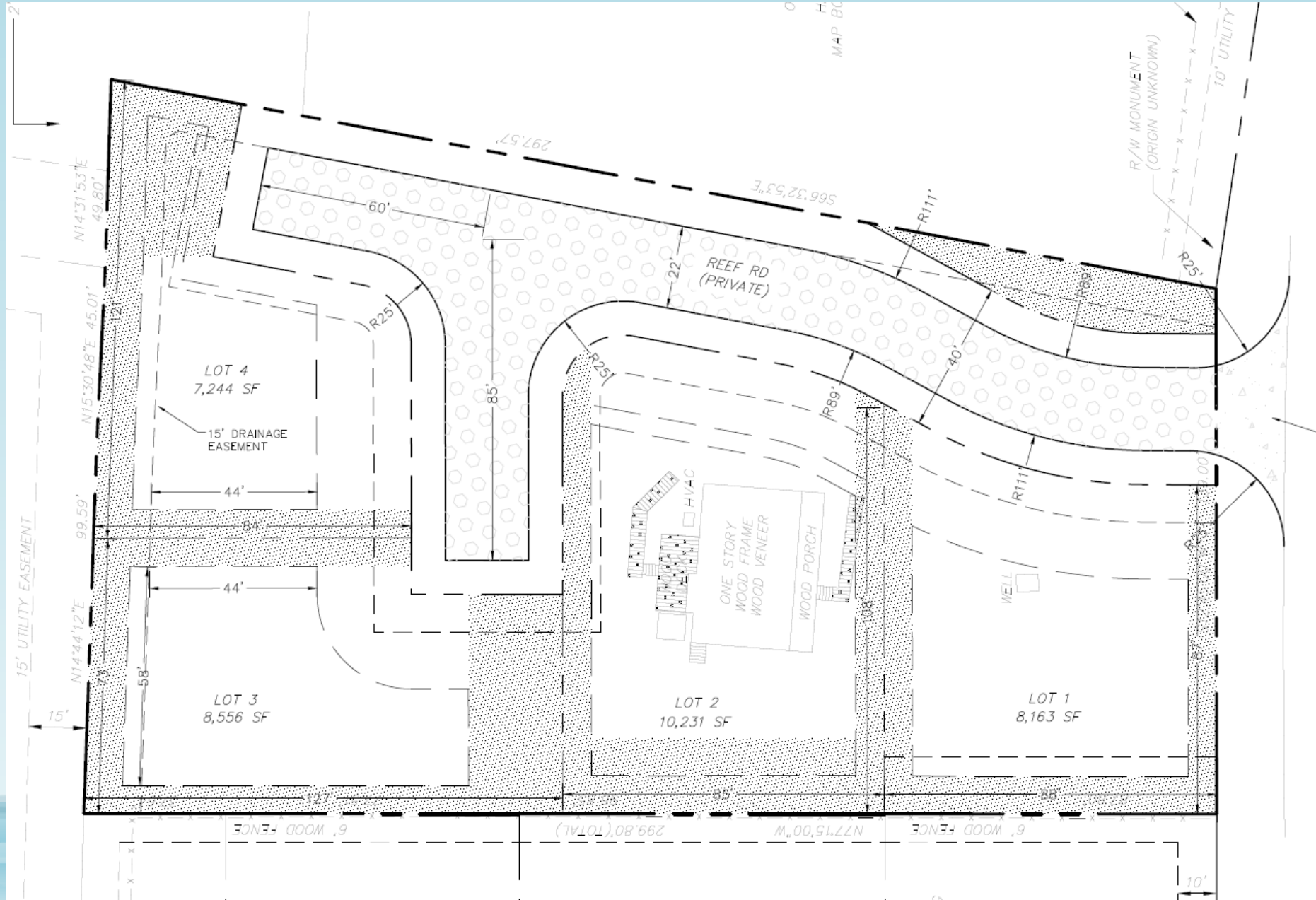
## SITE DATA

PARCEL #:	R08810-004-004-000
SITE AREA:	49,437 SF / 1.14 AC
ZONING:	CB-R-2
DENSITY MAX:	6.2 UNITS/AC
DENSITY PROPOSED:	3.5 UNITS/AC
HEIGHT MAX:	45'
OPEN SPACE REQ.:	12,359 SF (25%)
OPEN SPACE PROV.:	12,495 SF (25%)
SETBACKS:	
FRONT:	25'
REAR:	10'
SIDE:	7.5'
LOT SIZE MIN.:	7,000 SF
LOT WIDTH MIN.:	70'
IMPERVIOUS AREAS:	
LOTS:	10,000 SF
FUTURE:	460 SF
REMOVED:	-460 SF
<b>TOTAL:</b>	<b>10,000 SF / 0.23 AC</b>
IMP %:	20.23%
IMP/LOT:	2,500 SF

## R-2 Zoning

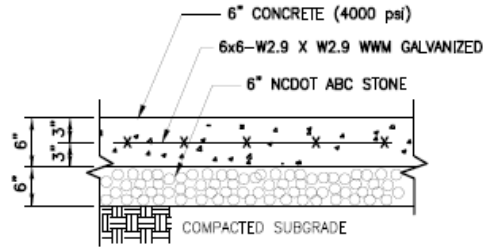
- SF only
- Max lot coverage 40%
- Max impervious 65%

AE 11 Flood Zone



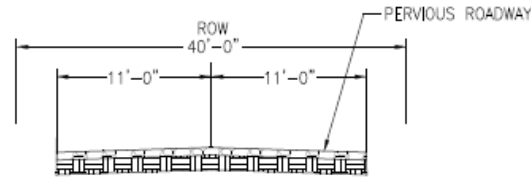
# Reef Rd

- Applicant proposes a 22' private road
- Constructed of pervious material
- Meets NCDOT & Fire Code
- 85'x60' hammerhead for turnaround
- Subject to P&Z approval
- Hydrant @ Forest by the Sea

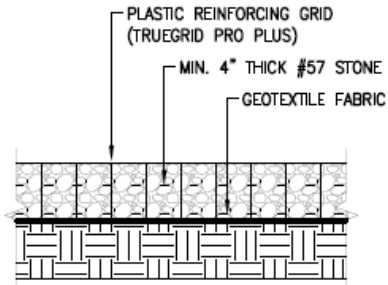


NOTES:  
1. CONTROL JOINTS SHALL BE EVERY 15 FT. (MAX.) AND EXPANSION JOINTS SHALL BE EVERY 50 FT. (MAX).  
2. PAVEMENT SECTION MAY VARY DEPENDING UPON FIELD CONDITIONS. THE PAVING CONTRACTOR SHALL COORDINATE WITH OWNER REPRESENTATIVE AND GEOTECHNICAL ENGINEER TO DETERMINE ACTUAL PAVEMENT SECTION.

CONCRETE DRIVEWAY SECTION



TYPICAL STREET CROSS-SECTION



NOTE:  
1. GRAVEL SHALL BE DUSTLESS IN NATURE.

PERVIOUS ROADWAY SECTION

The purpose of this letter is to ensure the Town that the proposed "Truegrid Pro Plus" permeable paver product, as described by the manufacturer in the attached brochure, meets or exceeds all requirements described in the NCDOT Subdivision Roads standards and USPS National Delivery Planning Standards.

Please see the below specifications & facts of this product:

- Strength: Over 17,000 psi compared to 4000 psi +/- (asphalt)
- HS20 rated: 16,000 lbs. per wheel/32,000 lbs. per axle
- Variable subbase, 8" minimum can be increased to add bearing capacity to meet emergency vehicle requirements if needed
- 100% permeable to reduce stormwater runoff
- Permeability also captures pollutants
- Made from 100% recycled HDPE

Sincerely,

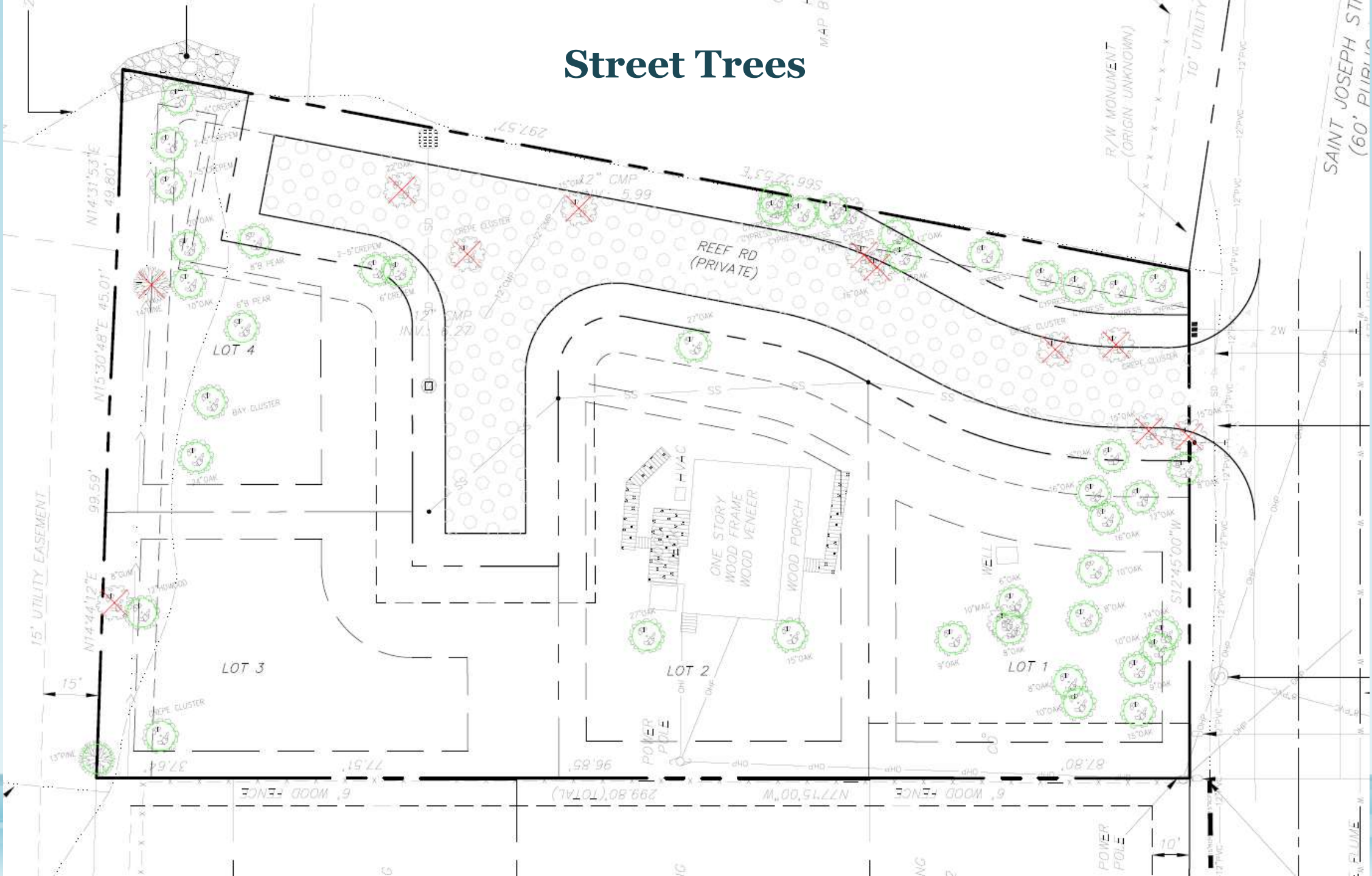
Thomas J. Scheetz, P.E., President  
**Headwaters Engineering of the Cape Fear, PLLC**  
1108 New Pointe Blvd Unit 130 #151, Leland, NC 28451  
(910)465-3304 – [tscheetz@headwaterscapefear.com](mailto:tscheetz@headwaterscapefear.com)



NCBELS License P-2714



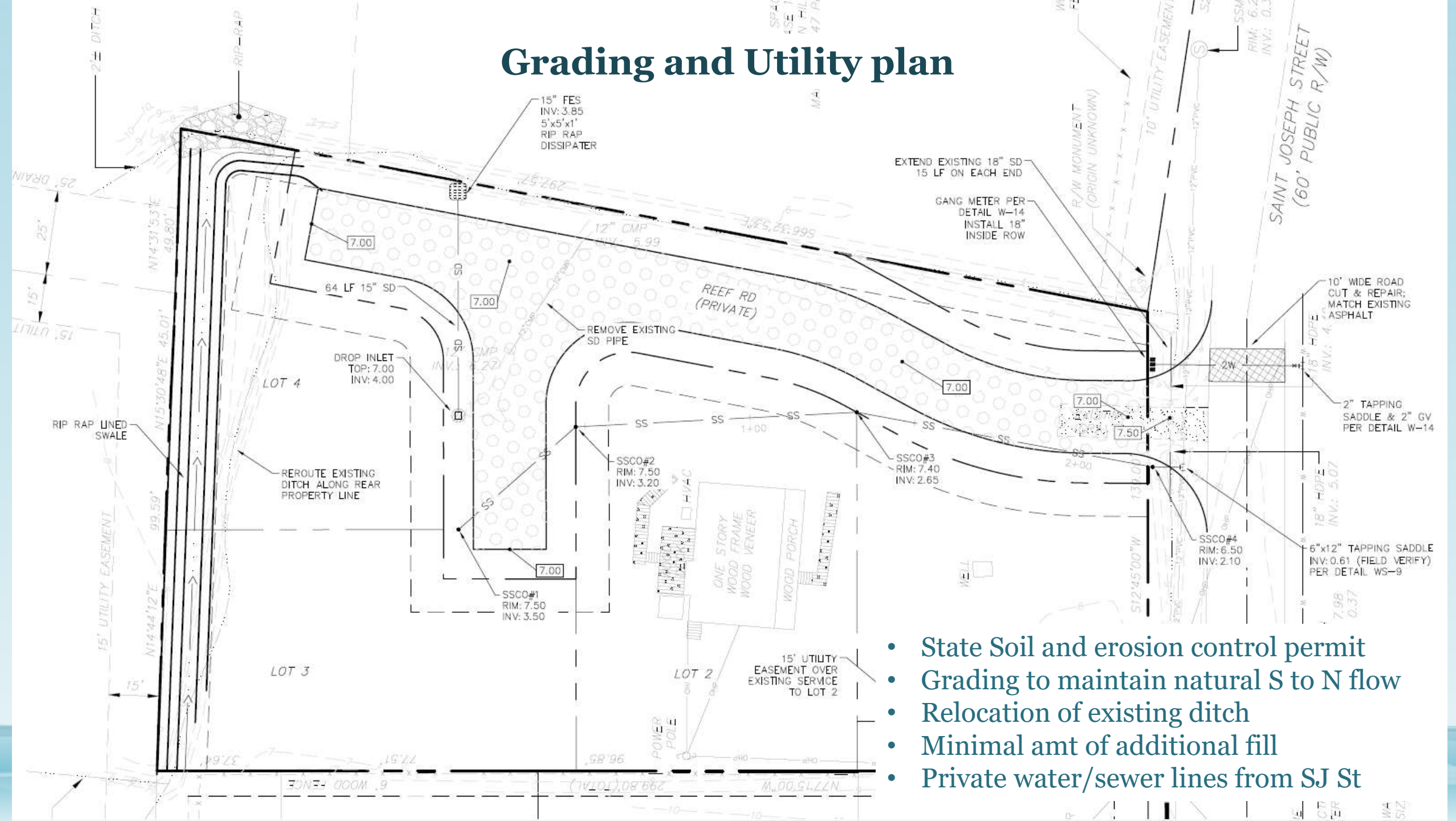
# Street Trees





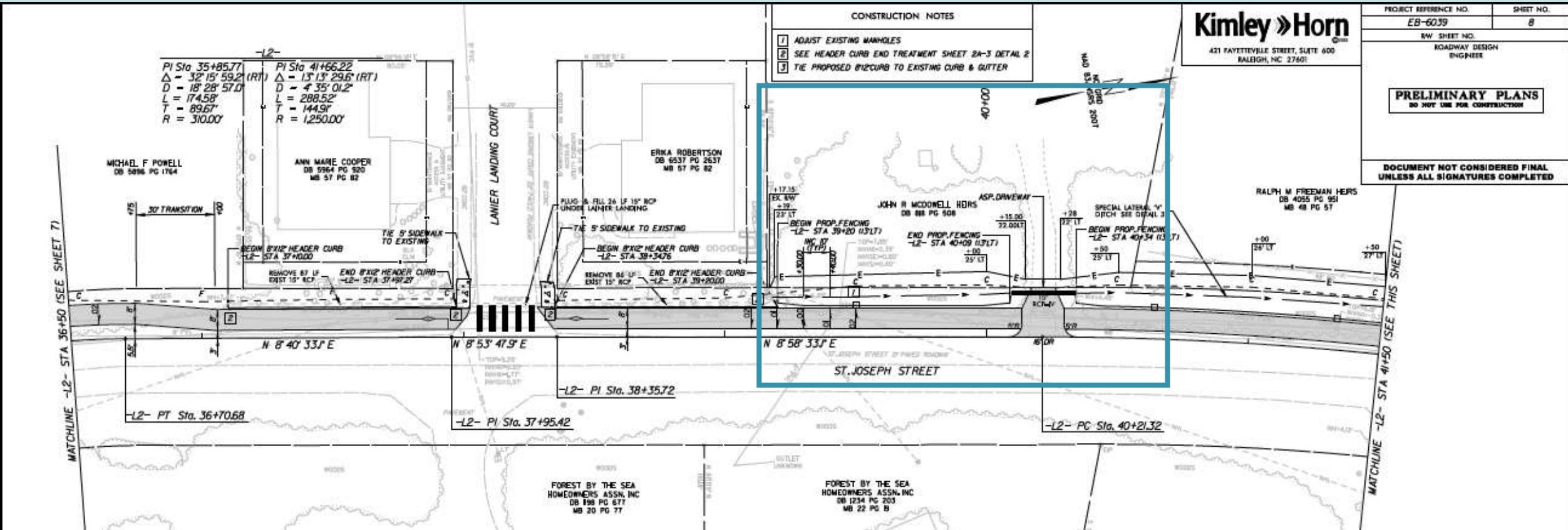
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# Grading and Utility plan



- State Soil and erosion control permit
- Grading to maintain natural S to N flow
- Relocation of existing ditch
- Minimal amt of additional fill
- Private water/sewer lines from SJ St

# No sidewalks proposed in Subdivision Proposed St Joseph MUP



# Staff recommendation

- Street trees every 50', existing vegetation may be used
- Permanent monuments at corners
- Drainage plan required
- Surfacing shall be approved by P&Z
- P&Z may require sidewalk
- Shall install street sign, light poles, and stop sign
- Bury electrical lines
- Lot coverage may not exceed 40%
- Designate location of open space
- State soil and erosion control permit required for over an acre disturbance

# RECOMMENDATION/ACTION

The applicant addressed Technical Review Committee comments and Planning Staff recommends approval of the preliminary plat.

P&Z recommended unanimous approval.

Motion to approve the preliminary plat for Kybalion Creek as presented.

- Approve pervious road