



## AGENDA ITEM COVERSHEET

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**PREPARED BY:** Gloria Abbotts, Sr Planner

**DEPARTMENT:** Community  
Development

**MEETING:** Planning and Zoning – 2/13/25

**SUBJECT:** Consider a preliminary plat for a 9-lot subdivision located at 1215 Saint Joseph Street

Applicant: Wescott Butler

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### **BACKGROUND:**

Wescott Butler has submitted a request for a preliminary plat approval for Phase 1 of the Fisher's Reserve subdivision at 1215 Saint Joseph Street. This is considered a Major Subdivision Preliminary Plat because there are more than 6 lots to be subdivided. The Planning and Zoning Commission shall review and take final action.

The property is 5.05 acres. This subdivision will consist of 9 lots with a minimum lot size of 7,000 square feet. The existing single-family home on the property will be demolished. The proposed 9 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, and 7.5 feet from the side yards, and 12.5 feet required on corner lots. The maximum height for structures is 45 feet, with a maximum lot coverage of 40% and a maximum impervious coverage of 65% per lot. A portion of the subdivision is in an AE 11 flood zone. Those lots will have a finished floor elevation of 13' to meet the BFE + 2' of freeboard requirement.

The applicant proposes installing a 50' right-of-way, Hooks Rd. The design of the road will be in accordance with NCDOT minimum design and construction criteria and guidelines. Per UDO section 4.12, in no case shall right-of-way widths be less than 40' and pavement widths less than 26', unless approved by the Fire Marshal. The applicant proposes a 24' pavement width, which was approved by 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.

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 proposed sidewalk will be 4' wide and meet all ADA requirements. The proposed 8' St. Joseph multi-use path will be in the right-of-way in front of the subdivision. The subdivider will also install streetlamps in accordance with Ch. 34, Art. 5. The subdivider will also be responsible for installing street signs, stop signs, cluster mailbox units, and street trees. The subdivider shall plant at least one understory tree for each 50 feet of frontage as shown on the provided landscaping plan, existing vegetation can be used and is encouraged.

It is the policy of the US Postal Service that mail delivery to all new subdivisions is centralized delivery, through use of a cluster box unit (CBU). The location of the CBU has been approved by TRC. NC Building Code requires a handicap space for the CBU, which has been provided by the applicant.

The applicant shall obtain a state stormwater permit. There is a proposed stormwater infiltration basin to 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 provided a report completed by Tidewater Atlantic Research Inc. This agency has concluded that the proposed development will not have an impact on any preserved Confederate earthworks or any other potentially significant archaeological features.

### **ACTION REQUESTED:**

Consider approval or denial of a 9-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.

### **MOTION:**

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