



Agenda Item Summary Sheet

Item No: **H-2**
Meeting Date: **January 8, 2020**

Item Title: Preliminary Plat for a Major Subdivision, known as Coastal Villas, for an approximately 9.86 acre property, zoned R-2 - Medium Density Residential, owned by Nags Head Construction (applicant), located on the west side of US 158, approximately 300 feet south of the intersection of W. Soundside Road and US 158 (Parcel # 006749004; PIN# 989108886987); the Preliminary Plat proposes to create 17 lots, along with an associated street and other required improvements

Item Summary:

The subject application is a Preliminary Plat for a Major Subdivision of an approximately 9.86-acre property located on the west side of US 158, approximately 300 feet south of the intersection of W. Soundside Road and US 158 ("the Proposed Subdivision"). The Proposed Subdivision would create seventeen (17) lots, located along a new street (Coastal Breeze Way), to connect through to an existing street, Sea Bass Court, with the improvement of an existing public paper/unimproved right-of-way, Mariners Way. No waivers from the subdivision requirements are being sought. As noted, the property is zoned R-2, Medium Density Residential; all proposed lots are conforming.

Planning Board/Staff Recommendation

Staff recommends approval of the Preliminary Plat, with conditions, and supports those conditions recommended by the Planning Board. Subsequent to the Planning Board meeting the applicant requested a change to one condition; Staff does not object to the requested change, as discussed in the attached Staff Report.

The Planning Board, at their November 19, 2019 meeting, voted 5-0 to recommend approval of the Preliminary Plat to the Board of Commissioners, with conditions. The Board's recommendation, including conditions is detailed within the attached Staff Report.

Number of Attachments: 5

Specific Action Requested:

Consideration of preliminary plat.

Submitted By: Planning and Development Date: December 30, 2019

Finance Officer Comment:

Insufficient information to determine fiscal impact.

Signature: Amy Miller Date: December 30, 2019

Town Attorney Comment:

I will participate in the discussion.

Signature: John Leidy Date: December 30, 2019

Town Manager Comment and/or Recommendation:

I will participate in the discussion.

Signature: Cliff Ogburn  Date: December 30, 2019