

Agenda Item: Continued Public Hearing for Phillips Road Subdivision

DATE: August 31, 2018
FROM: Jay Camp

Background/Issue:

- The applicant has submitted a new site plan without new home elevations.
- The total number of new lots was reduced from 22 to 20, or 3.4 units per acre.
- One Commissioner asked about Millstone Ridge density across NC51. It was designed as a Cluster subdivision with minimum lot size at 11,250 sq ft, and has an overall density of 2.5 dwellings per acre.
- Per staff comment, lots 15 and 16 have been moved and now are separated from the rear of lots 14 and 17 by common open space.
- Side yards have been increased from 4' to 6'.
- The proposed front porch setbacks have been increased from 15' to 20'.
- The proposed 6' side yards (6' and 8' code minimum) and 20' rear yard (30' code minimum) still require a flexible design standards request.

Proposal/Solution:

- Public Works has several concerns related to stormwater. Comments include moving the site monument signage away from Phillips Road and objection to relocation of the Purser Hulsey Park driveway. A pedestrian refuge is requested along Phillips at the site entrance to connect residents to the park.
- The updated site plan as well as the previous site plan are attached.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

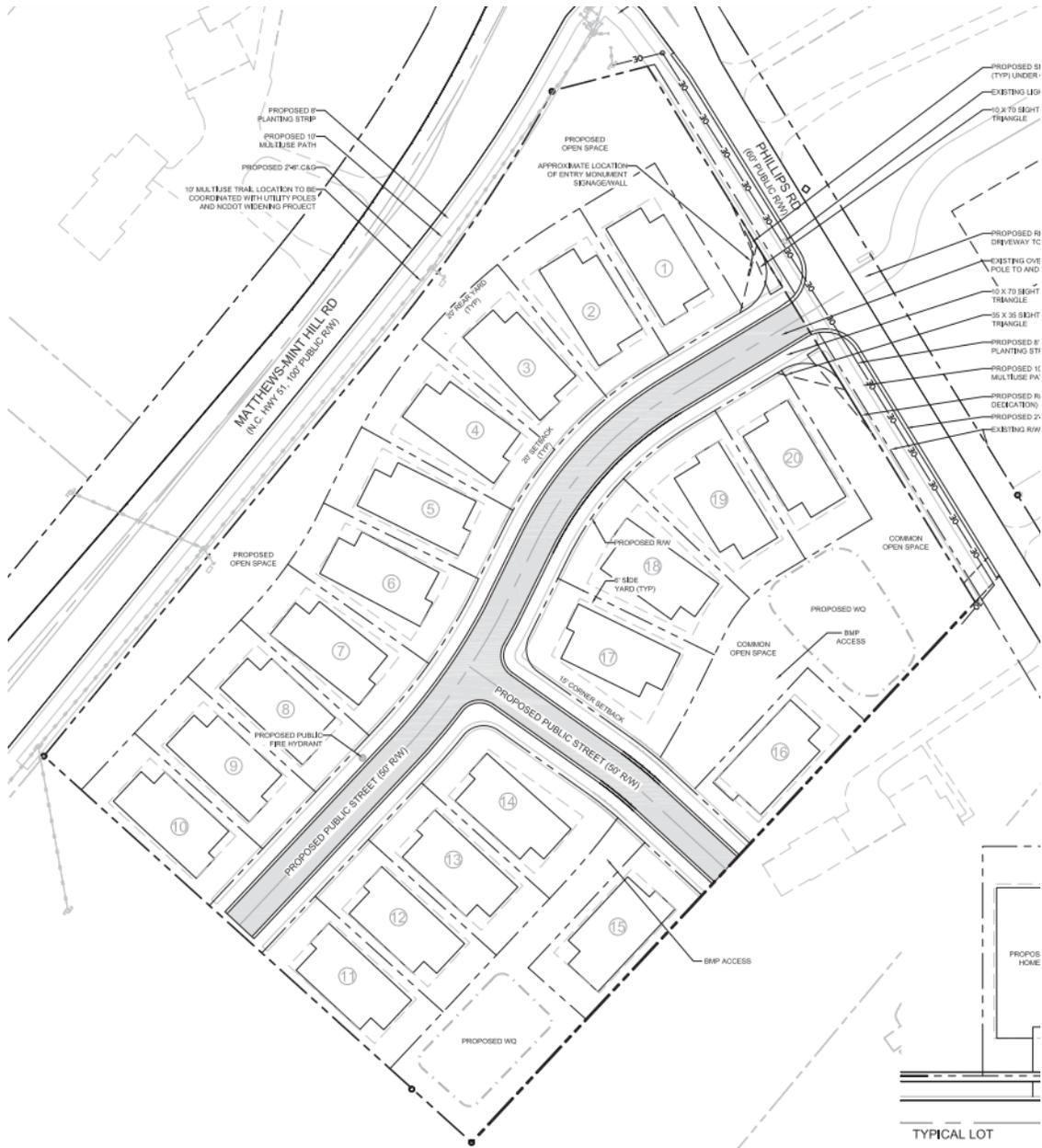
Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Information for Public Hearing – No action required.

Current Plan – 20 Lots



Previous Plan – 22 Lots

