



Planning Board Agenda Abstract

Monday, December 15, 2025

Location:

Agenda Item

Preliminary Subdivision Plat – Betts Farm Estates Subdivision - SUB-PR-2025-03

Item Explanation

The purpose of this agenda item is to consider a preliminary subdivision plat submitted by Underfoot Engineering for the Betts Farm Estates subdivision located at 1210 Phelps West Road.

Staff Comments

PROPERTY INFORMATION: The submitted preliminary subdivision, Betts Farm Estates, is located at 1210 Phelps West Road, on 7.67 acres in the Residential Medium Density Conditional Zoning District (RMD-CZD).

SUBDIVISION INFORMATION: In compliance with the zoning conditions of ZP-15-04 that the property be developed under Open Space Standards, the current Planned Unit Development (PUD) Standards have been applied since the Town eliminated the Open Space Subdivision as a development option and adapted the Open Space Standards into the PUD standards. The preliminary subdivision plat proposes 13 single-family lots. The minimum lot width permitted is 70', with a minimum lot width proposed of 76.92'. The minimum lot size allowed is 10,000 square feet, with a minimum lot size provided of 10,003 square feet. The average lot size is 10,598 square feet. The open space required for this subdivision is 1.92 acres or 25% of the gross project area, with the total open space provided of 3.45 acres or 45% of the gross project area. The common green required for this subdivision is 5% of the gross project area or 0.38 acres, with the total common green provided of 0.39 acres or 5.1%.

TRANSPORTATION: Vehicular access to the project area will be provided via Phelps West Road. Phelps West Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a 70-foot right-of-way and is identified as being a two (2)-lane roadway with sidewalks, and a future carrying capacity of 12,400 ADT. It is currently a two (2)-lane road with no sidewalks and a carrying capacity of 11,400 ADT. 2023 NCDOT traffic counts taken along the subject property indicated a volume of 2,400 ADT.

UTILITIES: Public water and sewer are available to serve the development, but annexation will be required prior to approval of the Utility Allocation and Construction Drawings.

RECOMMENDATION: The proposed preliminary subdivision plat meets all Town

requirements, and management and staff recommend approval.

Fiscal Note

No

Recommendation

MOTION TO: Recommend approval of the Betts Farm Estates preliminary subdivision plat SUB-PR-2025-03, as presented and recommended.

ATTACHMENTS

[SUB-PR-2025-03 - Betts Farm Estates - Preliminary](#)

[SUB-PR-2025-03 - Betts Farm Estates - Staff Map](#)