



Planning Board Agenda Abstract

Monday, April 20, 2026

Location:

Agenda Item

Preliminary Subdivision Plat â€“ Woodcrest Subdivision - SUB-PR-2025-05

Item Explanation

The purpose of this agenda item is to consider a preliminary subdivision plat submitted by The Curry Engineering Group for the Woodcrest subdivision located at 5800 Johnson Pond Road.

Staff Comments

PROPERTY INFORMATION: The submitted preliminary subdivision, Woodcrest, is located at 5800 Johnson Pond Road, on 8.51 acres in the Residential Medium Density Conditional Zoning District (RMD-CZD).

SUBDIVISION INFORMATION: The preliminary subdivision plat proposes 17 single-family lots. The minimum lot width permitted is 70', with a minimum lot width proposed of 71'. The minimum lot size allowed is 10,000 square feet, with a minimum lot size provided of 10,640 square feet. The average lot size is 12,903 square feet. While no open space is required, 1.81 acres of open space has been provided. The proposed subdivision will follow the zoning conditions of REZ-2025-09.

TRANSPORTATION: Vehicular access to the project area will be provided via Johnson Pond Road. Johnson Pond Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as an 80-foot right-of-way and is identified as being a two (2)-lane median-divided roadway with side paths. Although NCDOT does not have information regarding the future carrying capacity of Johnson Pond Road, as a thoroughfare, its maximum capacity is 10,800 ADT. It is currently a two (2)-lane road with one sidewalk where it abuts the Meadowview Subdivision with a carrying capacity of 5,600 ADT. Woodcrest qualifies as an infill development and is exempt from right-of-way improvements along the subdivision frontage.

UTILITIES: Public water is available to serve the development, sewer will be extended by the developer with the development of the project, 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 Woodcrest preliminary subdivision plat SUB-PR-2025-05, as presented and recommended.

ATTACHMENTS

[SUB-PR-2025-05 - Woodcrest - Preliminary](#)

[SUB-PR-2025-05 - Woodcrest - Staff Map](#)