



Board Meeting Agenda Abstract

Tuesday, January 20, 2026

Location:

Agenda Item

Preliminary Subdivision Plat - Betts Farm Estates Subdivision - SUB-PR-2025-03 - (Davison) - Item 10.C

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). Annexation will be required prior to Construction Drawing approval but has not yet been submitted.

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 both the Utility Allocation and Construction Drawings.

RECOMMENDATION: The proposed preliminary subdivision plat meets all Town requirements, and management and staff recommend approval. At the December 15, 2025, regular meeting, the Planning Board found the subdivision plat consistent with Town requirements and voted unanimously to recommend approval.

Fiscal Note

No

Recommendation

MOTION TO: Approve the Betts Farm Estates Subdivision plat SUB-PR-2025-03, as presented and recommended.

ATTACHMENTS

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