



# Agenda Item Summary Sheet

Item No: **F-1**  
Meeting Date: **August 5, 2020**

**Item Title:** Public Hearing to consider a revised Preliminary Plat for a Major Subdivision known as Coastal Villas, for an approximately 11.17 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 and Parcel# 006749039; PIN# 989108893398); the revised Preliminary Plat proposes to create 17 building lots, along with an associated street and other required improvements, and requires a public hearing due to requested waivers

**Item Summary:**

The subject application is a Preliminary Plat for a Major Subdivision known as Coastal Villas, revised from the previous version considered by the Board in January 2020. The revised Plat now proposes the new street from US 158 (as opposed to Sea Bass Court) and incorporates a parcel owned by Dare County, planned for a future well site, determined to have not been properly subdivided in 2004. The proposed layout of the Dare County parcel necessitates waivers from provisions of the Subdivision Regulations concerning street access, access to US 158, and frontage; similar waivers were considered and approved in 2004.

**Planning Board/Staff Recommendation**

Staff recommends approval of the Preliminary Plat, with conditions, and recommends approval of the requested waivers.

The Planning Board, at their June 16, 2020 meeting, voted 7-0 to recommend approval of the Preliminary Plat to the Board of Commissions, with the conditions recommended by Staff, and recommended approval of the requested waivers based upon the required findings.

Number of Attachments: 8

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**Specific Action Requested:**

Consider action on waivers and Preliminary Plat.

Submitted By: Planning and Development

Date: July 24, 2020

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**Finance Officer Comment:**

Signature: Amy Miller

Date: July 28, 2020

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**Town Attorney Comment:**

Signature: John Leidy

Date: July 28, 2020

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**Town Manager Comment and/or Recommendation:**

Signature: Greg Sparks

Date: July 28, 2020