



# Agenda Item Summary Sheet

Item No. 5

Meeting Date: 9/17/07

Item Title: Northard Hills Subdivision Preliminary Plat - Fact Sheet

**Item Summary:**

This is a proposed 6 lot subdivision in Avon. Please see attached FACTSHEET for further details.

*(Use additional Paper if necessary)*

Number of Attachments: 3

Will your presentation require audiovisual equipment? Yes  No

Note: All audiovisual materials must be submitted in digital format to the Clerk of the Dare County Board of Commissioners with this sheet. Acceptable formats include: VHS, DVD, audio CD, Word document, Adobe Acrobat PDF files, PowerPoint files and jpeg files.


**Specific Action Requested:**

The Planning Board and staff recommend APPROVAL of the attached preliminary plat.

Submitted By: Ryan W. Simons, Planner  Date: 9/11/07

Dept. Head

Comments:

 Signature Date: 9/11/07

Finance

Comments:

Signature Date:

County Attorney

Comments:

Signature Date:

County Manager

Approval:

 Signature Date: 9/11/07

Commission Action:



## FACTSHEET

**TO:** Dare County Board of Commissioners

**FROM:** Ryan W. Simons, Planner *RS*

**RE:** Northard Hills Subdivision Preliminary Plat - Fact Sheet

**NAME:** Northard Hills

**LOCATION:** Avon, NC. The area is zoned R-2A.

**SITE SPECIFICS:** Total site area: 2.982 acres  
Number of proposed lots: 6  
Area of smallest lot: 15,492 sq. ft.

### **STREETS:**

Northard Hills Court - One 45' public right of way consisting of a 20' wide impervious road bed, and 75' diameter turn circle.

### **UTILITIES:**

1. Stormwater / Erosion and Sedimentation Control: not applicable; less than one acre of land disturbance is proposed;
2. Water: domestic water supply via Dare County public water system;
3. Sewer: wastewater disposal via individual onsite septic systems.

**PLANNING BOARD: July 9, 2007** – Voted unanimously to recommend approval of the preliminary plat subject to the following conditions:

*A note should be placed on the plat and in the restrictive covenants which addresses the intention of the peculiar right-of-way design which extends northward from the cul-de-sac.*

### **STAFF COMMENTS:**

1. Proposal to subdivide and reconfigure three existing lots into 6 lots;
2. A dumpster pad is indicated on the southwest corner of lot 3.

The Planning Board and staff recommend approval subject to conditions detailed below, and present the Board with the following motions for your consideration:

- To proceed with the Planning Board and staff recommendation: *"I move to approve the preliminary plat subject to the following conditions:*
  - *That a note be placed on the plat and in the restrictive covenants which addresses the intention of the peculiar right-of-way design which extends northward from the cul-de-sac;*
  - *[Insert any other conditions as may apply];*
  
- To refer back to the Planning Board: *I move to refer the item back to the Planning Board for further review and discussion.*

CC: File  
W.M. Meekins, Jr. & Assoc., Inc.  
Tilman R. & Bonnie M. Gray  
Basil H. & Linda H. Hooper  
Vaughn & Joan S. Williams



