



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-4621, Ext. 34

To: Planning Board

From: Stuart Bass, Planning Director

Date: May 1, 2013

Re: Kensington Park  
SD-2013-01  
Preliminary Plat Review

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Fax: (919) 542-7109

Therefore, I would suggest that the original language as written prior to the this edit, which states that “*Cul-de-sacs designed to have one end permanently closed shall be no more than one thousand (1,000) feet long unless necessitated by topography or design considerations. The length of a cul-de-sac shall be measured from the center of the turnaround to the intersection of its centerline with the center line of the connecting non-cul-sac street*”, is the valid and controlling language, and recommend that this proposal be forwarded to the Town Board of Commissioners with a favorable recommendation.

**Staff Recommendation:** Recommendation for Conditional Approval and forward to the Town Board of Commissioners. Applicant will proceed to address comments and complete the Detailed Preliminary Plat and all associated final design elements, subject to final authorizations (State authority’s, i.e., grading, sanitary sewer and water main construction permits, reviews and approvals).



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-4621, Ext. 34

To: Planning Board

From: Stuart Bass, Planning Director

Date: May 1, 2013

Re: Kensington Park  
SD-2013-01  
Preliminary Plat Review

The Developer has submitted a Preliminary Plat for review and consideration. The proposed development is a 16 lot subdivision located on Park Drive west of the intersection of Hillsboro Street, (15-501).

The property is zoned R-12 and totals 7.741 acres. Minimum lot size is 12,000 square feet. All lots are greater than 14,000 square feet in size, larger than the minimum required. The Pittsboro Town Board of Commissioners, at their regular meeting of January 28, 2013, approved an allocation of wastewater for the proposed development.

The Pittsboro Town Board of Commissioners, at their regular meeting of March 25, 2013, approved the concept design allowing for the (1) the absence of curb and gutter, and (2) the allowance of a sidewalk on just one side of the street. Both issues relate to the design and associated stormwater runoff, as stipulated for in the Ordinance.

At the last Planning Board meeting, the question came up regarding Section 6.3.A Blocks (of the Subdivision Ordinance), which stated that “*Culs-de-sac may be permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Cul-de-sac, if permitted, shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac). A close is preferred over a cul-de-sac*”.

Based on the electronic record of the edit to the Subdivision Ordinance, this change was made by the planning consultant representative on August 31, 2010, immediately prior to my arrival. I have researched the minutes, ordinances, and files at my disposal with the assistance of Town Clerk Alice Lloyd, and cannot find evidence of where this language was formerly adopted. Also, no one can remember having discussed this particular text change or having adopted this particular language.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312  
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