



Town of Pittsboro, North Carolina

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

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: August 21, 2013

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

The Developer has submitted a Detailed 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.

The Pittsboro Town Planning Board considered the plans at their April 15th meeting and their May 6th meeting and has recommended that this proposal be forwarded to the Town Board of Commissioners with a favorable recommendation for approval.

The applicant has obtained construction approvals from DENR, Division of Water Quality and the Division of Land Quality, Erosion and Sedimentation Control. All outstanding comments have been addressed.

Staff Recommendation: Recommendation for Approval.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-4621, ext. 34
Fax: (919) 542-7109