



## Town of Pittsboro, North Carolina

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

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: March 5, 2013

Re: Kensington Park  
SD-2013-01  
Conceptual 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. In general the layout shown is acceptable. Hydrostructures, PA has reviewed the plan and provided comments. The Fire Marshall and Fire Chief have also reviewed the plan and find it generally acceptable, subject to final review and approval of the Detailed Preliminary Plat.

Two issues for consideration at this point include; (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 actual language is provided below for your reference.

*Per the Subdivision Ordinance (Section 6.2.C.7), streets without curb and gutter must be approved by the Town Board of Commissioners.*

*(Section 6.2.C. (7))*

*Streets in subdivisions located within a public water supply watershed may be allowed without curbs and gutters if specifically authorized by the Town Board of Commissioners. The Town Board shall review each request for streets with shoulders and drainage swales on a case-by-case basis.*

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*After reviewing such a request along with technical data supplied by the subdivider supporting the use of shoulder and drainage swales, the Town Board may allow streets without curbs and gutters.*

- (1) The provision of only one sidewalk must be approved by the Town Board, as per the Subdivision Ordinance, upon recommendation of the Planning Board.

*(Section 6.2.B. (8)). Streets shall be bordered by sidewalks on both sides (except on alleys, service drives and principal arterials). The Commissioners may grant exceptions upon recommendation of the Planning Board if it is shown that local pedestrian traffic warrants their location on one side only, or if it is demonstrated that adverse effects would occur from stormwater runoff.*

**Staff Recommendation:** Recommendation for approval. Applicant will proceed to completion of the Detailed Preliminary Plat and all associated final design elements, subject to final reviews and approvals.

**Planning Board Recommendation:** Recommendation for approval, proceed to completion of the Detailed Preliminary Plat and all associated final design elements, subject to final reviews and approvals.





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NORTH CAROLINA

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| DATE:                 |  |
| DRAWN BY:             |  |
| CHECKED BY:           |  |
| FBK:                  |  |
| CHF:                  |  |
| SCALE HOR 1" = 50 FT. |  |
| VER 1" = 10 FT.       |  |