



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-1655

To: Planning Board  
From: Stuart Bass, Planning Director  
Date: December 31, 2013  
Re: Site Plan SP-2013-04  
Lemons Day Care

### Background

Owner: GM Lemons LLC  
Location: 29 Old Rock Springs Cemetery Road  
Current Zoning: C2 (Highway Commercial)  
Adjacent  
Zoning: R-12 (Residential) and MUPD (Mixed Use Planned Development)  
Acreage: 1.8291 acres total, .8550 acres to be developed.  
Existing Use: Vacant  
Proposed Use: Day Care Facility  
Utilities: Water, available. Sewer, available.

This proposal is being presented to the Board as a Site Plan for review and recommendation to the Town Board of Commissioners. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments.

The property is zoned C2, Highway Commercial General. The proposed use is permitted by right in this zoning district. The property is vacant and undeveloped.

The applicant is proposing to construct a 5,000 square foot building for a day care facility. Water and sewer service are available to serve the proposed use. The plans have been reviewed and revised accordingly.

### Recommendation

Approval. Forward to Town Board of Commissioners

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