



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

To: Bryan Gruesbeck, Town Manager
From: Stuart Bass, Planning Director
Date: February 5, 2014
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 approval. The property is zoned C2, Highway Commercial General. The proposed use is permitted by right in this zoning district. The portion of the property to be developed is vacant. (The existing lot will be subdivided in half, from the house at the front). 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 in accordance with the Town's applicable development ordinances by the appropriate departments and revised accordingly.

Recommendation

Approval. The Planning Board recommended approval at its regularly scheduled meeting on January 6, 2014.

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