



Town of Pittsboro, North Carolina

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

To: Planning Board

From: Stuart Bass, Planning Director

Date: February 26, 2014

Re: Site Plan SP-2014-02
Chatham County Agricultural Civic Center

Background

Developer: Chatham County
Location: Parcel off of US 64 West (Business)
Current Zoning: O&I (Office & Institutional)
Adjacent
Zoning: R-A (Residential-Agricultural), R-12 (Residential) and O&I (Office & Institutional)
Acreage: Approximately 97 acres total, 18 acres of land disturbance.
Existing Use: Vacant Parcel
Proposed Use: Office and Event Center
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.

As the Board may remember, this property was rezoned to O&I, (Office & Institutional) last year in anticipation of the project. The proposed use is permitted by right in this zoning district. The property is vacant and undeveloped. The project was allocated wastewater capacity (4,750 gpd) by the Town Board of Commissioners on October 14, 2013. The applicant is proposing to construct a building for use as county administrative offices and an event center. Water and sewer service are available to serve the proposed use.

Recommendation

Forward positive recommendation to the Town Board of Commissioners for approval, subject to final review and approval by the Town Engineer, and final comments from Fire Marshall's office.

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