



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

MEMORANDUM

TO: Planning Board

FROM: Stuart W. Bass

SUBJECT: Cornwallis Commons
Pocket Neighborhood
SD-2012- 02

DATE: November 22, 2013

This is a subdivision proposal based on the design that is specified in the Pocket Neighborhood amendment to the zoning ordinance that was approved last year. The concept plan for this particular development was presented at that time.

Pocket neighborhoods are clustered groups of neighboring houses or apartments gathered around a shared open space, a garden courtyard, a pedestrian street, or a series of joined backyards. They can be in urban, suburban or rural areas. Residents surrounding this common space take part in its care and oversight, enhancing a felt and actual sense of security and identity.

The Town Board of Commissioners voted to approve a request for wastewater allocation on November 13, 2012.

Hydrostructures, PA has reviewed the plan and provided comments. The Fire Marshall and Fire Chief have also reviewed the plan, also the Town Engineer and Utilities Director. Revisions were made based on the comments provided. The layout shown and planned improvements are acceptable.

Staff Recommendation: Recommendation for approval. Forward to Town Board of Commissioners.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-2310