



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-1655

### MEMORANDUM

TO: Planning Board

FROM: Stuart W. Bass

SUBJECT: Cornwallis Commons  
Pocket Neighborhood  
SD-2012- 02

DATE: December 30, 2013

This is a subdivision proposal based on the design that is specified in the Pocket Neighborhood amendment to the zoning ordinance. 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.

This amendment was approved June 25<sup>th</sup>, 2012. The original concept plan for this particular development was presented to the Planning Board at that time, and discussed at the March 5<sup>th</sup>, April 9<sup>th</sup>, and May 7<sup>th</sup>, 2012 meetings.

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 previous comments provided, and the sewer manholes have been revised accordingly. The layout shown and planned improvements are acceptable and the proposal meets the terms of the Pocket Neighborhood ordinance amendment.

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

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