



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Planning Board

FROM: Roger Waldon, Interim Staff, Planning Department

DATE: June 12, 2015

Re: Preliminary Plat Review: Riverstone Subdivision
SUB-2015-04

Background

Developer: Piedmont Land Design

Location: US Highway 64, Pittsboro NC
Property Identification Numbers: 9762-40-1867, 9762-51-3093

Current Zoning: RA-2

Adjacent Zoning: RA-2

Acreage: 97.3 acres

Existing Use: Undeveloped

Proposed Use: Single-family Lots

Recommendation

The applicant is proposing subdivision of a 97.31 acre parcel, located along US Highway 64 in Pittsboro. The project consists of the construction of 33 single family lots with associated roadways.

Accompanying this package is a full set of drawings.

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

We recommend that the Planning Board review this material and recommend approval of the preliminary plat to the Pittsboro Board of Commissioners with the following conditions: (1) Provide for a road extension and a second stub out to the adjacent property to the west, between, Lots 17 and 18; and (2) Provide another private access easement located in the buffer area south of Lot #1 for pedestrian access.

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