



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager
FROM: Stuart Bass, Planning Director
DATE: May 19, 2015
RE: SP-2014-07
Pittsboro Feed Building Site Plan

APPLICANT: Pittsboro Feed
1103 East Street
Pittsboro, NC 27312

LOCATION: Commerce Court & US 64 Business (Lot 10)

EXISTING USE: Undeveloped Site.

PROPOSED USE: Commercial Building.

AREA: .828 Acres.

EXISTING ZONING: C2 (Highway Commercial)

ADJACENT ZONING: C2 (Highway Commercial)

UTILITIES: Utilities are within the immediate vicinity and are available to the property.

STAFF ANALYSIS: - This proposal is being presented to the Board as a Site Plan for review and approval. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. The proposal is to construct a one story commercial totaling 4,486 square feet. The plan was recommended for approval by the Planning Board at its regularly scheduled meeting on February 2, 2015. Staff recommends approval of the proposed request, subject to issuance of a Stormwater Permit and authorization by the Town Engineer.

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Town of Pittsboro, North Carolina

Engineering Department

Memorandum

To: Stuart Bass, AICP, Planning Director

From: Fred Royal, PE, Town Engineer (Stormwater Administrator) 

Subject: Stormwater Management Comments: Pittsboro Feed Store Site Plan
Sealed and dated 1/16/2015

Date: May 26, 2015

Background

On July 11, 214, Pittsboro Feed Store submitted an application for a retail store located within the approved master plan, known the 64 East Business Park subdivision. The plat was approved and recorded in 2005. Mr. Dan Deacon was the developer. The subdivision has improved roads, existing utilities and is suitable for development on the individual lots. It also has an existing stormwater pond (wet pond) that was designed and constructed under the NC Water Supply Watershed Rules as required by the Town's Zoning Ordinance. This pond does not fully meet the required performance standards of the effective *Stormwater Management Ordinance for New Development and Redevelopment in the Jordan Lake Watershed*, however, it is my opinion that this development has met its stormwater obligations if the existing stormwater pond is restored to its original design, an Operations and Maintenance Agreement is developed, approved and recorded and an as-built is submitted. The pond was constructed on the southeast corner of the subdivision within a 2.325 acre lot entitled "Common/Open Space".

This pond has to meet the minimum requirements of its original permit. However, it currently does not meet these design standards. In the past year, I have spent fairly significant staff time meeting with Mr. Deacon and providing him with the steps to take to complete this approval process. In the past year, the pond has been partially restored back to its original design configuration. Further maintenance is required.

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Discussion and Recommendations

The Pittsboro Feed Store has proposed to utilize the existing wet pond as a means to manage its stormwater runoff. The following recommended conditions of approval apply to this project:

Recommended Approval Conditions:

- A. Refurbish the wet pond completely back to the original design configuration and provide for continued maintenance. Town inspection and approval is required.
- B. Submit a signed Operations and Maintenance Agreement for the perpetual inspections and maintenance of the wet pond. It must be recorded with Chatham County prior to Certificate of Occupancy is issued for the building.
- C. After the pond has been fully restored and approved by the Town, provide an “as-built” record drawing of the pond in digital and hardcopy formats.

We realize that this permitted business park has been on-hold for more than (11) eleven years. We also realize that as the remaining lots are developed, the existing pond will be used for managing the stormwater, as it was designed. Therefore, this first development requires that the pond be restored back to its original design and the continuous operations and maintenance of the pond must occur.

The site developer, Mr. Dan Deacon, is responsible for having this pond fully restored and maintained and providing the O&M Agreement and as-built certification. He has partially performed the restoration work and has had the pond surveyed. In my opinion, it is incumbent upon him to perform the above conditions in time to enable Pittsboro Feed Store to obtain their Certificate of Occupancy.

As other lots are developed within this business park, having an approved Operations and Maintenance Agreement for the stormwater management wet pond will be critical to avoid any further delays in obtaining a permit to discharge stormwater.

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www.hydrostructures.com

MEMORANDUM

To: Town of Pittsboro
Stuart Bass

ALS

From: Hydrostructures, P.A.

Date: July 14, 2014

Subject: Pittsboro Feed Store on Commerce Court

Hydrostructures, PA has reviewed the water and sanitary sewer systems for conformance with the Town of Pittsboro specifications and *CivilDesigns*, P.A. has properly addressed the water and sewer specifications.





CHATHAM COUNTY, NC

Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



Parcel Number: 82340
 Map Number: 9751-26-9608 000
 Owner Name: M SQUARED PLUS 1 PROPERTIES LLC
 Owner Address: 60 CUMBERLAND RD
 Owner City: SANFORD
 Owner State: NC
 Owner Zip: 27330
 Tax Year: 2015
 Description: L6-1C-10

Deed Book: 1729
 Deed Page: 0372
 Plat Book: 2005
 Plat Page: 0105
 Deed Acres: 0.828
 Physical Address: COMMERCE CT
 Improvement Value: 0
 Land Value: 268699
 Fire District: 201
 Township Code: 5

One Inch = 100 Feet



