



## Town of Pittsboro, North Carolina

Department of Planning  
(919) 542-1655

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: September 12, 2014

Re: Powell Place, Phase 2D  
SD-2013-02  
Final Plat Review

The Developer has submitted a Final Plat for review and consideration. The proposed development is a phase of the Mixed Use Planned Development, Powell Place. This phase totals 34 lots for single family residential structures located off of Millbrook Drive.

The property is zoned MUPD and totals 7.129 acres. Minimum lot size is 6,163 square feet.

The Town Board of Commissioners voted at its regularly scheduled meeting on November 12, to approve the construction of the development.

The Subdivision Ordinance provides for conditional approval subject to guarantees of final improvements. The developer will provide a letter of credit for the final improvements; final seeding, utility work, grading, and street improvements.

**Staff Recommendation:** Recommendation for Conditional Approval subject to the approval of the Subdivision Improvement Agreement with appropriate surety. The Planning Board recommended approval, subject to this condition at its regularly scheduled meeting on September 3, 2014. Applicant will proceed to complete the final construction items.

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