



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Planning Board

FROM: Stuart Bass, Planning Director

DATE: January 28, 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: - Prepared for Planning Board, November 3, 2014. This proposal is being presented to the Board as a Site Plan for review and recommendation. 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. Staff recommends approval of the proposed request, subject to issuance of a Stormwater Permit and authorization by the Town Engineer. Please note the Town Engineer's memo dated 7/11/14. Progress has been made and Mr. Royal will provide an update at the meeting.



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 state. 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



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MEMORANDUM

To: Town of Pittsboro
Stuart Bass

From: Hydrostructures, P.A. *ALS*

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 *Civil Designs*, P.A. has properly addressed the water and sewer specifications.





Town of Pittsboro, North Carolina

Engineering Department

Memorandum

To: Stuart Bass, AICP, C20, Planning Director

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



Subject: Engineering Department Comments, Pittsboro Feed Store Site Plan
SP-2014-07

Date: July 11, 2014

Background

Pittsboro Feed Store has 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. *See Attachment 1.* 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. *See Attachment 2.* This pond meets some (not all) of the required performance standards today. It was constructed on the southeast corner of the subdivision within a 2.325 acre lot entitled "Common/Open Space".

Since this development was approved and partially constructed, the town adopted the *Stormwater Management Ordinance for New Development and Redevelopment in the Jordan Lake Watershed*. All new development and redevelopment applications since the date of the ordinance enactment must meet the provisions of the ordinance. The existing wet pond partially meets the new development ordinance provisions if it is functioning to its original design configuration. The pond requires maintenance as it has trees, cattails and excessive sediment buildup. It also requires a recorded Operations and Maintenance Agreement.

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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. As Stormwater Administrator, I have the following recommended conditions of approval:

Recommended Approval Conditions:

- A. Refurbish the wet pond back to the original design configuration and provide for continued maintenance. Town inspection and approval required.
- B. Submit a recorded and signed (by responsible party) an Operations and Maintenance Agreement for the perpetual inspections and maintenance of the wet pond. This document may exist and we are working to discover its existence. It must be recorded prior to the building Certificate of Occupancy (CO).
- C. After the pond has been maintained and approved by the Town, provide an "as-built" record drawing of the pond in digital and hardcopy formats.
- D. Provide the Jordan Lake nutrient calculations for the development indicating the annual total nitrogen and phosphorus loading. Depending on the results, we will work with the owner to meet these performance requirements. It may include a partial off-set payment to the NC Ecosystem Enhancement Program (EEP).

We realize that this business park has been on-hold for nearly (10) ten years and detailed lot by lot issues will arise as they provide development applications. We remain committed to be available and assist the individual lot owners in any way possible to see the projects through approval and construction.

As other lots are developed within this business park, having an approved Operations and Maintenance Plan for the stormwater management wet pond will be critical to avoid any delays or unanticipated expense in their application process.

