



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart Bass, Planning Director

DATE: February 16, 2015

RE: SP-2014- 10
Walker Auto Parts Site Plan

APPLICANT: WAS Ventures, LLC
705 Six Forks Road
Raleigh, NC 27609

LOCATION: Intersection of US 64 Business East and MLK Drive.

EXISTING USE: Undeveloped Pad Site.

PROPOSED USE: Commercial Building.

AREA: .72 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 building totaling 6,750 square feet. Staff recommends approval of the proposed site plan. The Town Planning Board recommended approval at its regularly scheduled meeting on February 2, 2015.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312

Email: swbass@pittsboronc.gov

Phone: (919) 542-1655

Fax: (919) 542-2310



Town of Pittsboro, North Carolina

Engineering Department

Memorandum

To: Stuart Bass, AICP, Planning Director

From: Fred Royal, PE, Town Engineer 

Subject: Walker Auto Parts Development Review Comments

Date: December 30, 2014

Background and Summary

The developer has submitted a revised set of construction plans.

All comments from the Engineering Department have been addressed.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312

Email: froyal@pittsboronc.gov

Phone: (919) 542-2063

Fax: (919) 542-2310

MEMORANDUM

To: Town of Pittsboro
Stuart Bass

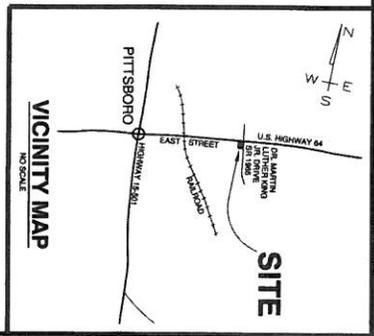
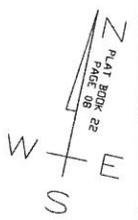
From: Hydrostructures, P.A. *RLS*

Date: December 12, 2014

Subject: Walker Auto Parts

Hydrostructures, PA has reviewed the water and sanitary sewer systems for conformance with the Town of Pittsboro specifications and Blakely Design Group has properly addressed the water and sewer specifications.

FILED Jun 25 2014 09:23:35 am
 PLAT BLADE 02014 - 0141
 INSTRUMENT 06951



SITE DATA:

PN: 9751-06-6500.000
 DEED REFERENCE: DEED BOOK 801 PAGE 652
 TOTAL AREA: 31,488 S.F.
 ZONING: 0.72 ACRE
 LOTS: 1

LEGEND

- EP EXISTING IRON PIPE
- N/P NEW IRON PIPE
- R/W RIGHT OF WAY
- P/B PAGE BOOK
- D/B DEED BOOK
- C/A CENTERLINE
- D/P/D/D DRAINAGE MAINTENANCE & UTILITY EASEMENT
- N.C.C.S. NORTH CAROLINA COMMON ELEMENTS SURVEY
- C.E. COMMON ELEMENTS
- U.E. UTILITY EASEMENT
- E.A. EASEMENT AREA
- L.E. LANDSCAPE EASEMENT
- S.E. SIGHT EASEMENT
- N/S NOT TO SCALE

OWNER NAME AND ADDRESS

THE GLADYS M. SEARS RENOVABLE TRUST ETAL.
 C/O MARCIA S. REGAN
 4802 JEFFERSON WOOD COURT
 PRAIRESHOP, NORTH CAROLINA 27410

MINOR SUBDIVISION PLAT FOR OUTPARCEL ONE WHICH IS A PORTION OF

630 EAST STREET
 CENTER TOWNSHIP ~ CHATHAM COUNTY
 PITTSBORO, NORTH CAROLINA
 JUNE 17, 2014



Evans Engineering, Inc.
 Since 1974
 Engineers Surveyors Planners
 License #00168
 4609 Dundas Drive
 Greensboro, North Carolina 27407
 Phone 336-854-8876
 Fax 336-854-8876

2014-141



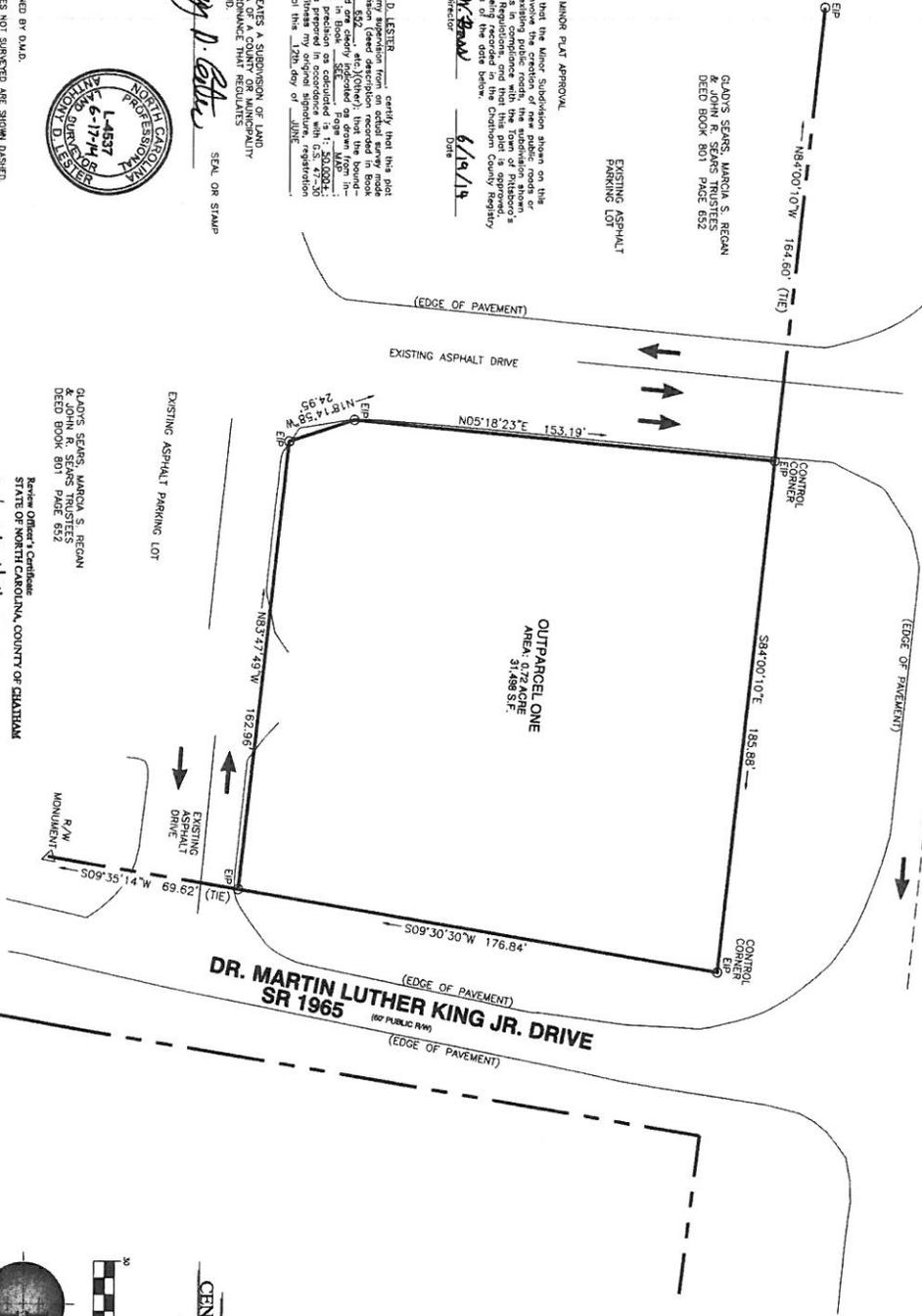
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY PARCELS OF LAND
 Anthony D. Lester
 SEAL OR STAMP
 L-4537

CERTIFICATE OF MAJOR PLAT APPROVAL
 I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public roads or easements for public use. The subdivision is in all respects in compliance with the Town of Pittsboro's Ordinance 2009-01, and the subdivision is subject to its being recorded and the Division of Geology within sixty days of the date below.
 Steven W. Brown
 Planning Director
 Date 6/19/14

SURVEYORS
 1. ANTHONY D. LESTER, Surveyor, State of North Carolina, License No. L-4537, dated 6-17-14. The boundary and area of the parcel shown on this plat were determined by a survey conducted by me on 6/19/14. The survey was conducted in accordance with the provisions of the Surveying Act of 1974, as amended. Witness my original signature, registration number and seal this 17th day of June A.D., 2014.

NOTES:

1. AREA DETERMINED BY G.M.D.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. ALL PROPERTY CORNERS ARE MARKED BY IRON PIPES (UNLESS OTHERWISE SHOWN).
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL, FEET AS STATED IN THE FIELD.





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: 90103
 Map Number: 9751-06-7891
 Owner Name: SEARSS GLADYS S & MARCIA S REGAN & JOHN R SEARSS
 Owner Address: C/O HY MANAGEMENT COMPANY INC
 Owner City: GREENSBORO
 Owner State: NC
 Owner Zip: 27420
 Tax Year: 2015
 Description: OUTPARCEL ONE

Deed Book: 801
 Deed Page: 0652
 Plat Page: 0141
 Deed Acres: 0.72
 Physical Address: EAST ST
 Improvement Value: 0
 Land Value: 162000
 Fire District: 201
 Township Code: 5

One Inch = 50 Feet





CHATHAM COUNTY, NC

Property Map



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Owner Zip: 27420
Tax Year: 2015
Description: OUTPARCEL ONE

Deed Book: 801
Deed Page: 0652
Plat Page: 0141
Deed Acres: 0.72
Physical Address: EAST ST
Improvement Value: 0
Land Value: 162000
Fire District: 201
Township Code: 5

One Inch = 100 Feet

