



# **Town of Pittsboro, North Carolina**

Department of Planning

(919) 542-1655

To: Planning Board  
FROM: Jeff Jones, Planning Director  
DATE: March 2, 2016  
Re: Site Plan Review – SP-2016-01 Pittsboro Outdoor Equipment

## **Background**

Developer: Jeremiah Development, LLC  
Location: 184 Moncure-Pittsboro Rd  
Current Zoning: M-2 Heavy Industrial  
Acreage: 5.937 acres  
Existing Use: Non-Conforming Residential  
Proposed Use: Retail Sales and Small item repair shop

UTILITIES: Water is within the immediate vicinity and are available to the property. The building will be served by a septic system, permitted through the County.

STAFF ANALYSIS: - Prepared for Planning Board, March 7<sup>th</sup>, 2016. 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 6,000 square feet. Staff recommends approval of the proposed request, subject to issuance of an additional local and state permits.

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