



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager
FROM: Jeff Jones, Planning Director
DATE: April 5, 2016
Re: Site Plan Review – SP-2016-02 Starlight Mead

Background

Developer: Ben and Becky Starr
Location: Lorax Lane
Current Zoning: M-2 Heavy Industrial
Acreage: .668 acres
Existing Use: Vacant
Proposed Use: Meadery & Tasting Facility

UTILITIES: Water and sewer is within the immediate vicinity and are available to the property.

STAFF ANALYSIS: - Prepared for Planning Board, March 7th, 2016. This proposal is being presented to the Board as a Site Plan for 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 two one story commercial buildings a production facility totaling 2,816 sq. ft. and a tasting facility totaling 3,511sq. ft. Additionally, parking will be shared by this new use and existing uses in the area. A parking agreement is included with this request. Staff recommends approval of the proposed request, subject to issuance of any additional local and state permits.

Separately, the use needs to have 663 gallons a day of sewer allocation assign to this development. The latest sewer capacity estimates are 43,210 gallons remaining. This number fluctuates based on flows at the plant and where projects are in the building phase.

Planning Board Recommendation: - The Planning unanimously (6-0) to recommend approval. The Planning Board had questions regarding Parking and how the other businesses in the area will share parking, how deliveries will occur, how many people come to the facility

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on a daily basis and how many staff work at the facility. Generally, the Planning Board thought the site plan and the Building will complement the surrounding area.

Staff Recommendation: Staff recommends approval of the proposed request, subject to issuance of any additional local and state permits.