



# Town of Pittsboro, North Carolina

Department of Planning

(919) 533-5483

To: Bryan Gruesbeck, Town Manager  
FROM: Victoria Bailiff, Planner II  
DATE: August 10, 2016  
Re: Site Plan Review – SP-2016-03 Lot 9 64 East Business Park

## Background

Developer: Chatham Center LLC  
Location: Southwest corner of East Street and Industrial Park Drive  
Current Zoning: C-2 (Commercial)  
Acreage: 0.91 acres  
Existing Use: Vacant  
Proposed Use: General retail

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

STAFF ANALYSIS: - Prepared for Planning Board, August 1<sup>st</sup>, 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 one story commercial retail building totaling 7,850 sq. ft. Staff recommends approval of the proposed request, subject to issuance of any additional local and state permits.

**Planning Board Recommendation:** The Planning Board voted unanimously (5-0) to recommend approval. The Board had questions regarding the future use of the building, but were mostly concerned with the amount of impervious surface and the stormwater scheme. 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.

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