



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager
FROM: Jeff Jones, Planning Director
DATE: June 21, 2016
Re: Site Plan Review – SP-2016-04 AutoZone

Background

Developer: AutoZone Development LLC
Location: Corner of 15/501 North & Rock Springs Church Cemetery Road
Current Zoning: Powell Place MUPD
Acreage: 1.01 acres
Existing Use: Vacant
Proposed Use: Retail

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

STAFF ANALYSIS: - Prepared for Town Board, June 27th, 2016 meeting. This proposal is being presented to the Board as a Site Plan for review and decision. 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 7,381 sq. ft.

Planning Board Recommendation: - The Planning unanimously (5-0) to recommend approval. The Planning Board had questions regarding how this plan fits with the Powell Place MUPD and about vehicle and pedestrian movement along the site and internally. Questions also were asked about the surround undeveloped land. Generally, the Planning Board thought the site plan and the Building will complement the surrounding area.

Staff Recommendation: - approve of the proposed request, subject to issuance of an additional local and state permits.

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