



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager
FROM: Jeff Jones, Planning Director
DATE: October 5, 2016

Re: Site Plan Review – SP-2016-05 Pittsboro Roots

Background

Developer: Penguin Place, LLC

Location: Corner of Russett Run and Suttles Rd and Freedom Parkway

Current Zoning: Chatham Park PDD

Acreage: 2.75 acres

Existing Use: Vacant

Proposed Use: Mixed Use

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

Staff Analysis: - Prepared for Planning Board, October 3, 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 three one story commercial/mixed use buildings totaling 14,520 sq. ft.

Planning Board Recommendation: - The Planning unanimously (6-0) to recommend approval. One Planning Board member expressed how the architecture did seem like Pittsboro and had issue with this part of the project, but after discussion with fellow Board members they were reminded how under current ordinance the Town of Pittsboro does not regulate architecture. Additionally, the topic of stormwater was discussed, with one Board member thinking that stormwater was not being handle above the Town standards and thought this project should be held to some sort of higher standard than other projects in the Town of Pittsboro. Ultimately, the Board voted unanimously to recommend approval.

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

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