



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-1655

To: Bryan Gruesbeck, Town Manager
From: Stuart Bass, Planning Director
Date: April 9, 2014
Re: Site Plan SP-2014-02
Chatham County Agricultural Civic Center

Background

Developer: Chatham County
Location: Parcel off of US 64 West (Business)
Current Zoning: O&I (Office & Institutional)
Adjacent
Zoning: R-A (Residential-Agricultural), R-12 (Residential) and O&I (Office & Institutional)
Acreage: Approximately 97 acres total, 18 acres of land disturbance.
Existing Use: Undeveloped Parcel
Proposed Use: Chatham County Administrative Offices and Event Center
Utilities: Water, available Sewer, available

This proposal is being presented to the Board as a Site Plan for review and approval. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments.

As the Board may remember, this property was rezoned to O&I, (Office & Institutional), last year in anticipation of the project. The proposed use is permitted by right in this zoning district. The property is vacant and undeveloped. The project was allocated wastewater capacity (4,750 gpd) by the Town Board of Commissioners on October 14, 2013. The applicant is proposing to construct a 33,358 square foot building for use as county administrative offices and an event center. Water and sewer service are available to serve the proposed use.

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Recommendation

Conditional approval, subject to final submission of a Stormwater Permit Application, and subsequent review and authorization by the Town Engineer. The Planning Board is forwarding a positive recommendation to the Town Board of Commissioners for approval. Final comments from Fire Marshall's office and from our consulting engineer Hydrostructures were addressed.