



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: June 4, 2013

Re: Site Plan SP-2013-02
Waffle House

Background

Developer: Waffle House
Location: Outparcel off of Lowes Drive
Current Zoning: C2 (Highway Commercial)
Adjacent
Zoning: C2 (Highway Commercial) and MUPD (Mixed Use Planned Development)
Acreage: 0.54
Existing Use: Vacant Parcel
Proposed Use: Restaurant
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.

The property is zoned C2, Highway Commercial General. The proposed use is permitted by right in this zoning district. The property is vacant and undeveloped.

The applicant is proposing to construct a building for a restaurant. Water and sewer service are available to serve the proposed use. Also, please note the attached color renditions of the building. Waffle House can offer the building with either the two colors or the solid color.

Recommendation

Approval. The Town Planning Board reviewed the plans at their regularly scheduled meeting on June 3rd and is forwarding a positive recommendation to the Town Board of Commissioners for approval.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312

Email: swbass@pittsboronc.gov

Phone: (919) 542-4621, ext. 34

Fax: (919) 542-7109