



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Roger Waldon, Interim Staff, Planning Department

DATE: July 27, 2015

RE: SP-2015-03
LDS Church Site Plan

APPLICANT: The Church of Jesus Christ of Latter-Day Saints
Agent, Bryant Baker
4422 Commonwealth Avenue
Charlotte, NC 28205

LOCATION: Old Rock Spring Cemetery Road

EXISTING USE: Undeveloped Site.

PROPOSED USE: Church

AREA: 5.02 Acres.

EXISTING ZONING: R-12 (Medium Density Residential)

ADJACENT ZONING: R-12 (Medium Density Residential), C2 (Highway Commercial), MUPD (Mixed Use Planned Residential).

UTILITIES: Utilities are within the immediate vicinity and are available to the property.

The applicant is proposing to construct a 12,135 square foot building for use as a church. This is a permitted use by right in the zoning district.

This proposal for Site Plan approval is being presented to the Board of Commissioners for action. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. The project was allocated wastewater capacity (1,250 gpd) by the Town Board of Commissioners on May 12, 2014.

Recommendations

Staff Recommendation: The Staff recommendation is for approval, subject to issuance of a Stormwater Permit and authorization by the Town Engineer.

Planning Board Recommendation: The Planning Board recommended approval at its meeting on June 1, 2015.