



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

M E M O R A N D U M

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart Bass, Planning Director

DATE: November 20, 2014

RE: SP-2014-08
VKB Building Site Plan

APPLICANT: VKB & Associates, LLC
241 Bear Tree Creek
Chapel Hill, NC 27517

LOCATION: Off of Lowes Drive.

EXISTING USE: Undeveloped Site.

PROPOSED USE: Commercial Building.

AREA: 2.883 Acres.

EXISTING ZONING: C2 (Highway Commercial)

ADJACENT ZONING: C2 (Highway Commercial, MUPD (Mixed Use Planned Development))

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

STAFF ANALYSIS: - Prepared for Town Board of Commissioners. 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 proposal is to construct a one story commercial building totaling 17,248 square feet. Staff recommends approval of the proposed request, subject to issuance of a Stormwater Permit and authorization by the Town Engineer. The Town Planning Board reviewed this plan at its November 3, 2014 meeting and is forwarding this plan with a positive recommendation for approval.

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