



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Planning Board

FROM: Stuart Bass, Planning Director

DATE: December 30, 2014

RE: SP-2014- 10
Walker Auto Parts Site Plan

APPLICANT: WAS Ventures, LLC
705 Six Forks Road
Raleigh, NC 27609

LOCATION: Intersection of US 64 Business East and MLK Drive.

EXISTING USE: Undeveloped Pad Site.

PROPOSED USE: Commercial Building.

AREA: .72 Acres

EXISTING ZONING: C2 (Highway Commercial)

ADJACENT ZONING: C2 (Highway Commercial)

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

STAFF ANALYSIS: - Prepared for Planning Board, January 5, 2015. 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 a one story commercial building totaling 6,750 square feet. Staff recommends approval of the proposed site plan.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312

Email: swbass@pittsboronc.gov

Phone: (919) 542-1655

Fax: (919) 542-2310



Town of Pittsboro, North Carolina

Engineering Department

Memorandum

To: Stuart Bass, AICP, Planning Director

From: Fred Royal, PE, Town Engineer

A handwritten signature in black ink, appearing to be 'F. Royal', is written over the name 'Fred Royal' in the 'From' line.

Subject: Walker Auto Parts Development Review Comments

Date: December 30, 2014

Background and Summary

The developer has submitted a revised set of construction plans.

All comments from the Engineering Department have been addressed.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312

Email: froyal@pittsboronc.gov

Phone: (919) 542-2063

Fax: (919) 542-2310

P. O. Box 1537
126 Commerce Court
Pittsboro, NC 27312

Ph 919.542.5002
Fax 919.542.6835
www.hydrostructures.com

MEMORANDUM

To: Town of Pittsboro
Stuart Bass

From: Hydrostructures, P.A. *RLS*

Date: December 12, 2014

Subject: Walker Auto Parts

Hydrostructures, PA has reviewed the water and sanitary sewer systems for conformance with the Town of Pittsboro specifications and Blakely Design Group has properly addressed the water and sewer specifications.



CHATHAM COUNTY, NC

Property Map



Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 90103
 Map Number: 9751-06-7891
 Owner Name: SEARS GLADYS S & MARCIA S REGAN & JOHN R SEARS
 Owner Address: C/O HY MANAGEMENT COMPANY INC
 Owner City: GREENSBORO
 Owner State: NC
 Owner Zip: 27420
 Tax Year: 2015
 Description: OUTPARCEL ONE

Deed Book: 801
 Deed Page: 0652
 Plat Page: 0141
 Physical Address: EAST ST
 Improvement Value: 0
 Land Value: 162000
 Fire District: 201
 Township Code: 5

One Inch = 50 Feet





CHATHAM COUNTY, NC

Property Map



Disclaimer:
The data provided on this map are prepared for the invention of real property found within Chatham County, NC and are compiled from recorded public records and data. This data is for informational purposes only and should not be substituted for a true site search, property appraisal, survey, or for zoning verification.

Parcel Number: 90103
 Map Number: 9751-06-7891
 Owner Name: SEARS GLADYS S & MARCIA S REGAN & JOHN R SEARS
 Owner Address: C/O HV MANAGEMENT COMPANY INC
 Owner City: GREENSBORO
 Owner State: NC
 Owner Zip: 27420
 Tax Year: 2015
 Description: OUTPARCEL ONE

Deed Book: 801
 Deed Page: 0652
 Plat Page: 0141
 Physical Address: EAST ST
 Improvement Value: 0
 Land Value: 162000
 Fire District: 201
 Township Code: 5

One Inch = 100 Feet

