



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager
FROM: Jeff Jones, Planning Director
DATE: March 23, 2016
Re: Site Plan Review – SP-2016-01 Pittsboro Outdoor Equipment

Background

Developer: Jeremiah Development, LLC
Location: 184 Moncure-Pittsboro Rd
Current Zoning: M-2 Heavy Industrial
Acreage: 5.937 acres
Existing Use: Non-Conforming Residential
Proposed Use: Retail Sales and Small item repair shop

UTILITIES: Water is within the immediate vicinity and are available to the property. The building will be served by a septic system, permitted through the County.

STAFF ANALYSIS: - Prepared for Town Board, March 28th, 2016. 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 6,000 square feet. This site plan was presented to the Planning Board at their March 7, 2016 meeting.

Planning Board Recommendation: - The Planning unanimously (6-0) to recommend approval. The Planning Board had questions regarding deliveries to the building, site lighting, and outdoor storage and or display. Generally, the Planning Board thought the site plan and the Building will complement the surrounding area.

Staff Recommendation: Staff recommends approval of the proposed request, subject to issuance of any additional local and state permits.

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