



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager
FROM: Roger Waldon, Interim Staff, Planning Department
DATE: July 27, 2015
Re: Preliminary Plat Review: Riverstone Subdivision
SUB-2015-04

Background

Developer: Piedmont Land Design
Location: US Highway 64, Pittsboro NC
Property Identification Numbers: 9762-40-1867, 9762-51-3093
Current Zoning: RA-2
Adjacent Zoning: RA-2
Acreage: 97.3 acres
Existing Use: Undeveloped
Proposed Use: Single-family Lots

Recommendation

The applicant is proposing subdivision of a 97.31 acre parcel, located along US Highway 64 in Pittsboro. The project consists of the construction of 33 single family lots with associated roadways.

Accompanying this package is a full set of drawings.

This proposal is being presented to the Board of Commissioners as a Preliminary Plat for action. . The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments, and reviewed by the Planning Board.

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At the June 17 meeting of the Planning Board, staff recommended that the Planning Board review this material and recommend approval of the preliminary plat to the Pittsboro Board of Commissioners with the following conditions: (1) Provide for a road extension and a second stub out to the adjacent property to the west, between, Lots 17 and 18; and (2) Provide another private access easement located in the buffer area south of Lot #1 for pedestrian access. During the Planning Board's review of the application, the applicant offered information suggesting that those two conditions are not necessary, and asked that they not be included as conditions of approval. Information focused on the configuration of lots adjacent to this property, and provisions to be incorporated into homeowners association documents regarding pedestrian access. The Planning Board agreed with the applicant and did not include these conditions in its recommendation for Board of Commissioners' approval. We also find the applicant's request and information to be reasonable, and accordingly recommend that the Board of Commissioners approve the Preliminary Plat application without these conditions.

Staff Recommendation: Recommendation for approval.

Planning Board Recommendation: The Planning Board recommended approval at its meeting on June 17, 2015.