



Town of Pittsboro, North Carolina

Department of Planning

(919) 533-5483

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Victoria Bailiff, Planner II

SUBJECT: LUPA-2016-01
Hillsboro Street Future Land Use Designation Change

DATE: October 17, 2016

Background: The Town of Pittsboro Board of Commissioners has proposed to change the land use designation of 13 parcels totaling approximately 9.99 acres of property which are currently zoned R-12. The proposed alteration to the Future Land Use Plan will change the designation of all properties fronting the eastern side of Hillsboro Street including and between the properties of 390 and 196 Hillsboro Street, more particularly described with Parcel number(s) 7817, 7813, 7818, 5855, 7811, 7812, 7634, 7810, 8152, 7815, 60748, 7814, and 7806 from Mixed Use Town Center to Traditional Neighborhood.

The Board has proposed this amendment so as to better fulfill the Character Goal of the Land Use Plan. Changing the designation to Traditional Neighborhood would preserve the character of the Town as it grows. Maintain Pittsboro's community character, enhance quality of life, and protect existing neighborhoods.

Please see attached Staff Analysis.

Action Required: Conduct the Public Hearing and send Land Use Plan Amendment to Planning Board for their recommendation.

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