

**MINUTES  
TOWN OF PITTSBORO  
PLANNING BOARD SPECIAL MEETING  
TUESDAY, MARCH 20, 2012, 7:00 PM**

**ATTENDANCE**

**Members Present:** Kenneth Hoyle, Shannon Plummer, Bob Mc Connaughey, Raeford Bland, Karl Shaffer.

**Members Absent:** John Clifford, Alfreda Alston.

**Staff Present:** Stuart Bass, Planning Director, Ileana Platon, Administrative Support Specialist, Paul Messick, Town Attorney.

**A. CALL TO ORDER**

Chairman Kenneth Hoyle called the special meeting to order at 7:05 p.m.

**B. NEW BUSINESS**

**REZ-2012-01 Brick Capital CDC Rezoning Request**

**Mr. Bass** informed this is a special meeting for rezoning request REZ-2012-01. Brick Capital Community Development Corporation is proposing to rezone 2.159 acres of vacant, undeveloped property off of North Small Street from R-12M (Medium Density Residential and Mobile Home Parks) to R-10 (High Density Residential). Mr. Bass advised the board that in the package distributed to them it includes a map which has the four properties in question outlined in red. Going through the staff analysis the property is designated as a mix used traditional neighborhood on the future Land Use map of 2001 which describes a mix of uses including single family duplex. The current zoning is R-12M which is the only zoning district in town that allows manufactured housing. The proposed zoning is R-10 which allows for multifamily dwellings, that being the only distinction between the two zoning districts. Present at the meeting is Kate Romley the Executive Director of Brick Capital Community Development Corporations and she can produce additional information on the project. This is the basis for the rezoning bid for consideration brought to the board tonight. The subject parcel is located in an area adjacent to current R-10. The staff would propose that this zoning is reasonable considering the size of the track and the potential impact to the surrounding community and its specify location and would recommend approval of the proposed zoning which is consistent with the current Land Use Plan and other applicable adopted plans, politics and documents. There may be some environmental constrains with the property in regards with development but tonight the only consideration needed is the actual use and the zoning district.

**Mr. Hoyle** asked is this would be coming back to the planning board and Mr. Bass answer was yes, tonight is just re zoning. He asked if there were any other questions. None were brought up.

**Mr. Shaffer** made motion to accept staff recommendations for the re zoning.

**Mr. Mc Connaughey** seconded.

**Chairman Hoyle** advised motion made by the board to accept the staff recommendations to rezone this particular piece of property and duly seconded.

**Vote taken; approved unanimously**

### **C. ADJOURNMENT**

**Chairman Hoyle** asked for motion to adjourn, **Mr. Shaffer** made motion to adjourn.

**Mr. McConnaughey** seconded.

**Next Planning Board Meeting Scheduled on Monday, April 2, 2012 7:00 p.m.**

**Meeting adjourned at 7:31 p.m.**