



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2013-01
Randolph Development Group LLC Rezoning
Proposed Bojangles' and Spec Building

DATE: June 4, 2013

Randolph Development Group LLC is proposing to rezone 2.46 acres of vacant, undeveloped property off of US 15-501 from C2-CU {Highway Commercial – Conditional Use District} to C2-CZ {Highway Commercial – Conditional Zoning}. The property was part of the American Asset Corporation rezoning, which involved a 46.77 acre tract. The property was zoned from R-A2 to C-2 CU, Highway Commercial Conditional Use District, on May 13, 2008.

This is also a Conditional Zoning District request (our first) as recently authorized on March 11, 2013. The associated site plan, for a proposed Bojangles Restaurant, is part of the rezoning consideration. The Planning Board discussed and reviewed the proposal at their regularly scheduled meetings on May and June 3rd. At the meeting on June 3rd, they recommended approval of the proposal.

The Town Board of Commissioners held a Public Hearing on May 28th. - A Staff Analysis and the associated Site Plan were delivered to the Board prior to the meeting. However, due to an administrative oversight (first class mailed notices were not sent to the adjacent property owners), it is necessary to hold a second hearing. This will also allow time to finalize conditions.

Recommendation

Schedule a Public Hearing for June 24, 2013. A Staff Analysis, Site Plan and associated conditions will be provided for the agenda packet at that time. An ordinance for adoption will also be provided.

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