



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-1655

### MEMORANDUM

TO: Planning Board

FROM: Stuart W. Bass

SUBJECT: REZ-2014-01  
Green & McConnaughey Rezoning

DATE: April 30, 2014

The above referenced item is scheduled for the May 5<sup>th</sup> Planning Board Meeting.

Ruth L. Green and Robert (Bob) McConnaughey are proposing to rezone approximately 1.3 acres at 175 East Salisbury Street and 129 North Small Street from C-2 (Highway Commercial) to O&I (Office and Institutional).

The Planning Board reviewed this rezoning request and forwarded with a positive recommendation for approval to the Town Board of Commissioners at their April 7<sup>th</sup> meeting. The Town Board of Commissioners has remanded the proposal back to the Planning Board for a formal recommendation with regard to consistency with the Land Use Plan as stated in General Statue GS 160A-383.

#### **N.C.G.S. 160A-383 requires:**

When acting on a proposed zoning map or text amendment , the board is to advise and comment on whether the proposed amendment is consistent with any adopted comprehensive plan and any other adopted plan which is applicable. The board is to provide a written recommendation to City Council that addresses plan consistency and other matters deemed appropriate by the Commission. A comment by the board that a zoning amendment is inconsistent with the comprehensive plan does not preclude consideration or approval of the proposed amendment by City Council.

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Please see the attached analysis provided by Richard Ducker, UNC School of Government.

I have also provided examples of sample motions for the Board to consider.

Also, please find attached a copy of an analysis and sample motions provided by the Triangle J Council of Governments shortly after the rule was adopted. Note their additional considerations, that it is possible to have a favorable recommendation with a statement of inconsistency, as well as vice versa, an unfavorable recommendation with a positive statement of consistency.