

**STAFF ANALYSIS**  
**REZ-2013-04**  
**Planning Board**  
**August 5, 2013**

**APPLICANT:** Chatham County Government  
PO Box 910  
Pittsboro, NC  
27330

**RELATIONSHIP  
TO PROPERTY:** Property Owner

**LOCATION:** Off of US Business 64 West, 1192 US 64 West.

**EXISTING USE:** Undeveloped Property.

**AREA:** Approximately 98 acres.

**EXISTING  
ZONING:** MUPD (Mixed Use Planned Development)

**PROPOSED  
ZONING:** O&I (Office and Institutional)

**ADJACENT  
LAND USES:**

North – Vacant, undeveloped property, scattered single family residences, Zoned RA, Residential Agricultural. Zoned R-15 along NC 87 North.

South – Vacant, undeveloped property, scattered single family residences, Zoned RA, Residential Agricultural.

West – Vacant, undeveloped property, scattered single family residences, . Zoned RA, Residential Agricultural.

East – Central Carolina Community College, zoned O&I, Office and Institutional. Small area of commercial development along US 64, zoned C-2, Highway Commercial. Single family residences, zoned R-12, Residential.

**ZONING  
HISTORY:** The MUPD (Mixed Use Planned Development) zoning was approved on September 26, 2005. This was the former Steele development known as Westmoore. Unfortunately, this project did not survive the economic recession. Chatham County purchased the property in November of 2012.

**ANALYSIS:** The following staff analysis is structured to address the information that should be considered for a map amendment as outlined in the Zoning Ordinance and city zoning enabling statutes for the State of North Carolina.

1. Relationship of the proposed map amendment to the Land Use Plan and Future Land Use Map.

The Subject property is designated as Mixed Use on the on the Future Land Use Map (October 2012). This was reflective of the existing zoning at the time of adoption. The mixed use neighborhood category includes a mixture of land uses—including residential, commercial, and civic/institutional—at a variety of densities. This category is intended to allow flexibility, while at the same time encouraging development that echoes the mixed development types found in older areas such as downtown Pittsboro.

2. Suitability of proposed zoning district classification.

The current zoning, MUPD, district is defined as an area integrating mixed uses which may include commercial, office, institutional, hotel, residential and recreational uses. The purpose of this district is to encourage the design of a more complete and sustainable environment consistent with the Town’s small-town character through the application of imaginative approaches to community design that allow and encourages mixed uses, sensitivity to the environment, and the coordination of development with the adequacy of public facilities.

The proposed zoning, O&I, is defined as certain land areas with structures that provide office spaces for professional services and for certain institutional functions; and residential accommodations, usually medium or high density. The district is normally small, and may include older homes undergoing conversion. The district is usually situated between business and residential districts, and the regulations are designed to permit development of the enumerated functions and still protect and be compatible with nearby residential districts. The district can also include lager, campus settings.

3. Availability of public facilities.

All public facilities and services rendered by the Town of Pittsboro are available to the site.

4. Population change.

Technically, the Office and Institutional district does allow for single family residences, however this is not anticipated.

5. Transportation patterns.

The property is located off of US Business 64 West. Access would be by an individual driveway entrance.

West Street (US Business 64) is a Major Thoroughfare. The most recent NCDOT traffic count near these properties show an average daily traffic volume of 5,200 in 2012.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed rezoning. While not entirely consistent with the adopted 2012 Land Use Plan, which reflected the approved MUPD project, the site is in a reasonable location for such uses as allowed in the O&I District. It is a natural location for complementary governmental and institutional uses that could be associated with the Central Carolina Community College Campus and the Chatham County Public Library.