



# Town of Pittsboro, North Carolina

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Department of Planning

(919) 542-1655

## MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2014-02 (Amended)  
Hughes Rezoning

DATE: January 21, 2015

William D. Hughes, Jr. is proposing to rezone approximately 10.3 acres off of West Cornwallis Street from R-15 (Low Density Residential) to R-12 (Medium Density Residential).

A Public Hearing was held on January 12, 2015.

Action Required: Act on the rezoning request.

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AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE TOWN OF PITTSBORO

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of William D. Hughes, Jr. to amend the zoning map of the Town of Pittsboro to rezone the property described on Exhibit A attached hereto and incorporated herein by reference from R-15 (Low Density Residential) to R-12 (Medium Density Residential) pursuant to the provisions of NCGS 160A-385 and Article X of the Town of Pittsboro Zoning Ordinance; and

WHEREAS, the Town Planning Board, after reviewing the Application in detail, has advised and commented to the Board of Commissioners by a written recommendation for approval of the Application; and

WHEREAS The Town Planning Board adopted a motion to advise that the amendment to the Town of Pittsboro zoning map proposed by the Application is consistent with the Town's comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans and policies; and

WHEREAS a Public Hearing was held on January 12<sup>th</sup>, 2015 to solicit comments and concerns which were duly considered and acknowledged; and

BE IT ORDAINED by the Board of Commissioners of the Town of Pittsboro as follows:

1. That the zoning map of the Town of Pittsboro is amended to provide that the property described on Exhibit A attached hereto and in Application REZ-2014-03, which is incorporated herein by reference, be rezoned from R-15 (Low Density Residential) to R-12 (Medium Density Residential). The subject parcels are located at 250 West Cornwallis Street, Tax Parcel ID #68366 and Tax Parcel ID #86267.
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.
3. That in addition to the foregoing, as required by NCGS 160A-383 and Article X of the Town of Pittsboro Zoning Ordinance, the Board of Commissioners hereby approves the statement attached hereto as Exhibit B and incorporated by reference.

Adopted this 26<sup>th</sup> day of January, 2015.

TOWN OF PITTSBORO

By: \_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_  
Clerk

## EXHIBIT A

### Property Description

Property identified as 250 West Cornwallis Street, Tax Parcel Number 68366, Tax Map Number 9741-53-1661, and Tax Parcel Number 86267, Tax Map Number 9741-53-5409.









## EXHIBIT B

The action taken by the Board of Commissioners in approving Application REZ-2014-02 is consistent with the adopted comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans, because it advances the plan's vision and goals, for more dense residential development in the immediate area.

Such action and the amendment to the Town's zoning map proposed in Application REZ-2014-02 are reasonable and in the public interest because they will foster the orderly growth of the Town and increase the tax base for the citizens of the Town. The property affected is a reasonable location for those uses permitted in the Town's R-12 zoning district and would be suitable for all of those uses permitted within the district.

A RESOLUTION DENYING AN APPLICATION  
FOR AN AMENDMENT TO THE ZONING ORDINANCE  
OF THE TOWN OF PITTSBORO

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of William D. Hughes, Jr. to amend the zoning map of the Town of Pittsboro to rezone the property described below from R-15 (Low Density Residential) to R-12 (Medium Density Residential); and

WHEREAS a Public Hearing was held on January 12<sup>th</sup>, 2015 to solicit comments and concerns which were duly considered and acknowledged; and

WHEREAS, the Town Board of Commissioners makes the following findings and conclusions:

1. The subject parcels, located at 250 West Cornwallis Street, Tax Parcel ID 68366 and Tax Parcel ID 86267 are located in an existing R-15 residential area.
2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2014-02 as amended and incorporated herein by reference and finds that the amendment is inconsistent with the adopted comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans.
3. The proposed rezoning is not a reasonable location for all residential uses and would not be suitable for all those uses permitted within the proposed district.
4. The proposed rezoning is not reasonable due to the size and location of the tract and the potential impact to the surrounding community.
5. The property rezoned as proposed has the potential to negatively affect the immediate area.
6. The proposed rezoning of this property is premature and incomplete without any consideration a proposed development scheme. A piecemeal approach is speculative spot zoning without change in existing conditions to support the request or any other justification.

BE IT RESOLVED by the Board of Commissioners of the Town of Pittsboro that the application to rezone the property described in Application REZ-2014-02 and incorporated herein by reference be rezoned from R-15 to R-12 be and it hereby is denied.

Adopted this 26<sup>th</sup> day of January, 2015.

TOWN OF PITTSBORO

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk