



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2015-02
Trillium Montessori

DATE: March 5, 2015

Trillium Montessori is proposing to rezone approximately .95 acres, at 1601 Hillsboro Street, from R-12 (Medium Density Residential) to C-2 (Highway Commercial).

Please see the attached Staff Analysis. The Planning Board recommended approval of this proposal at its regularly scheduled meeting on March 2, 2015. A Public Hearing was established for March 23, 2015.

Action Required: Conduct the Public Hearing.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-2310

**STAFF ANALYSIS
REZ-2015-02**

APPLICANT: Trillium Montessori
10120 Green Level Church Road
Cary, NC 27519

**PROPERTY:
OWNER:** Karen S. Campbell
1601 Hillsboro Street
Pittsboro, NC 27312

LOCATION: 1601 Hillsboro Street

EXISTING USE: Residential

AREA: Approximately .95 acres.

**EXISTING
ZONING:** R-12 (Medium Density Residential)

**PROPOSED
ZONING:** C-2 (Highway Commercial)

**ADJACENT
LAND USES:** The property is within the general vicinity of the Powell Place Mixed Use Planned Development and the Bellemont Station Mixed Use Planned Development, south of the US 64 / 15-501 interchange.

North – Parcel immediately adjacent is zoned C-2, with a residential dwelling unit. Also Powell Place Mixed Use Planned Development and the former Hydro Tube South, LLC, zoned M-2.

South – Residential property lightly developed zoned R-12, Medium density residential.

West – Vacant Undeveloped Property, Zoned R-12.

East – Mix of small business, Foscoe Trading Company Buildings, (1734 Hillsboro Street) and Cooper Quick Stop, (1700 Hillsboro Street), and residential uses, Zoned R-12.

**ZONING
HISTORY:** It appears that the property was originally zoned RA as reflected on the 1989 zoning map, but then changed to R- 12 in a 1992-1993 update.

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 Medium Density Residential Neighborhood, reflecting the current zoning. The medium-density residential neighborhood category would include residential developments with access to both public water and sewer services. Development in this area could include single-family homes, accessory apartments, churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Clustering of lots, particularly in water supply watersheds, is encouraged as a way to provide common open space and recreation facilities.

Commercial and Mixed Use Categories are adjacent or within close proximity. 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. Three primary areas are indicated for this type of development: on the east side of town along US 64 Business and US 64 Bypass; on the north side of town near the US 64 and US 15-501 interchange; and on the west side of town near Central Carolina Community College.

The commercial category are areas that could be located with convenient access to US 64 Business and US 15-501, particularly near major intersections. Encouraged uses are those that benefit from convenient highway access, including general commercial, restaurants, building supply, light manufacturing, distribution, and professional services. Development in these areas should be well-planned with street-front and interior lot landscaping, coordinated building styles, attractive signage, and shared driveways/access where appropriate.

2. Suitability of proposed zoning district classification.

The current zoning is R-12 Medium Density Residential. This district is defined as medium density residential areas mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

The proposed zoning, C-2 Highway Commercial District. This district is defined as certain areas that are primarily designed for citizens using the major highways that run through or around the City. The district is customarily located along the major arterial highways. This district is intended to provide retail, office and service areas for the benefit of residents in nearby areas and non-residents. This district accommodates intensive commercial uses such as shopping centers and strip centers as well as free-standing, highway-oriented business establishments. Included also are certain functions, such as warehousing, that are compatible with the primary uses.

3. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are available to the property. Currently, there is an existing water service.

4. Population change.

No population change is anticipated with a commercial use.

5. Transportation patterns.

The property is located US 15-501 (Hillsboro Street), a primary north south corridor and a Major Thoroughfare as designated on the Town's Comprehensive Transportation Plan. North Carolina Average Daily Traffic Counts at this location are approximately 13,000 vehicles. A Driveway Permit issued by NCDOT would be necessary prior to any additional development of the site.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment. While not consistent with the Future Land Use Map, the property is a single parcel just under an acre in a location suitable for commercial type uses. Also, depending on the use, some institutional or neighborhood uses that are permitted in C-2 are referenced in the Medium Density Residential category, such as churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Also, the size of the parcel, just under an acre, is a limiting factor on the intensity of any commercial development. It is a reasonable location for such zoning and would be

suitable for those uses permitted within the proposed district. There are also existing a number of commercial uses within close proximity.

An important issue for consideration is the location of the proposed parcel in relation to the surrounding zoning district. In this instance the parcel would be bounded by R-12 and C-2 zoning districts.

PLANNING BOARD RECCOMENDATION:

Adopted Staff's recommendation and forward to the Town Board of Commissioner's with a positive recommendation for approval.

WRITTEN RECOMMENDATION OF THE TOWN OF PITTSBORO PLANNING BOARD
TO
THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS
AS TO PITTSBORO ZONING CASE #REZ-2015-02 / Trillium Montessori LLC Rezoning

Having reviewed the most recently amended zoning application in Town of Pittsboro Case #REZ-2015-02, pursuant to Section 160A-383 of the North Carolina General Statutes the Town of Pittsboro Planning Board, at its regularly scheduled meeting on March 2, 2015:

A. Adopted one of the following motions, effective March 2, 2015:

(A) _____ Motion to advise that based upon the application to rezone the property described in Application REZ-2015-02 and incorporated herein by reference, and upon the recommendations and detailed information developed by staff the proposed amendment, as submitted is consistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents.

(B) X Motion to advise that based upon the application to rezone the property described in Application REZ-2015-02 and incorporated herein by reference, and upon the recommendations and detailed information developed by staff the proposed amendment, as submitted is inconsistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents.

Be it further moved to recommend to adopt the staff report which addresses plan consistency and other matters.

Such vote shall be included in the official minutes as the written recommendation of the Commission. This motion was adopted by a vote of 5 (for) to 0 (against);

The Planning Board, pursuant to Section 160A-383 of the North Carolina General Statutes, hereby forwards this Written Recommendation to the Board of Commissioners.

Town of Pittsboro Planning Board

By: 

Raeford Bland
Chairman

WRITTEN RECOMMENDATION OF THE TOWN OF PITTSBORO PLANNING BOARD
TO
THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS
AS TO PITTSBORO ZONING CASE #REZ-2015-02 / *Trillium Montessori Rezoning*

Having reviewed the most recently amended zoning application in Town of Pittsboro Case #REZ-2015-02, pursuant to Section 160A-383 of the North Carolina General Statutes the Town of Pittsboro Planning Board, at its regularly scheduled meeting on March 2, 2015:

Adopted one of the following motions, effective March 2, 2015:

- A. X Motion to adopt resolution recommending approval of the proposed rezoning and to advise and comment to the Board of Commissioners that although the proposed amendment is not consistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents, Nonetheless, the proposed rezoning is reasonable considering the size and location of the tract and the potential benefits to the economic, cultural and urban development of the surrounding community while providing quality design features and sensitivity to environmental issues. The proposed amendment advances the public health, safety or welfare of the Town.
- B. Motion to adopt resolution recommending disapproval of the proposed rezoning and to advise and comment to the Board of Commissioners that the proposed rezoning is not reasonable considering the size and location of the tract and the potential benefits to the economic, cultural and urban development of the surrounding community while providing quality design features and sensitivity to environmental issues.

Such vote shall be included in the official minutes as the written recommendation of the Commission. This motion was adopted by a vote of 4 (for) to 1 (against);

The Planning Board, pursuant to Section 160A-383 of the North Carolina General Statutes, hereby forwards this Written Recommendation to the Board of Commissioners.

Town of Pittsboro Planning Board

By: 

Raeford Bland
Chairman

REZONING REQUEST REZ-2015-02

Trillium Montessori

Current Zoning: R-12
(Medium Density Res)

Proposed Zoning: C-2
(Highway Commercial)

Rezoning Request

- Lakes, Ponds & Rivers
- Parcels

Pittsboro Zoning

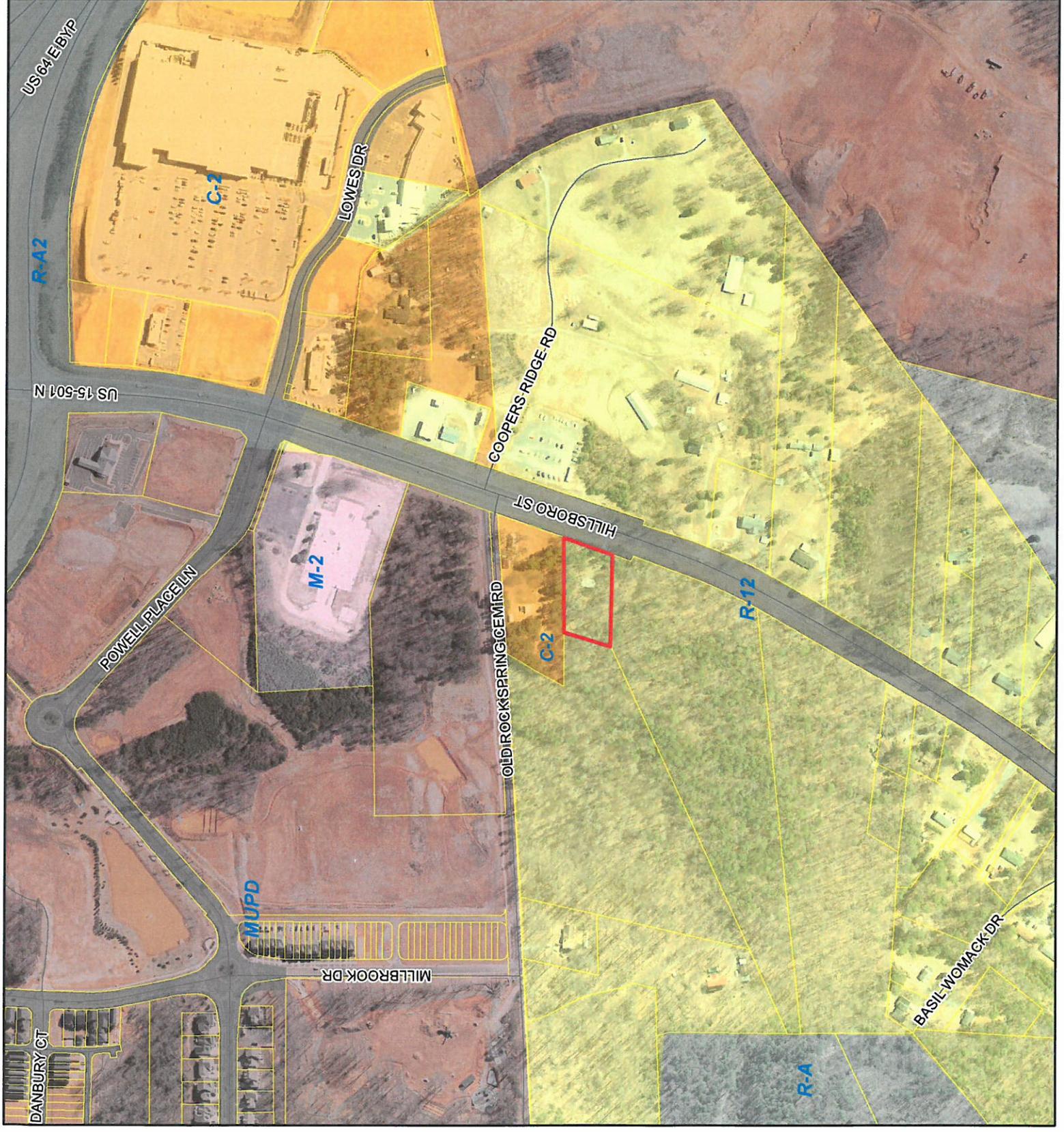
- O-1
- C-1
- C-1 CU
- C-2
- C-2 CU
- C-4
- M-1
- M-2
- MUPD
- R-10
- R-12
- R-12M
- R-15
- R-A
- R-A2
- R-A5

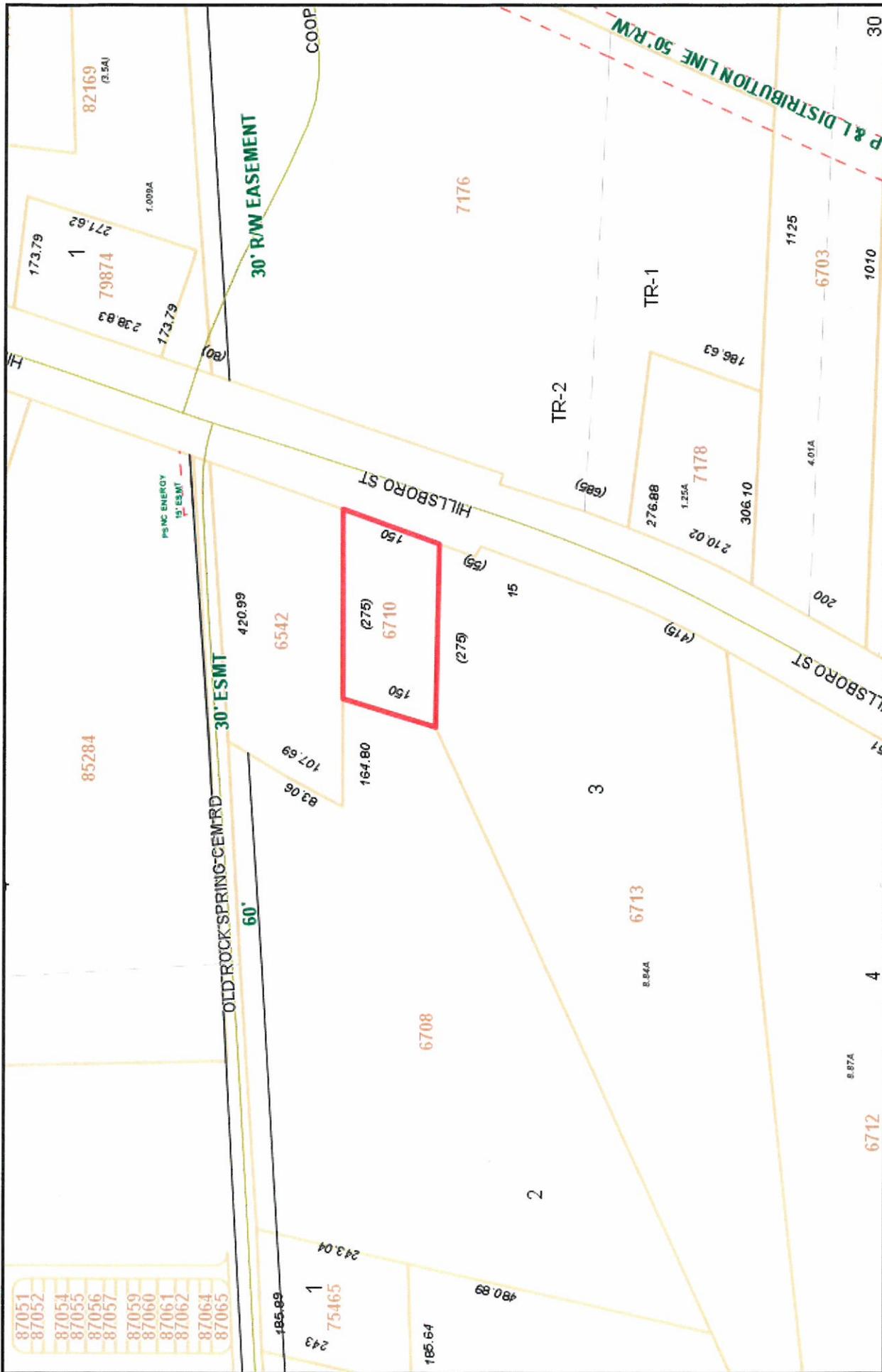
NORTH

January 25, 2015

0 75 150 300 450 600
Feet
Refer to the Zoning Ordinances for Zone descriptions.

1 in = 400 ft





Parcel Number: 6710
 Map Number: 9742-95-7068.000
 Owner Name: CAMPBELL KAREN S
 Owner Address: 1601 HILLSBORO ST
 Owner City: PITTSBORO
 Owner State: NC
 Owner Zip: 27312
 Tax Year: 2015
 Description: K5-85A-1

Deed Book: 773
 Deed Page: 0033
 Plat Book:
 Plat Page:
 Deed Acres: 0.95
 Physical Address: 1601 HILLSBORO ST
 Improvement Value: 26307
 Land Value: 29250
 Fire District: 201
 Township Code: 5

CHATHAM COUNTY, NC

Property Map



Disclaimer:
 The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

One Inch = 200 Feet



TOWN OF PITTSBORO
ZONING DISTRICT CHANGE APPLICATION

P.O. Box 759-635 East Street
Pittsboro, NC 27312

Telephone (919) 542-4621
Fax (919) 542-7109

REZ- 2015-02

I, (We) the undersigned, do hereby respectfully make application and petition the Board of Commissioners of the Town of Pittsboro to amend the Zoning Map of the Town of Pittsboro as hereinafter requested, and in support of this application, the following facts are shown:

(1) Applicant Information:

Name: SEEMI ABDULLAH
Address: 10120 GREEN LEVEL CHURCH RD
CARY NC 27519
Phone No: (h) _____
(w) 919-467-8569
(m) _____

(2) Landowner Information (as shown on deed)

Name: KAREN S. CAMPBELL
Address: 1601 HILLSBORO ST
PITTSBORO NC 27312
Phone No: (h) _____
(w) _____
(m) _____

Email: INFO@TRILLIUMMONTESSORI.COM Email: donna@carolinasonthernreality.com

(3) Property Identification:

911 Address: 1601 HILLSBORO ST
PITTSBORO NC 27312
S.R. Name: _____
S.R. Number: _____
Acreage: 0.95
Flood map #: _____
Flood Zone: _____
Map Date (2-07-2007)

Tax Map #: 9742 0094 6930
Parcel#: 6710
Deed Book: 773 Page: 0033 Yr: _____
Plat Book: _____ Page: _____
Current Zoning District: R-12
Watershed District: _____

(4) Requested Zoning District

C-2

(5) Attach the following, if requesting a zoning map amendment:

- List of names and addresses or current adjoining property owners.
- Written legal description, County Tax Map, or Map of the property at a scale of not less than 1 inch equals 200 feet.
- Explanation of request addressing applicable portions of Zoning Ordinance. (Use a separate sheet of paper if necessary.)

PROPERTY IS ADJACENT TO EXISTING C-2 ZONING

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Kam J Campbell 1/27/2015
Signature Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Seemi Abdullah 1/26/15
Signature Date

Fee \$360.00 Paid 2/2015
Date