



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
Karen S. Campbell (Formerly Trillium Montessori)

DATE: June 4, 2015

The original applicant, Trillium Montessori, after some due diligence withdrew as an applicant. However, the property owner, who was a signatory on the application, wishes to continue the process. Nothing has changed and the rezoning request remains the same. The proposal was and is 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 held on March 23, 2015.

A staff analysis, application information, and ordinances are attached.

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

Stuart Bass

From: Office: Trillium Montessori <info@trilliummontessori.org>
Sent: Monday, April 20, 2015 12:42 PM
To: Stuart Bass
Cc: wendy@barrettnaborscommercial.com; Baxter Walker
Subject: Re: Rezoning 1601 Hillsboro

Mr. Bass,

We will not be moving forward with the purchase of the property at 1601 Hillsboro and would like to withdraw our rezoning application. You can remove us from the council agenda for the 27th.

Please let me know if you need anything further from me in this matter. Thank you for all your help.

Seemi

Trillium Montessori
<http://www.trilliummontessori.org>
10120 Green Level Church Rd #210
Cary NC 27519
919-467-8569

On Mon, Apr 6, 2015 at 11:25 AM, Office: Trillium Montessori <info@trilliummontessori.org> wrote:
Great, thank you.

Seemi

Trillium Montessori
<http://www.trilliummontessori.org>
10120 Green Level Church Rd #210
Cary NC 27519
[919-467-8569](tel:919-467-8569)

On Mon, Apr 6, 2015 at 11:21 AM, Stuart Bass <swbass@pittsboronc.gov> wrote:

Sure.

Next meeting would be April 27th.

10120-210 Green level Church Rd
Cary, NC 27519

May 21st, 2015

Stewart Bass
Pittsboro Planning Department
41 Fayetteville Street
Pittsboro, NC 27312

Dear Mr. Bass,

I would like to transfer the rezoning application for 1601 Hillsboro St. in Pittsboro to Karen S. Campbell who is the current owner of the property. I will no longer be listed as an applicant.

Please let me know if you require further information or documentation.

Sincerely,

A handwritten signature in blue ink that reads "Seemi Abdullah". The signature is written in a cursive style.

Seemi Abdullah
919-467-8569



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

**STAFF ANALYSIS
REZ-2015-02**

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

PROPERTY: Karen S. Campbell
OWNER: 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.

REZONING REQUEST REZ-2015-02

Karen S. Campbell

Current Zoning: R-12
(Medium Density Res)

Proposed Zoning: C-2
(Highway Commercial)

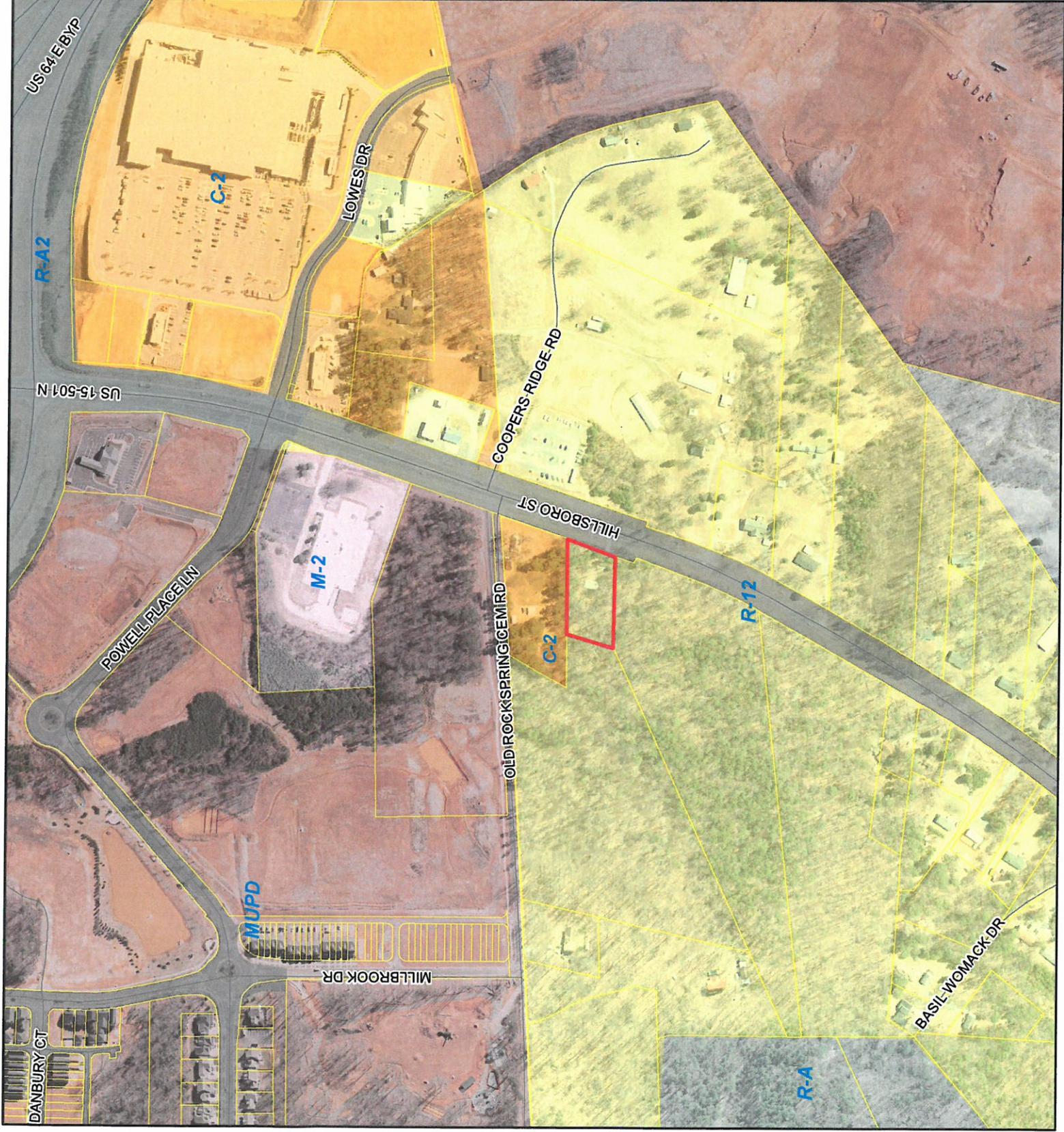
■	Rezoning Request
■	Lakes, Ponds & Rivers
■	Parcels
Pittsboro Zoning	
■	O-1
■	C-1
■	C-1 CU
■	C-2
■	C-2 CU
■	C-4
■	M-1
■	M-2
■	MUPD
■	R-10
■	R-12
■	R-12M
■	R-15
■	R-A
■	R-A2
■	R-A5

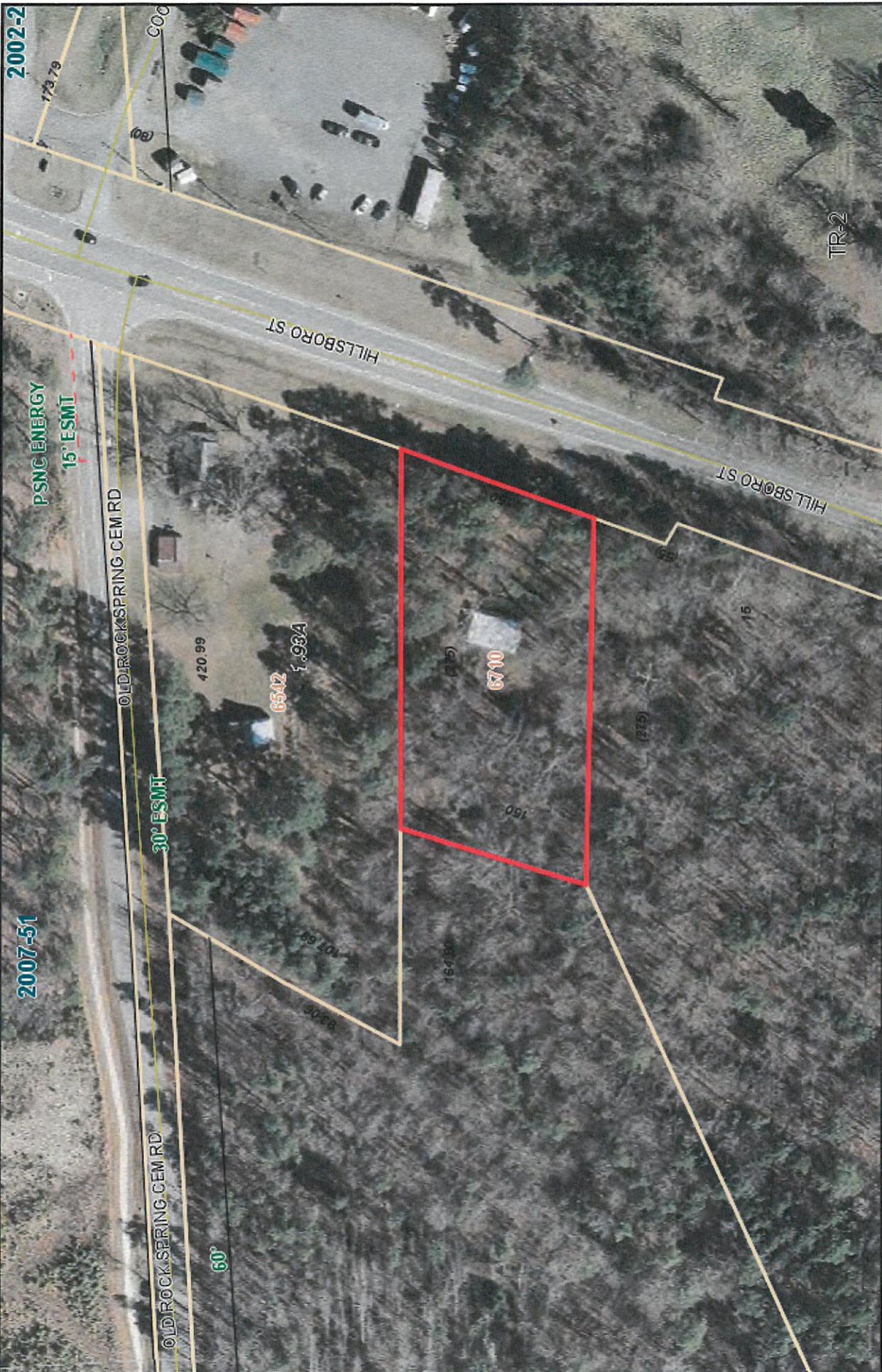
NORTH
June 3, 2015



Refer to the Zoning Ordinance for Zone descriptions.

1 in = 400 ft





2007-51

2002-2

PSNC ENERGY
15' ESMT

OLD ROCK SPRING CEM RD

OLD ROCK SPRING CEM RD

60'

30' ESMT

HILLSBORO ST

HILLSBORO ST

TR-2

420.99

6542

1,984

6710

150

65

15

16430

16430

(215)

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.

Parcel Number: 6710
 Map Number: 9742-95-7068.000
 Owner Name: CAMPBELL, KAREN S
 Owner Address: 1601 HILLSBORO ST
 Owner City: PITTSPORO
 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



One Inch = 100 Feet

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.

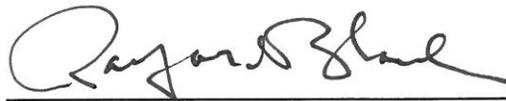
(B) X Motion to advise that based upon the application to rezone the property described in Application REZ-2015-02 and incorporated herein by reference, and upon the recommendations and detailed information developed by staff the proposed amendment, as submitted is inconsistent with the comprehensive 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

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 Karen S. Campbell to amend the zoning map of the Town of Pittsboro to rezone the property described below from R-12 (Medium Density Residential) to C-2 (Highway Commercial); and

WHEREAS a Public Hearing was held on March 23rd, 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. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2015-02 as amended and incorporated herein by reference and finds that the amendment is inconsistent with the comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans, policies and documents.
2. 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.
3. The proposed rezoning is not reasonable due to the size and location of the tract and the potential impact to the surrounding community.
4. The property rezoned as proposed has the potential to negatively affect the immediate area.

BE IT RESOLVED by the Board of Commissioners of the Town of Pittsboro, that the application to rezone the property described in Application REZ-2015-02 and incorporated herein by reference be rezoned from R-12 to C-2 is denied.

Adopted this 8th day of June, 2015.

TOWN OF PITTSBORO

By: _____
Mayor

ATTEST:

Clerk

**AN ORDINANCE AMENDING
THE ZONING ORDINANCE AND THE
TOWN OF PITTSBORO ZONING MAP**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of Karen S. Campbell 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-12 (Medium Density Residential) to C-2 (Highway Commercial) pursuant to the provisions of NCGS 160A-385 and Article X of the Town of Pittsboro Zoning Ordinance and finds that the amendment 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, the Town of Pittsboro Planning Board, after reviewing the amendment Application in detail, has advised and commented to the Board of Commissioners regarding the Application by a written recommendation for approval of the Application and also 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 March 23, 2015 to solicit comments and concerns which were duly considered and acknowledged; and

WHEREAS, the Board of Commissioners has determined that the amendment to the Town's zoning map proposed in the Application advances the public health, safety, and welfare in that:

1. The subject parcel, Tax Parcel ID # 6710, is located on US 15-501 (Hillsboro Street) a primary thoroughfare.
2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2015-02 incorporated herein by reference and finds that the amendment is consistent with the comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans, policies and documents.
3. The proposed rezoning is a reasonable location for those uses permitted in the Town's C-2 zoning district and would be suitable for those uses permitted within the proposed district.
4. The proposed rezoning is reasonable considering the size and location of the tract and the potential impact to the surrounding community.

REZ-2015-02

NOW, THEREFORE, 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 incorporated herein by reference and in Application EZ-2015-02, which is also incorporated herein by reference, has a zoning district classification of C-2 (Highway Commercial).
2. 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.
3. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

Adopted this 8th day of June, 2015.

TOWN OF PITTSBORO

By:

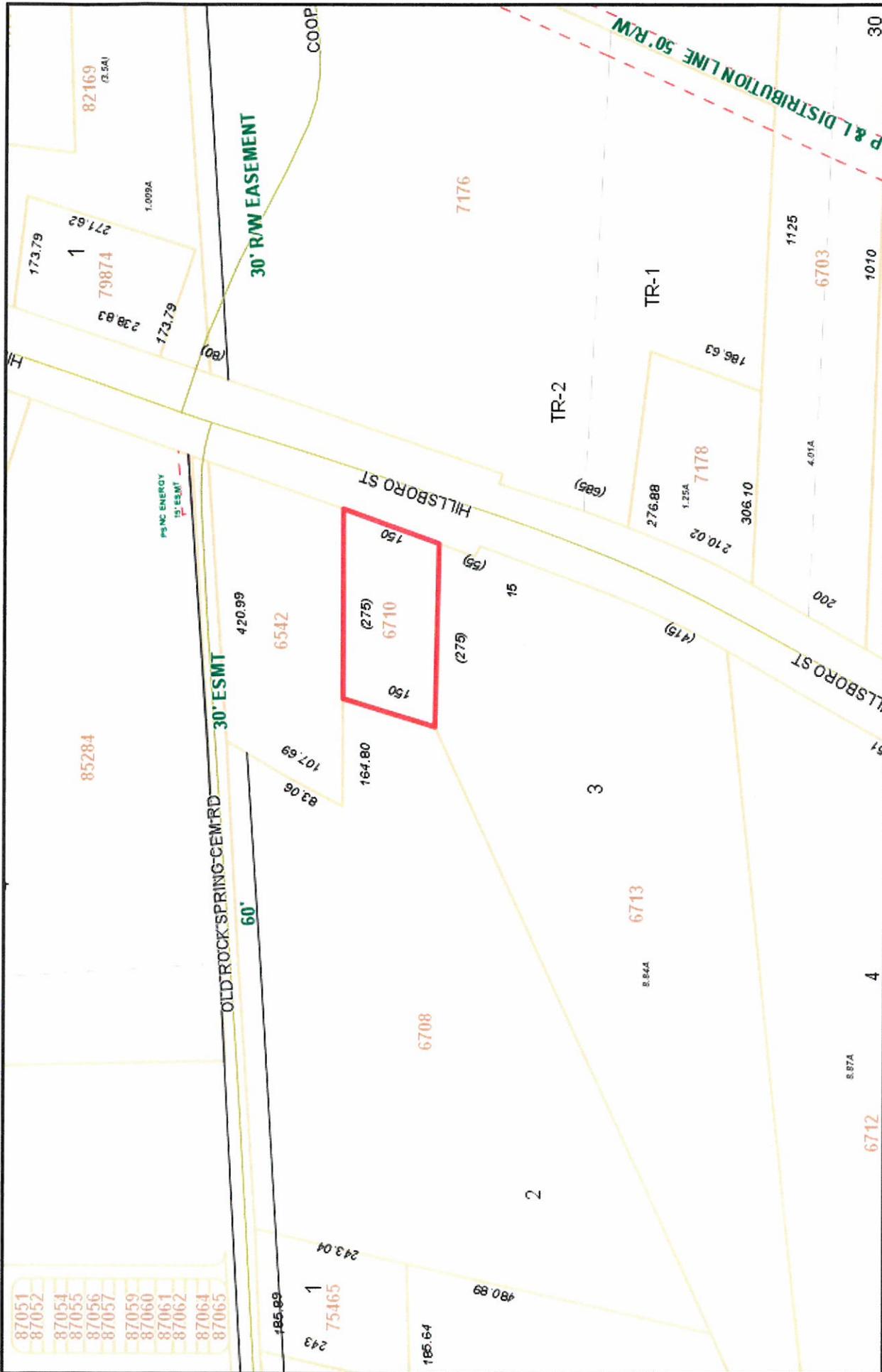
Mayor

ATTEST:

Clerk

Exhibit A

Property Description



CHATHAM COUNTY, NC

Property Map

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

One Inch = 200 Feet

Disclaimers:
 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.



REV O

Mail To: Karen Campbell - 1601 Hillsboro St. Pittsboro, NC 27312 12518
This Instrument was prepared by: Attorney Sherri Simpson Million without benefit of
QUITCLAIM DEED - QD-1 title search
Printed by James Williams & Co., Inc., P. O. Box 127, Yadkinville, N. C. 27055

STATE OF NORTH CAROLINA
CHATHAM COUNTY BOOK 773 PAGE 33

Know All Men by These Presents, that ~~we~~ I, Donald C. Campbell
~~and my wife~~ of Chatham County,
State aforesaid, for divers good causes and considerations thereunto moving, and more particularly for \$10.00
(ten dollars and no cents) Dollars,
received of Karen S. Campbell, have remised, released and forever quitclaimed,
and by these presents do, for ourselves and our heirs, executors and administrators, justly and absolutely remise, release and
forever quitclaim unto the said Karen S. Campbell and to
his heirs and assigns forever, all such right, title and interest as we, the said Donald C. Campbell
~~have or ought to have in or to all that piece, parcel, tract or lot of land lying in~~ Center
Township, Chatham County, State of North Carolina, and
described as follows:

BEGINNING at a stake in the Western right of way of U.S. 15-501, said stake being the southeast corner of the Bill Perkins property, and running thence North 84 degrees West 290 feet to an iron stake in the new line of T.G. Campbell; thence with Campbell's new line South 25 degrees West 150 Ft. to an iron stake; thence with the new line of Campbell South 84 degrees East 290 feet to an iron stake in the Western right of way of U.S. 15-501; thence along the Western right of way of said highway North 25 degrees East 150 feet to the point and place of BEGINNING, containing 1 acre, more or less, according to a map prepared by J. Ralph Weaver, R.S., dated March 30, 1972, reference to which is hereby made for a more particular description.

Dec 7 3 22 PM '98

To Have and to Hold the above-released premises unto him, said Karen S Campbell

his heirs and assigns, to his and their only proper use and behoof forever; so that neither we, nor either of us, nor any other person in our name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every of them shall, by these presents, be excluded and forever barred.

Wherever used Herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall apply to all genders as the context may indicate.

In Witness Whereof, We have hereunto set our hands and affixed our several seals, this 14th day of October, A. D. 19 98.

Donald C. Campbell (Seal)
Donald C. Campbell (Seal)

(Seal)
(Seal)

Signed, sealed and delivered in the presence of
Holly S. Wolfgang
113 N. Church St
Hillsborough, NC 27278

EXHIBIT B

The action taken by the Board of Commissioners in approving Application REZ-2015-02 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, would provide for low density development, and promotes the strength of the Town's economy and the creation of local jobs.

Such action and the amendment to the Town's zoning map proposed in Application REZ-2015-02 are reasonable and in the public interest because they will foster the orderly growth of the Town, and establish the basis for the provision of beneficial goods and services to the citizens of the Town. The property affected is a reasonable location for those uses permitted in the Town's C-2 zoning district and would be suitable for all of those uses permitted within the district.