

**STAFF ANALYSIS
REZ-2015-05**

APPLICANT: Greg Ogle
480 Mt. Zion Rd
Moncure, NC 27559

**PROPERTY:
OWNER:** Same as Applicant

LOCATION: 480 Mt. Zion Rd

EXISTING USE: Residential

AREA: Approximately 15.61 of a larger 32-acre parcel

**EXISTING
ZONING:** M-2 (Heavy Industrial) & R-A (Residential Agricultural)

**PROPOSED
ZONING:** R-A (Residential Agricultural)

**ADJACENT
LAND USES:** General property surrounding this parcel of land is Residential in nature.

North – Parcel immediately adjacent is zoned M-2, and is part of the Pittsboro Place development.

South – Residential zoned property and is vacant.
The property is zoned R-A

West – Split zoned property of M-2 and R-A and has one house on property

East – Land owned by Chatham Park Investors zoned PDD and is vacant.

**ZONING
HISTORY:** The property at one time was part of a larger rezoning that took place in the early 1990's that zoned much of the property to the north M-2 or Heavy Industrial. The property was eventually sold as a residential lot in 1995 to the Ogle's and they proceeded to build a home on their property.

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 has a split designation of Medium Density Residential Neighborhood and Heavy Industrial, 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.

Industrial - This category includes indoor manufacturing, warehousing, and trades. The largest area designated for this type of use is in the southeast quadrant of the town, near Moncure-Pittsboro Road and Industrial Park Drive.

2. Suitability of proposed zoning district classification.

The current zoning is split between M2 Heavy Industrial District and RA Residential Agricultural. The M2 district is defined as certain lands so situated as to be suitable for industrial development usually along railroad sidings or major thoroughfares, but where certain operations could adversely affect nearby properties. The purpose of this district is to permit the normal operations of almost all industries excepting those that would be detrimental to adjoining properties. Excluded from this district are those industries which are noxious by their emission of smoke, dust, fumes, glare, noise and vibrations and those industries which deal primarily in hazardous products such as explosives. Selected business uses are also appropriate in this district.

The RA district is defined as one to provide land primarily for low density residential development in transitional areas located on the periphery of the urbanized Pittsboro area. These areas are currently served primarily by wells and septic systems but as land is converted from rural to urban uses, public water and sewer service becomes more feasible.

3. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are not available to the property.

4. Population change.

No population change is anticipated with this proposed change.

5. Transportation patterns.

There are no changes to transportation patterns as a result of this proposed change.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment. While not entirely consistent with the Future Land Use Map, the property is under one ownership and is currently being used as Residential. Additionally, the surrounding parcels are either vacant or residential in nature as well. Staff supports the proposed change to the zoning map.

PLANNING BOARD RECCOMENDATION & DISCUSSION:

Planning Board held a public meeting on December 7, 2015 to discuss and make a recommendation on the proposed rezoning. The Planning Board discussed that the split zoning, and how the property being used for residential that the zoning of the parcel should reflect the use. Additionally, the Planning Board discussed that while the request and the Future Land Use Plan do not conform that the request was in the best interest of the property owner and the Town. Thus the Planning Board Adopted Staff's recommendation to recommend approval and forward to the Town Board of Commissioner's for Public Hearing.