

**STAFF ANALYSIS  
REZ-2016-01**

**APPLICANT:** John Justice  
10 Crosswinds Est. Dr.

**PROPERTY:** Justice Lands Limited Partnership  
**OWNER:** 203 West St.  
Pittsboro, NC 27312

**LOCATION:** 68 Fayetteville Street

**EXISTING USE:** Residential (Vacant)

**AREA:** .84

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

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

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

North – Parcel immediately adjacent is zoned C-2CU and is owned by the applicant

South – Residential zoned property and is vacant.  
The property is zoned R-12

West – Two Parcels zoned of C-2 and R-12. C-2 property has a converted house to office on the lot.

East – Parcel is zoning C-4, Pittsboro United Methodist Church

**ZONING HISTORY:** The property has been zoned R-12 since the early 1990’s.

**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 designation of Mixed Use Town Center. This category includes the traditional central business district of Pittsboro and its surrounding adjacent blocks. Setback and onsite parking requirements are generally minimal in this area. A mix of uses, including both businesses and residences, is encouraged, as is infill development and the adaptive reuse of existing buildings.

2. Suitability of proposed zoning district classification.

The C-2 district is defined as 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.

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, as the proposed amendment is consistent with the Future Land Use Plan.