

**STAFF ANALYSIS
REZ-2016-02**

APPLICANT: Atlas Lee Boone
c/o Ronald P. Collins
117 W. Raleigh St. Siler City, NC 27344

**PROPERTY:
OWNER:** Atlas Lee Boone
c/o Ronald P. Collins
117 W. Raleigh St. Siler City, NC 27344

LOCATION: 196 Hillsboro Street

EXISTING USE: Residential

AREA: .84

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

**PROPOSED
ZONING:** O&I (Office Institutional)

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

North – Parcel immediately adjacent is zoned R-12. 360 Accounting is currently housed in this location.

South – Three Parcel immediately adjacent are zoned O&I. French Connection is currently housed in this location. As well as an office building and the Town Community House is adjacent to the south.

West –Parcel is zoned R-12 and is a Residential home.

East – Parcel is zoning C-2, Diaz Auto

**ZONING
HISTORY:** The property has been zoned R-12 since the late 1980'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 O-I, Office and Institutional district is defined as certain land areas with structures that provide office spaces for professional services and for certain institutional functions; and residential accommodations, usually medium or high density. The district is normally small, and may include older homes undergoing conversion. The district is usually situated between business and residential districts, and the regulations are designed to permit development of the enumerated functions and still protect and be compatible with nearby residential districts.

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 known changes to transportation patterns as a result of this proposed change at this time.

PLANNING BOARD RECOMMENDATION:

Planning Board considered this rezoning at their regularly scheduled meeting on June 6, 2016 and in a 6-0 vote recommended to deny. The Planning Board thought that the request was consistent with the Future Land Use Plan, however the Planning Board believes that this

particular zoning request is not in keeping with the character of the surrounding properties as it relates to the residential and historical nature of the surrounding properties.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment, as the proposed amendment is consistent with the Future Land Use Plan.