

**STAFF ANALYSIS
REZ-2016-04**

APPLICANT: Shannon Plummer
1330 Log Barn Rd, Pittsboro NC 27312

PROPERTY: Shannon Plummer
1330 Log Barn Rd, Pittsboro NC 27312

LOCATION: 603 West Street

EXISTING USE: Residential

AREA: .71

EXISTING ZONING: R-10 (High Density Residential)

PROPOSED ZONING: C-2 (Highway Commercial)

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

North – Parcels across West Street are zoned C-2.

South – Three Parcel immediately adjacent are zoned R-10.

West –Parcel is zoned R-10 and is a Residential home.

East – Parcel is zoning C-2

ZONING HISTORY: The property has been zoned R-10 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 Commercial. These areas are 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.

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.

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.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment, as the proposed amendment is consistent with the Future Land Use Plan in addition that this property is located near major transportation intersection of 64 Business and Hwy 87 a commercial designation is appropriate.