

**STAFF ANALYSIS
REZ-2016-06**

APPLICANT: Pat Cothren
67 Foxglove
Pittsboro, NC 27312

**PROPERTY:
OWNER:** Pat Cothren
67 Foxglove
Pittsboro, NC 27312

LOCATION: Along Thompson Street Parcel # 7340

EXISTING USE: Commercial

AREA: 0.957 acres

**EXISTING
ZONING:** R-A (Residential Agriculture)

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

**ADJACENT
LAND USES:** Properties adjacent to this parcel of land are Residential and commercial in nature.

North – Parcel is zoned R-A.

South – Parcels are zoned R-A and C-2.

West –Parcel is zoned R-A.

East – Parcel is zoned R-A.

**ZONING
HISTORY:** The property has been zoned R-A 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 been designated for Mixed Use Neighborhood in the Future Land Use Map. The mixed use neighborhood category includes a mixture of land uses – residential, commercial, and civic/institutional – at a variety of densities. This category is intended to allow flexibility, while at the same time encouraging development.

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.

It is unknown what the impact of this rezoning has on future population.

5. Transportation patterns.

It is unknown what changes to transportation patterns as a result of this proposed change might be.

PUBLIC HEARING NOTES:

Public Hearing was held on August 22nd. There were no citizens who spoke at this hearing.

PLANNING BOARD RECOMMENDATION:

Planning Board considered this rezoning at their meeting on August 7, 2016 and in a 5-0 vote recommended to Approve. The Planning Board thought that the request was consistent with the Future Land Use Plan.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment, as the proposed amendment is consistent with the Future Land Use Plan. The property is positioned near 64 Business East and other properties which are commercial in nature – a suitable location for Highway Commercial.