

**STAFF ANALYSIS  
REZ-2016-07**

**APPLICANT:** Patricia Marlow  
Royal Oak Lane  
Garner, NC 27529

**PROPERTY:  
OWNER:** Patricia Marlow et al  
Royal Oak Lane  
Garner, NC 27529

Larry & Beverly Crump  
2214 NC Highway 902  
Pittsboro, NC 27312

**LOCATION:** Along NC Highway 902

**PARCEL:** 6298, 6304

**EXISTING USE:** Residential

**AREA:** 7.625 acres

**EXISTING  
ZONING:** RA-2 (Residential Agriculture - 2 acres)

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

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

North – Parcel is zoned RA-2.

South – Parcels are zoned R-A.

West – Parcel is zoned RA-2.

East – Parcel is zoned RA-2.

**ZONING  
HISTORY:** The property has been zoned RA-2 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 Low Density Residential Neighborhood in the Future Land Use Map. The low-density residential neighborhood category would include residential developments at a low enough density to support on-site septic systems. Water may be supplied to these neighborhoods either through private wells or public water service, depending on the availability of nearby water lines.

2. Suitability of proposed zoning district classification.

R-A Residential-Agricultural District This 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.

This rezoning may create little to no increase in future population.

5. Transportation patterns.

It is likely that there will be little to no change in transportation patterns as a result of this proposed change.

**PUBLIC HEARING NOTES:**

A Public Hearing was held on November 28<sup>th</sup>. There were no citizens who spoke at this hearing.

**PLANNING BOARD RECOMMENDATION:**

Planning Board considered this rezoning at their meeting on December 5, 2016 and in a 5-0 vote recommended to Approve. The Planning Board found 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.