

**STAFF ANALYSIS
REZ-2017-01**

APPLICANT: Graham and Mary Oldham
145 Oldham Place
Pittsboro, NC 27312

**PROPERTY:
OWNER:** Graham and Mary Oldham
145 Oldham Place
Pittsboro, NC 27312

LOCATION: 2985 US 15-501 N Parcel # 7107

EXISTING USE: Commercial

AREA: 0.62 acres

**EXISTING
ZONING:** R-A2 (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-A2.

South – Parcels are zoned R-A2 and PDD.

West –Parcel is zoned R-A5.

East – Parcel is zoned R-A2.

**ZONING
HISTORY:** The property has been zoned R-A2 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 been designated for Medium Density Residential in the Future Land Use Map. The Medium Density Residential category includes residential developments with access to both public water and sewer services. Development in this area could include single-family homes, accessory apartments, churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Clustering of lots, particularly in water supply watersheds, is encouraged as a way to provide common open space and recreation facilities. The proposed map amendment from Residential Agriculture to Highway Commercial is inconsistent with the Future Land Use Map's designation as Medium Density Residential.

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. Highway Commercial zoning district suits this location well.

3. Availability of public facilities.

Water services rendered by the Town of Pittsboro are available to the property. Wastewater services rendered by the Town of Pittsboro are not 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 might occur as a consequence of this proposed amendment however, any resulting alteration in transportation patterns is likely to be small.

STAFF RECOMMENDATION:

Although the proposed amendment is inconsistent with the Future Land Use Plan, Staff is recommending approval, as the proposed amendment is compatible with the location and some nearby uses. The property is positioned along US Highway 15-501 N, a major artery, and is close in proximity to other properties which are commercial in nature – Staff finds this to be a suitable location for Highway Commercial.