

STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

**RELATIONSHIP
TO PROPERTY:** Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

**EXISTING
ZONING:** C-2 CU, Highway Commercial Conditional Use District

**PROPOSED
ZONING:** C-2 CZ, Highway Commercial, Conditional Zoning District

**ADJACENT
LAND USES:** North – Vacant property, Carolina Living and Learning Center

South – US 64, Bellemont Station Development

West – Northwood High School, vacant, undeveloped property

East – Office building on Russett Run, vacant, undeveloped property

**ZONING
HISTORY:** The RA-2 zoning shown dates back to at least 1989.

The O&I zoning on the property at 420 Russett Run was approved September 10, 2007.

The C-2 zoning to the east was approved on August 27, 2012 and totals approximately 187 acres.

The subject property was part of the American Asset Corporation rezoning that involved 46.77 acres from R-A2 to C-2CU, Highway Commercial Conditional Use District, on May 13, 2008. The bulk of this property is just north of the proposed rezoning.

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 properties are designated as Commercial on the Thoroughfare Business on the Future Land Use Map (October 2012).

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.

The properties are also in the designated Transportation Overlay District. The Major Transportation Corridor District is an overlay zone that is intended to enhance the economic and aesthetic appeal and orderly development of lands adjacent to major transportation corridors in the Town of Pittsboro zoning jurisdiction. The Major Transportation Corridor District extends 1,250 feet from the right-of-way boundary on both sides of the roadway.

2. Suitability of proposed zoning district classification.

The current zoning C-2 CU, is defined by the description of C-2 zoning which is described 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. Additional conditions were placed on the property via the Special Use Permit and included limitations on certain uses permitted by right in the C-2 District.

The proposed zoning C-2 CZ, in essence, supplants the conditions in that the proposal and is now defined by the accompanying site plan.

3. Availability of public facilities.

There is currently a sewer line and a water line along US 15/501 at this location. Formal engineering studies will be required prior to any site development. There are currently lines serving the Carolina Living and Learning Center.

4. Population change.

There would be little or no associated population change, it would be limited to the activity associated with commercial development, as opposed to permanent dwelling units.

5. Transportation patterns.

The properties in question front on US 15-501. This is a primary north/south transportation corridor and is designated as a Principal Arterial. The latest traffic counts provided by NCDOT indicate approximately an Annual Average Daily Traffic count of 14,000 vehicle trips per day. Access for the development of this property would be off of Russett Run Road and Suttles Road as depicted on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents. This proposed rezoning is essentially a redefining of the current zoning. The site borders a major highway and is a reasonable location for such a use as proposed.

One caveat for the Board's consideration; please note that the as part of the 2008 Conditional Use District Zoning, the following uses allowed in C-2 were prohibited:

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- Automobile sales, new and used
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- Outside storage of used, wrecked, inoperable or dismantled automobiles
- Funeral home or crematorium
- Theater, outdoor
- Adult bookstore, adult entertainment club, adult theater
- Automobile sales, new and used
- Flea markets
- Fuel oil sales
- Manufactured home sales

- Massage Parlors (Massage uses to be allowed as accessory uses to Day Spas or other such Business)
- RV, boat, agricultural implement, heavy machinery sales, rental storage
- Flammable liquids or gases, bulk storage, <100,000 gallons
- Manufacture and assembly of electric and neon signs, billboards, light sheet metal products, etc.
- Public utilities; with service and storage yards
- Transportation terminals, freight
- Carwash, self-service (self-service carwash uses to be allowed as accessory uses to convenience stores, automobile service stations or other such businesses)
- LP gas refueling station (small gas tank exchange operations to be allowed as accessory uses to convenience stores or other retail businesses)
- Telephone exchanges with towers over 50 feet in height

STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

**RELATIONSHIP
TO PROPERTY:** Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

**EXISTING
ZONING:** C-2 CU, Highway Commercial Conditional Use District

**PROPOSED
ZONING:** C-2 CZ, Highway Commercial, Conditional Zoning District

**ADJACENT
LAND USES:** North – Vacant property, Carolina Living and Learning Center

South – US 64, Bellemont Station Development

West – Northwood High School, vacant, undeveloped property

East – Office building on Russett Run, vacant, undeveloped property

**ZONING
HISTORY:** The RA-2 zoning shown dates back to at least 1989.

The O&I zoning on the property at 420 Russett Run was approved September 10, 2007.

The C-2 zoning to the east was approved on August 27, 2012 and totals approximately 187 acres.

The subject property was part of the American Asset Corporation rezoning that involved 46.77 acres from R-A2 to C-2CU, Highway Commercial Conditional Use District, on May 13, 2008. The bulk of this property is just north of the proposed rezoning.

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 properties are designated as Commercial on the Thoroughfare Business on the Future Land Use Map (October 2012).

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.

The properties are also in the designated Transportation Overlay District. The Major Transportation Corridor District is an overlay zone that is intended to enhance the economic and aesthetic appeal and orderly development of lands adjacent to major transportation corridors in the Town of Pittsboro zoning jurisdiction. The Major Transportation Corridor District extends 1,250 feet from the right-of-way boundary on both sides of the roadway.

2. Suitability of proposed zoning district classification.

The current zoning C-2 CU, is defined by the description of C-2 zoning which is described 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. Additional conditions were placed on the property via the Special Use Permit and included limitations on certain uses permitted by right in the C-2 District.

The proposed zoning C-2 CZ, in essence, supplants the conditions in that the proposal and is now defined by the accompanying site plan.

3. Availability of public facilities.

There is currently a sewer line and a water line along US 15/501 at this location. Formal engineering studies will be required prior to any site development. There are currently lines serving the Carolina Living and Learning Center.

4. Population change.

There would be little or no associated population change, it would be limited to the activity associated with commercial development, as opposed to permanent dwelling units.

5. Transportation patterns.

The properties in question front on US 15-501. This is a primary north/south transportation corridor and is designated as a Principal Arterial. The latest traffic counts provided by NCDOT indicate approximately an Annual Average Daily Traffic count of 14,000 vehicle trips per day. Access for the development of this property would be off of Russett Run Road and Suttles Road as depicted on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents. This proposed rezoning is essentially a redefining of the current zoning. The site borders a major highway and is a reasonable location for such a use as proposed.

One caveat for the Board's consideration; please note that the as part of the 2008 Conditional Use District Zoning, the following uses allowed in C-2 were prohibited:

- Boarding and Rooming Houses
- Cemetery or Mausoleums
- Correctional, penal institutions, jails
- Outside storage of used, wrecked, inoperable or dismantled automobiles
- Funeral home or crematorium
- Theater, outdoor
- Adult bookstore, adult entertainment club, adult theater
- Automobile sales, new and used
- Flea markets
- Fuel oil sales
- Manufactured home sales

- Massage Parlors (Massage uses to be allowed as accessory uses to Day Spas or other such Business)
- RV, boat, agricultural implement, heavy machinery sales, rental storage
- Flammable liquids or gases, bulk storage, <100,000 gallons
- Manufacture and assembly of electric and neon signs, billboards, light sheet metal products, etc.
- Public utilities; with service and storage yards
- Transportation terminals, freight
- Carwash, self-service (self-service carwash uses to be allowed as accessory uses to convenience stores, automobile service stations or other such businesses)
- LP gas refueling station (small gas tank exchange operations to be allowed as accessory uses to convenience stores or other retail businesses)
- Telephone exchanges with towers over 50 feet in height

STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

RELATIONSHIP TO PROPERTY: Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

EXISTING ZONING: C-2 CU, Highway Commercial Conditional Use District

PROPOSED ZONING: C-2 CZ, Highway Commercial, Conditional Zoning District

ADJACENT LAND USES: North – Vacant property, Carolina Living and Learning Center
South – US 64, Bellemont Station Development
West – Northwood High School, vacant, undeveloped property
East – Office building on Russett Run, vacant, undeveloped property

ZONING HISTORY: The RA-2 zoning shown dates back to at least 1989.

The O&I zoning on the property at 420 Russett Run was approved September 10, 2007.

The C-2 zoning to the east was approved on August 27, 2012 and totals approximately 187 acres.

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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.

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2. Suitability of proposed zoning district classification.

The current zoning C-2 CU, is defined by the description of C-2 zoning which is described 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. Additional conditions were placed on the property via the Special Use Permit and included limitations on certain uses permitted by right in the C-2 District.

The proposed zoning C-2 CZ, in essence, supplants the conditions in that the proposal and is now defined by the accompanying site plan.

3. Availability of public facilities.

There is currently a sewer line and a water line along US 15/501 at this location. Formal engineering studies will be required prior to any site development. There are currently lines serving the Carolina Living and Learning Center.

4. Population change.

There would be little or no associated population change, it would be limited to the activity associated with commercial development, as opposed to permanent dwelling units.

5. Transportation patterns.

The properties in question front on US 15-501. This is a primary north/south transportation corridor and is designated as a Principal Arterial. The latest traffic counts provided by NCDOT indicate approximately an Annual Average Daily Traffic count of 14,000 vehicle trips per day. Access for the development of this property would be off of Russett Run Road and Suttles Road as depicted on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents. This proposed rezoning is essentially a redefining of the current zoning. The site borders a major highway and is a reasonable location for such a use as proposed.

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- Telephone exchanges with towers over 50 feet in height

STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

RELATIONSHIP TO PROPERTY: Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

EXISTING ZONING: C-2 CU, Highway Commercial Conditional Use District

PROPOSED ZONING: C-2 CZ, Highway Commercial, Conditional Zoning District

ADJACENT LAND USES: North – Vacant property, Carolina Living and Learning Center
South – US 64, Bellemont Station Development
West – Northwood High School, vacant, undeveloped property
East – Office building on Russett Run, vacant, undeveloped property

ZONING HISTORY: The RA-2 zoning shown dates back to at least 1989.

The O&I zoning on the property at 420 Russett Run was approved September 10, 2007.

The C-2 zoning to the east was approved on August 27, 2012 and totals approximately 187 acres.

The subject property was part of the American Asset Corporation rezoning that involved 46.77 acres from R-A2 to C-2CU, Highway Commercial Conditional Use District, on May 13, 2008. The bulk of this property is just north of the proposed rezoning.

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.

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2. Suitability of proposed zoning district classification.

The current zoning C-2 CU, is defined by the description of C-2 zoning which is described 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. Additional conditions were placed on the property via the Special Use Permit and included limitations on certain uses permitted by right in the C-2 District.

The proposed zoning C-2 CZ, in essence, supplants the conditions in that the proposal and is now defined by the accompanying site plan.

3. Availability of public facilities.

There is currently a sewer line and a water line along US 15/501 at this location. Formal engineering studies will be required prior to any site development. There are currently lines serving the Carolina Living and Learning Center.

4. Population change.

There would be little or no associated population change, it would be limited to the activity associated with commercial development, as opposed to permanent dwelling units.

5. Transportation patterns.

The properties in question front on US 15-501. This is a primary north/south transportation corridor and is designated as a Principal Arterial. The latest traffic counts provided by NCDOT indicate approximately an Annual Average Daily Traffic count of 14,000 vehicle trips per day. Access for the development of this property would be off of Russett Run Road and Suttles Road as depicted on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents. This proposed rezoning is essentially a redefining of the current zoning. The site borders a major highway and is a reasonable location for such a use as proposed.

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STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

RELATIONSHIP TO PROPERTY: Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

EXISTING ZONING: C-2 CU, Highway Commercial Conditional Use District

PROPOSED ZONING: C-2 CZ, Highway Commercial, Conditional Zoning District

ADJACENT LAND USES:

- North – Vacant property, Carolina Living and Learning Center
- South – US 64, Bellemont Station Development
- West – Northwood High School, vacant, undeveloped property
- East – Office building on Russett Run, vacant, undeveloped property

ZONING HISTORY: The RA-2 zoning shown dates back to at least 1989.

The O&I zoning on the property at 420 Russett Run was approved September 10, 2007.

The C-2 zoning to the east was approved on August 27, 2012 and totals approximately 187 acres.

The subject property was part of the American Asset Corporation rezoning that involved 46.77 acres from R-A2 to C-2CU, Highway Commercial Conditional Use District, on May 13, 2008. The bulk of this property is just north of the proposed rezoning.

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.

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2. Suitability of proposed zoning district classification.

The current zoning C-2 CU, is defined by the description of C-2 zoning which is described 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. Additional conditions were placed on the property via the Special Use Permit and included limitations on certain uses permitted by right in the C-2 District.

The proposed zoning C-2 CZ, in essence, supplants the conditions in that the proposal and is now defined by the accompanying site plan.

3. Availability of public facilities.

There is currently a sewer line and a water line along US 15/501 at this location. Formal engineering studies will be required prior to any site development. There are currently lines serving the Carolina Living and Learning Center.

4. Population change.

There would be little or no associated population change, it would be limited to the activity associated with commercial development, as opposed to permanent dwelling units.

5. Transportation patterns.

The properties in question front on US 15-501. This is a primary north/south transportation corridor and is designated as a Principal Arterial. The latest traffic counts provided by NCDOT indicate approximately an Annual Average Daily Traffic count of 14,000 vehicle trips per day. Access for the development of this property would be off of Russett Run Road and Suttles Road as depicted on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents. This proposed rezoning is essentially a redefining of the current zoning. The site borders a major highway and is a reasonable location for such a use as proposed.

One caveat for the Board's consideration; please note that the as part of the 2008 Conditional Use District Zoning, the following uses allowed in C-2 were prohibited:

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STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

**RELATIONSHIP
TO PROPERTY:** Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

**EXISTING
ZONING:** C-2 CU, Highway Commercial Conditional Use District

**PROPOSED
ZONING:** C-2 CZ, Highway Commercial, Conditional Zoning District

**ADJACENT
LAND USES:** North – Vacant property, Carolina Living and Learning Center

South – US 64, Bellemont Station Development

West – Northwood High School, vacant, undeveloped property

East – Office building on Russett Run, vacant, undeveloped property

**ZONING
HISTORY:** The RA-2 zoning shown dates back to at least 1989.

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The C-2 zoning to the east was approved on August 27, 2012 and totals approximately 187 acres.

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3. Availability of public facilities.

There is currently a sewer line and a water line along US 15/501 at this location. Formal engineering studies will be required prior to any site development. There are currently lines serving the Carolina Living and Learning Center.

4. Population change.

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5. Transportation patterns.

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STAFF RECOMMENDATION:

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STAFF ANALYSIS
REZ-2013-01
May 6, 2013

APPLICANT: Randolph Development Group, LLC
1827 Old Plank Road
Randleman, NC 28317

RELATIONSHIP TO PROPERTY: Property Owner

LOCATION: Portion of Northeast Quadrant, US 64 and US 15-501

EXISTING USE: Vacant, undeveloped property

AREA: Approximately 2.46 acres

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There would be little or no associated population change, it would be limited to the activity associated with commercial development, as opposed to permanent dwelling units.

5. Transportation patterns.

The properties in question front on US 15-501. This is a primary north/south transportation corridor and is designated as a Principal Arterial. The latest traffic counts provided by NCDOT indicate approximately an Annual Average Daily Traffic count of 14,000 vehicle trips per day. Access for the development of this property would be off of Russett Run Road and Suttles Road as depicted on the site plan.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents. This proposed rezoning is essentially a redefining of the current zoning. The site borders a major highway and is a reasonable location for such a use as proposed.

One caveat for the Board's consideration; please note that the as part of the 2008 Conditional Use District Zoning, the following uses allowed in C-2 were prohibited:

- Boarding and Rooming Houses
- Cemetery or Mausoleums
- Correctional, penal institutions, jails
- Outside storage of used, wrecked, inoperable or dismantled automobiles
- Funeral home or crematorium
- Theater, outdoor
- Adult bookstore, adult entertainment club, adult theater
- Automobile sales, new and used
- Flea markets
- Fuel oil sales
- Manufactured home sales

- Massage Parlors (Massage uses to be allowed as accessory uses to Day Spas or other such Business)
- RV, boat, agricultural implement, heavy machinery sales, rental storage
- Flammable liquids or gases, bulk storage, <100,000 gallons
- Manufacture and assembly of electric and neon signs, billboards, light sheet metal products, etc.
- Public utilities; with service and storage yards
- Transportation terminals, freight
- Carwash, self-service (self-service carwash uses to be allowed as accessory uses to convenience stores, automobile service stations or other such businesses)
- LP gas refueling station (small gas tank exchange operations to be allowed as accessory uses to convenience stores or other retail businesses)
- Telephone exchanges with towers over 50 feet in height