

**STAFF ANALYSIS**  
**REZ-2013-01**  
**June 3, 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, C-2 Highway  
Commercial

**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 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.

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 32.48 acres.

**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 is 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 property is 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, would supplant those conditions in that the proposal would be 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. 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 residential 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:**

Approval, subject to the Planning Board review and comments for conditions and recommendation.

**CONSIDERATIONS:**

(1) Consideration of prohibiting the following uses allowed by right in the C-2 Zoning District.

- Boarding and Rooming Houses
- Cemetery or Mausoleums
- Outside storage of used, wrecked, inoperable or dismantled automobiles
- Funeral home or crematorium
- Theater, outdoor
- Automobile sales, new and used
- Automobile painting, and fender works; truck repairing
- Flea markets
- Fuel oil sales
- RV, boat, agricultural implement, heavy machinery sales, rental storage
- Transportation terminals, freight

- Carwash, self-service LP gas refueling station (small gas tank exchange operations to be allowed as accessory uses to convenience stores or other retail businesses)
  - Construction Storage Yards
  - Convenience Stores, {with or without gas pumps }
  - Kennels, Commercial
- (2) Annexation requirement of the property.
- (3) Limitation of Right In, Right Out driveway off of Russett Run.