

STAFF ANALYSIS
REZ-2014-03
November 4, 2014

APPLICANT: Boyette Nelson, LLC
1245 Thompson Street
Pittsboro, NC 27312

RELATIONSHIP TO PROPERTY: Prospective Buyer

LOCATION: 1293 Thompson Street

EXISTING USE: Single Family Residential Structure.

AREA: (1.38 acres)

EXISTING ZONING: R-A (Residential Agricultural)

PROPOSED ZONING: C-2 (Highway Commercial)

ADJACENT LAND USES:

North - Property immediately adjacent is either undeveloped or developed low density residential and zoned R-A (Residential-Agricultural).

South – Commercially zoned properties associated with Business 64.

East - Property immediately adjacent is either undeveloped or developed low density residential and zoned R-A (Residential-Agricultural).

West - Property immediately adjacent is Pittsboro Ford, zoned C2 (Highway Commercial).

ZONING

HISTORY: The R-A zoning shown dates back to at least 1989.

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 Mixed Use Neighborhood on the on the Future Land Use Map (October 2012). The mixed use neighborhood category includes a mixture of land uses—including residential, commercial, and civic/institutional—at a variety of densities. This category is intended to allow flexibility, while at the same time encouraging development that echoes the mixed development types found in older areas such as downtown Pittsboro. Three primary areas are indicated for this type of development: on the east side of town along US 64 Business and US 64 Bypass; on the north side of town near the US 64 and US 15-501 interchange; and on the west side of town near Central Carolina Community College.

The property is immediately adjacent to a Commercial property as categorized on the Future Land Use Map. 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.

2. Suitability of proposed zoning district classification.

The C-2 (Highway Commercial) 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.

The subject parcel is located in an area within the vicinity and adjacent to existing C-2 zoned properties. A rezoning of this partial would represent a continuation of this land use pattern for the north side of Thompson Street and it's conjunction with US Business 64.

3. Availability of public facilities.

All public facilities and services rendered by the Town of Pittsboro are available to the site.

4. Population change.

There would be no population change associated with the proposed rezoning from R-A to C-2.

5. Transportation patterns.

The property in question fronts Thompson Street but is in close proximity to (US Business 64), a Major Thoroughfare as shown on the 1992 Thoroughfare Plan. The most recent NCDOT traffic count at that area was an average daily traffic volume of 5,100 in 2013.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning. The subject parcel is located in an area adjacent to current C-2 zoned property. The location is in proximity to US Business 64 and is subject to a relative high traffic volume compared to other locations within the community. It is a reasonable location for a commercial use and would be suitable for those uses permitted within the proposed district. The proposed rezoning is reasonable considering the size of the tract, the potential impact to the surrounding community and its specific location. The proposed rezoning is consistent with the current Land Use Plan and other applicable adopted plans, policies and documents.

PLANNING BOARD RECOMMENDATION:

The Planning Board recommended approval of the proposed rezoning at its regular meeting on November, 2014.