



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Planning Board

FROM: Jeff Jones, Planning Director

SUBJECT: REZ-2016-01
68 Fayetteville St

DATE: May 2, 2016

The above referenced item is scheduled for the May 2, 2016 Planning Board Meeting.

John Justice is proposing to rezone approximately .84 acres, 68 Fayetteville Street, from R-12 (Medium Residential) to C-2 (Highway Commercial)

Please see the attached Staff Analysis.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312

Email: jjones@pittsboronc.gov

Phone: (919) 542-1655

Fax: (919) 542-2310

**STAFF ANALYSIS
REZ-2016-01**

APPLICANT: John Justice
10 Crosswinds Est. Dr.

**PROPERTY:
OWNER:** Justice Lands Limited Partnership
203 West St.
Pittsboro, NC 27312

LOCATION: 68 Fayetteville Street

EXISTING USE: Residential (Vacant)

AREA: .84

**EXISTING
ZONING:** R-12 (Medium Residential)

**PROPOSED
ZONING:** C-2 (Highway Commercial)

**ADJACENT
LAND USES:** General property surrounding this parcel of land is Residential in nature.

North – Parcel immediately adjacent is zoned C-2CU and is owned by the applicant

South – Residential zoned property and is vacant.
The property is zoned R-12

West – Two Parcels zoned of C-2 and R-12. C-2 property has a converted house to office on the lot.

East – Parcel is zoning C-4, Pittsboro United Methodist Church

**ZONING
HISTORY:** The property has been zoned R-12 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 a designation of Mixed Use Town Center. This category includes the traditional central business district of Pittsboro and its surrounding adjacent blocks. Setback and onsite parking requirements are generally minimal in this area. A mix of uses, including both businesses and residences, is encouraged, as is infill development and the adaptive reuse of existing buildings.

2. Suitability of proposed zoning district classification.

The C-2 district is defined as 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.

3. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are available to the property.

4. Population change.

No population change is anticipated with this proposed change.

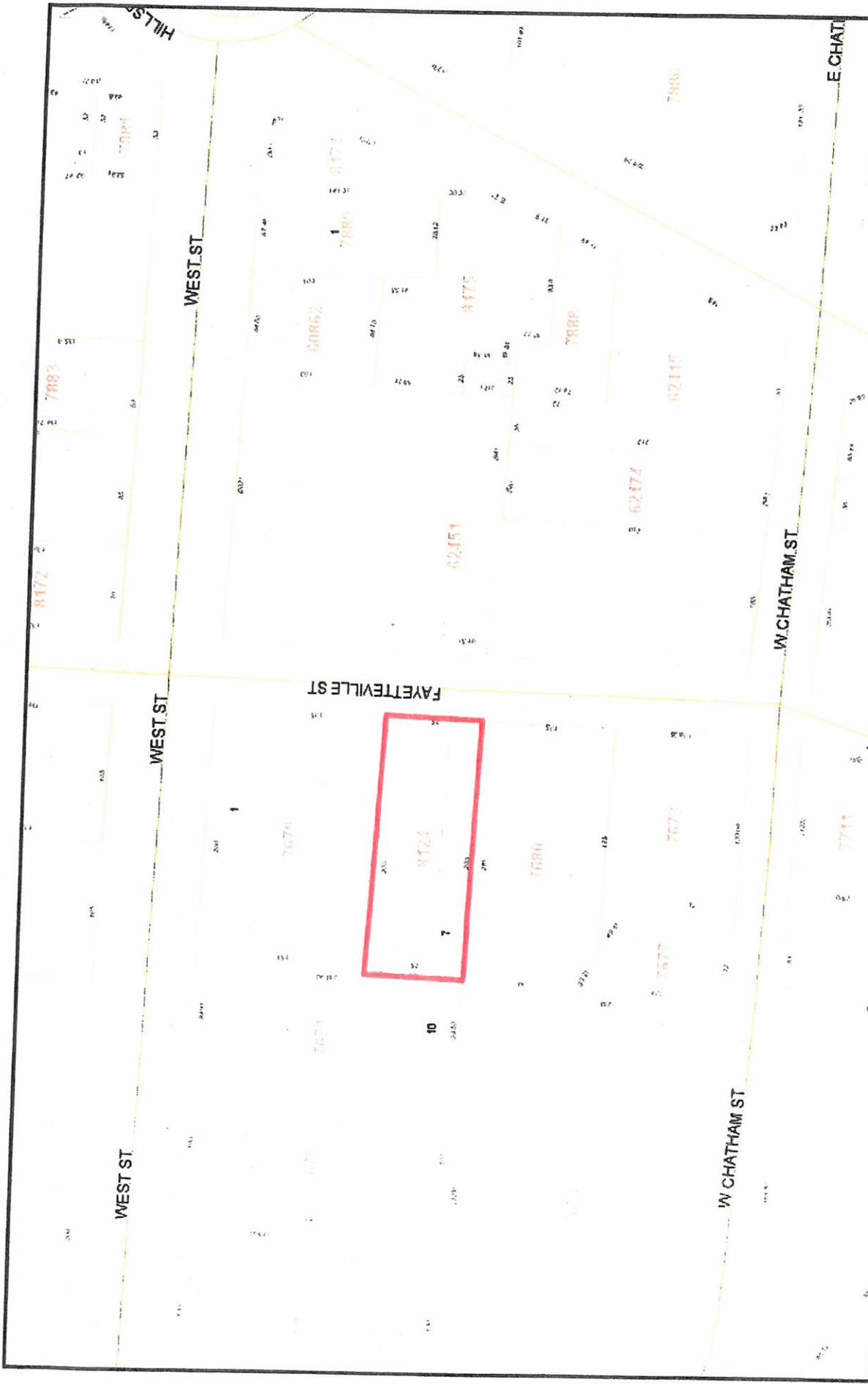
5. Transportation patterns.

There are no changes to transportation patterns as a result of this proposed change.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment, as the proposed amendment is consistent with the Future Land Use Plan.

1. JUSTICE LANDS LIMITED PARTNERSHIP
203 West Street Pittsboro, NC 27312
2. BADDOUR HOLLY BURNS HARDING & RICHARD ALLEN JR
416 SMITH AVE CHAPEL HILL NC 27516
3. REEVES CAROL H & DEBORAH H TILSON
5609 DONA RD JULIAN NC 27283
4. HADLEY ANNIE G HEIRS
PO BOX 383
PITTSBORO NC 27312
5. PITTSBORO UNITED METHODIST CHURCH
PO BOX 716
PITTSBORO NC 27312



CHATHAM COUNTY, NC



68 Fayetteville Street

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC, and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

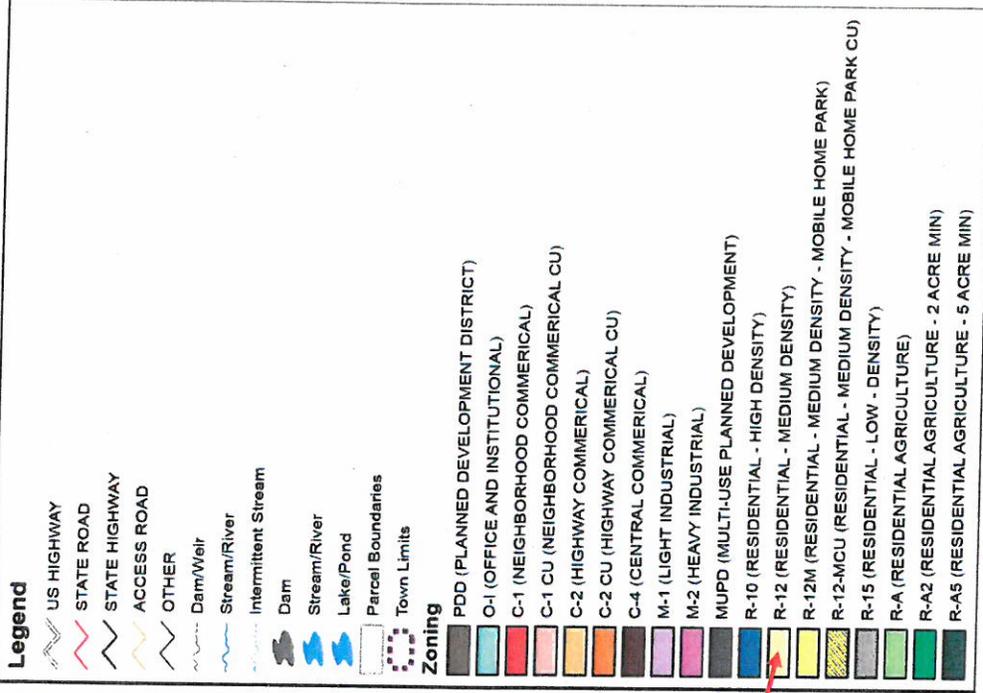
Parcel Number: 8124
 Map Number: 9741-66-6995.000
 Owner Name: JUSTICE LANDS LIMITED PARTNERSHIP
 Owner Address: 203 WEST ST
 Owner City: PITTSBORO
 Owner State: NC
 Owner Zip: 27312
 Tax Year: 2010
 Description: PI-10-10-2

Deed Book: 1831
 Deed Page: 0915
 Plat Book: 2
 Plat Page: 0022
 Deed Acres: 0.34
 Physical Address: 68 FAYETTEVILLE ST
 Improvement Value: 129562
 Land Value: 70116
 Fire District: 201
 Township Code: 5

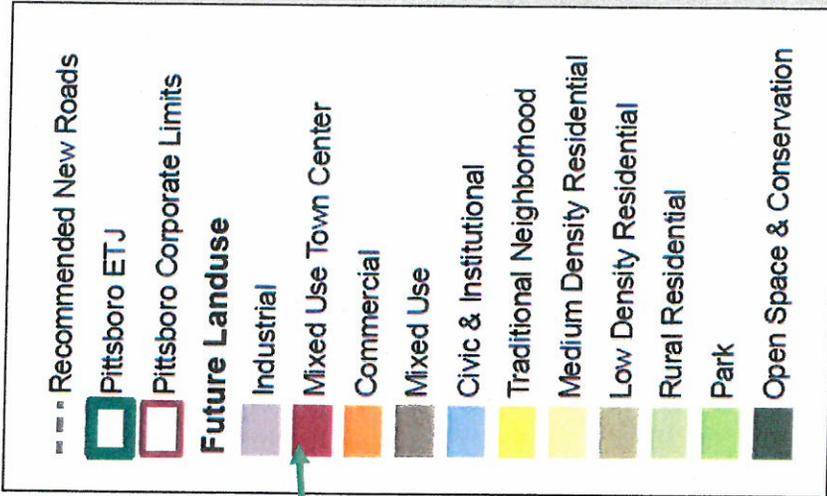


One Inch = 100 Feet

Justice Rezoning 2016-01 Current Zoning Map



Justice Rezoning 2016-01 Future Land Use Map





TOWN OF PITTSBORO
ZONING DISTRICT CHANGE APPLICATION

P.O. Box 759-635 East Street
Pittsboro, NC 27312

Telephone (919) 542-4621
Fax (919) 542-7109

REZ- 2016-01

I, (We) the undersigned, do hereby respectfully make application and petition the Board of Commissioners of the Town of Pittsboro to amend the Zoning Map of the Town of Pittsboro as hereinafter requested, and in support of this application, the following facts are shown:

(1) Applicant Information:

Name: John Justice
Address: 10 CROSSWINDS EST DR
PITTSBORO NC 27312
Phone No: (h) 919 542 3643
(w) 919 244 0942
(m) _____

Email: JOHN.P.JUSTICE@GMAIL.COM

(2) Landowner Information (as shown on deed)

Name: JUSTICE LANDS LIMITED PARTN.
Address: 10 CROSSWINDS EST. DR
PITTSBORO NC 27312
Phone No: (h) 919 542 3643
(w) 919 244 0942
(m) _____

203 West St
Pittsboro NC 27322

(3) Property Identification:

911 Address: 68 FAYETTEVILLE ST Tax Map #: 9741 11 166 6821 *

S.R. Name: NA

Parcel#: 7680

S.R. Number: NA

Deed Book: 1705 Page: 1204 Yr: 2014

Acreage: .5

Plat Book: 93 Page: 260

Flood map #: _____

Current Zoning District: R 12

Flood Zone: _____

Watershed District: _____ *

Map Date (2-07-2007)

(4) Requested Zoning District

C2

(5) Attach the following, if requesting a zoning map amendment:

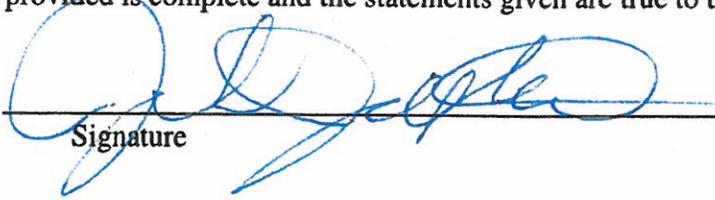
List of names and addresses or current adjoining property owners.

Written legal description, County Tax Map, or Map of the property at a scale of not less than 1 inch equals 200 feet.

Explanation of request addressing applicable portions of Zoning Ordinance. (Use a separate sheet of paper if necessary.)

Wishes To Rezone two parcels from residential zoning to
commercial to use existing structure as commercial

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.



Signature

3-16-14

Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Signature

Date

Fee \$350.00

Paid _____

Date

\$ 360