



## Town of Pittsboro, North Carolina

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Department of Planning  
(919) 542-4621, Ext. 34

### MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2013-01  
Randolph Development Group LLC Rezoning  
Proposed Bojangles' and Spec Building

DATE: June 19, 2013

Randolph Development Group LLC is proposing to rezone 2.46 acres of vacant, undeveloped property off of US 15-501 from C2-CU {Highway Commercial – Conditional Use District} to C2-CZ {Highway Commercial – Conditional Zoning}. The property was part of the American Asset Corporation rezoning, which involved a 46.77 acre tract. The property was zoned from R-A2 to C-2 CU, Highway Commercial Conditional Use District, on May 13, 2008.

This is also a Conditional Zoning District request (our first) as recently authorized by amending our Zoning Ordinance on March 11, 2013. The associated site plan, for a proposed Bojangles Restaurant, is part of the rezoning consideration. The Planning Board discussed and reviewed the proposal at their regularly scheduled meetings on May and June 3<sup>rd</sup>. At the meeting on June 3<sup>rd</sup>, they recommended approval of the proposal.

The Town Board of Commissioners held a Public Hearing on May 28<sup>th</sup>. A Staff Analysis and the associated Site Plan were delivered to the Board prior to the meeting. However, due to an administrative oversight (first class mailed notices were not sent to the adjacent property owners), it is necessary to hold a second hearing. A second Public Hearing has been scheduled for June 24<sup>th</sup>. The Planning Board considered the proposal at their regularly scheduled meeting on June 3<sup>rd</sup>, and recommended approval. A revised site plan is attached.

#### Recommendation

Conduct the Public Hearing.

Recommend approval. An ordinance for adoption is provided.

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