



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Roger Waldon, Interim Staff, Planning Department

SUBJECT: REZ-2015-03
Thompson Street Townhouses Rezoning and Special Use Permit

DATE: September 28, 2015

This is an application for Rezoning and Special Use Permit, to authorize the construction of three townhouses on Thompson Street. This application was presented at a Public Hearing on August 24, 2015, and reviewed by the Planning Board on September 15. Both Planning Board and staff recommend approval of the application.

The applicant seeks to rezone an undeveloped portion of an existing medical office lot along Thompson Street from C-2 to R-10, and seeks approval of a Special Use Permit to authorize construction of three townhomes.

Information regarding the proposed development is attached.

Discussion:

At the Public Hearing, the applicant described the uniqueness of this property because it has frontage on both US 64 and on Thompson Street. On the US 64 portion of the property, there is an existing medical office building. The portion of the property fronting on Thompson Street is vacant. The entire property is zoned C-2.

The applicant seeks to rezone the portion of the property facing Thompson Street to R-10, reflecting the existing zoning and residential uses of adjacent properties. The applicant also seeks approval of a Special Use Permit to authorize construction of three townhouses on that rezoned portion.

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At the Planning Board meeting, Board members offered comments that R-10 zoning for the Thompson Street frontage portion of the property would be more consistent with adjacent land uses and the Town's Land Use Plan than the existing C-2 zoning, and supported the rezoning application. The Planning Board adopted a statement of consistency with the Land Use Plan, and a recommendation that the Town Board approve the rezoning. The Planning Board then discussed the proposed site plan and its compatibility with surrounding uses, and recommended approval of the Special Use Permit as well.

Staff Recommendation: We believe that the proposed rezoning and accompanying request for a Special Use Permit are consistent with Pittsboro's Land Use Plan, and meet Pittsboro's Zoning Ordinance requirements. We recommend that the Board of Commissioners approve the proposed rezoning and the Special Use Permit applications.