STAFF ANALYSIS
REZ-2016-03

APPLICANT: Tom & John Krombach
PO Box 252
Pittsboro, NC 27312

PROPERTY: Tom & John Krombach
OWNER: PO Box 252
Pittsboro, NC 27312

LOCATION: Along Hillsboro Street Parcel # 6713
EXISTING USE: Residential (Vacant)
AREA: 8.84
EXISTING ZONING: R-12 (Medium Residential)
PROPOSED ZONING: C-1 (Neighborhood Commercial)
ADJACENT LAND USES: General property surrounding this parcel of land is Residential in nature.
   North – Four Parcels immediately adjacent are zoned R-12 & C-2. Adjacent is the future site of the Church of Latter Day Saints.
   South – Parcel is zoned R-12
   West –Parcel is zoned RA
   East – Parcel is zoned R-12, Nonconforming shed sales and residential structures
ZONING HISTORY: The property has been zoned R-12 since the late 1980’s.
STAFF RECOMMENDATION:

Staff Recommends not to approve the proposed amendment, as the proposed amendment is not consistent with the Future Land Use Plan. The applicant provides no detail as to why the proposed rezoning is compatible to the Town’s Future Land Use Plan.