

**STAFF ANALYSIS
REZ-2016-03**

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

**PROPERTY:
OWNER:** Tom & John Krombach
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.

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 medium-density residential neighborhood category would include residential developments with access to both public water and sewer services. Development in this area could include single-family homes, accessory apartments, churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Clustering of lots, particularly in water supply watersheds, is encouraged as a way to provide common open space and recreation facilities.

2. Suitability of proposed zoning district classification.

This district is defined as a compact neighborhood shopping district which provides convenience goods, such as groceries and drugs, and some types of personal services, to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance.

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.

It is unknown what the impact of this rezoning has on future population.

5. Transportation patterns.

It is unknown what changes to transportation patterns as a result of this proposed change might be.

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.