



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2015-01
Branston, LLC Rezoning

DATE: February 18, 2015

Branston, LLC is proposing to rezone approximately 97 acres off of US 64, east of Pittsboro from R-A5 (Rural Agricultural) to R-A2 (Residential Agricultural).

Please see the attached Staff Analysis. The Planning Board recommended approval of this proposal at its regularly scheduled meeting on February 2, 2015.

Action Required: Conduct the Public Hearing.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-2310

**STAFF ANALYSIS
REZ-2015-01**

APPLICANT: Branston, LLC
150 Towerview Court
Cary, NC 27513

PROPERTY: John Blair
OWNER: Henlajon, Inc.

LOCATION: Off of US 64, east of Pittsboro

EXISTING USE: Vacant woodland (Undeveloped)

AREA: Approximately 97.3 acres.

EXISTING ZONING: RA-5 (Rural Agricultural)

PROPOSED ZONING: RA-2 (Residential Agricultural)

ADJACENT LAND USES: North – Vacant Undeveloped Property, Zoned RA-5 (Owned by the State of North Carolina).

South – Vacant Undeveloped Property, Zoned RA-2. Immediately across US Highway 64 East is a tract zoned C-2 Highway Commercial.

West – Vacant Undeveloped Property, Zoned RA-2.

East – Vacant Undeveloped Property, Zoned RA-5 (Owned by the State of North Carolina).

ZONING HISTORY: The RA-5 zoning shown is reflected on the 1989 zoning map.

Recent rezoning's in the near area include a tract directly across US 64, from RA- to C-2 on March 22, 2010 and the Chatham Park PDD on December 8, 2014.

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 properties are designated as Low Density Residential Neighborhood on the Future Land Use Map (October 2012). The low-density residential neighborhood category would include residential developments at a low enough density to support on-site septic systems.

2. Suitability of proposed zoning district classification.

The current zoning RA-5 Rural Agricultural District, is defined as one to provide land primarily for very low density residential development in environmentally sensitive or transitional areas while permitting continued agricultural use. Public water and sewer is not expected to serve these areas in the near future. Minimum lot size is three (3) acres, however lots created must average five (5) acres in size.

The proposed zoning, RA-2, Residential – Agricultural, is defined as one to provide land primarily for low density residential development in rural areas while permitting continued agricultural use. These districts are located in areas where public water and sewer service is not expected in the near future. The minimum lot size is two acres.

3. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are not available to the property. Residential development would be served by well and septic systems.

4. Population change.

The R-A2 district would allow for an increase in the number of residential lots, reflected in a five (5) acre average lot size compared to a two (2) acre minimum lot size. Limiting factors would include the allowance for the road, any associated open space, well head areas, septic fields and associated reserve areas.

5. Transportation patterns.

The property is located off on US 64, a major state east west corridor. The property would need to be served by the extension of an existing road. Road construction would be to NC DOT standards, and would be an NC DOT owned and maintained road.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment, and advises that the proposed rezoning is consistent with the Land Use Plan and other applicable plans and policies. It is a reasonable location for such zoning and would be suitable for those uses permitted within the proposed district. It is recommended to adopt the staff report which addresses plan consistency and other matters.

An important issue for consideration is the location of the proposed parcel in relation to the surrounding zoning district. In this instance the parcel is bounded by R-A2 and R-A5 zoning districts. The adjacent R-A5 land is publically owned (by the State of North Carolina) and is likely to remain so.

PLANNING BOARD RECOMMENDATION:

Adopted Staff report and recommendation and forwarded to the Town Board of Commissioner's with a positive recommendation for approval.

REZONING REQUEST
REZ-2015-01

US 64 E
 Branston, LLC

Current Zoning: R-A5
 Proposed Zoning: R-A2

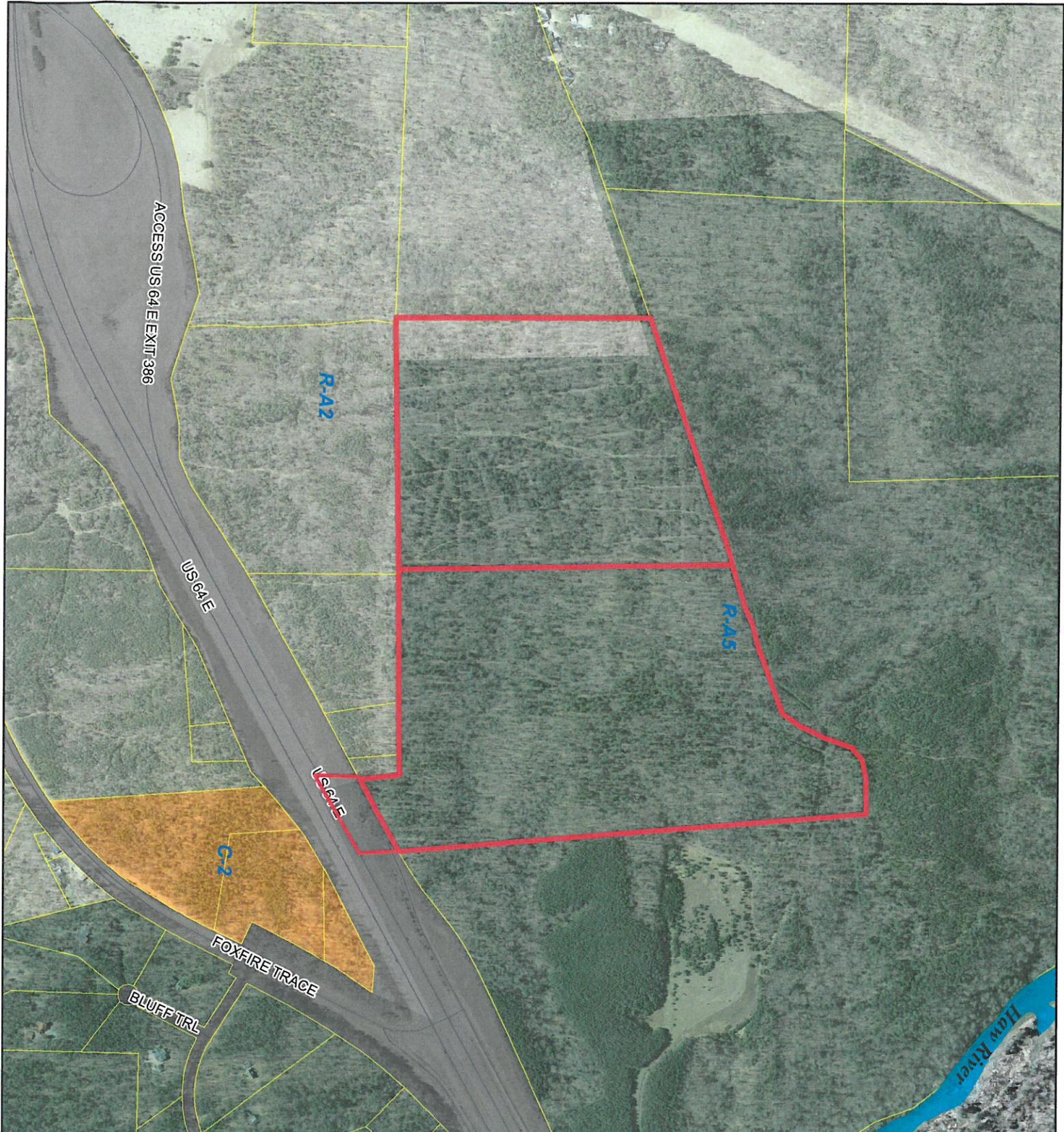
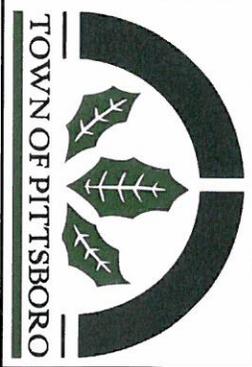
	Rezoning Request
	Lakes, Ponds & Rivers
	Parcels
Pittsboro Zoning	
	O-1
	C-1
	C-1 CU
	C-2
	C-2 CU
	C-4
	M-1
	M-2
	MUPD
	R-10
	R-12
	R-12M
	R-15
	RA
	RA-2
	RA-5

January 28, 2015



0 125 250 500 750 1,000 Feet

Refer to the Zoning Ordinance for Zone descriptions.
 Zoning districts extend to the ROW centerlines
 This property is not within the 1000 foot
 conservation district along the Haw River.





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- 2015-01

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: Branston, LLC
Address: 150 Towerview Ct.
CARY, N.C. 27513
Phone No: (h) 919 612-5245
(w) 919 612-5245
(m) 919 612-5245
Email: g.futrell@JLB Corp. com

(2) Landowner Information (as shown on deed)

John Blair
Name: Henlajon, Inc
Address: P.O. Box 995
Pittsboro, N.C. 27312
Phone No: (h) _____
(w) _____
(m) 919 542-7636
Email: _____

(3) Property Identification:

911 Address: u.s. 64
Pittsboro, N.C. 27312
S.R. Name: Highway 64
S.R. Number: _____
Acreage: ~~96.753~~ 97.3106
Flood map #: 3710976200J
Flood Zone: X
Map Date (2-07-2007)

9762-40-1867 John Blair
Tax Map #: 9762-51-3093 Henlajon, INC.
Parcel#: _____
246 18 39.407 Acres
Deed Book: 631 Page: 917 Yr: 57.346 Acres
Plat Book: 1988 Page: 239
Current Zoning District: RA-5
Watershed District: Jordan

(4) Requested Zoning District

RA-2

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

List of names and addresses or current adjoining property owners. *See Attached Sheet.*

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.)

See Attached Sheet.

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.

Branstin, LLC
By Alma Fritell _____ *12-4-14*
Signature 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.

Laura B. Spivey, President, Herkison, Inc. *12/5/14*
John W. Blair _____
Signature Date

Fee \$360.00

Paid *Dec 2014*
Date

Explanation of Rezoning Request

The current zoning of both properties is RA-5 (Residential Agriculture-5 acre minimum). The adopted Land Use Plan designation for the properties is Low Density Residential. The requested zoning district is RA-2 (Residential-Agriculture Conditional Zoning District). The requested zoning district is in compliance with the Town of Pittsboro Land Use Plan.

The Zoning Ordinance defines the RA-2 Residential Agriculture District as “one to provide land primarily for very low density residential development in rural areas while permitting continued agricultural use. These districts are located in areas where public water and sewer service is not expected in the near future. The minimum lot size is two acres.”

The proposed zoning district is appropriate for this location given the adopted Land Use Plan designation.

The proposed development will meet the town’s goals and objectives established in the Town’s Land Use Plan. The proposed development will comply with the Town of Pittsboro development regulation.

Beginning at an existing concrete right of way monument on the northern right of way of U.S. Highway 64 (variable width right of way) having N.C. Grid Coordinates (NAD 83 (2011)) N=720,124.09, E=1,965,856.75, thence along said right of way South 02°04'51" East 101.07 feet to a rebar set, thence South 65°05'41" West 135.76 feet to a rebar set, thence South 66°08'25" West 240.84 feet to a rebar set, thence leaving said right of way North 05°07'03" West 148.84 feet to an existing iron pipe, thence South 89°40'00" West 96.75 feet to a rebar set, thence North 88°43'16" West 869.57 feet to an existing concrete monument, thence North 88°30'51" West 1,203.62 feet to an existing concrete monument, thence North 00°55'31" East 1,209.54 feet to an existing concrete monument, said concrete monument being in the old road bed of the Old McClanahan Road, thence along said road bed the following calls: North 70°19'31" East 607.60 feet to an existing iron pipe, North 70°52'20" East 456.24 feet to an existing iron pipe, North 66°45'04" East 135.41 feet to an existing iron pipe, North 73°09'17" East 65.06 feet to an existing iron pipe, North 74°26'25" East 215.13 feet to an existing iron pipe, North 67°29'11" East 76.98 feet to an existing rebar, North 76°10'02" East 125.55 feet to an existing rebar, North 71°55'00" East 203.63 feet to an existing iron pipe, North 71°03'33" East 132.71 feet to an existing iron pipe, North 37°02'17" East 102.02 feet to an existing iron pipe, North 27°27'28" East 125.76 feet to an existing iron pipe, North 21°13'31" East 143.67 feet to an existing iron pipe, North 51°52'49" East 79.81 feet to an existing iron pipe, North 80°07'07" East 86.54 feet to an existing iron pipe, South 88°54'01" East 173.38 feet to an existing rebar, thence leaving said road bed South 02°38'02" East 2,191.99 feet to the point and place of Beginning containing 97.3106 Acres more or less.