



# Town of Pittsboro, North Carolina

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Department of Planning

(919) 542-1655

## MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2014-03  
Pittsboro Ford Rezoning

DATE: December 2, 2014

Boyette Nelson, LLC is proposing to rezone approximately 1.3 acres adjacent to the existing Pittsboro Ford dealership from R-A (Residential-Agricultural) to C-2 (Highway Commercial). A Public Hearing was conducted on November 24, 2014.

Action Required: Act on the rezoning request.

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

REZ 2014 -03

Townsend, Howard Jr.  
1293 Thompson St

Current Zoning: RA  
(Residential Agricultural)

Proposed Zoning: C2  
(Commercial Highway)



Rezoned Boundary  
 Pittsboro Corporate Limits  
 Parcels

**Pittsboro Zoning**

OI
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
R-A
R-A2
R-A5

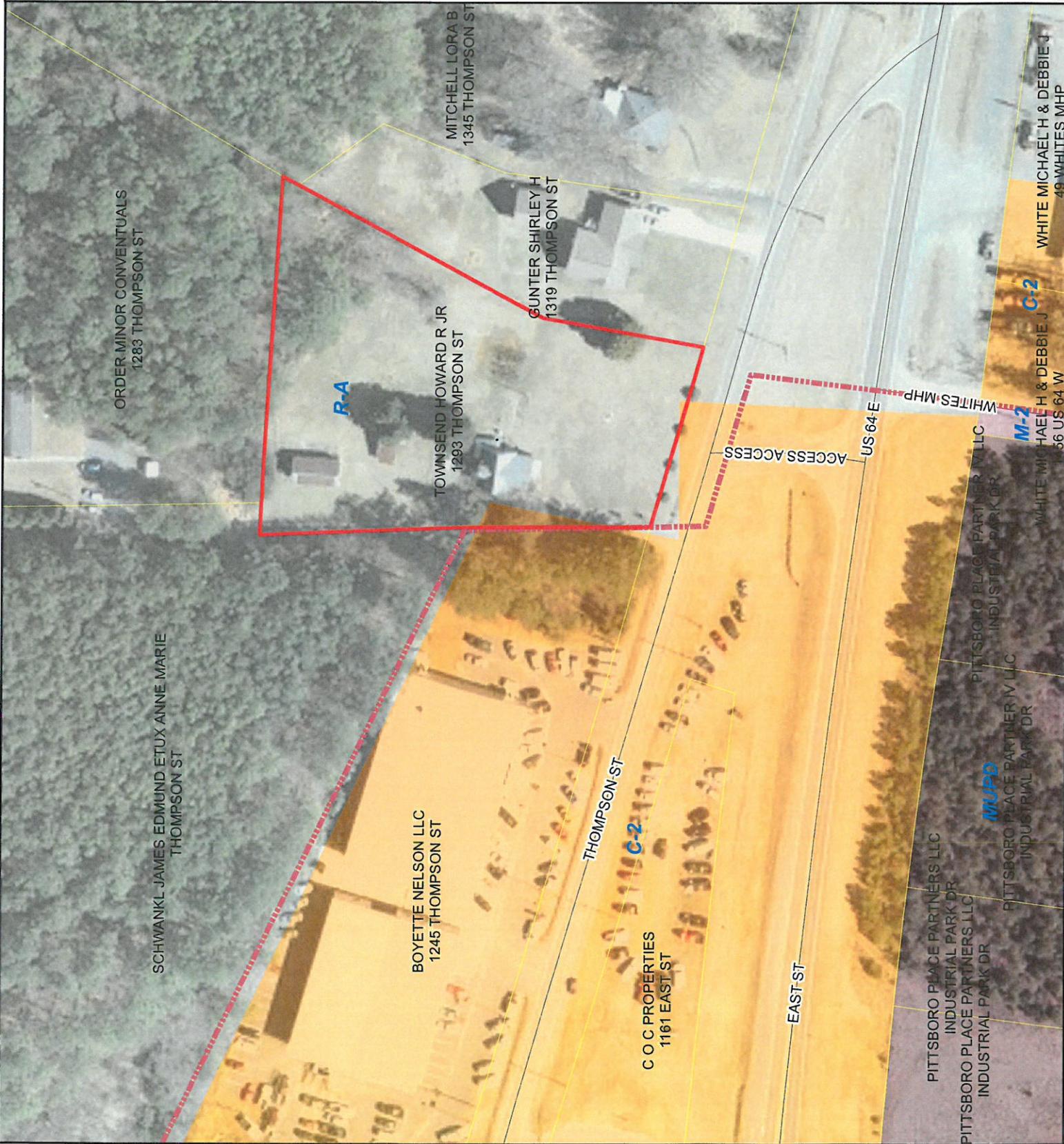


Refer to the Zoning Ordinance for Zone descriptions.

TOWN OF PITTSBORO

Department of Planning

Proud Past  
Exciting Future



**A RESOLUTION RECOMMENDING AN AMENDMENT  
OF THE ZONING ORDINANCE OF THE TOWN OF PITTSBORO  
FOR APPLICATION RFZ-2014-03  
(Boyette Nelson, LLC)**

WHEREAS, the Planning Board of the Town of Pittsboro has considered the application of Boyette Nelson LLC to amend the zoning map of the Town of Pittsboro to rezone the property described on Exhibit A attached hereto and incorporated herein by reference from Residential Agricultural (R-A) to Highway Commercial (C-2), pursuant to the provisions of NCGS 160A-383 and Article X of the Town of Pittsboro Zoning Ordinance and finds that the amendment is consistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents; and

WHEREAS, the Town Planning Board recommends the following:

1. Based upon the application to rezone the property described in Application RFZ-2014-03 and incorporated herein by reference, and upon the recommendations and detailed information developed by staff the proposed amendment, as submitted is consistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents.
2. The proposed rezoning is reasonable considering the location of the tract and the potential benefits to the economic and urban development of the surrounding community.
3. The proposed amendment advances the public health, safety or welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF PITTSBORO to recommend to the Board of Commissioners of the Town of Pittsboro as follows:

1. That the property described on Exhibit A attached hereto and incorporated herein by reference and in Application REZ-2014-03 and incorporated herein by reference, as amended, be rezoned from Residential Agricultural (R-A) to Highway Commercial (C-2).
2. That the Board of Commissioners adopt a Statement of Consistency that the application is consistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents; and that based upon information by the applicant, and based upon the recommendations and detailed information developed by staff and considering the criteria of NC GS 160A-383, the rezoning is reasonable and in the public interest.

This 3<sup>rd</sup> day of November, 2014.



Chair, Planning Board  
Raeford Bland  
Town of Pittsboro

WRITTEN RECOMMENDATION OF THE TOWN OF PITTSBORO PLANNING BOARD  
TO  
THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS  
AS TO PITTSBORO ZONING CASE #REZ-2014-03 / *Pittsboro Ford Rezoning*

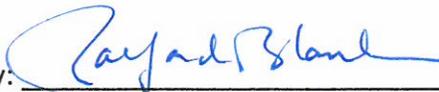
Having reviewed the most recently amended zoning application in Town of Pittsboro Case #REZ-2014-03, pursuant to Section 160A-383 of the North Carolina General Statutes the Town of Pittsboro Planning Board, at its regularly scheduled meeting on September 3, 2014:

- A. Adopted one of the following motions, effective November 3, 2014:
- (A)   X   Motion to advise that the proposed rezoning is consistent with the Land Use Plan and other applicable plans and policies officially adopted by the Town of Pittsboro. Be it further moved to recommend to adopt the staff report which addresses plan consistency and other matters.
- (B)        Motion to advise that the proposed rezoning is inconsistent with the Land Use Plan and other applicable plans and policies officially adopted by the Town of Pittsboro, and recommended to disavow the staff report which addresses plan consistency and other matters.

Such vote shall be included in the official minutes as the written recommendation of the Commission. This motion was adopted by a vote of 4 (for) to 0 (against);

The Planning Board, pursuant to Section 160A-383 of the North Carolina General Statutes, hereby forwards this Written Recommendation to the Board of Commissioners.

Town of Pittsboro Planning Board

By:   
\_\_\_\_\_  
Raeford Bland  
Chairman

WRITTEN RECOMMENDATION OF THE TOWN OF PITTSBORO PLANNING BOARD  
TO  
THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS  
AS TO PITTSBORO ZONING CASE #REZ-2014-03 / *Pittsboro Ford Rezoning*

Having reviewed the most recently amended zoning application in Town of Pittsboro Case #REZ-2014-03, pursuant to Section 160A-383 of the North Carolina General Statutes the Town of Pittsboro Planning Board, at its regularly scheduled meeting on September 3, 2014:

- A. Adopted one of the following motions, effective November 3, 2014:
- (A)   X   Motion to adopt resolution recommending approval of the proposed rezoning and to advise and comment to the Board of Commissioners that the proposed rezoning is reasonable considering the size and location of the tract and the potential benefits to the economic, cultural and urban development of the surrounding community while providing quality design features and sensitivity to environmental issues.
  
  - (B)        Motion to adopt resolution recommending disapproval of the proposed rezoning and to advise and comment to the Board of Commissioners that the proposed rezoning is not reasonable considering the size and location of the tract and the potential benefits to the economic, cultural and urban development of the surrounding community while providing quality design features and sensitivity to environmental issues.

Such vote shall be included in the official minutes as the written recommendation of the Commission. This motion was adopted by a vote of 4 (for) to 0 (against);

The Planning Board, pursuant to Section 160A-383 of the North Carolina General Statutes, hereby forwards this Written Recommendation to the Board of Commissioners.

Town of Pittsboro Planning Board

By:   
\_\_\_\_\_  
Raeford Bland  
Chairman