



TOWN OF PITTSBORO
ZONING DISTRICT CHANGE APPLICATION

P.O. Box 759-635 East Street
Pittsboro, NC 27312

Telephone (919) 542-4621
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REZ- 2016-02

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: Atlas Lee Boone

Address: c/o Ronald P. Collins, guardian
117 W. Raleigh St., Siler City, NC 27344

Phone No: (h) _____

(w) (919) 663-2533

(m) _____

Email: RPCcpa@collinskingcpa.com

(2) Landowner Information (as shown on deed)

Name: Atlas Lee Boone

Address: c/o Ronald P. Collins, guardian
117 W. Raleigh St., Siler City, NC 27344

Phone No: (h) _____

(w) _____

(m) _____

Email: _____

(3) Property Identification:

911 Address: 196 Hillsboro St.
Pittsboro, NC 27312

S.R. Name: _____

S.R. Number: _____

Acreage: 0.84 acre

Flood map #: _____

Flood Zone: _____

Map Date (2-07-2007)

Tax Map #: 9741-78-6194-000

Parcel#: 7817

Deed Book: 282 Page: 194 Yr: _____

Plat Book: _____ Page: _____

Current Zoning District: R-1012

Watershed District: _____

(4) Requested Zoning District

O-I

Legal Description:

BEGINNING at an elm tree on the Eastern side of Hillsboro Street, the Northwest corner of the Mrs. J. M. Gregory lot, and running thence with Hillsboro Street North 7 deg. East 96½ feet to a stake; thence South 83 deg. East 401 feet to a stake; thence South 7 deg. West 96½ feet to a stake in the line of the lot of Mrs. J. M Gregory; thence North 83 deg. West 401 feet to the point of beginning, and being the same property conveyed to Carl V. Fisher and wife by deed of E. H. Johnson, et al, dated February 12, 1959, recorded in Book 257, page 271, Chatham County Registry, and being the same lands conveyed to Atlas L. Boone by deed recorded in Book 282, Page 194 of the Chatham County Registry, reference to which deeds are hereby made for a more particular description..

Adjoining Property Owners

Parcel No.

7813	HACO Properties, LLC	360 Ryan Rd., Pittsboro, NC 27312
8151	Vicente & Karen Dias	302 Cobble Ridge Dr., Chapel Hill, NC 27517
60789	Jacques & Wendy Dufour	424 Alton Alston Rd., Pittsboro, NC 27312
76778	Deacon Investment Prop., LLC	458 Eagle Drive, Chapel Hill, NC 27517
62463	Town of Pittsboro	P. O. Box 759, Pittsboro, NC 27312
8278	Stephen & Betsy Cockman	P. O. Box 151, Pittsboro, NC 27312

Explanation for Amendment:

Subject property is to be sold in order to make assets to care for the owner. The highest and best use of the property is a use permitted in the Town's current O-I Zoning District. Adjoining properties are currently zoned O-I and C-2. An extension of the O-I District would allow maximization of the value of the property and maintain a buffer with adjoining residential areas. The amendment is compatible with the Town's Future Land Use Map as part of its "Mixed Use Town Center". As defined in the Town Future Land Use Plan, this area is for "A mix of uses, including other various uses and residences, is encouraged, as is refill development and the adaptive reuse of existing buildings. (Section 5, Page 99)