

MAY 2015

ADDENDUM TO TOWN OF PITTSBORO ZONING DISTRICT CHANGE APPLICATION (the “Application”) SUBMITTED BY CHATHAM PARK INVESTORS LLC

(Section numbering in this Addendum corresponds to the Section numbering in the Application)

(2) Landowner Information (as shown in Deed)

See copies of Deeds to Chatham Park Investors LLC included with this Application. The following three (3) addresses for Chatham Park Investors LLC are in these Deeds: 100 Weston Estates Way, Cary, NC 27513; SAS Campus Drive, Cary, NC 27513; and P. O. Box 3557, Cary, NC 27519. Some of the Deeds do not have an address for Chatham Park Investors LLC.

(3) Property Identification:

THE ATTACHED “CHATHAM PARK PDD ZONING MAP” (the “Map”), consisting of two (2) Pages, is incorporated by reference as part of this Addendum.

Page 1 of the Map identifies each parcel of the real property subject to the Application (each referred to herein as a “Parcel” and together as the “Parcels”) by a number between and including numbers 1 through 102.

Page 2 of the Map lists the Parcels and shows the following information for each Parcel:

- ID#, which corresponds to the number of the Parcel on Page 1 of the Map.
- AKPAR (Chatham County Tax Parcel Number).
- PIN, which is the Chatham County Property Identification Number.
- Deed Reference (by Book and Page as recorded in office of Chatham County Register of Deeds).
- Plat Reference, where applicable (by Book and Page as recorded in the office of the Chatham County Register of Deeds. With respect to Plats, a Book and Page reference corresponds to a Plat Slide as follows: P.B. 2006, PG 200 = Plat Slide 2006-200). The Plat Reference column may contain a reference to a Plat even though the approximate acreage in the Approx. Acreage column is based on a more recent survey of the Parcel.
- Approx. Acreage, which is the approximate number of acres in the Parcel. The acreage of some Parcels may vary from the acreage shown in the records of Chatham County Geographic Information Systems (“GIS”) and Chatham

County Tax Administration Office. The acreage in the Approx. Acreage column in the Map is the acreage of the Parcel based on the most recent of the following descriptions: (i) metes and bounds description in the deed to Chatham Park Investors LLC; or (ii) survey referenced in the deed to Chatham Park Investors LLC; or (iii) a recorded Plat of the Parcel. If the applicable description includes acreage in a road right of way, that acreage is included in the Approx. Acreage column for that Parcel. If the deed for the Parcel did not state acreage (either in the deed or by reference to a survey or recorded plat), the acreage has been estimated. Please note that the total acreage of the property in Town of Pittsboro Zoning District Change Application REZ-2013-02 (referred to herein as "REZ-2013-02") was incorrectly stated in REZ-2013-02 as 7,120 acres. The correct total is approximately 7,043 acres. This Application includes property that was not included in REZ-2013-02. The total acreage of the property included in this Application is approximately 7,100 acres. Accordingly, the total approximate acreage of the Property included in this Application is more than the approximately 7,043 acres of the property in REZ-2013-02.

- Road Name (SR Number), which is the State Road or U. S. Highway Name and Number on which the Parcel is located or, if the Parcel is not located on (that is, does not adjoin) a State Road or U. S. Highway, a nearby State Road or U. S. Highway. If a Parcel has a specific address number preceding the State Road or U. S. Highway Name – for example, 152 Bynum Beach Road for the Parcel with ID#5 – that is the 911 address for that Parcel. Those Parcels without a specific address number preceding the State Road or U. S. Highway Name do not have 911 addresses.

NOTES REGARDING THE MAP AND THIS APPLICATION:

1. The information for the Parcel with ID# 26 (AKPAR 7403) includes the acreage for the portion of that Parcel that is located on the east side of Gum Springs Road. GIS mapping identifies the portion of this Parcel on the east side of Gum Springs Road with AKPAR 7579 but refers to the same PIN as the one for AKPAR 7403 – 9760-27-8401. AKPAR 7579 is not separately described in the chart on Page 2 of the Map.

2. The information for the Parcel with ID# 30 includes references to the deeds that conveyed to Chatham Park Investors LLC all of the property that is included in AKPAR 7432. The property conveyed by those deeds totals 295.60 acres in accordance with the plat recorded in Plat Book 2006, Pages 391-393. The acreage shown on GIS for AKPAR 7432 is 214.26 acres. The GIS acreage does not include the 80.29 acre portion of Tract 1 that was conveyed by the deed recorded in Book 1289, Page 663 and does not include the portions of Tract 1 (conveyed by the deed recorded in Book 1289, Page 633) and Tract 2 (conveyed by the deed recorded in Book 1289, Page 666) totaling 1.05 acres that are in the right of way of Bill Thomas Road.

Also submitted with this Application for the property descriptions of the Parcels are copies of the recorded Deeds to Chatham Park Investors LLC and copies of the recorded Plats of the Parcels for which there are recorded Plats and for which there are recorded Plats for only portions of the Parcels.

- List of Flood Map #'s

3710975300J
3710975200J
3710975100J
3710975000J
3710964800J
3710976300J
3710976200J
3710976100J
3710976000J
3710966900J
3710977100J
3710977000J
3710967900J

- Current Zoning District:

With the exception of the following Chatham County Tax Parcels, which are zoned as indicated below under "Current Zoning", all of the property included in this Application is zoned Planned Development District (PDD) at the time of submission of this Application. The following Parcels are not zoned PDD at the time of the submission of this Application and are zoned as follows:

<u>AKPAR</u>	<u>PIN</u>	<u>Current Zoning</u>
7099	0752-09-9860	R-A2 (Residential Agricultural)
7182	9753-82-5888	R-A5 (Rural Agricultural)
75051	9752-64-2413	R-A2 (Residential Agricultural)
83665	9752-09-6693	R-A2 (Residential Agricultural)
84303	9750-67-7326	R-A2 (Residential Agricultural)
90060	9753-73-7759	R-A5 (Rural Agricultural)

Litigation is pending in which it is asserted that the rezoning of the portion of the property included in this Application that was zoned to Planned Development District (PDD) in REZ-2013-02 should not be given effect. Prior to the approval of REZ-2013-02 the following Town of Pittsboro Zoning Districts were applicable to the various parcels of such property (the following designations are those found in Article IV of the Town of Pittsboro Zoning Ordinance):

C-2(CD)	Highway Commercial Conditional Use
C-2	Highway Commercial
MUPD	Mixed Use Planned Development
R-A	Residential-Agricultural
RA-2	Residential-Agricultural (2 acres)
R-A5	Residential-Agricultural (5 acres)

- Watershed District(s)

WSIV-CA	Watershed Overlay Critical Area
WSIV-PA	Watershed Overlay Protected Area

(4) Requested Zoning District.

This Application proposes to rezone to Planned Development District certain Parcels that are not zoned currently as Planned Development District, thereby increasing the area of the Planned Development District known as “Chatham Park” that was adopted by the Town of Pittsboro in REZ-2013-02. This Application also proposes to apply a new Planned Development District Master Plan (“Master Plan”) to all of Parcels included in this Application. The new Master Plan filed with this Application includes a procedure for submittal and approval of the “Additional Elements” described in the Master Plan.

This Zoning District Change Application is supported by the text and maps of the current Town of Pittsboro Land Use Plan.

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

List of names and addresses of current adjoining property owners.

See information from Chatham County GIS for names and addresses of owners of properties located within 300 feet of the boundaries of the Parcels subject to this Application.

Written legal description.

See copies of the Deeds, Plats, and surveys for Parcels subject to this Application that are enclosed with this Application.

Explanation of request addressing applicable portions of zoning ordinance.

This request is to apply the most appropriate zoning district, "Planned Development District" (as described in Article V of the Town of Pittsboro Zoning

Ordinance) to the subject Parcels. The Zoning Ordinance describes this district as follows:

PDD Planned Development District

This district is established and intended to promote innovative land planning, design and layout of large development projects that may not otherwise be permitted under general zoning district standards, subdivision regulations, or other development requirements. (The words "standards", "requirements", and "regulations" are used interchangeably in Article V when referring to development standards). The PDD district promotes innovative land planning, design and layout by:

- (1) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards or regulations that were designed primarily for individual lots;
- (2) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (3) Allowing greater freedom for a broad mix of various land uses in the same development;
- (4) Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;
- (5) Encouraging quality urban design by allowing higher densities when such increases are supported by superior design or the provision of additional amenities; and
- (6) Advancing public health, safety and general welfare.

In return for greater flexibility, planned developments in this district are expected to deliver communities of exceptional design, character and quality that preserve critical environmental resources and provide open space amenities. Such communities incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. Because flexibility is essential for the development of such communities, variations from otherwise applicable regulations and standards may be granted with the adoption of the required Planned Development District Master Plan (PDD Master Plan).