



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- 2014-06

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: Bradshaw & Robinson, LLP
Address: P. O. Box 607
Pittsboro, NC 27312
Phone No: (h) _____
(w) 919-542-2400
(m) 919-545-1258
Email: bradshaw@bradshawrobinson.com

(2) Landowner Information (as shown on deed)

Name: Rocky Crissman and Janie C. Crissman
Address: 1110 Russett Run
Pittsboro, NC 27312
Phone No: (h) _____
(w) _____
(m) 919-524-2244
Email: _____

(3) Property Identification:

911 Address: 1108 Russett Run Road and
1110 Russett Run Road
S.R. Name: Russett Run Road
S.R. Number: 1658
Acreage: 5.001, more or less
Flood map #: 3710975200J
Flood Zone: X
Map Date (2-07-2007)

Tax Map #: 9752-37-7288.000
9752-37-7073.000
Parcel#: 86767 and 7147
Deed Book: 1499 Page: 378 Yr: 2010
Plat Book: 2007 Page: 489
Current Zoning District: RA-2
Watershed District: WS-IV PA

(4) Requested Zoning District

R-10

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

- List of names and addresses or current adjoining property owners.
- 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.)

The character of the area around the subject property has changed to such an extent that the existing rural, very low density residential and agricultural zoning designation assigned to the property is no longer appropriate. The property is adjoined on the west by a portion of the Chatham Park Planned Development District that is designated for mixed uses and has allocated to it 917 dwelling units and 3,889,500 square feet of non-residential uses, which will allow a wide array of residential housing types and many other commercial, institutional and recreational uses. On the other three sides, the property is adjacent to property owned by Calvin A. Mellott for which a consistent request for rezoning is being filed simultaneously with this application. The request is also consistent with the Town's existing land use plan, which targets the area for medium density residential development with nearby commercial and mixed uses.

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.

Bradshaw & Robinson, LLP

By: 
Patrick E. Bradshaw

June 6, 2016
Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that Patrick E. Bradshaw and Bradshaw & Robinson, LLP, or either of them, are authorized agents for said property and are permitted by me to file this application.

Rocky H. Crissman 6-5-16
Rocky Crissman Date

Janie C. Crissman 6-5-16
Janie C. Crissman Date

R.C.
~~Fee \$350.00~~ \$360.00

Paid _____
Date

ADJOINING PROPERTY OWNERS

1. Calvin A. Mellott
P. O. Box 336
Carrboro, NC 27510
Parcel No. 7146 and 75038

2. Chatham Park Investors, LLC
P. O. Box 3557
Cary, NC 27519
Parcel No. 7101

PROPERTY DESCRIPTION
CRISSMAN PROPERTY

LYING AND BEING in Center Township, Chatham County, North Carolina, and being more particularly described as follows in accordance with a plat recorded in Plat Slide 2007-489 (the "Plat"). All recording references herein are to the office of the Register of Deeds for Chatham County, North Carolina.

BEGINNING at an iron pipe set at the southwest corner of Lot 3 on the Plat, a common corner with the northwest corner of Lot 4 on the Plat, then North 02 degrees 37 minutes 07 seconds East a total distance of 500 feet (passing an iron pipe set at 300.05 feet) to an iron pipe set at the northwest corner of Lot 1 on the Plat, said iron pipe being a common corner with property owned now or formerly by Calvin A. Mellott (see deed recorded in Book 363, Page 33); then the following two (2) lines with Mellott:

- (1) North 88 degrees 13 minutes 07 seconds East 437.00 feet to an iron pipe set; and
- (2) South 02 degrees 37 minutes 07 seconds West a total distance of 500 feet (passing an iron pipe set at 199.95 feet) to an iron pipe set at the southeast corner of Lot 3 on the Plat, a common corner with the northeast corner of Lot 4 on the Plat;

then with the northern boundary line of Lot 4 on the Plat, South 88 degrees 13 minutes 07 seconds West 437.00 feet to the point of Beginning, and being the following Lots shown on the Plat:

- Lot 1, containing 1.562 acres;
- Lot 2, containing 0.438 acre; and
- Lot 3, containing 3.001 acres.

(Lots 1 and 2 have Chatham County Tax Parcel No. 86767 and Lot 3 has Chatham County Tax Parcel No. 7147.)