



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2013-04
Chatham County Government Rezoning

DATE: August 7, 2013

Chatham County Government is proposing to rezone approximately 98 acres off of US Business 64 West from MUPD to O&I. This was the former Steele development known as Westmoore. Unfortunately, this project did not survive the economic recession. Chatham County purchased the property in November of 2012.

The Planning Board is forwarding this proposal with a positive recommendation for the proposed rezoning.

It is necessary to schedule a Public Hearing for August 26, 2013.

Also, as an adjunct to the proposed rezoning, it is also desirable to amend the Town's Land Use Plan accordingly, which would be a change to the Future Land Use Map. The current Plan reflects the proposed mixed use project Westmoore, which now that the County has purchased the property and is pursuing a different development scenario, will no longer happen. A second, separate Public Hearing should be scheduled to make this change.

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



**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- 2013-04

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: Charlie Horne for Chatham County
Address: 12 East Street, PO Box 1809
Pittsboro, NC 27312
Phone: (919) 542-8200
Email: charlie.horne@chathamnc.org

(2) Landowner Information (as shown on deed)

Name: County of Chatham
Address: PO Box 1809
Pittsboro, NC 27312
Phone: (919) 542-8200
Email: charlie.horne@chathamnc.org

(3) Property Identification:

911 Address: 1192 US 64 West Tax Map #: 974105194028
S.R. Name: US 64 Business Parcel #: 6783
S.R. Number: US 64 Business
Acreage: 97.977 acres Deed Book: 1635 Page: 431 Yr. 2012
Flood map #: 3710974100J Plat Book: 2012 Page: 128
Flood zone: XA Current Zoning District: MUPD
Map Date (2-07-2007) Watershed District: LWA

(4) Requested Zoning District

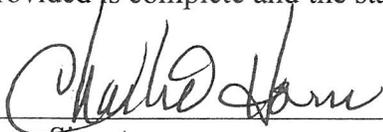
Office & Institutional (O&)

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

- List of names and addresses or current adjoining property owners (see attached)
- Written legal description, County Tax Map, or Map of the property at a scale of not less than 1 inch equals 200 feet. (see attached plat/survey)
- Explanation of request addressing applicable portions of Zoning Ordinance. (Use a separate sheet of paper if necessary.)

See attached.

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.


Signature

7/16/13
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.

Signature

Date

Fee \$360.00

Paid

7/18/13
Date

Chatham County Rezoning Application: Explanation of Requested Zoning

Chatham County is requesting to rezone Parcel Number 6783, located at 1192 US 64 West, Pittsboro, from Mixed Use Planned Development (MUPD) to Office and Institutional (O&I).

Background: On August 10, 2012, Chatham County purchased 97.977 acres from Harriette Steele. Ms. Steele's son Patrick had planned to develop a mixed use development. When Mr. Steele abandoned those plans, he approached the county about purchasing the property. The county was in the initial stages of planning an agriculture center. Because of the property's proximity to Central Carolina Community College and road frontage on 64 Business, the county saw this site as optimal for the agriculture center and future growth for the college. The college expressed strong support of this idea. With the college's strong national reputation in sustainable agriculture and Cooperative Extension's ties to NC State University, the county believes this is an opportunity to allow us to develop a unique partnership to support and grow our thriving agriculture sector. Agriculture is a key driver of the local economy. While many places have seen the number of farms decrease, the number of farms has actually grown in Chatham County to approximately 1,100. Last year, agriculture contributed \$105,657,209.00 to the local economy and provided 19% of total county employment.

The existing college campus is also zoned O&I. The proposed rezoning is a logical extension of this district

Future Plans: The County has short-term plans to construct an approximately 35,000 square foot agriculture center (approximately 13,500 sf of office space for agriculture-related offices and 21,500 sf of assembly space) within the next 2.5 years. These plans could change depending on the ultimate design of the building and the availability of funding. Long-term the college will use the property for expansion. As currently planned, the agriculture center would offer the town, college, and county a large meeting space, which would hold 800 people in the main meeting room and include four breakout rooms which would accommodate 40 people each. The facility would also provide "one-stop shopping" for all agriculture-related services, including Cooperative Extension, Soil and Water Conservation District/Natural Resources Conservation District, NC Forestry, and US Farm Service Agency. The county has hired the Pittsboro firm Hobbs Architects to design and oversee construction of the project. Hobbs has assembled a well-qualified team to manage all aspects of the project.

Prior to moving ahead with the project, the county realizes that the town must also approve a Site Plan, issue a Zoning Compliance Certificate, and provide for a wastewater allocation.

The current Agriculture Building was built in 1956 and has never had a major renovation. The county will evaluate the existing building for other uses.



CHATHAM COUNTY, NC

Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 6783

Map Number: 9741-19-4028

Owner Name: COUNTY OF CHATHAM

Owner Address: PO BOX 1809

Owner City: PITTSBORO

Owner State: NC

Owner Zip: 27312-1797

Tax Year: 2013

Description: K6-17

Deed Book: 1635

Deed Page: 0431

Plat Book: 2012

Plat Page: 0128

Deed Acres: 97.977

Physical Address: OFF US 64 W

Improvement Value: 0

Land Value: 538185

Fire District: 201

Township Code: 5

One Inch = 400 Feet



REZONING REQUEST
REZ-2013-03

Chatham County

Current Zoning: MUPD
 Proposed Zoning: O & I



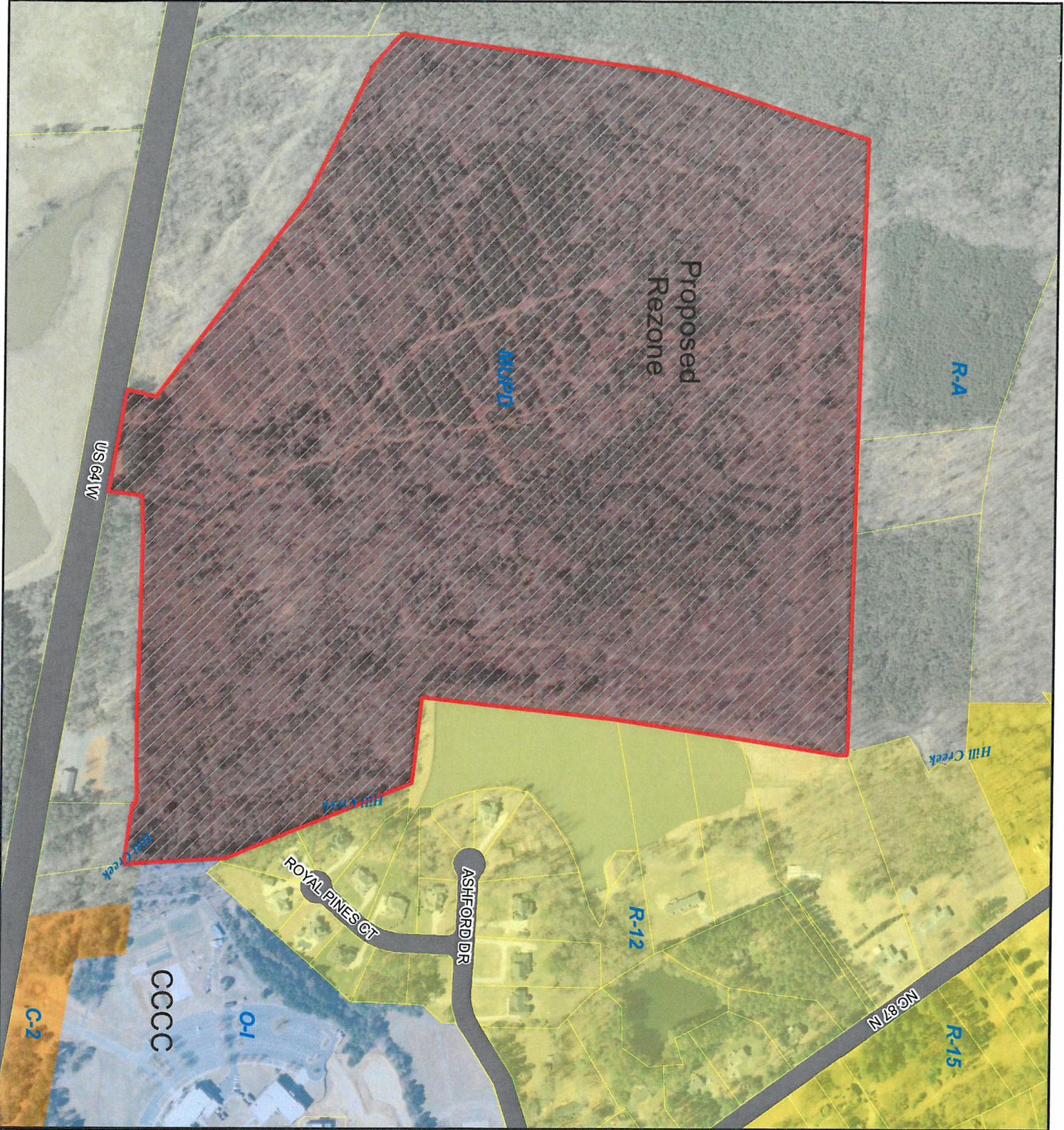
July 31, 2013

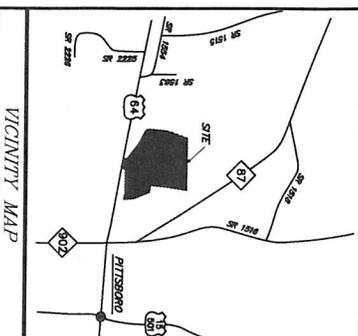
	Proposed Rezoning
	Pittsboro Zoning
	O-1
	C-1
	C-1 CU
	C-2
	C-2 CU
	C-4
	M-1
	M-2
	MUPD
	R-10
	R-12
	R-12M
	R-15
	R-A
	R-A2
	R-A5

0 75 150 300 450 600 Feet
 Refer to the Zoning Ordinance for Zone descriptions.

TOWN OF PITTSBORO

Department of Planning
 Proud Past
 Exciting Future





N.C. GRID NORTH - NAD83

1. STACY C. SMITH - do hereby certify that this plat was drawn under my supervision from an original map on file under my supervision using references shown hereon, that the boundaries not surveyed are shown as broken lines plotted as calculated by latitudes and departures to 1:10,000 accuracy and that this plat was prepared in accordance with G.S. 47-30 and that I am a duly licensed professional land surveyor and hold this my original map, license number A.L. 2086.

Professional Land Surveyor
L-3786
License Number

ELIZABETH LYON, ET AL
D.B. 107, PG. 330
PLAT SLIDE 88-275

AREA SUMMARY
0.995 ACRES ±
+ 98.979 ACRES TOTAL RECOMBINED
- 0.360 ACRE U.S. HWY. R/W
97.614 ACRES NET RECOMBINED

CURVE DATA TABLE

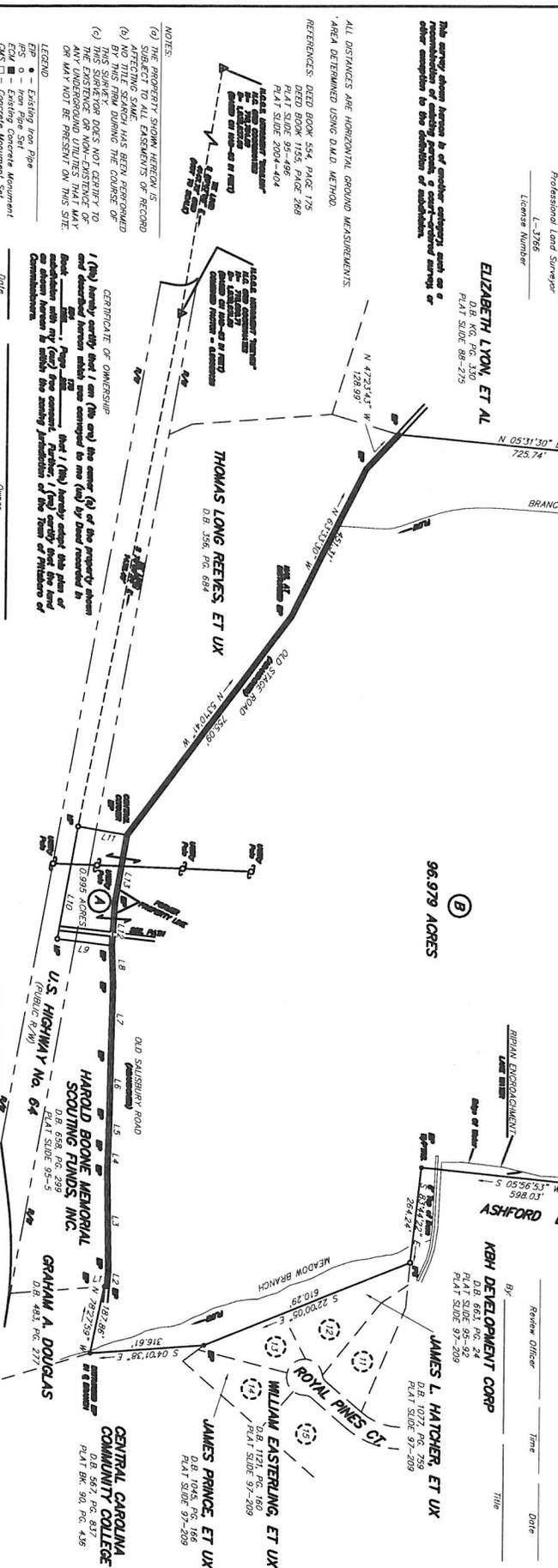
LINE	BEGINNING	END	DISTANCE
L1	N 02°13'38" E	43.91	7.12
L2	N 83°28'16" W	279.38	43.91
L3	S 88°59'12" W	66.91	279.38
L4	N 87°54'07" W	66.91	66.91
L5	N 88°56'40" W	66.91	66.91
L6	N 89°04'12" W	66.91	66.91
L7	S 89°42'58" W	105.00	66.91
L8	S 07°01'39" W	150.43	105.00
L9	N 80°13'14" W	314.81	150.43
L10	N 03°56'26" E	119.77	314.81
L11	N 86°56'25" W	198.14	119.77
L12			198.14
L13			

I hereby certify that the property shown on this plat is a recombined area of property as shown on the original map on file under my supervision and that the boundaries are as shown on the original map on file under my supervision. I am a duly licensed professional land surveyor and hold this my original map, license number A.L. 2086.

By: _____ Title _____
Date _____
Time _____

State of North Carolina
County of Chatham

Review Officer _____ Title _____
Date _____



ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
AREA DETERMINED USING D.M.D. METHOD.
REFERENCES: DEED BOOK 54, PAGE 178
DEED BOOK 1155, PAGE 288
PLAT SLIDE 99-466
PLAT SLIDE 2004-404

NOTES:
(a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF OR MAY NOT BE PRESENT ON THIS SITE.

LEGEND
— Existing Iron Pipe
— on Pipe Set
— Existing Monument
— Concrete Monument Set
— P-W-K - Pinner-Kelton Nail Set
— N.S. - Non-Sound
— E.R. - Existing Railroad Spike
— R.R. - Railroad Spike Set (Not Set)
— M.S. - Mag Nail Set
— U - Utility Pole
— S - Secondary Sewer Manhole
— TL - T-iron
— R/W - Right of Way

CERTIFICATE OF OWNERSHIP
I, (Plat) hereby certify that I am (Plat) and the center (Plat) of the property shown and described herein which was conveyed to me (Plat) by deed recorded in Deed Book 54, Page 178 and Deed Book 1155, Page 288, and that I (Plat) hereby certify this plat of the property shown and described herein to be a true and correct plat of the same as shown hereon to which the survey jurisdiction of the State of North Carolina extends.

OWNER _____
DATE _____
OWNER _____
DATE _____

RECORDED IN PLAT SLIDE _____

This plat was presented for registration at _____ o'clock _____ M., on _____ day of _____, 2008, and recorded in Plat Slide _____ of Book _____ of the _____ Register of Deeds, By _____ Assistant _____



RENEES FAMILY LIMITED PARTNERSHIP
D.B. 285, PG. 690
PLAT BK. 1, PG. 79

PARCEL NO. 6783
PIN 9741-19-4028-000

RECOMBINATION SURVEY FOR
WILLIAM L. STEELE, III
CENTER TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

Smith and Smith
Surveyors

P.O. BOX 277
450 N. W. 10th St
(919) 965-7111
PITTSBORO, NC 27702

DATE: MARCH 16, 2008
SCALE: 1" = 200'
DRAWN BY: J.A.B.
PROJECT NO.: P95-06