



Town of Pittsboro, North Carolina

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

MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Planning, Parks, & Engineering

SUBJECT: REZ-2012- 03
Chatham Park LLC, Presentation by Applicant
Regular Meeting Agenda Item

DATE: August 6, 2013

Chatham Park LLC is proposing to rezone approximately 7,000 acres of land within the Town's Extraterritorial Planning Jurisdiction. The property is primarily vacant and undeveloped, located on the eastern side of Pittsboro. Current zoning districts associated with the property include Highway Commercial, Conditional Use (C-2 CU), Highway Commercial (C2), Mixed Use Planned Development (MUPD), Residential-Agricultural (RA), Residential-Agricultural 2 Acres (RA-2), Residential-Agricultural 5 Acres (R-A5). The request is to apply the Planned Development District (PDD) to the property. 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). The adoption of the Master Plan is a formal part of the rezoning.

There have been two Public Hearings to date (June 24, 2013 & July 22, 2013) in order to solicit comments and to provide an opportunity for the public to address the Board with regard to this rezoning request. Over 60 citizens spoke and/or offered comments to the Board.

Recommendation

Receive the presentation by Chatham Park LLC. Additionally, the Board could consider the points set forth in Mr. Messick's memo to the Board dated July 24, 2013. Particularly, to seek professional assistance for third party review and comment, and the scheduling of a critical path forward in reaching a decision. This may require an additional work session. Staff could be directed to review public comments, categorize and synthesize, to the extent practicable, for the Boards use in further review and consideration.

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