



MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

SUBJECT: Public Hearing to Amend Zoning Ordinance and Subdivision Regulations – PDD Ordinance

DATE: April 27, 2015

Background: On your April 13, 2015 meeting you scheduled a public hearing to receive comments on proposed amendments to the Town of Pittsboro’s Zoning Ordinance and the Town of Pittsboro’s Subdivision Regulations. Attached please find:

1. Notice of Public Hearing
2. Proposed New Planned Development District (PDD) Text of the Proposed Zoning Ordinance Amendment
3. Proposed Amendment to the Town of Pittsboro Subdivision Regulations
4. Proposed Amendment to Article X, Section 10.4.3 B.

The changes recommended in the New Planned PDD Text (#2 above) are relatively minor compared to the text in the current Zoning Ordinance. Please note that a paragraph was added to 5.2.2 NOTES TO THE TABLE OF PERMITTED USES (NOTE 11) when compared to the current Zoning Ordinance. This new/added paragraph reads:

“For uses listed as “permitted by SUP (Special Use Permit) only” in the Table of Permitted Uses and included as permitted uses in the PDD Master Plan, the PDD Master Plan will establish the development standards to mitigate, if necessary, the impacts of each such use, especially with regard to property adjacent to the PDD.”

The Proposed Amendment to the Town of Pittsboro Subdivision Regulations (#3 above), if approved, would represent new text to the current Subdivision Regulations.

The Proposed Amendment to Article X, Section 104.3 B. (#4 Above) is proposed to be rewritten as presented in the attached text. The rewrite can also be illustrated in the redlined paragraph below:

“10.4.3 Town Board Action

B. However, the Board of Commissioners need not await the recommendations of the Planning Board before taking action on a proposed amendment nor is the Board of Commissioners bound by any recommendations of the Planning Board that are before it at the

time it takes action on a proposed amendment. ~~Prior to~~ When adopting or rejecting any zoning amendment, the Board of Commissioners shall ~~add~~ also approve a statement describing whether its action is consistent with ~~the~~ an adopted ~~Land Use Plan~~ comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the Board of Commissioners considers the action taken to be reasonable and in the ~~people's best~~ public interest.”

Action Requested: Conduct the Public Hearing