

MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

SUBJECT: Chatham Park - Proposed Ordinance Amending the Zoning Ordinance; Resolution Denying an Application for an Amendment to the Zoning Ordinance; Agreement between Chatham Park Investors and Town of Pittsboro

DATE: November 25, 2013

Background: Attached to this memorandum please find four (4) documents:

- 1) CHATHAM PARK PDD MASTER PLAN: NOVEMBER 21 2013 REVISIONS
- 2) AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF PITTSBORO FOR CHATHAM PARK
- 3) A RESOLUTION DENYING AN APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE TOWN OF PITTSBORO.
- 4) AGREEMENT

The first document outlines revisions to the revised PDD Master Plan for Chatham Park that was submitted to the Town on October 21. You may recall that the October 21 revisions were applied to the original PDD Master Plan for Chatham Park submitted to the Town on May 8, 2013.

The second document, if you approve it, rezones the various zoning districts to the Planned Development District zoning classification.

The third document assumes that you do not want to approve the second document. This would effectively “deny” the proposed PDD Master Plan for Chatham Park.

The fourth document is an agreement between the Town and Chatham Park Investors, LLC that assumes that you have approved the second document. It provides an annual payment to the Town from Chatham Park Investors, LLC to cover costs associated with developmental impacts related to the Chatham Park PDD Master Plan.

Action Requested: You can: 1) vote to approve the Ordinance Amending the Zoning Ordinance for the Town of Pittsboro for Chatham Park, or 2) vote to approve the Resolution Denying an Application for an Amendment to the Zoning Ordinance of the Town of Pittsboro.

Should you vote to approve the first item, you should consider and vote on the Agreement to provide a payment to the Town of Pittsboro from Chatham Park Investors, LLC.