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# Memo

**To:** Mayor, Board of Commissioners  
**Cc:** Bryan Gruesbeck, Stuart Bass  
**From:** Paul S. Messick, Jr.  
**Date:** May 7, 2015  
**Re:** Amendments to Zoning Ordinance and Subdivision Regulations

The Town Board of Commissioners, previously on its own motion, initiated proposed amendments to the Town's zoning and subdivision regulations. A public hearing was held on all three on Monday, April 27, 2015. On Monday, May 4, 2015, the amendments were considered by the Town Planning Board. The Planning Board recommended approval of all three amendments and adopted consistency statements for the two text amendments to the zoning ordinance. Copies of the Planning Board action are attached.

The first amendment proposes to amend the zoning ordinance revising language in the zoning ordinance to conform to the current requirements of state law regarding the consistency statement, and specifically Section 10.4.3 B. A recommended ordinance to amend is attached as:

"An Ordinance to adopt an amendment to Section 10.4.3 B of Town of Pittsboro Zoning Ordinance."

The second proposed amendment is to amend various sections of the zoning ordinance to create the Planned Development District. It is the same text that was considered by the Planning Board and approved by the Board of Commissioners in April 2013. The reason for the reconsideration is to eliminate possible irregularities in the public notice and consistency statements that were alleged in the current litigation between the Town and Pittsboro Matters and the other individual Plaintiffs. The town has alleged various defenses to the allegations of the Complaint, but this adoption of this amendment will eliminate those objections. A recommended ordinance to amend is attached as:

"An Ordinance to adopt an Amendment to the Town of Pittsboro Zoning Ordinance to add a Planned Development District zoning district."

The third proposed amendment proposed is to the Town's subdivision regulations and was previously adopted by the Town in April, 2013, and is intended to supplement the PDD provisions in the zoning ordinance. A recommended ordinance to amend is attached as:

“An Ordinance to adopt an Amendment to Town of Pittsboro Subdivision Regulations to add Section 9 to deal with Planned Development Districts.”

I recommend that the proposed amendments be considered in the order presented herein. If you have any questions, please advise.