

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of William D. Hughes, Jr. to amend the zoning map of the Town of Pittsboro to rezone the property described on Exhibit A attached hereto and incorporated herein by reference from R-15 (Low Density Residential) to R-10 (High Density Residential) pursuant to the provisions of NCGS 160A-385 and Article X of the Town of Pittsboro Zoning Ordinance and finds that the amendment is consistent with the Land Use Plan of the Town of Pittsboro; and

WHEREAS The Town Planning Board reviewed the application in detail, and forwarded the request to the Town Board of Commissioners with a positive recommendation for approval; and

WHEREAS The Town Planning Board adopted a motion to advise that the proposed rezoning is consistent with the Land Use Plan and other applicable plans and policies officially adopted by the Town of Pittsboro; and

WHEREAS a Public Hearing was held on October 27th, 2014 to solicit comments and concerns which were duly considered and acknowledged; and

WHEREAS, the Town Board of Commissioners makes the following findings and conclusions:

1. The subject parcels, located at 250 West Cornwallis Street, Tax Parcel ID # 68366 and Tax Parcel ID #86267, are located in a residential area.
2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2014-02 and incorporated herein by reference and finds that the amendment is consistent with the Land Use Plan of the Town of Pittsboro and other applicable adopted plans, policies and documents.
3. The proposed rezoning is a reasonable location for those uses permitted in the Town's R-10 zoning district and would be suitable for those uses permitted within the proposed district.
4. The proposed rezoning is reasonable considering the size and location of the tract and the potential impact to the surrounding community.
5. The proposed rezoning advances the public health, safety, and welfare of the Town.

BE IT ORDAINED by the Board of Commissioners of the Town of Pittsboro as follows:

1. That the property described on Exhibit A attached hereto and in Application REZ-2014-02 and incorporated herein by reference, be rezoned from R-15 (Low Density Commercial) to R-10 (High Density Institutional).
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

Adopted this 10th day of November, 2014.

TOWN OF PITTSBORO

By:

Mayor

ATTEST:

Clerk