AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO
68 Fayetteville Street (Justice Property)
REZ-2016-01

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of John Justice for 68 Fayetteville Street (REZ-2016-01) 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-12 (Medium Residential) to C2 (Highway Commercial) pursuant to the provisions of NCGS 160A-385 and Article X of the Town of Pittsboro Zoning Ordinance; 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 reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to the development of the Town of Pittsboro and surrounding community; the adjoining lands are either zoned or used for residential uses; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro, and is consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans, policies, and documents adopted by the Town of Pittsboro.

WHEREAS a Public Hearing was held on April 25th, 2016 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 parcel is located at 68 Fayetteville Street, Tax Parcel ID # 8124 & 7680

2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2016-01 and incorporated herein by reference and finds that the amendment is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to the development of the Town of Pittsboro and surrounding community; the adjoining lands are either zoned or used for residential uses; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro, and is consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans, policies, and documents adopted by the Town of Pittsboro.

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-2016-01 and incorporated herein by reference, be rezoned from R-12 (Medium Residential) to C2 (Highway Commercial).

2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

Adopted this 9th day of May, 2016.

TOWN OF PITTSBORO

By:

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Mayor

ATTEST:

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Clerk