

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO FOR CHATHAM PARK**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of Chatham Park Investors LLC 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 Highway Commercial, Conditional Use (C-2) (CU); Highway Commercial (C-2); Mixed Use Planned Development (MUPD); Residential-Agricultural (R-A); Residential-Agricultural (2 acres) (R-A2); and Residential-Agricultural (5 acres) (R-A5), to Planned Development District (PDD), with the associated Planned Development District Master Plan, as revised May, 2014 and amended on June 5 and June 6, 2014 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 comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents; and

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

WHEREAS Public Hearings were held on June 24, 2013, July 22, 2013 and May 20, 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. That the Board has to consider changes to this Ordinance after holding a public hearing on the proposed change and after receiving a recommendation from the Planning Board.
2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2013-02 and incorporated herein by reference and finds that the proposed amendment, as submitted and amended by the Applicant, is consistent with the comprehensive plan of the Town of Pittsboro, including the Land Use Plan and other applicable adopted plans, policies and documents.
3. The proposed rezoning is reasonable considering the size and location of the tract and the potential benefits to the economic, cultural and urban development of the surrounding community while providing quality design features and sensitivity to environmental issues.
4. That the Board of has determined that the proposed amendment advances the public health, safety or welfare of the Town.

NOW, THEREFORE, 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 incorporated herein by reference and in Application REZ-2013-02 and incorporated herein by reference, as amended, be rezoned from C-2(CU), C-2, MUPD, R-A, R-A2, and R-A5, to Planned Development District (PDD).
2. The continued validity and effectiveness of this approval is expressly conditioned upon the continuing compliance with the Chatham Park Master Plan as amended and referred to herein.

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

Adopted this ___ day of June 2014.

TOWN OF PITTSBORO

By: _____
Mayor

ATTEST:

_____ Clerk

EXHIBIT A

PROPERTY DESCRIPTION

All of the real property described as the following Chatham County Tax Parcels:

82958, 7403, 7482, 7449, 6792, 7293, 7294, 72014, 60775, 7292, 7432, 60763,
84291, 7617, 7590, 62522, 62520, 67893, 7581, 7596, 7483, 73514, 7579, 73516,
73517, 7589, 7585, 71754, 7423, 7463, 83129, 7406, 67906, 61066, 73236, 7424,
77763, 64501, 82166, 62521, 7298, 7448, 7583, 11006, 63257, 7402, 7295,
11199, 63927, 68705, 11183, 74581, 11198, 60218, 11221, 68706, 74580, 85882
62852, 7445, 7447, 7399, 87219, 7255, 71493, 79066, 7474, 7397, 7250, 81330,
86970, 70101, 7332, 87175, 7336, 7338, 7339, 7578, 71844, 7386, 7398, 7313
72791, 88002, 88481, 74060, 7372, 78535, 7101, 60745, 80308, 80309, 7207,
7183, 68503, 7099, 7217, 68503, 7098, 7218, 7088, 83663, 83665, 87176,
7333, 7334, 69490