Town of Pittsboro, North Carolina

Department of Planning

MEMORANDUM

TO: Planning Board

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2014- 04
Chatham Park LLC, Proposed Rezoning
Planned Development District with Master Plan

DATE: November 26, 2014

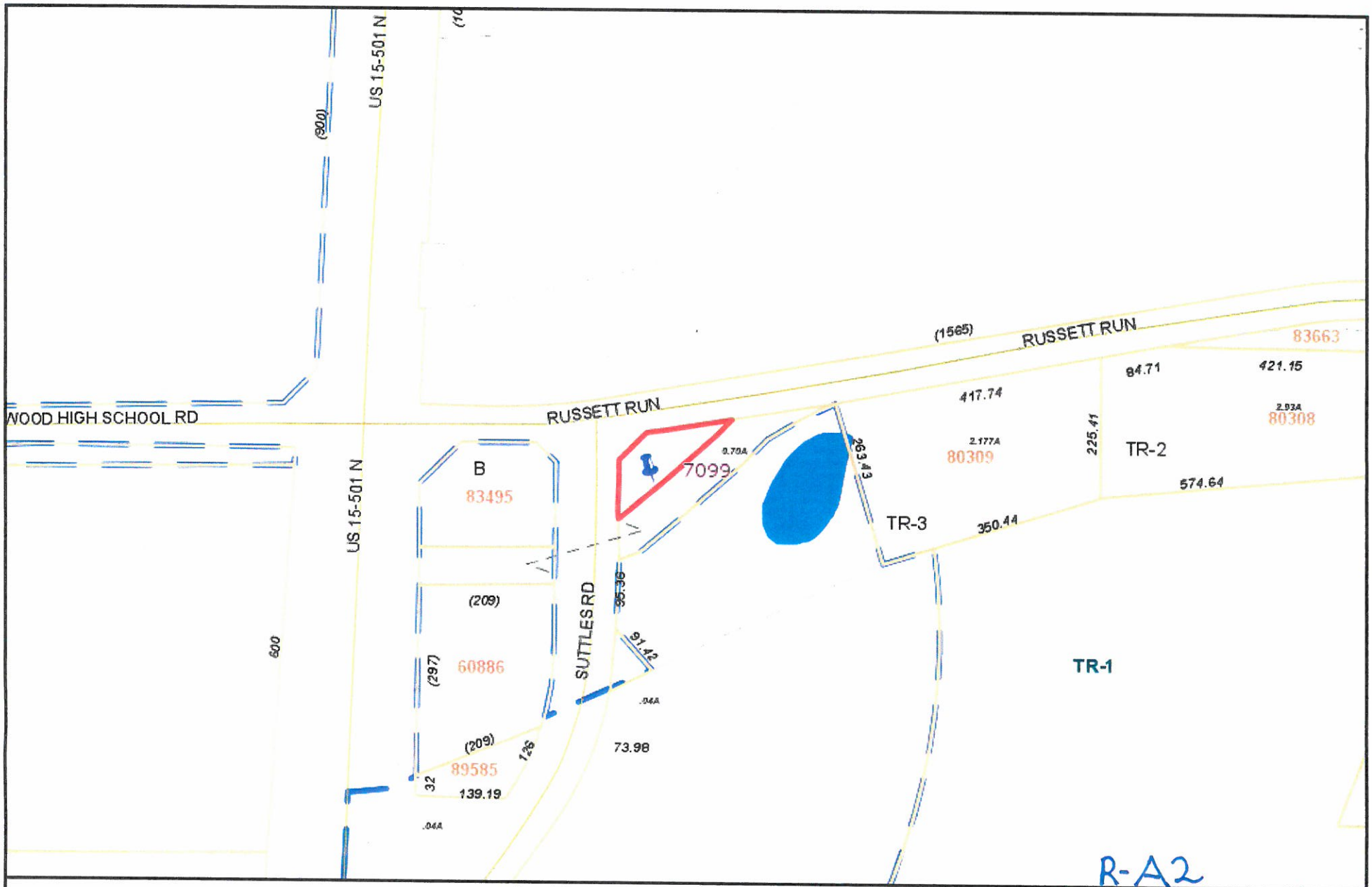
Chatham Park LLC is proposing to add approximately 46 acres to the previously approved Planned Development District Rezoning (REZ-2013-02, June 9th, 2014). Some text change revisions have also been incorporated into the Master Plan. The Board received a copy of the Master Plan on or about November 14th, along with an edited version of the document highlighting the text changes. Also, please note that this request affects the entire assemblage, and if approved, would supersede the June 9th, approval.

Formal Public Hearings conducted by the Town Board of Commissioners were previously held on June 24, 2013, July 22, 2013, and May 20, 2014 for the initial rezoning.

A recent public hearing was held on November 24, 2014 for this proposal. The following parcels are proposed to be added to the Planned Development District.

ID#	Parcel#	Acreage
ID#2	7099	0.194
ID#4	7182	23.191
ID#92	83665	0.434
ID#94	84303	0.14
ID#102	90060	21.186
ID#103	75051	0.47
		46.615

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-7109



CHATHAM COUNTY, NC

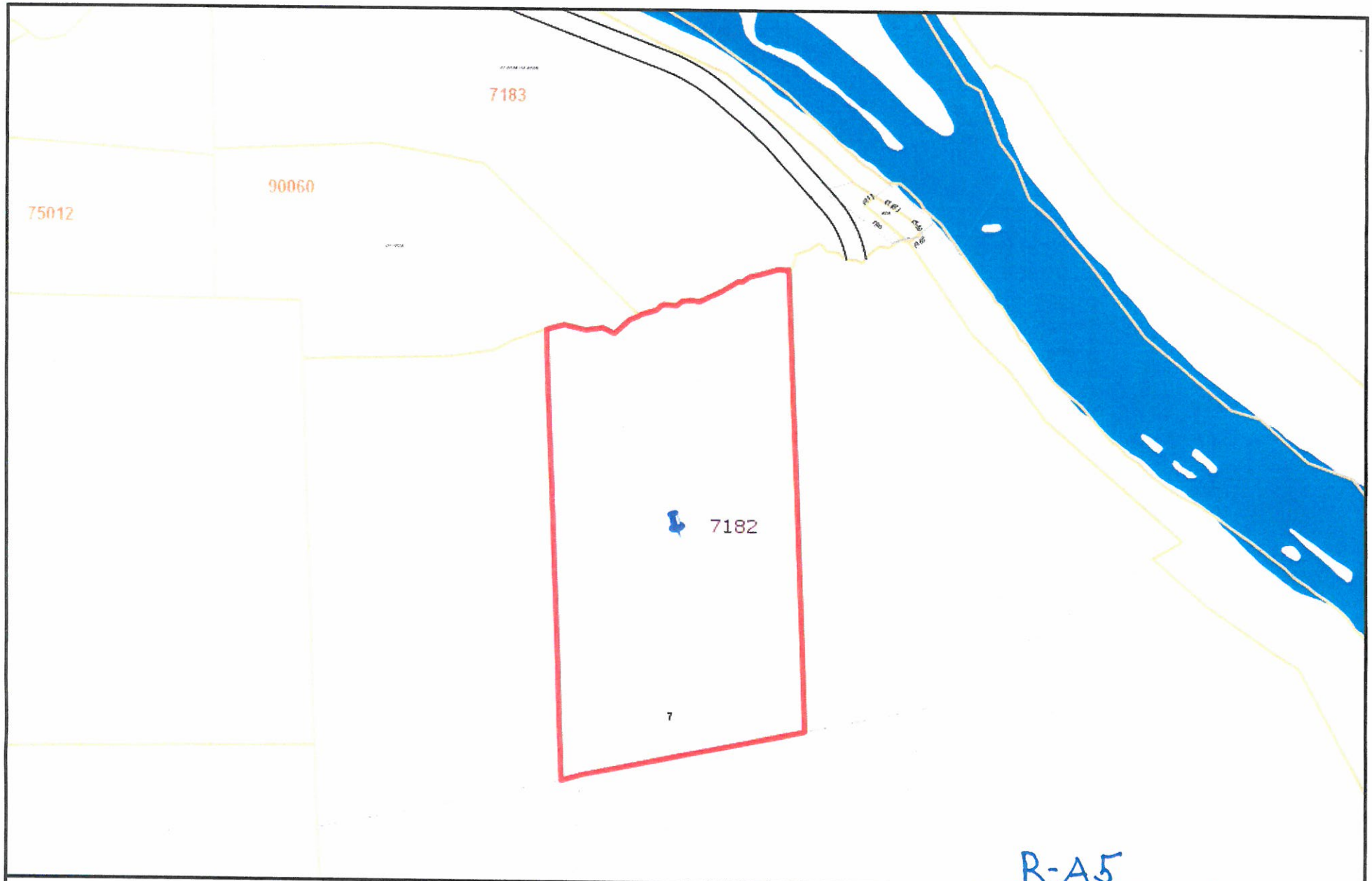
Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number:	7099
Map Number:	9752-09-9860
Owner Name:	CHATHAM PARK INVESTORS LLC
Owner Address:	100 WESTON ESTATES WAY
Owner City:	CARY
Owner State:	NC
Owner Zip:	27513
Tax Year:	2015
Description:	L5-7

Deed Book:	1724
Deed Page:	0158
Plat Book::	2006
Plat Page:	0081
Deed Acres:	0.26
Physical Address:	RUSSETT RUN
Improvement Value:	0
Land Value:	28350
Fire District:	106
Township Code:	5

One Inch = 200 Feet



R-A5

CHATHAM COUNTY, NC

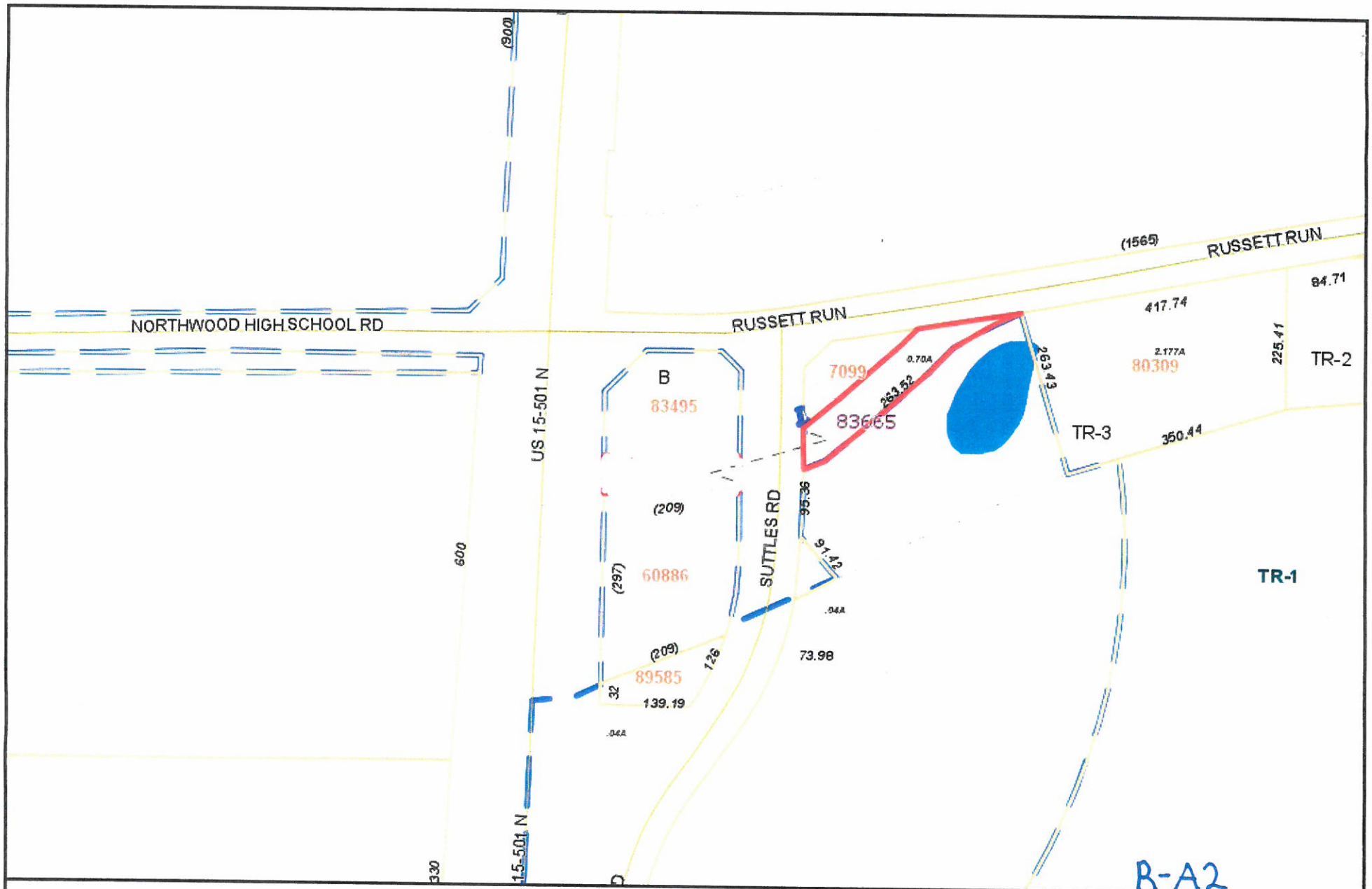
Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number:	7182
Map Number:	9753-82-5888.000
Owner Name:	WOLF GREGORY T & SUSANNE H
Owner Address:	602 LAUREL HILL RD
Owner City:	CHAPEL HILL
Owner State:	NC
Owner Zip:	27514
Tax Year:	2015
Description:	L5-53

Deed Book:	415
Deed Page:	0193
Plat Book::	
Plat Page:	
Deed Acres:	25
Physical Address:	OFF BYNUM BEACH RD
Improvement Value:	0
Land Value:	87500
Fire District:	106
Township Code:	5

One Inch = 400 Feet



CHATHAM COUNTY, NC

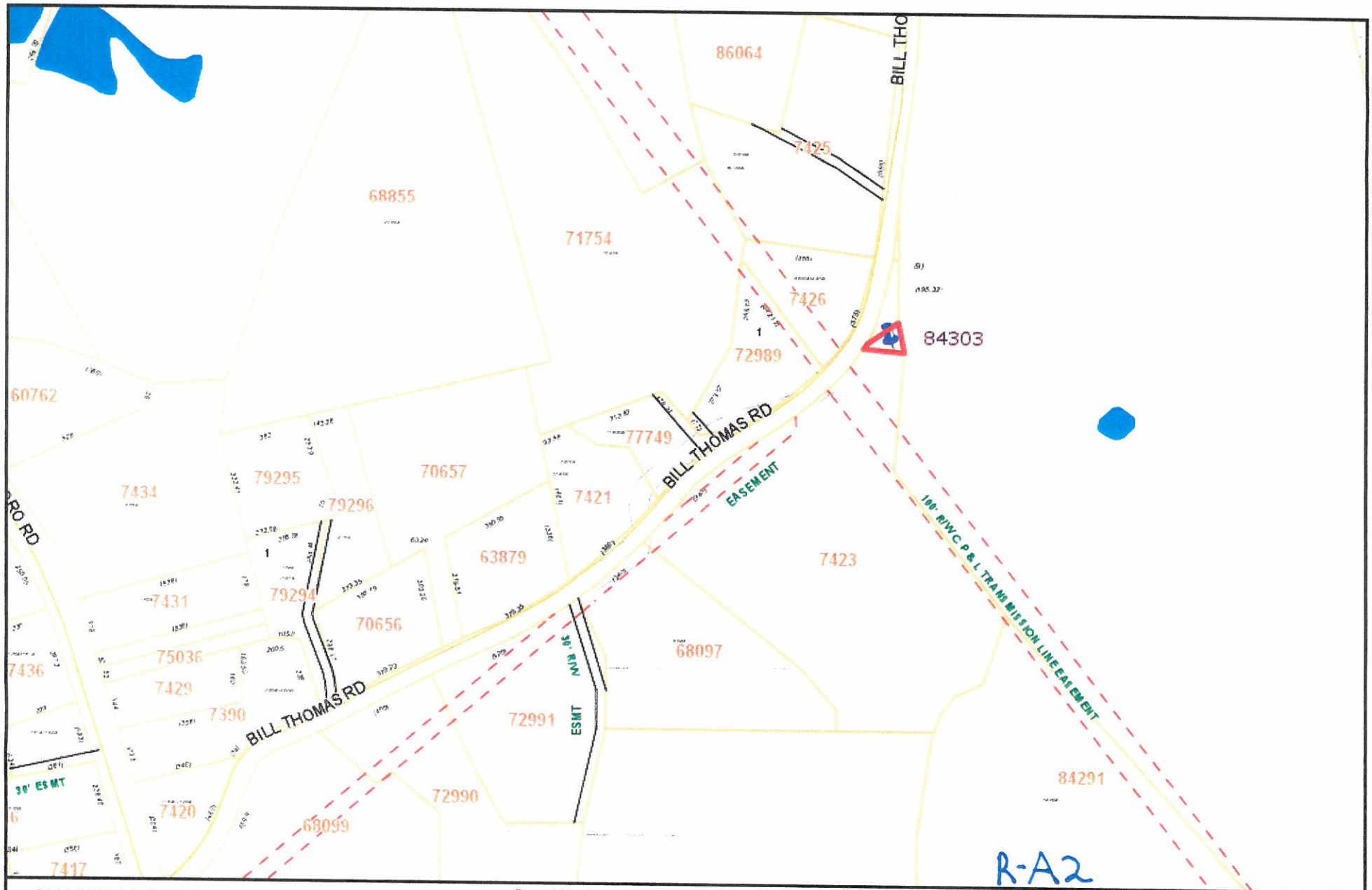
Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number:	83665
Map Number:	9752-09-6693.000
Owner Name:	RANDOLPH DEVELOPMENT GROUP LLC
Owner Address:	PO BOX 841
Owner City:	RANDLEMAN
Owner State:	NC
Owner Zip:	27317
Tax Year:	2015
Description:	PART OF 60' ROADWAY

Deed Book:	1746
Deed Page:	0531
Plat Book::	
Plat Page:	
Deed Acres:	0.7
Physical Address:	RUSSETT RUN
Improvement Value:	0
Land Value:	7875
Fire District:	106
Township Code:	5

One Inch = 200 Feet



CHATHAM COUNTY, NC

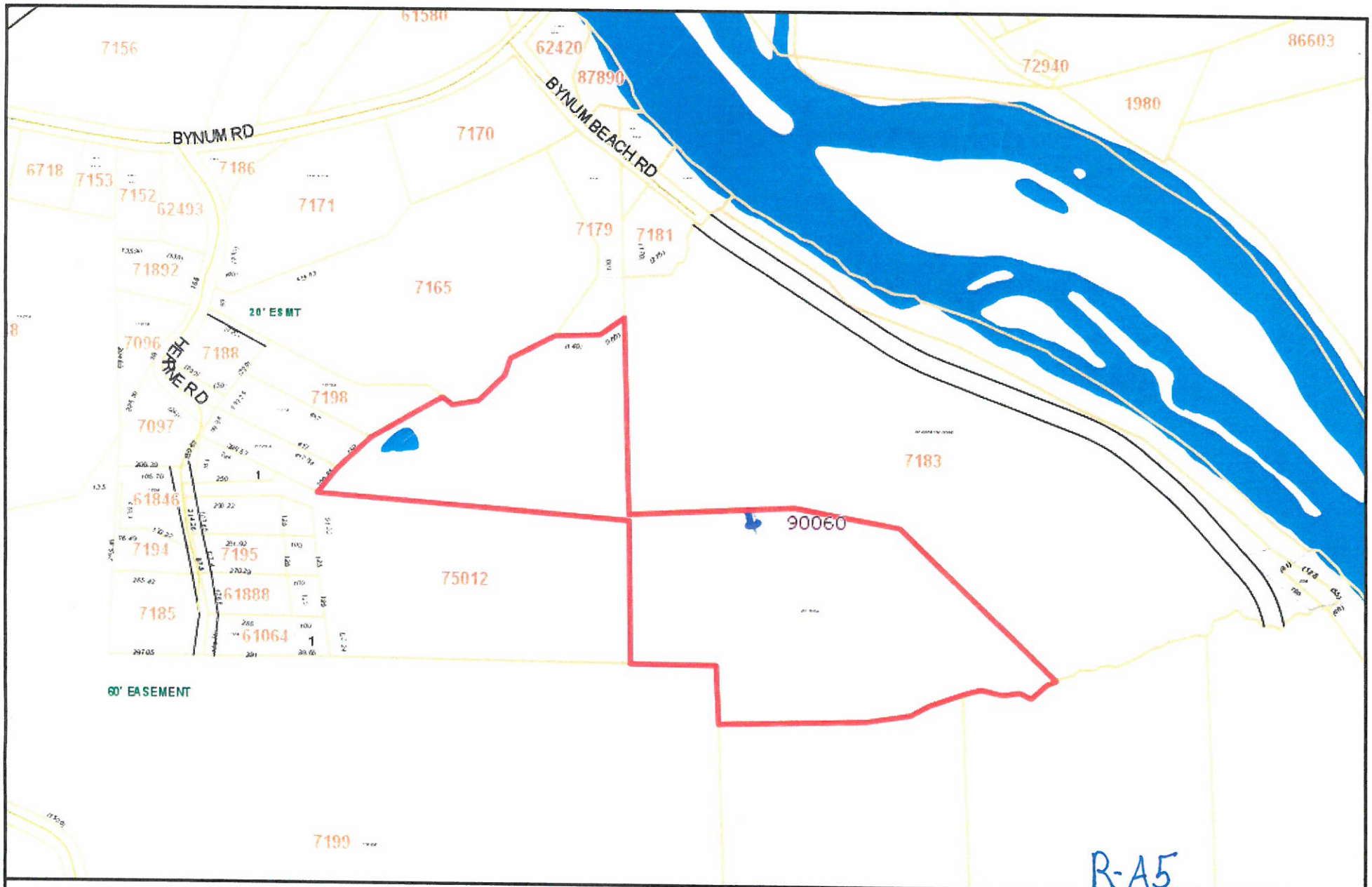
Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number:	84303
Map Number:	9750-67-7326.000
Owner Name:	CHATHAM PARK INVESTORS LLC
Owner Address:	PO BOX 3557
Owner City:	CARY
Owner State:	NC
Owner Zip:	27519
Tax Year:	2015
Description:	NEW PICK UP 2

Deed Book:	1302
Deed Page:	1101
Plat Book::	2006
Plat Page:	0393
Deed Acres:	0.14
Physical Address:	OFF BILL THOMAS RD
Improvement Value:	0
Land Value:	3150
Fire District:	106
Township Code:	5

One Inch = 400 Feet



R-A5

CHATHAM COUNTY, NC

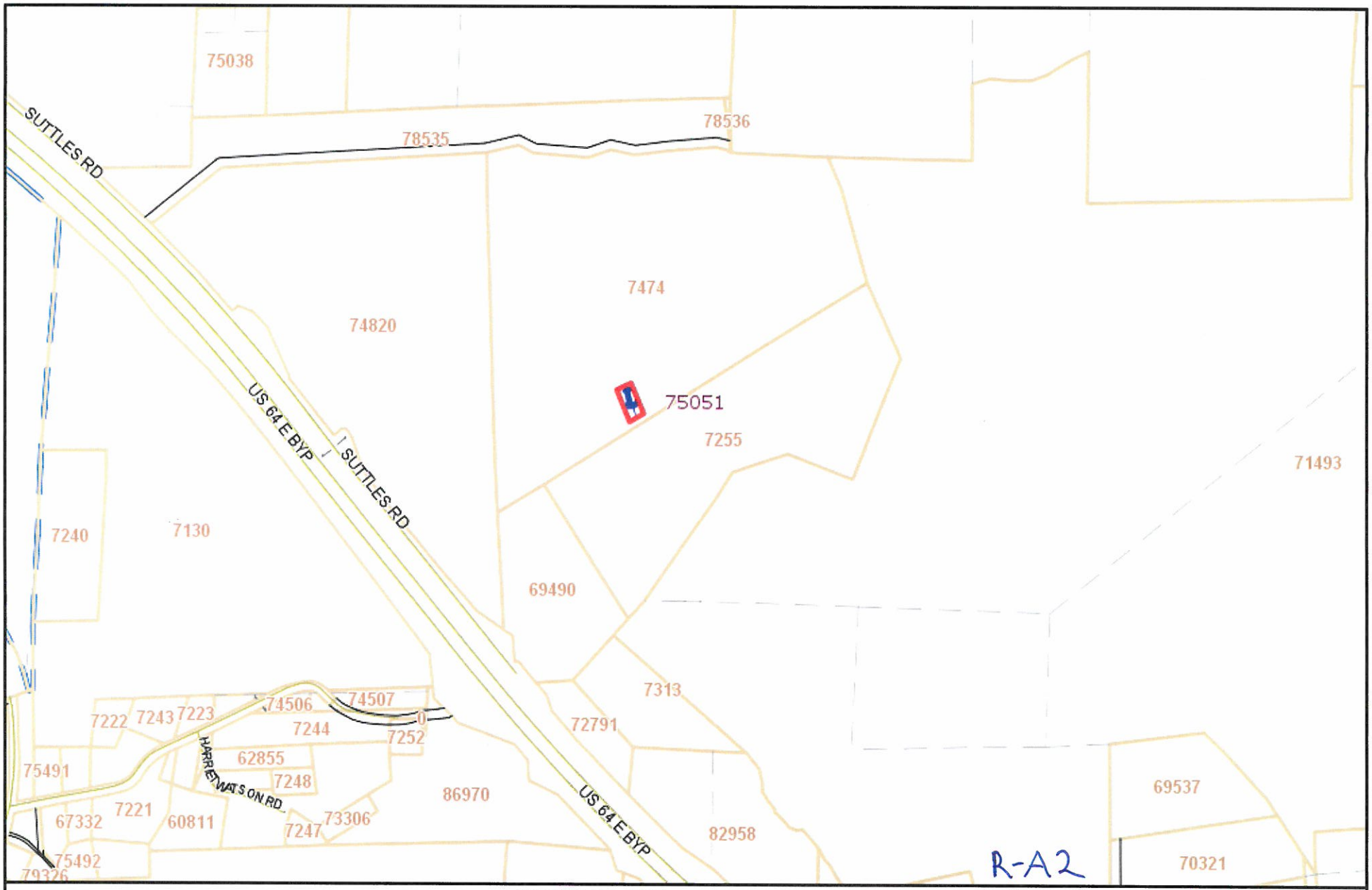
Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number:	90060
Map Number:	9753-73-7759
Owner Name:	CHATHAM PARK INVESTORS LLC
Owner Address:	PO BOX 3557
Owner City:	CARY
Owner State:	NC
Owner Zip:	27519
Tax Year:	2015
Description:	PARCEL B

Deed Book:	1745
Deed Page:	0320
Plat Book::	2014
Plat Page:	0103
Deed Acres:	21.186
Physical Address:	223 HEARNE RD
Improvement Value:	10889
Land Value:	117940
Fire District:	106
Township Code:	5

One Inch = 400 Feet



CHATHAM COUNTY, NC

Property Map

Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number:	75051
Map Number:	9752-64-2413.000
Owner Name:	CEMETERY-RIDDLE
Owner Address:	P O BOX 908
Owner City:	PITTSBORO
Owner State:	NC
Owner Zip:	27312
Tax Year:	2015
Description:	M5-3C

Deed Book:	KG
Deed Page:	0053
Plat Book::	A
Plat Page:	0663
Deed Acres:	0.4
Physical Address:	SUTTLES RD
Improvement Value:	0
Land Value:	100
Fire District:	106
Township Code:	5

One Inch = 800 Feet