

A RESOLUTION DENYING AN APPLICATION
FOR AN AMENDMENT TO 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 below from R-15 (Low Density Residential) to R-10 (High Density Residential) and fails to find that the amendment is consistent with the Future Land Use Plan of the Town of Pittsboro; and

WHEREAS, the Board fails to find that all the uses permitted in the R-10 District pursuant to the provisions of the zoning ordinance would be suitable for the property proposed for rezoning; 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 inconsistent with the Land Use Plan of the Town of Pittsboro and other applicable adopted plans, policies and documents.
3. The proposed rezoning is not a reasonable location for all residential uses and would not be suitable for all those uses permitted within the proposed district.
4. The proposed rezoning is not reasonable due to the size and location of the tract and the potential impact to the surrounding community.
5. The property rezoned as proposed has the potential to negatively affect the immediate area.
6. The proposed rezoning of this property is premature and incomplete without any consideration a proposed development scheme. A piecemeal approach is speculative spot zoning without change in existing conditions to support the request or any other justification.

REZ-2014-02

BE IT RESOLVED by the Board of Commissioners of the Town of Pittsboro that the application to rezone the property described in Application REZ-2014-02 and incorporated herein by reference be rezoned from R-15 to R-10 is denied.

Adopted this 10th day of November, 2014.

TOWN OF PITTSBORO

By: _____
Mayor

ATTEST:

Clerk