

**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 amended 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 not 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 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 Board fails to find that the Master Plan, as proposed and if approved pursuant to the provisions of the zoning ordinance, would be suitable or sufficient for development of the property proposed for rezoning;

WHEREAS, the Town Board of Commissioners makes the following findings and conclusions, that the Board has examined the application and associated public testimony to rezone the property described in Application RFZ-2013-02 and incorporated herein by reference and finds that;

1. The Board has considered changes to this Ordinance after holding public hearings on the proposed change and after receiving a recommendation from the Planning Board;
2. The proposed amendment, as submitted by the applicant, is not 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 not reasonable considering the size and location of the tract and the potential detriments to the economic, cultural and urban development of the surrounding community of the Master Plan and its insensitivity to environmental issues.
4. The Board has determined that, for the foregoing reasons, the proposed rezoning also does not advance the public health, safety, or welfare of the Town.

REZ-2013-02

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PITTSBORO as follows:

That the proposed rezoning of 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, from C-2(CU), C-2, MUPD, R-A, R-A2, and R-A5, to Planned Development District (PDD) is denied.

Adopted this ___th day of June 2014.

TOWN OF PITTSBORO

By: _____
Mayor

ATTEST:

_____ Clerk