

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND THE
ZONING MAP
OF THE TOWN OF PITTSBORO**

Boyette Nelson, LLC {Pittsboro Ford} REZ-2014-03

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the Application of Boyette Nelson, LLC (REZ-2014-03) 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-A (Residential Agricultural) to C-2 (Highway Commercial) pursuant to the provisions of NCGS 160A-385 through 385 and Article X of the Town of Pittsboro Zoning Ordinance; and

WHEREAS, the Town Planning Board, after reviewing the Application in detail, has advised and commented to the Board of Commissioners by a written recommendation for approval of the Application and also that the amendment to the Town of Pittsboro zoning map proposed by the Application is consistent with the Town's comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans and policies; and

WHEREAS a Public Hearing was held on November 24th, 2014 to receive public input which was duly considered by the Board of Commissioners; and

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF THE TOWN OF PITTSBORO as follows:**

1. That the zoning map of the Town of Pittsboro is amended to provide that the property described on Exhibit A attached hereto and in Application REZ-2014-03, which is incorporated herein by reference, be rezoned from R-A (Residential Agricultural) to C-2 (Highway Commercial). The subject parcel is located at 1293 Thompson Street, Tax Parcel ID # 7342.
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.
3. That in addition to the foregoing, as required by NCGS 160A-383 and Article X of the Town of Pittsboro Zoning Ordinance, the Board of Commissioners hereby approves the statement attached hereto as **Exhibit B** and incorporated by reference.

Adopted this 8th day of December, 2014.

TOWN OF PITTSBORO

By:

Mayor

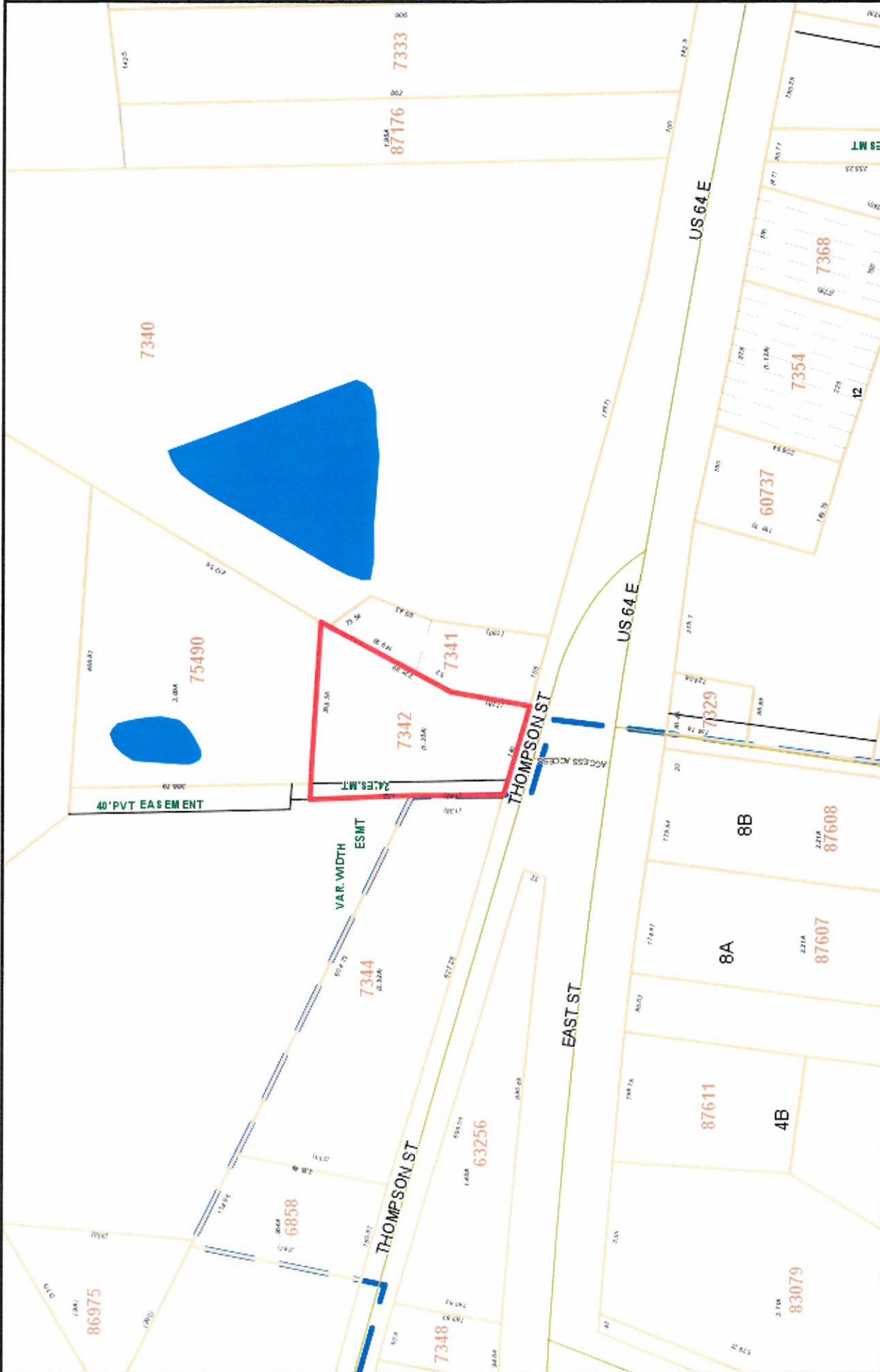
ATTEST:

Clerk

EXHIBIT A

Property Description

Property identified as 1293 Thompson Street, Tax Parcel Number 7342,
Tax Map Number 9751-47-1084.



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 using current records, plats, deeds, and other public records and data. This data is for informational purposes only and is not intended to be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 7342
 Map Number: 9751-47-1084.000
 Owner Name: TOWNSEND HOWARD R JR
 Owner Address: 346 E ALSTON RD
 Owner City: PITTSBORO
 Owner State: NC
 Owner Zip: 27312
 Tax Year: 2015
 Description: L6-58

Deed Book: 98E
 Deed Page: 0089
 Plat Book: 18
 Plat Page: 0041
 Deed Acres: 1.388
 Physical Address: 1293 THOMPSON ST
 Improvement Value: 113430
 Land Value: 43500
 Fire District: 106
 Township Code: 5

One Inch = 200 Feet

EXHIBIT B

The action taken by the Board of Commissioners in approving Application REZ-2014-03 is consistent with the adopted comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans, because it advances the plan's vision and goals, promotes the expansion of the Town's public infrastructure, and promotes the strength of the Town's economy and the creation of local jobs. Such action and the amendment to the Town's zoning map proposed in Application REZ-2014-03 are reasonable and in the public interest because they will foster the orderly growth of the Town, increase the tax base, and establish the basis for the provision of beneficial goods and services to the citizens of the Town. The property affected is a reasonable location for those uses permitted in the Town's C-2 zoning district and would be suitable for all of those uses permitted within the district.