



**MEMORANDUM**

**TO:** Bryan Gruesbeck, Town Manager  
**FROM:** Stuart W. Bass, Planning Director  
**DATE:** May 5, 2015  
**RE:** Proposed Annexation  
A-2015-02, Chatham Park Investors, LLC

**Background**

We have received a petition requesting annexation.

Owner: Chatham Park Investors, LLC  
Location: Suttles Road (SR 1809)  
Current Zoning: PDD {Planned Development District}  
Proposed Zoning: No change  
Acreage: 29.29 acres  
Contiguous to  
Corporate Limits: Yes

Existing Use: Currently being developed. Construction, site plan review and subdivision review for medical office and hospice building. The requested annexation area is necessary to include the entirety of the site within the corporate boundaries.

Utilities: Water and wastewater lines are adjacent to and/or planned within close proximity to the property.

A Public Hearing is required by GS 160A-31 to consider the request.

**Recommendations:**

**Authorize the Town Clerk to determine sufficiency of the application.**

**Schedule a public hearing for May 26, 2015.**



**TOWN OF PITTSBORO ANNEXATION PETITION**

**APPLICANT: CHATHAM PARK INVESTORS LLC**

**METES AND BOUNDS DESCRIPTION**

**PARCEL 1: PORTION OF CHATHAM COUNTY P.I.N.: 9752-27-6874 (AKPAR 7101)**

Beginning at point in/near the center line of a stream in the eastern boundary line of "Tract 3" as shown on a map recorded in the Chatham County, North Carolina Registry in Plat Slide 2014-254, thence from said Beginning point along a curve to the left having a radius of 1,591.68 feet, an arc length of 585.01 feet, and a chord bearing and distance of North 40°14'08" West 581.72 feet to a point; thence along a curve to the right having a radius of 227.53 feet, an arc length of 19.70 feet, and a chord bearing and distance of North 48°17'05" West 19.69 feet to a point; thence South 89°59'18" East 45.29 feet to a point; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord bearing and distance of North 45°00'42" East 35.36 feet to a point; thence North 00°00'42" East 520.93 feet to a point; thence along a curve to the left having a radius of 1,017.56 feet, an arc length of 636.49 feet, and a chord bearing and distance of North 10°23'30" East 626.17 feet to a point; thence South 72°53'20" West 78.27 feet to a point; thence North 16°20'04" West 262.70 feet to a point on the southern right of way of Russet (or Russett) Run (SR 1658, a variable width public right of way; thence with said right of way North 79°22'50" East 417.57 feet to a point; thence North 79°40'22" East 84.67 feet to a point; thence North 89°06'02" East 19.96 feet to a point; thence leaving said right of way and running North 88°37'23" East 361.51 feet to a point; thence South 89°31'29" East 43.80 feet to a point; thence South 75°09'47" East 38.12 feet to a point; thence South 42°38'36" East 61.19 feet to a point; thence South 19°27'04" East 124.20 feet to a point; thence South 67°12'49" West 62.44 feet to a point; thence South 20°37'39" West 598.01 feet to a point; thence North 89°57'21" East 57.41 feet to a point; thence South 00°48'21" East 325.16 feet to a point; thence South 26°03'56" West 509.13 feet to a point; thence South 31°36'52" West 482.23 feet to the point and place of beginning containing 29.095 acres more or less.

**PARCEL 2: CHATHAM COUNTY P.I.N.: 9753-10-9090 (AKPAR 83663)**

Beginning at a point on the southern right of way of Russet (or Russett) Run (SR 1658, a variable width public right of way), a common corner with Parcel 1 described above; thence from said beginning point and with the southern right of way of Russet (or Russett) Run (SR 1659 and a variable width public right of way), North 79°59'27" East 208.63 feet to a point; thence along a curve to the right having a radius of 531.40 feet, an arc length of 167.18 feet, and a chord bearing and distance of North 89°00'13" East, 166.49 feet to a point; thence leaving said right of way and running South 19°02'26" West 32.23 feet to a point, a common corner with Parcel 1 described above; thence with the northern boundary of Parcel 1 described above, South 88°37'23" West 361.51 feet to a point and place of beginning containing 0.205 acres more or less.

**EXHIBIT A  
TO  
TOWN OF PITTSBORO  
ANNEXATION PETITION  
APPLICANT: CHATHAM PARK INVESTORS LLC**

<b><u>Chatham County Map ID (PIN) Number</u></b>	<b><u>Chatham County Parcel (AKPAR) Number</u></b>	<b><u>E911 Property Address</u></b>
9752-19-4891	80309	Russett Run Road, Pittsboro, NC
9752-19-9827	80308	Russett Run Road, Pittsboro, NC
9753-10-9090	83663	Russett Run Road, Pittsboro, NC
9752-27-6874	7101	Suttles Road, Pittsboro, NC

**NOTE:**

This Annexation Petition includes all of the following Chatham County AKPAR Parcels: 80309; 80308; and 83663.

This Annexation Petition includes a portion of Chatham County AKPAR Parcel 7101.



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.

One Inch = 800 Feet



