



MEMORANDUM

TO: Bryan Gruesbeck, Town Manger

FROM: Stuart W. Bass, Planning Director

SUBJECT: Chatham Park Extraterritorial Jurisdiction (ETJ) Expansion

DATE: January 22, 2013

On August 13, 2012, the Town received a request from Chatham Park Investors LLC, requesting that the Town expeditiously take action to extend out Extraterritorial Jurisdiction (ETJ) to include about 1,900 acres of land owned by Chatham Park Investors LLC. The legal authority for such an action is discussed in the Town Attorney's memorandum of September 6, 2012, attached.

The Process of Expanding our ETJ

The Town of Pittsboro currently contains approximately 2,629.28 acres of incorporated area and approximately 27,601.77 acres of Extraterritorial Jurisdiction area. This is a large area relative to the size of the town. Based on a 2005 survey by the School of government, Pittsboro is within the five (5) percent of North Carolina municipalities that service an Extraterritorial Jurisdiction area of up to three (3) miles.

The Town Board of Commissioners adopted a resolution requesting that the County consent to the extension of the Town's extraterritorial planning jurisdiction on October 22, 2012. The Chatham County Board of Commissioners adopted the resolution agreeing to the ETJ expansion on November 19, 2012.

A Public Hearing has been scheduled for January 28, 2013. Ultimately, the Town Board of Commissioners will need to consider two separate actions; (1) Adopt an ordinance expanding extraterritorial planning jurisdiction and delineating its boundary, and (2) Amend the city zoning ordinance to add the expanded area to the zoning map. This action also must comply with the notice and hearing requirements for all zoning map amendments.

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The Planning Board discussed this proposal at its past two regularly scheduled meetings, in December and January. One of the items discussed was the need to amend the zoning ordinance to add the area to zoning map. Please find attached a draft zoning map outlining the proposed area and the associated zoning, as recommended by the Planning Board. The majority of the area is being proposed for RA-2 zoning. A smaller area is being proposed as RA-5 zoning, as suggested.

RECOMMENDATION

Conduct the Public Hearing.