

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO
2539 US 64 Business West
REZ-2020-04**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of John & Denise Mitarotondo for 2539 US 64 Business West (REZ-2020-04) 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-A2 to R-A pursuant to the provisions of NCGS 160A-385 and Article X of the Town of Pittsboro Zoning Ordinance; and

WHEREAS The Town Planning Board reviewed the application in detail and forwarded the request to the Town Board of Commissioners with a recommendation for approval; and

WHEREAS The Town Planning Board adopted a motion to advise that the proposed rezoning is consistent with the Town of Pittsboro the Land Use Plan, and other applicable plans and policies adopted by the Town of Pittsboro and is reasonable, is in the public interest, and will benefit the landowners, neighbors, and the surrounding community considering the property fits the residential character of the area; and

WHEREAS a Public Hearing was held on October 26, 2020 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 parcel is located at 2539 US 64 Business West, and is also known as Chatham County Tax Parcel ID #0006216;
2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2020-04 and incorporated herein by reference and finds that the proposed rezoning is consistent with the Town of Pittsboro the Land Use Plan, and other applicable plans, policies, and documents adopted by the Town of Pittsboro. The subject property has been designated for Low Density Residential Neighborhood in the Future Land Use Map. The proposed map amendment from Residential Agriculture - 2 acre minimum to Residential Agriculture is consistent with the Future Land Use Map's designation as Low Density Residential Neighborhood. The low-density residential neighborhood category would include residential developments at a low enough density to support on-site septic systems. Water may be supplied to these neighborhoods either through private wells or public water service, depending on the availability of nearby water lines.
3. The rezoning request is reasonable, is in the public interest, advances the public health, safety, and welfare of the Town of Pittsboro, and will benefit the landowners, neighbors, and the surrounding community considering the rezoning request to Residential Agriculture fits the residential character of the area. The current use, being a single family residence, is a permissible use under the proposed zoning district and adjoining zoning districts.

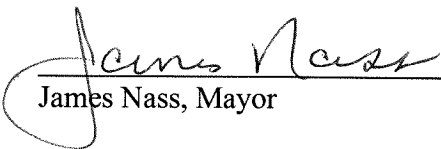
REZ-2020-04

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

1. That the property described on Exhibit A attached hereto and more particularly described in Application REZ-2020-04 and incorporated herein by reference, be rezoned from R-A2 to RA.
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

Adopted this 23rd day of November, 2020.

TOWN OF PITTSBORO

By: 
James Nass, Mayor

ATTEST:

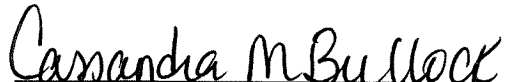

Cassandra M Bullock, Town Clerk

Exhibit A

Property Description

Property identified as 2539 US 64 Business West, Parcel Number 6216,
Tax Account Number 1358521.