



**TOWN OF PITTSBORO
ZONING DISTRICT CHANGE APPLICATION**

P.O. Box 759-635 East Street
Pittsboro, NC 27312

Telephone (919) 542-4621
Fax (919) 542-7109

REZ- 206-05

I, (We) the undersigned, do hereby respectfully make application and petition the Board of Commissioners of the Town of Pittsboro to amend the Zoning Map of the Town of Pittsboro as hereinafter requested, and in support of this application, the following facts are shown:

(1) Applicant Information:

Name: Bradshaw & Robinson, LLP
Address: P. O. Box 607
Pittsboro, NC 27312
Phone No: (h) _____
(w) 919-542-2400
(m) 919-545-1258
Email: bradshaw@bradshawrobinson.com

(2) Landowner Information (as shown on deed)

Name: Calvin A. Mellott
Address: P. O. Box 336
Carrboro, NC 27510
Phone No: (h) _____
(w) 919-967-2241
(m) _____
Email: rmellott@nc.rr.com

(3) Property Identification:

911 Address: None assigned

S.R. Name: Russett Run Road
S.R. Number: 1658
Acreage: 185.486, more or less
Flood map #: 3710975200J
Flood Zone: X
Map Date (2-07-2007)

Tax Map #: 9752-57-5623.000
9752-47-0648.000
9752-36-7456.000

Parcel#: 75037, 7146 and 75038

Deed Book: 391 Page: 57 Yr: 1975
Book: 363 Page: 33 Yr: 1971
Book: 1375 Page: 561 Yr: 2007
Plat Book: 2007 Page: 489

Current Zoning District: RA-2

Watershed District: WS-IV PA

(4) Requested Zoning District

R-10

(5) Attach the following, if requesting a zoning map amendment:

- List of names and addresses or current adjoining property owners.
- Written legal description, County Tax Map, or Map of the property at a scale of not less than 1 inch equals 200 feet.
- Explanation of request addressing applicable portions of Zoning Ordinance. (Use a separate sheet of paper if necessary.)

The character of the area around the subject property has changed to such an extent that the existing rural, very low density residential and agricultural zoning designation assigned to the property is no longer appropriate. The property is adjoined on the west and south by a portion of the Chatham Park Planned Development District that is designated for mixed uses and has allocated to it 917 dwelling units and 3,889,500 square feet of non-residential uses, which will allow a wide array of residential housing types and many other commercial, institutional and recreational uses. On the east, the property is adjacent to a residential section of Chatham Park slated for 1,565 dwelling units on 391.2 acres, or about four units per acre, which is very consistent with the R-10 zoning requested for the property. The request is also consistent with the Town's existing land use plan, which targets the area for medium density residential with nearby commercial and mixed uses.

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Bradshaw & Robinson, LLP

By: 
Patrick E. Bradshaw

June 6, 2016
Date

The owner must sign the following if someone other than the owner is making the application.

I hereby certify that Patrick E. Bradshaw and Bradshaw & Robinson, LLP, or either of them, are authorized agents for said property and are permitted by me to file this application.


Calvin A. Mellott


Date

Fee ~~\$350.00~~ \$360.00

Paid _____
Date

ADJOINING PROPERTY OWNERS

1. Chatham Park Investors, LLC
P. O. Box 3557
Cary, NC 27519
Parcel # 7101, 7207 and 78535

2. Ducka, Kelly
735 Russet Run
Pittsboro, NC 27312
Parcel # 62483

3. Dalsimer, Thomas M.
Dalsimer, Diana J.
60 Haven Rd.
Pittsboro, NC 27312
Parcel # 67879

4. Simmons, Charles Brian
Simmons, Lorene K.
160 Haven Rd.
Pittsboro, NC 27312
Parcel # 67878

5. Routt, William A.
Routt, Patricia
106 Country Routt Brown Rd.
Pittsboro, NC 27312
Parcel # 68693

6. Turner, Susan Martel
192 Country Routt Brown Rd.
Pittsboro, NC 27312
Parcel # 72520

7. Hyde, Warner F.
Hyde, Raiford B.
194 Country Routt Brown Rd.
Pittsboro, NC 27312
Parcel Number 76172

8. Parks, Robert
Morris, Donna B.
50 Dorcurt Hills
Pittsboro, NC 27312
Parcel #68694

9. Kennedy, Thomas Stephen
406 Country Routt Brown Rd.
Pittsboro, NC 27312
Parcel #79156

10. Indian Trace, LLC
8012 Hawkshead Rd.
Wake Forest, NC 27587
Parcel #78536

11. Rocky Crissman
Janie C. Crissman
1110 Russett Run
Pittsboro, NC 27312
Parcel #7147 and 86767

PROPERTY DESCRIPTION
CALVIN A. MELLOTT

LYING AND BEING in Center Township, Chatham County, North Carolina, and being more particularly described as follows in accordance with a survey by James S. Armstrong, Professional Land Surveyor, of Withers & Ravenel, entitled "Boundary Map Of Calvin A. Mellott Tracts", dated March 31, 2016, sealed on April 13, 2016, and being identified with CAD FILE: BD_16051 (the "Survey"). All recording references herein are to the office of the Register of Deeds for Chatham County, North Carolina.

TRACT I (CHATHAM COUNTY TAX PARCEL 75037):

BEGINNING at a rebar found at the southwest corner of Tract III described herein, said rebar being on a common line of Tract III described herein and the eastern boundary line of property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2002-407 and Plat Slide 2014-254), and also being a common corner with other property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2001-223), said rebar having North Carolina Grid Coordinates NAD 83 (2011) NAVD 88 of N=726,214.63 and E=1,953,510.05), and said rebar being located North 04 degrees 54 minutes 47 seconds West 9456.82 feet (GRID) from N.C.G.S. "Gunter", which has North Carolina Grid Coordinates NAD 83 (2011) NAVD 88 of N=716,792.56 and E = 1,954,319.99, then North 88 degrees 15 minutes 42 seconds East 900.36 feet to the POINT OF BEGINNING, said point being a common corner with the southeast corner of Tract II described herein;

then with the eastern boundary line of Tract II described herein, North 02 degrees 37 minutes 04 seconds East 2527.83 feet to a point at the northeast corner of Tract II described herein; then with the northern boundary line of Tract II described herein, South 88 degrees 37 minutes 04 seconds West 900.00 feet to a point in the eastern boundary line of property conveyed to Chatham Park Investors LLC by deed recorded in Book 1587, Page 800 (see Plat Slide 2002-407 and Plat Slide 2014-254); then with the eastern boundary line of said property of Chatham Park Investors LLC, North 02 degrees 37 minutes 00 seconds East 54.30 feet to a point; then with the eastern boundary line of said property of Chatham Park Investors LLC and the southern boundary lines of properties owned now or formerly by Ducky Kelly (see deed recorded in Book 762, Page 738), Thomas M. Dalsimer and Diana J. Dalsimer (see deed recorded in Book 1759, Page 731 and Plat Slide 91-391), Charles Brian Simmons and Lorene K. Simmons (see deed recorded in Book 936, Page 114 and Plat Slide 91-391), William A. Routt and wife, Patricia Routt (see deed recorded in Book 1026, Page 535), Susan Martel Turner (see deed recorded in Book 1302, Page 1022 and Plat Slide 2000-9), Warner F. Hyde and Raiford B. Hyde (see deed recorded in Book 1447, Page 996 and Plat Slide 2000-9), Robert Parks and Donna B. Morris (see deed recorded in Book 1332, Page 408), and Thomas Stephen Kennedy (see deed recorded in Book 907, Page 304 and Plat Slide 2001-481), South 88 degrees 46 minutes 30 seconds East 3311.98 feet to a 36" Oak Tree at the northeast corner of this Tract I and in the western boundary line of property conveyed to Chatham Park Investors LLC by deed recorded in Book 1569, Page 1092 (see Plat Slide 2008-144); then with the western boundary line of said property of Chatham Park Investors LLC, the following two (2) lines:

- (1) South 03 degrees 15 minutes 25 seconds West 135.82 feet to an iron pipe found; and
- (2) South 02 degrees 12 minutes 42 seconds West 2279.16 feet to an iron pipe found;

then with the northern boundary line of the property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2001-223 and Plat Slide 2008-144), South 88 degrees 15 minutes 42 seconds West 2434.87 feet to the POINT OF BEGINNING, and containing 138.351 acres according to the Survey.

TRACT II (CHATHAM COUNTY TAX PARCEL 7146):

BEGINNING at a rebar found at the southwest corner of Tract III described herein, said rebar being on a common line of Tract III described herein and the eastern boundary line of property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2002-407 and Plat Slide 2014-254), and also being a common corner with other property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2001-223), said rebar having North Carolina Grid Coordinates NAD 83 (2011) NAVD 88 of N=726,214.63 and E=1,953,510.05), and said rebar being located North 04 degrees 54 minutes 47 seconds West 9456.82 feet (GRID) from N.C.G.S. "Gunter", which has North Carolina Grid Coordinates NAD 83 (2011) NAVD 88 of N=716,792.56 and E = 1,954,319.99, then North 88 degrees 15 minutes 42 seconds East 437.01 feet to the POINT OF BEGINNING, said point being a common corner with the southeast corner of Tract III described herein;

then with the eastern boundary line of Tract III described herein, North 02 degrees 37 minutes 02 seconds East 656.42 feet to an iron pipe found at the southeast corner of property conveyed to Rocky Crissman and wife, Janie C. Crissman by deed recorded in Book 1499, Page 378 (see Plat Slide 2007-489); then with the eastern boundary line of said property of Crissman, North 02 degrees 37 minutes 02 seconds East 499.94 feet (passing an iron pipe found at 300.02 feet) to an iron pipe found at the northeast corner of said property of Crissman; then with the northern boundary line of said property of Crissman, South 88 degrees 12 minutes 27 seconds West 436.94 feet to an iron pipe found at the northwest corner of said property of Crissman, said iron pipe being in the eastern boundary line of property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2002-407 and Plat Slide 2014-254); then with the eastern boundary line of said property of Chatham Park Investors LLC, North 02 degrees 37 minutes 00 seconds East 1377.49 feet to a point in the western boundary line of Tract I described herein; then with the western boundary line of Tract I described herein, the following two (2) lines:

- (1) North 88 degrees 37 minutes 04 seconds East 900.00 feet to a point; and
- (2) South 02 degrees 37 minutes 04 seconds West 2527.83 feet to a point on the northern boundary line of the property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2001-223);

then with the northern boundary line of said property of Chatham Park Investors LLC, South 88 degrees 15 minutes 42 seconds West 463.35 feet to the POINT OF BEGINNING, and containing 40.589 acres according to the Survey.

TRACT III (CHATHAM COUNTY TAX PARCEL 75038):

BEGINNING at a rebar found at the southwest corner of this Tract III, said rebar being on a common line of this Tract III and the eastern boundary line of property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2002-407 and Plat Slide 2014-254), and also being a common corner with other property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2001-223), said rebar having North Carolina Grid Coordinates NAD 83 (2011) NAVD 88 of N=726,214.63 and E=1,953,510.05), and said rebar being located North 04 degrees 54 minutes 47 seconds West 9456.82 feet (GRID) from N.C.G.S. "Gunter", which has North Carolina Grid Coordinates NAD 83 (2011) NAVD 88 of N=716,792.56 and E = 1,954,319.99,

then with said eastern boundary line of Chatham Park Investors LLC, North 02 degrees 37 minutes 00 seconds East 656.02 feet to an iron pipe found, a common corner with the southwest corner of property conveyed to Rocky Crissman and wife, Janie C. Crissman by deed recorded in Book 1499, Page 378; then with the southern boundary line of Crissman, North 88 degrees 12 minutes 24 seconds East 437.05 feet to an iron pipe found, a common corner with the southeast corner of said property of Crissman in the western boundary line of Tract II described herein; then with the western boundary line of Tract II described herein, South 02 degrees 37 minutes 02 seconds West 656.42 feet to a point, the southeast corner of this Tract III in the northern line of the foregoing described property conveyed to Chatham Park Investors LLC by deed recorded in Book 1567, Page 800 (see Plat Slide 2001-223); then with the northern boundary line of Chatham Park Investors LLC, South 88 degrees 15 minutes 42 seconds West 437.01 feet to the point of Beginning, and containing 6.546 acres according to the Survey.