



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- 2013-04

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: Charlie Horne for Chatham County
Address: 12 East Street, PO Box 1809
Pittsboro, NC 27312
Phone: (919) 542-8200
Email: charlie.horne@chathamnc.org

(2) Landowner Information (as shown on deed)

Name: County of Chatham
Address: PO Box 1809
Pittsboro, NC 27312
Phone: (919) 542-8200
Email: charlie.horne@chathamnc.org

(3) Property Identification:

911 Address: 1192 US 64 West
S.R. Name: US 64 Business
S.R. Number: US 64 Business
Acreage: 97.977 acres
Flood map #: 3710974100J
Flood zone: XA
Map Date (2-07-2007)

Tax Map #: 974105194028
Parcel #: 6783
Deed Book: 1635 Page: 431 Yr. 2012
Plat Book: 2012 Page: 128
Current Zoning District: MUPD
Watershed District: LWA

(4) Requested Zoning District

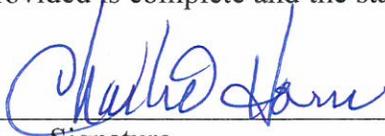
Office & Institutional (O&)

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

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

See attached.

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.


Signature

7/16/13
Date

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

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Signature

Date

Fee \$360.00

Paid

7/18/13
Date

Chatham County Rezoning Application: Explanation of Requested Zoning

Chatham County is requesting to rezone Parcel Number 6783, located at 1192 US 64 West, Pittsboro, from Mixed Use Planned Development (MUPD) to Office and Institutional (O&I).

Background: On August 10, 2012, Chatham County purchased 97.977 acres from Harriette Steele. Ms. Steele's son Patrick had planned to develop a mixed use development. When Mr. Steele abandoned those plans, he approached the county about purchasing the property. The county was in the initial stages of planning an agriculture center. Because of the property's proximity to Central Carolina Community College and road frontage on 64 Business, the county saw this site as optimal for the agriculture center and future growth for the college. The college expressed strong support of this idea. With the college's strong national reputation in sustainable agriculture and Cooperative Extension's ties to NC State University, the county believes this is an opportunity to allow us to develop a unique partnership to support and grow our thriving agriculture sector. Agriculture is a key driver of the local economy. While many places have seen the number of farms decrease, the number of farms has actually grown in Chatham County to approximately 1,100. Last year, agriculture contributed \$105,657,209.00 to the local economy and provided 19% of total county employment.

The existing college campus is also zoned O&I. The proposed rezoning is a logical extension of this district

Future Plans: The County has short-term plans to construct an approximately 35,000 square foot agriculture center (approximately 13,500 sf of office space for agriculture-related offices and 21,500 sf of assembly space) within the next 2.5 years. These plans could change depending on the ultimate design of the building and the availability of funding. Long-term the college will use the property for expansion. As currently planned, the agriculture center would offer the town, college, and county a large meeting space, which would hold 800 people in the main meeting room and include four breakout rooms which would accommodate 40 people each. The facility would also provide "one-stop shopping" for all agriculture-related services, including Cooperative Extension, Soil and Water Conservation District/Natural Resources Conservation District, NC Forestry, and US Farm Service Agency. The county has hired the Pittsboro firm Hobbs Architects to design and oversee construction of the project. Hobbs has assembled a well-qualified team to manage all aspects of the project.

Prior to moving ahead with the project, the county realizes that the town must also approve a Site Plan, issue a Zoning Compliance Certificate, and provide for a wastewater allocation.

The current Agriculture Building was built in 1956 and has never had a major renovation. The county will evaluate the existing building for other uses.