



# Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

## MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2014- 04  
Chatham Park LLC, Proposed Rezoning  
Planned Development District with Master Plan

DATE: December 4, 2014

Chatham Park LLC is proposing to add approximately 46 acres to the previously approved Planned Development District Rezoning (REZ-2013-02, June 9<sup>th</sup>, 2014). The following parcels are proposed to be added to the Planned Development District.

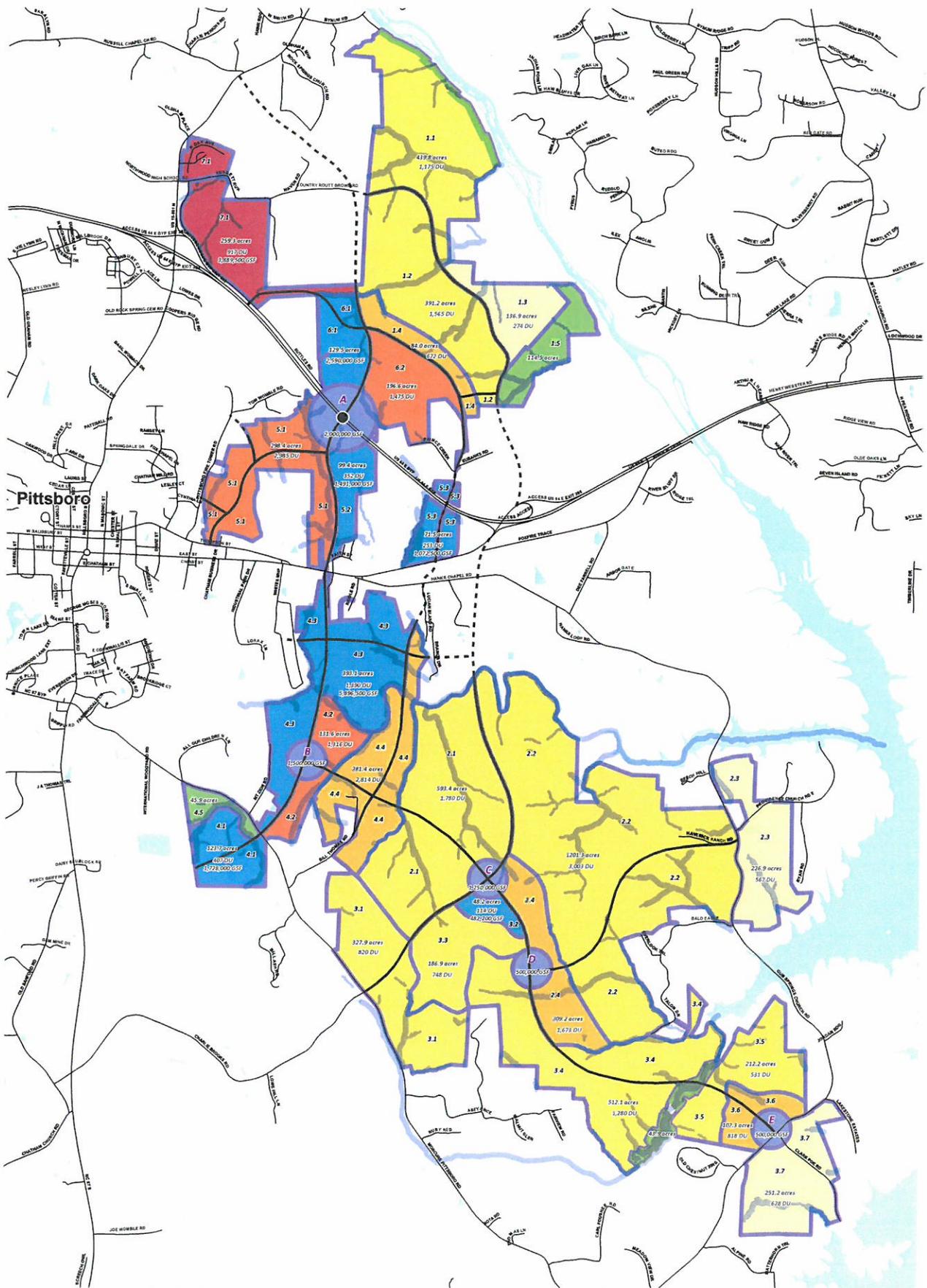
<u>ID#</u>	<u>Parcel#</u>	<u>Acreage</u>
ID#2	7099	0.194
ID#4	7182	23.191
ID#92	83665	0.434
ID#94	84303	0.14
ID#102	90060	21.186
ID#103	75051	<u>0.47</u>
		<b>46.615</b>

Some text change revisions have also been incorporated into the previously approved Master Plan. This request affects the entire assemblage. If approved, this rezoning would supersede the June 9<sup>th</sup>, approval.

A Public Hearing was conducted on November 24, 2014.

Action Required: Act on the rezoning request.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312  
Email: [swbass@pittsboronc.gov](mailto:swbass@pittsboronc.gov)  
Phone: (919) 542-1655  
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## Chatham Park Planned Development District Master Plan

- Residential - East
- Residential
- Residential - Parkway
- Residential - Mixed Use
- Research and Development
- Mixed Use
- Park / Institutional
- Activity Center Overlay

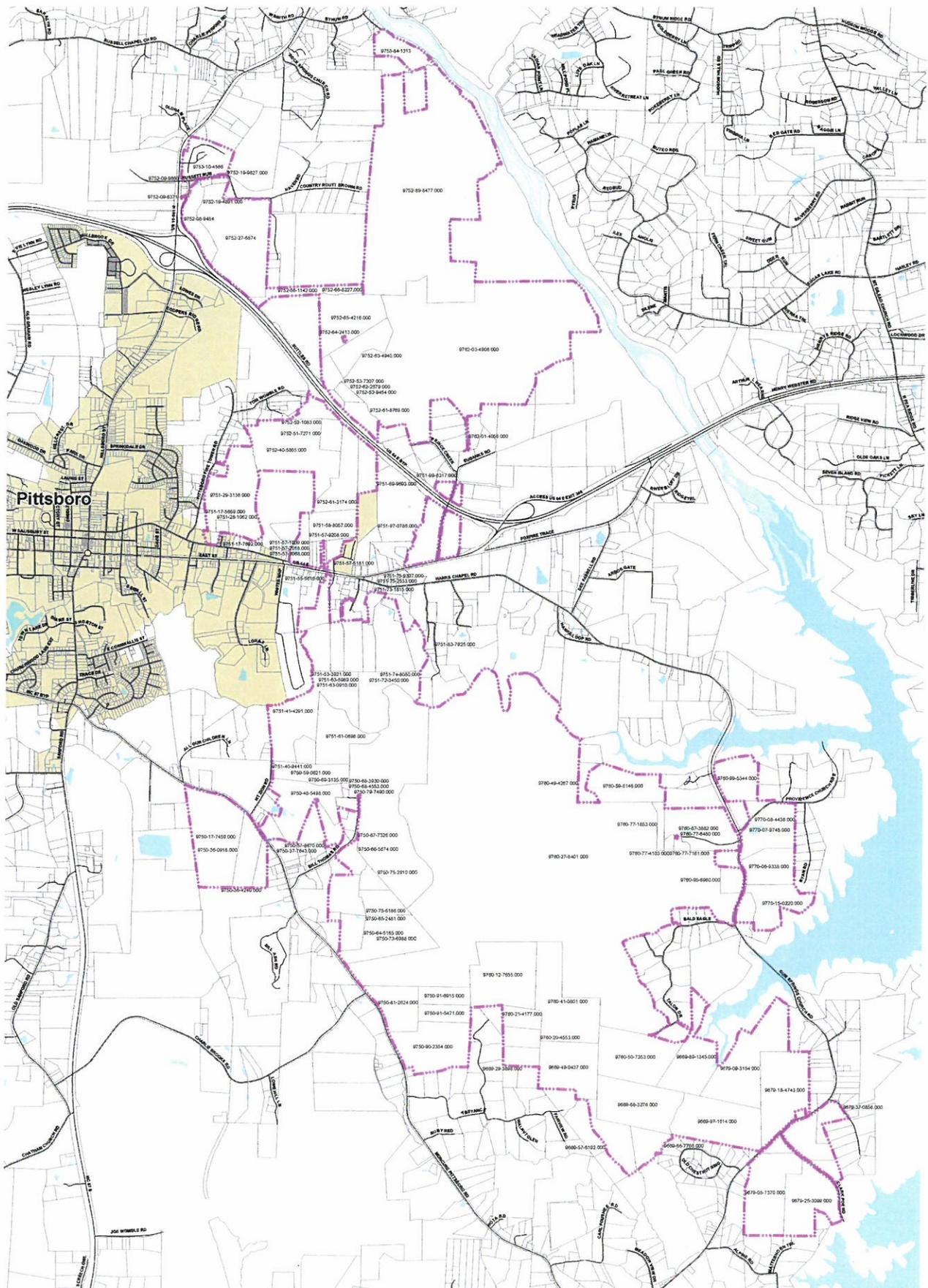
- Proposed Roadway within Property Boundary
- Pittsboro CTP Network Connections

## Land Use Plan

FOR ILLUSTRATIVE PURPOSES ONLY  
AND SUBJECT TO ADJUSTMENT PENDING  
FINAL DEVELOPMENT PLANS

October 2014





*Chatham Park Planned Development District Master Plan*

**Parcel Identification Numbers**

-  Chatham Park Outline
-  Tax Parcels
-  Town of Pittsboro
-  Lake/Pond
-  River

WRITTEN CONSISTENCY STATEMENT OF THE TOWN OF PITTSBORO PLANNING BOARD  
TO  
THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS  
AS TO PITTSBORO ZONING CASE #REZ-2014-04  
(CHATHAM PARK PDD)

Having reviewed the Zoning District Change Application to amend the Zoning Map of the Town of Pittsboro in Town of Pittsboro Case #REZ-2014-04 (the "proposed rezoning") and accompanying documents, including the Chatham Park PDD Master Plan, and having considered information from the planning staff of the Town of Pittsboro and comments from the applicant and other persons, pursuant to Section 160A-383 of the North Carolina General Statutes and Article X, Section 10.4.3 of the Town of Pittsboro Zoning Ordinance, the Town of Pittsboro Planning Board, at its regularly scheduled meeting on December 1, 2014:

A. Hereby adopts one of the following motions (as marked), effective December 1, 2014:

- (A)  Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board hereby advises and comments to the Town of Pittsboro Board of Commissioners that the proposed rezoning is consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans and policies adopted by the Town of Pittsboro. The following reasons and other matters were considered in the deliberations of the Town of Pittsboro Planning Board with respect to this motion: the proposed rezoning is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to the economic, cultural and urban development of the Town of Pittsboro and surrounding community; the Chatham Park PDD Master Plan filed with the proposed rezoning provides quality design features and sensitivity to environmental issues; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.
- (B)  Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board hereby advises and comments to the Board of Commissioners that the proposed rezoning is not consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans, policies, and documents adopted by the Town of Pittsboro.

This foregoing motion was adopted by a vote of 4 (for) to 1 (against).

Town of Pittsboro Planning Board

By:   
Name: RAEFORD ISLAND  
Title: Chairman Planning Board

WRITTEN RECOMMENDATION OF THE TOWN OF PITTSBORO PLANNING BOARD  
TO  
THE TOWN OF PITTSBORO BOARD OF COMMISSIONERS  
AS TO PITTSBORO ZONING CASE #REZ-2014-04  
(CHATHAM PARK PDD)

Having reviewed the Zoning District Change Application to amend the Zoning Map of the Town of Pittsboro in Town of Pittsboro Case #REZ-2014-04 (the "proposed rezoning") and accompanying documents, including the Chatham Park PDD Master Plan, and having considered information from the planning staff of the Town of Pittsboro and comments from the applicant and other persons, pursuant to Section 160A-383 of the North Carolina General Statutes and Article X, Section 10.4.3 of the Town of Pittsboro Zoning Ordinance, the Town of Pittsboro Planning Board, at its regularly scheduled meeting on December 1, 2014:

A. Hereby adopts one of the following motions (as marked), effective December 1, 2014:

(A) X Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board recommends approval of the proposed rezoning. The following reasons and other matters were considered in the deliberations of the Town of Pittsboro Planning Board with respect to this motion: the proposed rezoning is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to the economic, cultural and urban development of the Town of Pittsboro and surrounding community; the Chatham Park PDD Master Plan filed with the proposed rezoning provides quality design features and sensitivity to environmental issues; and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.

(B) \_\_\_\_\_ Motion to adopt the following resolution: RESOLVED, that the Town of Pittsboro Planning Board recommends disapproval of the proposed rezoning.

This foregoing motion was adopted by a vote of 5 (for) to 0 (against). Prior to adoption of the foregoing motion, on December 1, 2014 the Town of Pittsboro Planning Board adopted a motion addressing consistency of the proposed rezoning with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans and policies adopted by the Town of Pittsboro in a document entitled "Written Consistency Statement Of The Town Of Pittsboro Planning Board To The Town Of Pittsboro Board Of Commissioners As To Pittsboro Zoning Case #REZ-2014-04 (Chatham Park PDD)", which document is attached hereto and incorporated by reference (the "Consistency Statement"). The Consistency Statement addresses consistency and other matters as deemed appropriate by the Town of Pittsboro Planning Board. The adopted motion, together with the Consistency Statement, shall be forwarded to the Town of Pittsboro Board of Commissioners as the written recommendation of the Town of Pittsboro Planning Board to the Town of Pittsboro Board of Commissioners with respect to the proposed rezoning in Case #REZ-2014-04.

Town of Pittsboro Planning Board

By:   
Name: RAEFORD ISLAND  
Title: Chairman Planning Board