

**AN ORDINANCE AMENDING THE ZONING MAP  
OF THE TOWN OF PITTSBORO  
1377 Sanford Road, Pittsboro, NC (Townsend)  
(Tax Parcel 60774, 89720, 7413)  
REZ-2021-03**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of Jamie S. Schwedler, on behalf of CPF LLC (REZ-2021-03) 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 Rezoning from M-2 (Manufacturing - Heavy Industrial), RA (Residential-Agricultural), and RA-2 (Residential-Agricultural – 2 acres) to R-15 (Low Density Residential) pursuant to the provisions of NCGS §160D-605 and Article 8 of the Town of Pittsboro Unified Development 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 denial by a “Land Use Plan Consistency Statement For Denial” and finding the Proposed Amendment is not consistent with the Town’s Land Use Plan since the subject property has been designated for a mixture of Low Density Residential Neighborhood, Rural Residential, and Industrial Land Use Categories in the Future Land Use Map; and

WHEREAS, the Town Planning Board found that the rezoning request was not reasonable or in the public interest, and would not benefit the surrounding community regarding possible traffic issues, the development not being consistent with existing rural zoning districts, the size of the parcels all being rezoned at once instead of in phases, and the residential use takes away from potential businesses being built and job creation; and

WHEREAS a Public Hearing was held on August 9, 2021 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 and near 1377 Sanford Road, Pittsboro, NC, and is also known as Chatham County Tax Parcel ID 60774, 89720, 7413.
2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2021-03 and incorporated herein by reference and finds that the amendment is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to the development of the Town of Pittsboro and surrounding community; considering the site is located adjacent to a major highway (US Hwy 15-501), and is located near the city limits of the Town of Pittsboro, providing practicality, easy access, and reduced travel times to the community.

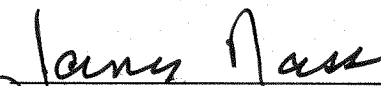
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PITTSBORO as follows:

1. That for the reasons hereinabove stated, the property described on **Exhibit A** attached hereto and more particularly described in Application REZ-2021-3 by Jamie S. Schwedler, on behalf of CPF LLC for 1377 Sanford Road, Pittsboro, NC as amended and modified herein, be rezoned from Rezoning from M-2 (Manufacturing - Heavy Industrial), RA (Residential-Agricultural), and RA-2 (Residential-Agricultural – 2 acres) to R-15 (Low Density Residential).
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.
3. That when adopting this amendment to the text of the Town of Pittsboro Unified Development Ordinance, the Board of Commissioners also hereby approves the statement attached hereto as **Exhibit B** and incorporated by reference.

Adopted this 27th day of September 2021.

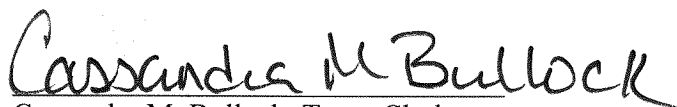
TOWN OF PITTSBORO

By:



James Nass, Mayor

ATTEST:



Cassandra M. Bullock, Town Clerk