

**A RESOLUTION APPROVING AN APPLICATION
FOR AN AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO
Northwood Landing Parcel 72825
REZ-2017-04-A01**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of Eco Northwood MUPD, LLC Northwood Landing Parcel 72825 (REZ-2017-04-A01) 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 MUPD 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 rezoning 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 from January 25, 2021 – February 8, 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:

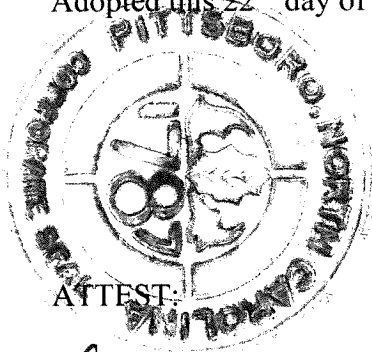
1. The subject parcel is 72825, located at the intersection of US 64 E Byp and US 15-501 N
2. That the Board has examined the application and associated public testimony to rezone the property and modify the MUPD Master Plan and the Illustrative Site Plan described in Application REZ-2017-04-A01 and 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 as Commercial in the Future Land Use Map. The proposed map amendment from Residential Agriculture - 2 acre minimum to Mixed Use Planned Development is consistent with the Future Land Use Map's designation as Commercial. Commercial areas are located with convenient access to US 64 Business and US 15-501, particularly near major intersections. Encouraged uses are those that benefit from convenient highway access, including general commercial, restaurants, building supply, light manufacturing, distribution, and professional services. Development in these areas should be well-planned with street-front and interior lot landscaping, coordinated building styles, attractive signage, and shared driveways/access where appropriate.

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 Mixed Use Planned Development complements the Mixed Use and Commercial character of the area.

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

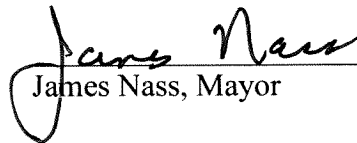
1. That the property described on Exhibit A attached hereto and more particularly described in Application REZ-2017-04-A01 and incorporated herein by reference, be rezoned from R-A2 to MUPD and modify the MUPD Master Plan and the Illustrative Site Plan described in Application REZ-2017-04-A01.
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

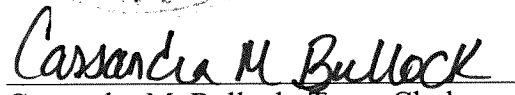
Adopted this 22nd day of February, 2021.



TOWN OF PITTSBORO

By:


James Nass, Mayor


Cassandra M. Bullock, Town Clerk