

**A RESOLUTION APPROVING THE NORTH VILLAGE SMALL AREA PLAN PURSUANT
TO THE CHATHAM PARK PLANNED DEVELOPMENT DISTRICT MASTER PLAN**
(North Village)

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the North Village Small Area Plan (“SAP”) submitted by Chatham Park Investors LLC pursuant to the “Process for Review and Approval of Small Area Plans” adopted by the Town on September 14, 2015 and the Chatham Park PDD Master Plan; and

WHEREAS, the Town Planning Board reviewed the plan in detail, and forwarded the request to the Town Board of Commissioners with a positive recommendation for approval on June 7, 2021; and

WHEREAS, the Town Planning Board adopted a statement advising that this SAP was consistent with the Town’s comprehensive plan, including the Land Use Plan, and other applicable plans and policies adopted by the Town of Pittsboro, based upon the fact that this proposed Plan provides more information as to future development within the North Village portion of the Chatham Park Planned Development District and the potential benefits to development of the Town of Pittsboro and surrounding community in general and this Plan advance the public health, safety or welfare of the Town of Pittsboro; and

WHEREAS, a Public Input hearing was held on August 9, 2021 and again upon adoption hereof to solicit comments and concerns which were duly considered; and

WHEREAS, Chatham Park Investors LLC has revised certain portions of this Plan in response to said reports and comments since initially submitted.

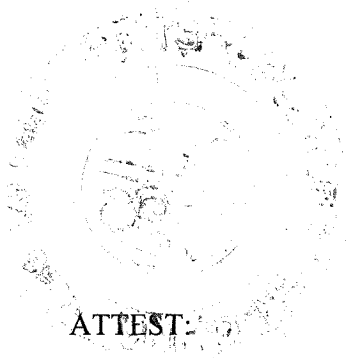
BASED UPON THE FOREGOING, the Board of Commissioners of the Town of Pittsboro hereby finds and concludes the following:

1. The Chatham Park PDD Master Plan approved on August 10, 2015 included a requirement in Article IX thereof for Small Area Plans to be presented to provide more details related to development within Chatham Park in addition to the Master Plan and to govern land use and development within the Planned Development District.
2. After reviewing the application, associated public testimony and comments as well as reports from Town staff, and revisions in response thereto from Chatham Park Investors LLC, the Board finds and concludes that this Small Area Plan is reasonable and 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 based upon the fact that this proposed Plan provides more information as to future development within the North Village portion of Chatham Park Planned Development District and the potential benefits to development of the Town of Pittsboro and surrounding community in general and this Plan advances the public health, safety or welfare of the Town of Pittsboro.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Pittsboro as follows:

1. Except as set forth below, the Small Area Plan by Chatham Park Investors LLC dated September 20, 2021 and attached hereto as **Exhibit A**, inclusive, be, and the same hereby is, approved as a part of the Master Plan and shall be enforceable in the same manner and to the same extent as the Master Plan.
2. Future development in the North Village area of the Chatham Park PDD shall substantially conform to the provisions of (i) this Small Area Plan, (ii) the Master Plan, (iii) the Additional Elements, (iv) the applicable provisions of the Town's Unified Development Ordinance, (v) all other Town Regulations; and (vi) any Development Agreement, including all incorporated Exhibits, that may be adopted by the Town and Chatham Park Investors LLC.
3. Detailed plans and specifications for site plan and subdivision approval within the North Village area of the Chatham Park PDD submitted to the Town shall be substantially consistent with the conceptual provisions of this Small Area Plan.
4. This approved Small Area Plan may be amended by the Town pursuant to the General Provisions of the Additional Elements except that an approved Small Area Plan will be deemed to be amended to conform to a site plan or subdivision plan approved by the Town for development within the applicable Small Area.
5. In addition, notwithstanding the provisions of the Plan approved hereby, based upon the grounds specified in G.S. 160D-108.1(f), the Town may apply subsequently adopted ordinances or development policies or regulations to the Chatham Park PDD.
6. Likewise, in the event State or federal law is changed after the approval hereof and the change prevents or precludes compliance with one or more provisions of these approved Elements, the Town may modify the affected provisions upon a finding that the change in State or federal law has a fundamental effect on the Small Area Plan by ordinance after notice and a hearing.

Adopted this 11th day of October 2021.



ATTEST:

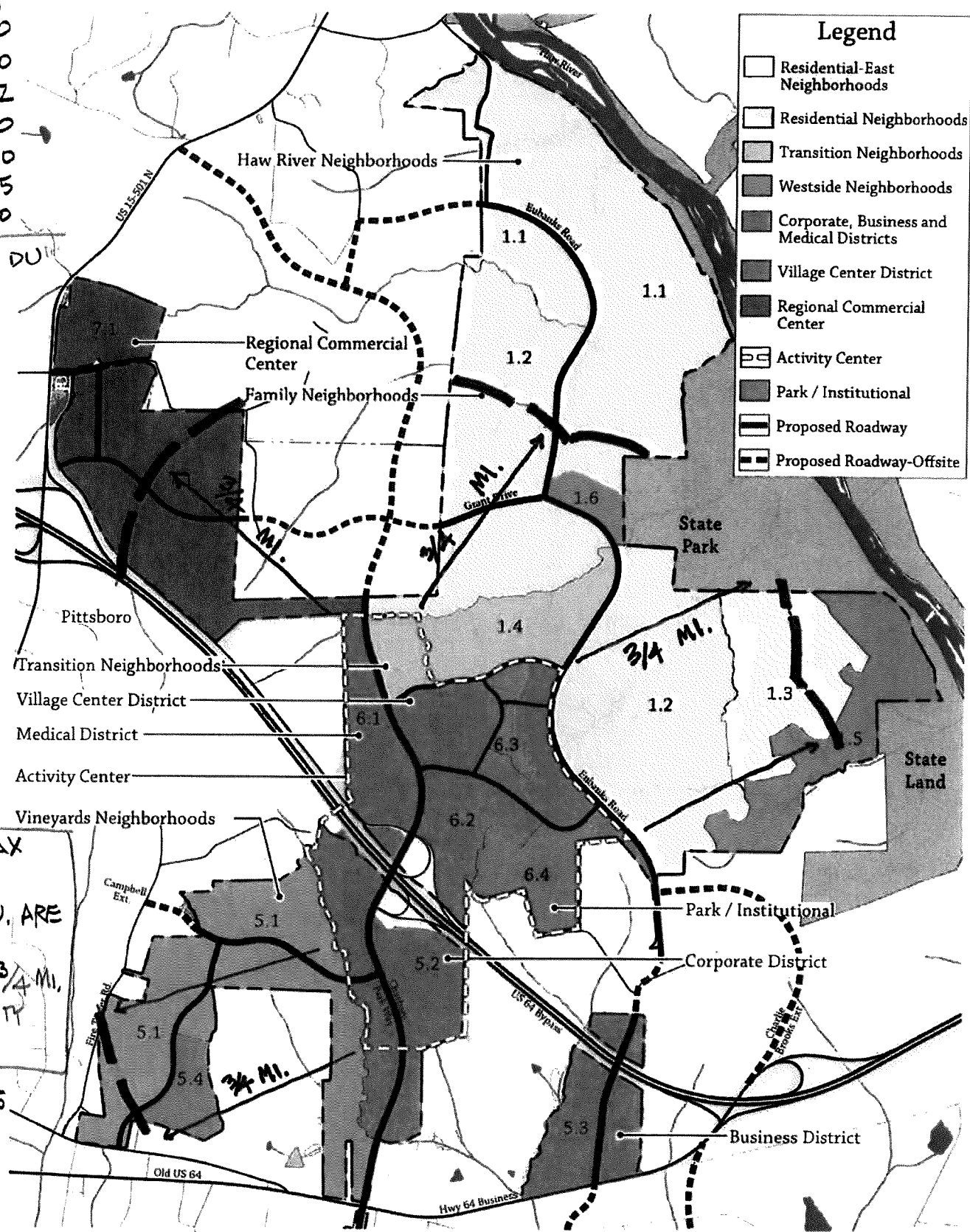
Cassandra M. Bullock
Cassandra M. Bullock, Town Clerk

TOWN OF PITTSBORO

By: James Nass
James Nass, Mayor

DU WITHIN 3/4 MI.

- 1.1 ± 50
 - 1.2 ± 1100
 - 1.3 ± 150
 - 1.4 672
 - 5.1 ± 550
 - 6.2 1200
 - 6.4 275
 - 7.1 ± 150
- ± 4150 DU



WITH MAX BUILDOUT, 2642 DU, ARE REQUIRED WITHIN 3/4 MI. OF ACTIVITY CENTER

7548 X .35 = 2642

Figure 2.1 - 2020 SAP North Village Land Use

