

**A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT  
FOR CPF LLC**

**1377 Sanford Road, Pittsboro, NC (Townsend)  
(Tax Parcel ID 60774, 89720, 7413)  
SUP-2021-02**

WHEREAS, CPF LLC (the “Applicant”) has applied to the Town of Pittsboro for a special use permit for a certain tract or parcel of land containing approximately 740.84 acres of land located at and near 1377 Sanford Road (PID 60774, 89720, 7413), as more particularly described on **Exhibit B** (the “Property”) for an age-restricted Planned Unit Development including single family detached homes, townhomes, and amenities (“PUD”) as more particularly set forth in the “Townsend Tract PUD” (the “PUD Text”) and the Special Use Permit Site Plan (the “SUP Site Plan”) approved by the Board of Commissioners on October 25, 2021 which documents are herein incorporated by reference; and

WHEREAS, the special use requested to be permitted herein will not materially endanger the public health, safety, or general welfare if located and developed according to the plan as submitted and modified as hereinafter set forth. The proposed use is residential which is consistent with the residential uses in the area, and therefore does not pose danger to life or property; and

WHEREAS, the special use requested meets all required conditions and specifications including all regulations and standards generally applicable within the R-15 zoning district and specifically applicable to the proposed use of the property as planned unit development, with the exception of a variation of certain standards attached hereto and incorporated herein by reference as **Exhibit C**; and

WHEREAS, the special use requested to be permitted herein will not substantially injure the value of adjoining property if developed in accordance with the plans as submitted and modified as hereinafter set forth. Due to the proposed use being residential which is consistent with the residential uses in the area the possibility of injuring property value is not a concern; and

WHEREAS, the proposed special use, if developed according to the plan as submitted and modified as hereinafter set forth and approved hereby, will be in harmony with the intensity, scale, and character of development existing or planned within the surrounding area in which it is to be located; and

WHEREAS, the proposed special use, if developed according to the plan as submitted and modified as hereinafter set forth and approved hereby, is consistent with the comprehensive plan of the Town and in general conformity with the plan of development of Pittsboro and its environs; and

WHEREAS, the Applicant has agreed to the stipulations and conditions set forth herein On **Exhibit A** attached hereto and incorporated herein by reference.

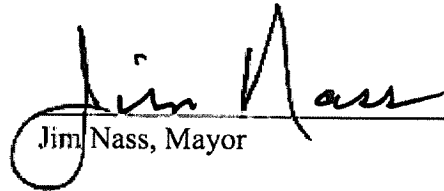
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PITTSBORO as follows:

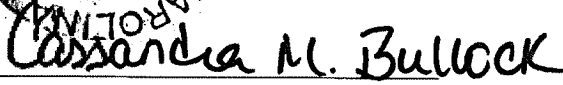
The Board of Commissioners of the Town of Pittsboro hereby approves the application for the Special Use Permit in accordance with the plans and conditions listed above upon acceptance thereof by the Applicant. The Special Use Permit shall expire seven (7) years from the date of issuance. Continued compliance with the approved application and this permit issued by the Board shall entitle applicants to the continued use of the property. A certified copy of this Resolution shall be filed by Applicant with the Chatham County Register of Deeds Office.

This 25th day of October, 2021.



TOWN OF PITTSBORO

  
Jim Nass, Mayor



Cassandra M. Bullock, Town Clerk

ACCEPTED:

CPF LLC  
a North Carolina limited liability company

By:   
Name: Tim Smith  
Title: V.P.

BK 2260 PG 0173

FILED ELECTRONICALLY  
CHATHAM COUNTY NC  
LUNDAY A. RIGGSBEE  
REGISTER OF DEEDS

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FILED	Nov 03, 2021
AT	10:32:32 AM
BOOK	02260
START PAGE	0173
END PAGE	0187
INSTRUMENT #	16967
EXCISE TAX	\$0.00

Prepared by and return to:  
Town of Pittsboro  
Town Clerk  
PO Box 759  
Pittsboro, NC 27312

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Submitted electronically by "Parker Poe Adams & Bernstein LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.