

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE
UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF PITTSBORO
ZTA-2021-06 – PARKING LOT LIST SERIES #2**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the proposal in Text Amendment Case No. ZTA-2021-06 to: Add the requirement of Conditional Rezoning for certain Industrial uses in the Table of Uses; Amend Heavy Industrial uses in the Table of Uses and incorporating recent text amendments to funeral homes and crematoriums, Remove Planning Board review step from Special Use Permit requests; and Revise Board meeting schedule to the following order: (1) Planning Board: Recommendation, (2) Board of Commissioners: Set Public Hearing, and (3) Board of Commissioners: Public Hearing / Consideration (the “Proposed Amendment”), the text of the Proposed Amendment being attached hereto as **Exhibit B** and incorporated by reference; and

WHEREAS, pursuant to by North Carolina Statutes 160D-604 and Chapter 10 of the Town of Pittsboro Unified Development Ordinance the Town of Pittsboro Planning Board has advised and commented to the Board of Commissioners regarding the Proposed Amendment by a “Land Use Plan Consistency Statement For Approval” that the Proposed Amendment is consistent with the Town’s comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans and policies, and recommending that the Proposed Amendment be adopted; and

WHEREAS, pursuant to North Carolina General Statutes 160D-601(a) and Chapter 10 of the Town of Pittsboro Unified Development Ordinance a public hearing on the Proposed Amendment was held on January 10, 2022 and the Board of Commissioners has duly considered the written and oral comments from the public hearing regarding the Proposed Amendment; and

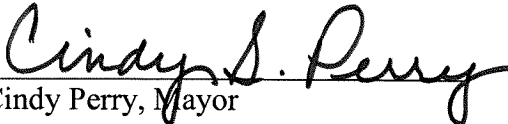
WHEREAS, pursuant to North Carolina General Statutes 160D-701, the Board of Commissioners has determined that the Proposed Amendment advances the public health, safety, and welfare;

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

1. That pursuant to North Carolina General Statutes NCGS 160D-605, when adopting this amendment, the Board of Commissioners also hereby approves the statement attached hereto as **Exhibit A** and incorporated by reference.
2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.
3. That the Proposed Amendment is **Exhibit B**.

Adopted this 10th day of January 2022.

TOWN OF PITTSBORO

By: 
Cindy Perry, Mayor

ATTEST:

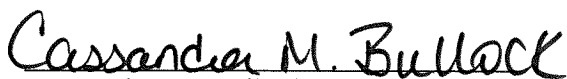

Cassandra M. Bullock, Clerk

EXHIBIT A
CONSISTENCY STATEMENT FOR THE APPROVAL OF TEXT AMENDMENTS TO
UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF PITTSBORO

The Town of Pittsboro Board of Commissioners finds that:

1. The proposed text amendment is consistent with the Town of Pittsboro Land Use Plan because it advances the vision and goals of the plan such as promoting practices that:
 - Enhances economic development, and
 - Preserves the character of the Town as the Town grows.

2. The text amendment is reasonable, is in the public interest, and will benefit the surrounding community by:
 - Creating more opportunities for economic growth, and
 - The amendment revises and corrects individual sections of the UDO so that policies can be made consistent with state statutes.

**EXHIBIT A
PROPOSED AMENDMENT LANGUAGE**

1. AMEND Article 3 (Use Standards), Section 3.2.4.A.1 (Designations of Uses), as follows:

Table 3.2.4 Principal Use Table, uses the following abbreviations to establish whether and how a principal use is allowed in a particular zoning district:

- P** A "P" under a base zoning district column indicates that the use is allowable as a principal use in the district, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
- S** An "S" under a base zoning district column indicates that the use is allowable as a principal use in the district only on approval of a Special Use Permit in accordance with Section 8.3.3.A, Special Use Permit, and subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.

Z A "Z" under a base zoning district column indicates that a Condition Rezoning within a parallel conditional zoning district is required.

[blank cell] A blank cell under a base district column indicates that the use is prohibited as a principal use in the district.

2. AMEND Article 3, Table 3.2.4.D (Principal Use Table), as follows:

Table 3.2.4 Principal Use Table																	
For Base Districts: P = Permitted by-right S = Allowed as a Special Use Blank Cell = Prohibited																	
Use Category	Use Type	Base/Conditional Districts															
		Rural			Residential						Mixed-Use and Nonresidential						
		RA-5	RA-2	RA	R-15	R-12M	R-12	R-10	R-5	MR	OI	C-2	NMUC	CMUC	C-4	M-1	M-2
Community & Government Services	Correctional Facility	S													S	S	
Transportation, Communication, & Utility Uses	Airport Facilities	S	S	S											S	S	
	Utility Facility, Major										S	S			S	S	
Funeral-related	Crematorium														P	S	P
Vehicle Service	Automobile Repair, Commercial														S	P	
Industrial & Services Uses	Mini-Storage														P	S	P
	Outdoor Equipment Performance Testing Facility														S	P	
	Fuel oil sales										P	P			P	S	P
Manufacturing	Manufacturing, Light														P	S	P
	Manufacturing, Medium														P	S	P
	Manufacturing, Heavy														P	S	P Z
Extraction, Landfill, & Recycling	Composting Facility	S	S	S											P	S	P
	Extraction														Z	P	
	Landfill, Debris														P	Z	P
	Landfill, Sanitary / Transfer Station / Recycling Center														P	Z	S

3. AMEND Table 10.1 (Table of Development Review Procedures) and Section 10.3.3.1 (Special Use Permit) to remove the Planning Board recommendation step from Special Use Permit requests.

4. AMEND Section 10.3.3.F (Site Specific Development Plan Designation), 10.3.6.A (Text Amendment), 10.3.6.B (Zoning Map Amendment), 10.3.6.C (Conditional Zoning), and 10.3.6.D (Mixed Use Planned Development) to review the Board meeting schedule to the following order:
 - Step 1: Planning Board – Recommendation
 - Step 2: Board of Commissioners – Set Public Hearing
 - Step 3: Board of Commissioners – Public Hearing / Action Item