

**AN ORDINANCE DENYING AN APPLICATION FOR AN AMENDMENT
TO THE ZONING MAP OF THE TOWN OF PITTSBORO
Mt. Zion Road and Moncure Pittsboro Road, Pittsboro, NC
(Tax Parcels 7461, 7462, and 62851)
REZ-2022-02**

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the application of property owner AF Bynum LLC and applicant Greenhawk Development (REZ-2022-02) 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 RA and M-2 (Residential Agriculture and Heavy Industrial) to R10-CZ, C-2-CZ, MR-CZ, and M-1-CZ (High Density Residential [10,000 SF] Conditional Zoning, Highway Commercial Conditional Zoning, Multi-Family Residential Conditional Zoning, and Light Industrial Conditional Zoning) pursuant to the provisions of NCGS §160D-605 and Article 10 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 approval by a “Land Use Plan Consistency Statement For Approval” but finding the Proposed Amendment is not consistent with the Town’s comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans and policies since the subject property has been designated for Mixed Use and Industrial in the Future Land Use Map; and

WHEREAS, the Town Planning Board found that the rezoning request was reasonable, in the public interest, and would benefit the surrounding community considering the site is of a sufficient size to allow for proper screening and buffers to adjacent properties, the proposed use can be accommodated by public water and septic, and the property is located adjacent to a public road (Moncure Pittsboro Road), providing practicality, easy access, and reduced travel times to the community; and

WHEREAS a Public Hearing was held on June 13, 2022 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 Mt. Zion Road and Moncure Pittsboro Road, Pittsboro, NC, and is also known as Chatham County Tax Parcel ID’s 7461, 7462, and 62851.

2. That the Board has examined the application and associated public testimony to rezone the property described in Application REZ-2022-02 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 of a sufficient size to allow for proper screening and buffers to adjacent properties, the proposed use can be accommodated by public water and septic, and the property is located adjacent to a public road (Moncure Pittsboro Road),

providing practicality, easy access, and reduced travel times to the community and the proposed rezoning advances the public health, safety or welfare of the Town of Pittsboro.

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 Application to rezone the property described on **Exhibit A** attached hereto and more particularly described in Application REZ-2022-02 by property owner AF Bynum LLC and applicant Greenhawk Development for Mt. Zion Church Road and Moncure Pittsboro Road is hereby denied.

2. That when denying this rezoning request, the Board of Commissioners also hereby approves the statement attached hereto as **Exhibit B** and incorporated by reference.

Adopted this 13th day of June 2022.

TOWN OF PITTSBORO

By: Cindy S. Perry
Cindy Perry, Mayor

ATTEST:

Paul Smey
Clerk