

**TOWN OF PITTSBORO  
ADVISORY PLAN COMMISSION  
AGENDA**

**Tuesday, July 27, 2021**

**6:00 pm**

**Zoom Only (no in-person attendance at Town Hall)**

**To Join:**

**From your computer, tablet or smartphone.**

<https://zoom.us/join>

Webinar ID: 831 7273 5943

Passcode: 706250

**By phone:**

(312) 626-6799

Webinar ID: 831 7273 5943

Passcode: 706250

1. Call Meeting to Order - President
2. Pledge of Allegiance & Moment of Silence
3. Roll Call
4. Determination of Quorum
5. Approval of Minutes
6. Public Comments (not related to public hearings)
7. Old Business
  - a. **Public Hearing: Ordinance Amending Sections 4.3, 4.4, 4.5, 4.6, and 4.7 of the Unified Development Ordinance (UDO)**
    - i. This hearing is a continuation from the March 23, 2021 Plan Commission meeting.
    - ii. Staff recommends the hearing be continued to the August 24, 2021 Plan Commission Meeting. (Staff will re-publish notice).
  - b. **Public Hearing: Ordinance Amending Sections 1.11 and A.1 and adding a Section 4.19 to the Unified Development Ordinance (UDO)**
    - i. This hearing is a continuation from the March 23, 2021 Plan Commission meeting.
    - ii. Staff recommends the hearing be continued to the August 24, 2021 Plan Commission Meeting. (Staff will re-publish notice).

8. New Business

**a. Public Hearing: Ordinance to rezone 127.2 acres from the Agriculture (A) District to the Planned Unit Development (PUD) District**

- i. Announce that the public hearing will now begin.
- ii. State that public notice was sent to nearby property owners on July 8, 2021 by certificate of mailing and published in The Republican newspaper on July 15, 2021.
- iii. Summarize the purpose of the hearing:  
The petition, submitted by Pyatt Builders, requests a zoning map amendment of 127.2 acres, generally located at 1101 E Wall St (south side of the roadway between the Masonic Lodge and the creek) from the Agriculture (A) district to the Planned Unit Development (PUD) district, to allow construction of a proposed residential development of approximately 222 single-family detached homes and associated infrastructure and amenities.
- iv. Prompt staff to make a brief introduction.
- v. Allow the Petitioner to make a presentation.
- vi. Announce that the public may begin their comments. For anyone wishing to speak, please use the “raise your hand” feature and type your name and address into a chat message.
- vii. Read any written responses the Town has received, either digital or hard copy.
- viii. Close the public hearing once the public has finished speaking.
- ix. Allow the Plan Commission to give any feedback.
- x. Allow staff to address the concerns that have been raised (if any).
- xi. Have the Plan Commission make a motion to the Town Council or a motion to continue the hearing to the August 24, 2021 Plan Commission Meeting. A motion to the Town Council should include one of the following:
  1. Favorable recommendation (may include the condition of certain written commitments)
  2. No recommendation
  3. Unfavorable recommendation

**b. Update on Special Meetings Regarding Growth & Development and Potential Comprehensive Plan and UDO Amendments**

9. Potential and/or On-going Enforcement

10. Miscellaneous

11. Board Comments

12. Adjourn

**NEXT MEETING: August 24, 2021**