

The Pavilion at New Hill

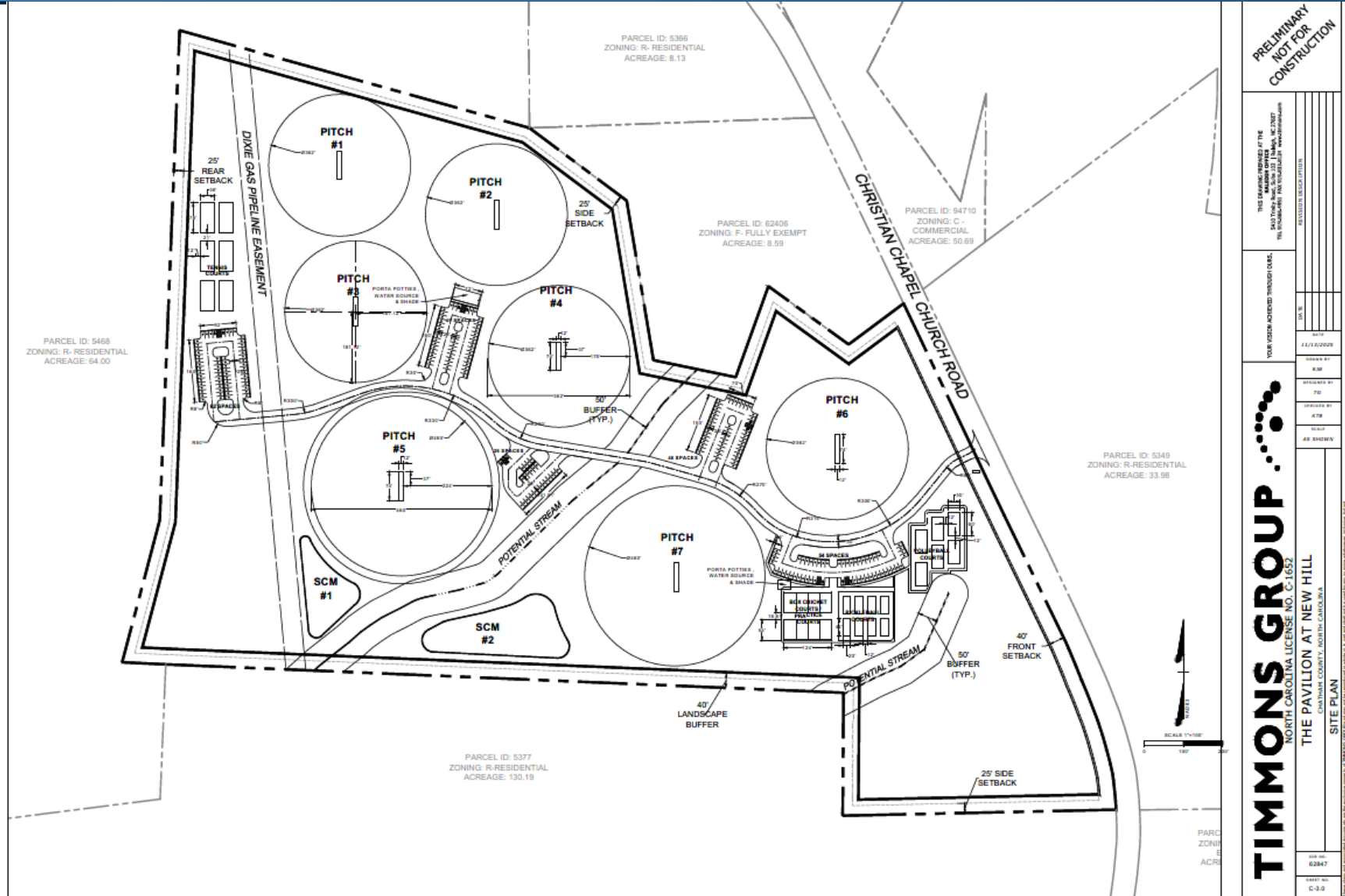
Conditional Rezoning Application
R-1 Residential to CD-RB
Monday, November 17, 2025 – 6:00PM

[illegible]

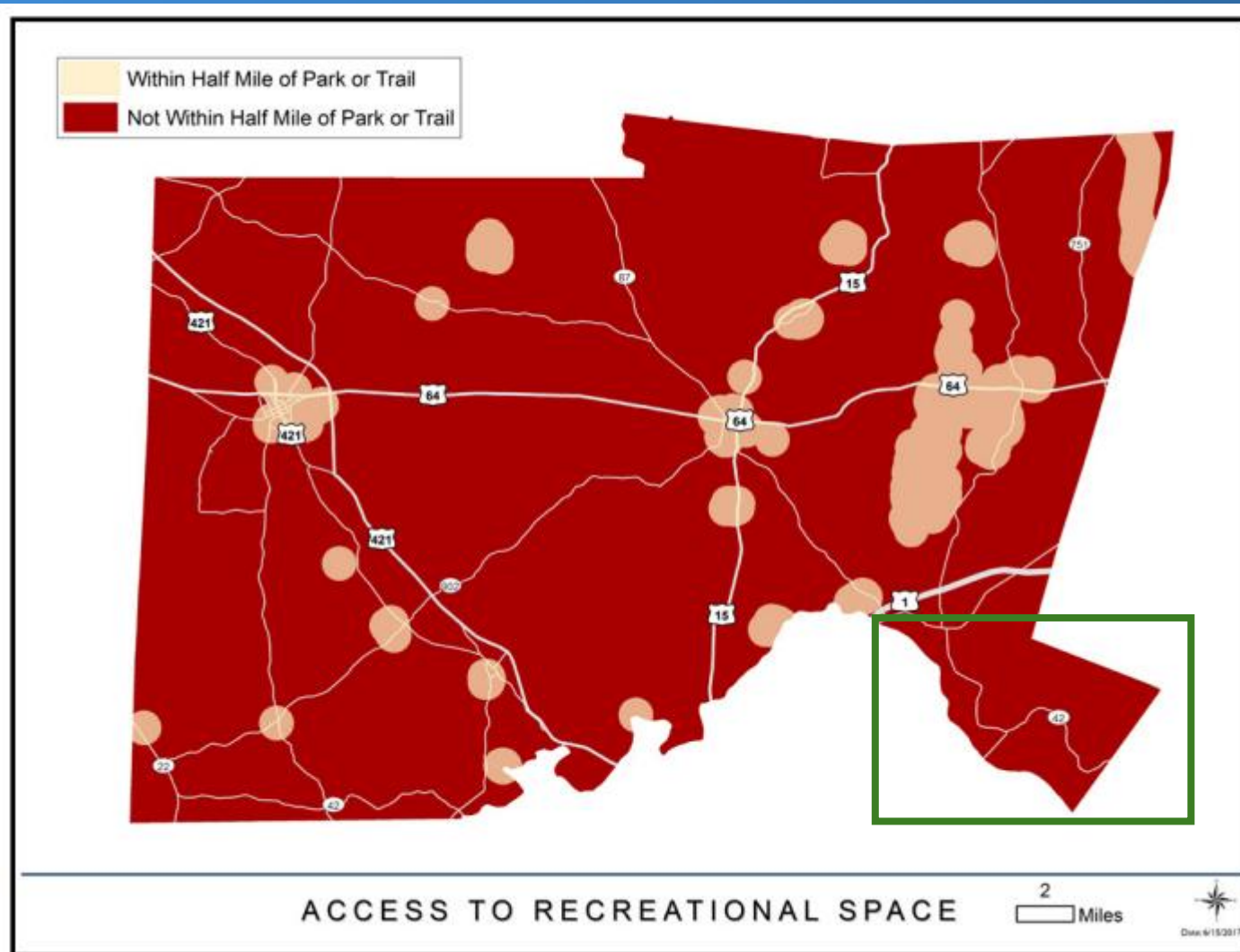
Surrounding Land Uses



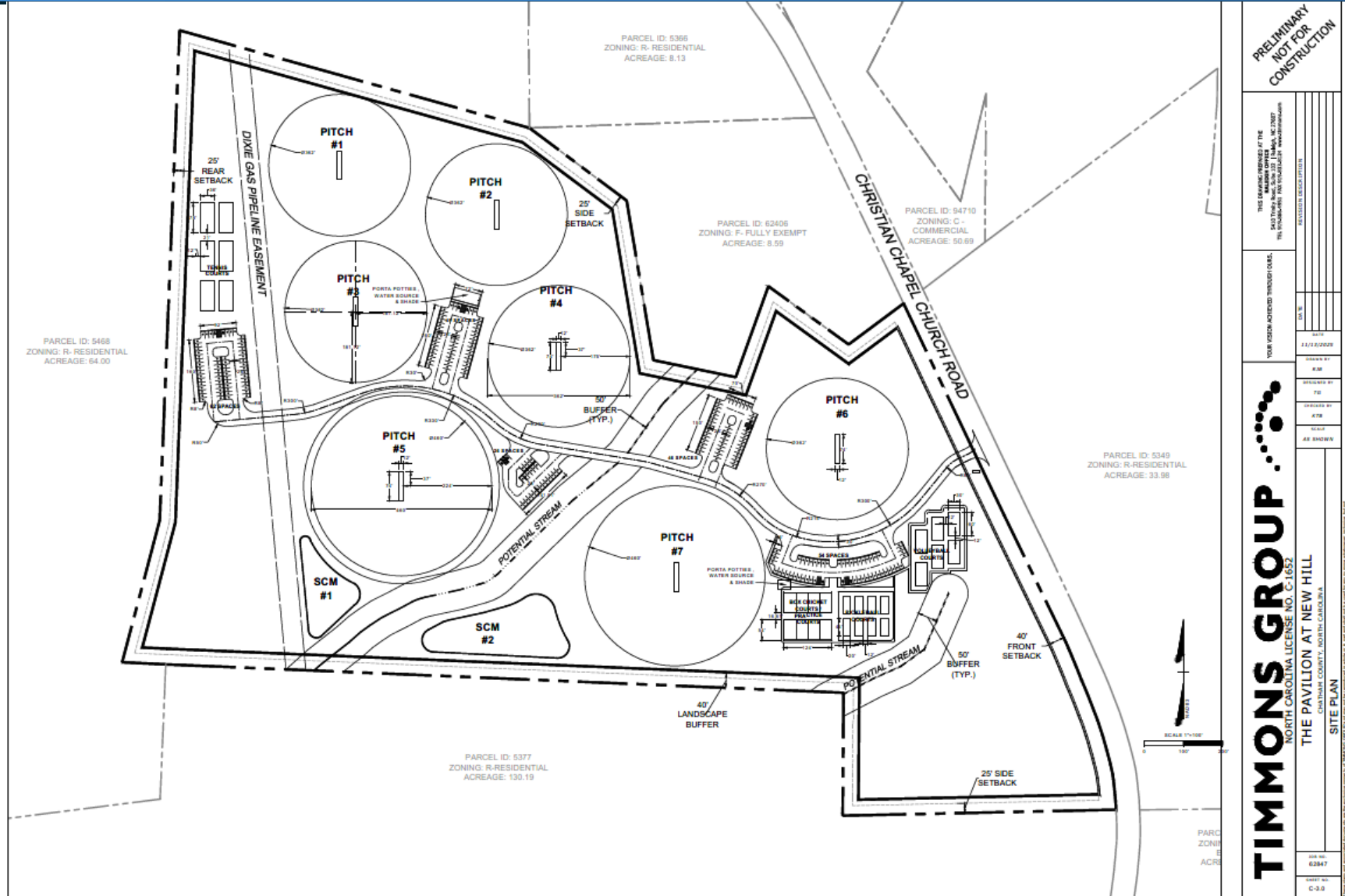
Site Plan



Access to Recreational Space – Not within a half mile of recreational space



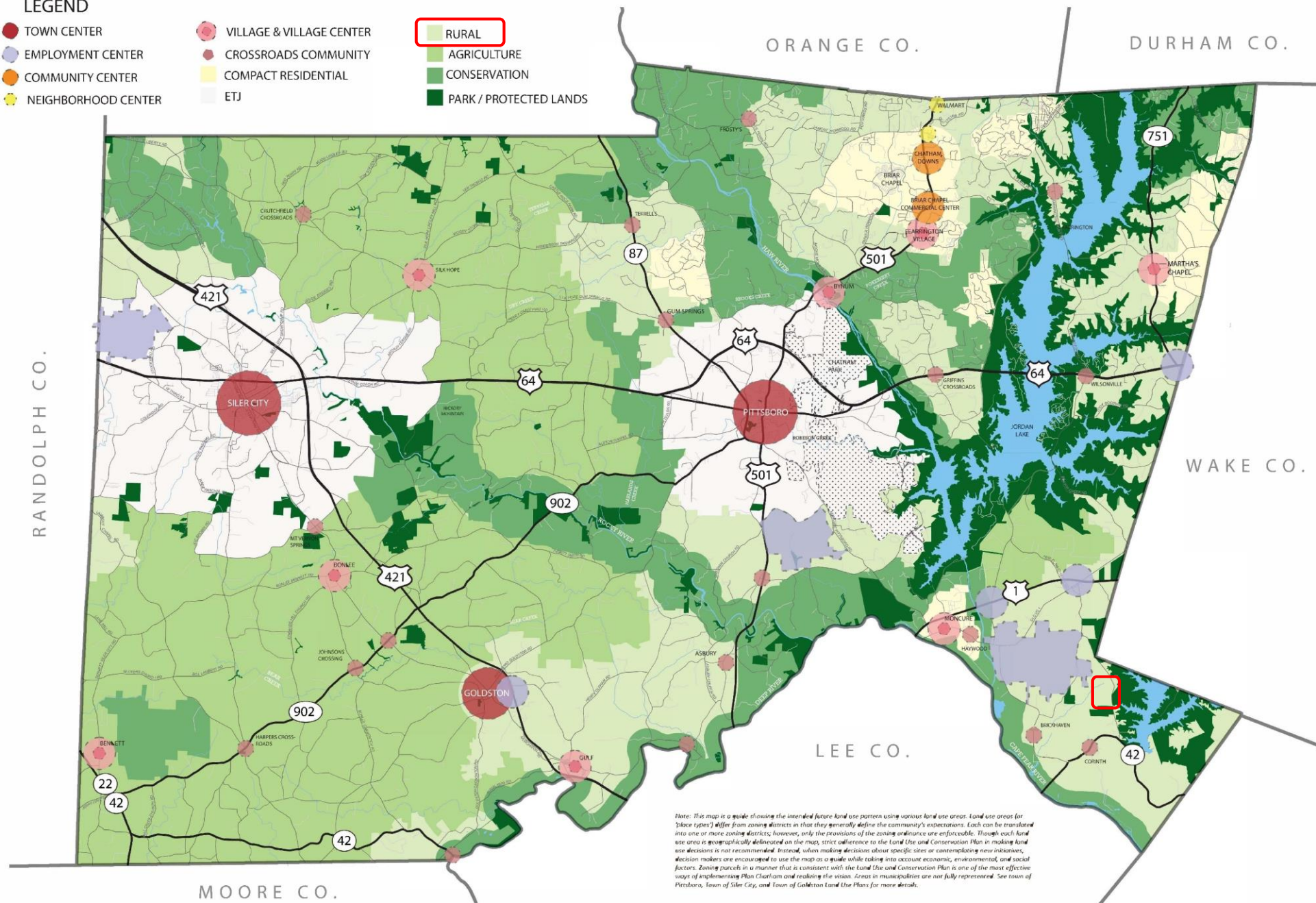
Site Plan



Future Land Use Map

LEGEND

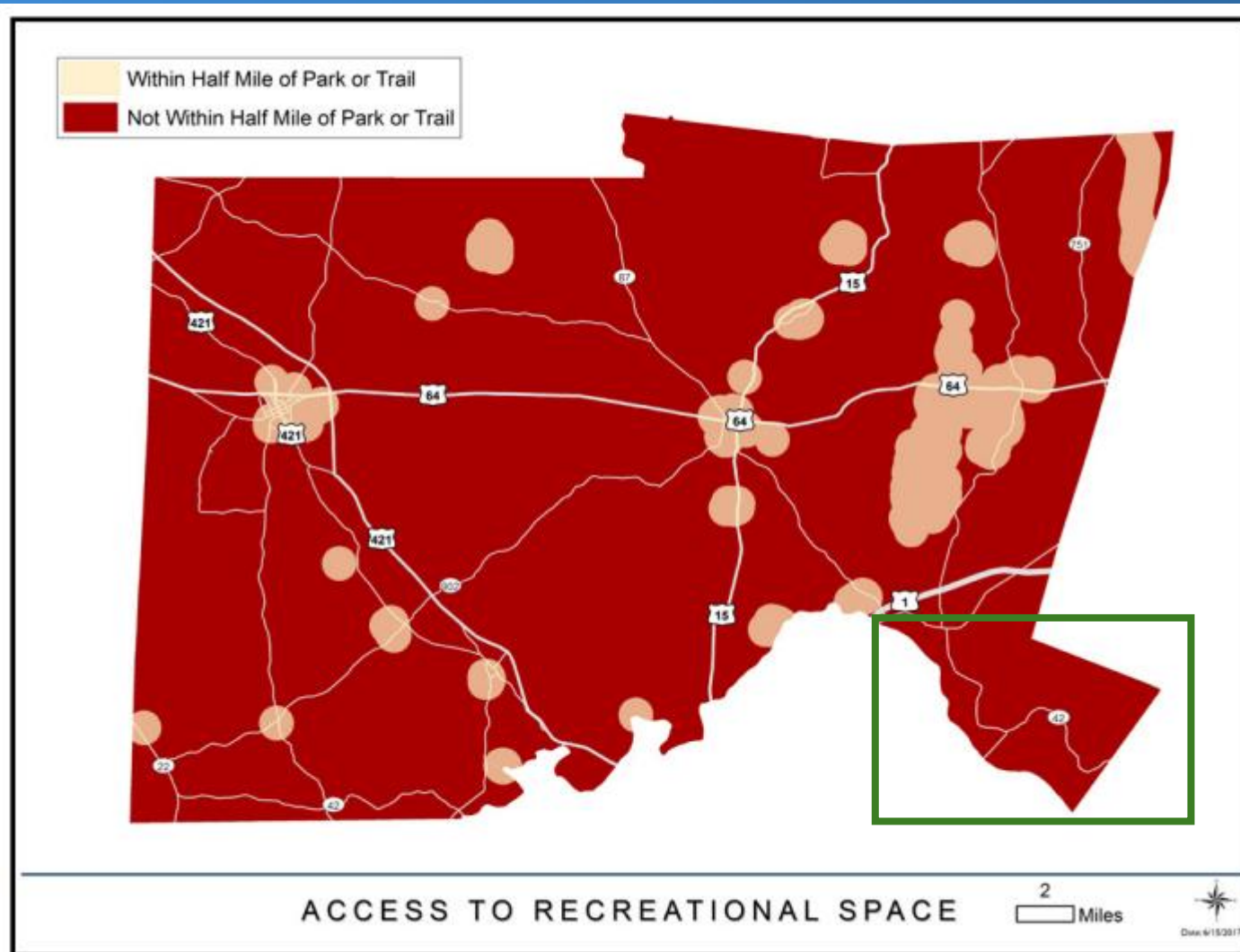
- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- COMPACT RESIDENTIAL
- ETJ
- RURAL
- AGRICULTURE
- CONSERVATION
- PARK / PROTECTED LANDS



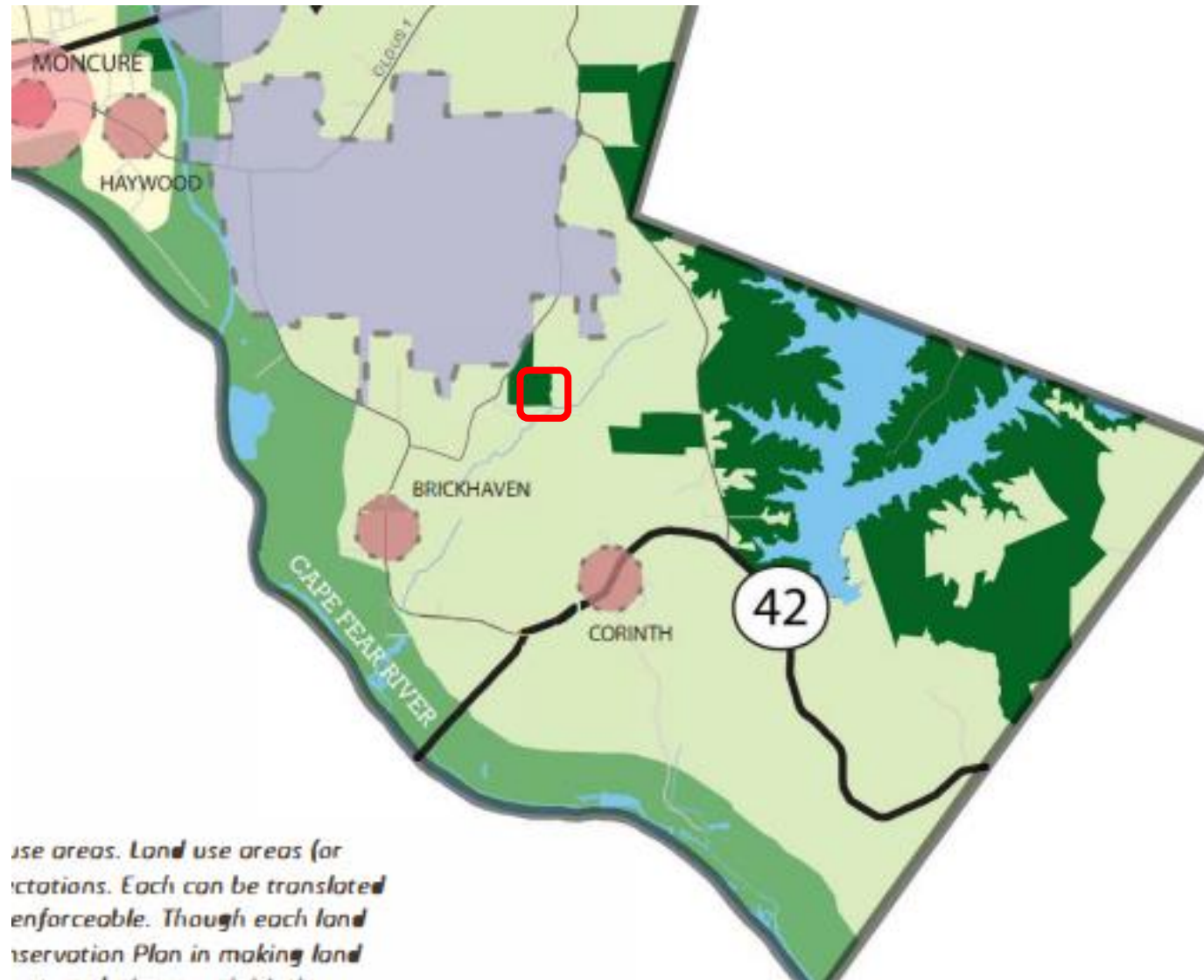
Note: This map is a guide showing the intended future land use pattern using various land use areas. Land use areas (or "base types") differ from zoning districts in that they generally define the community's expectations. Each can be translated into one or more zoning districts; however, only the provisions of the zoning ordinance are enforceable. Though each land use area is geographically delineated on the map, strict adherence to the Land Use and Conservation Plan in making land use decisions is not recommended. Instead, when making decisions about specific sites or contemplating new initiatives, decision makers are encouraged to use the map as a guide while taking into account economic, environmental, and social factors. Zoning parcels in a manner that is consistent with the Land Use and Conservation Plan is one of the most effective ways of implementing Plan Clarity and realizing the vision. Areas in municipalities are not fully represented. See town of Pittsboro, Town of Siler City, and Town of Goldston Land Use Plans for more details.

Access to Recreational Space –

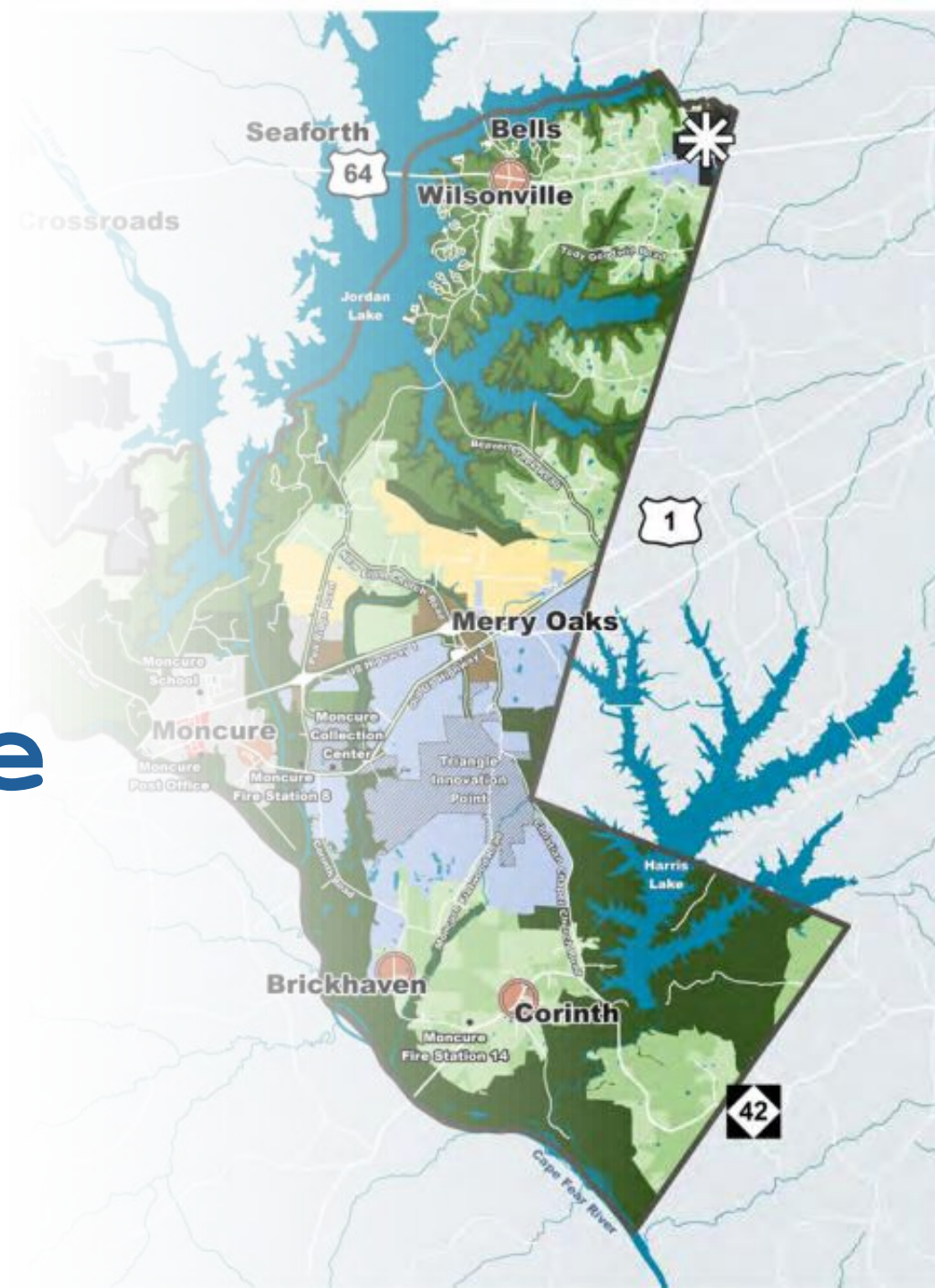
Not within a half mile of
recre



Future Land Use Map – Identifies this area as "Rural"



Plan Moncure



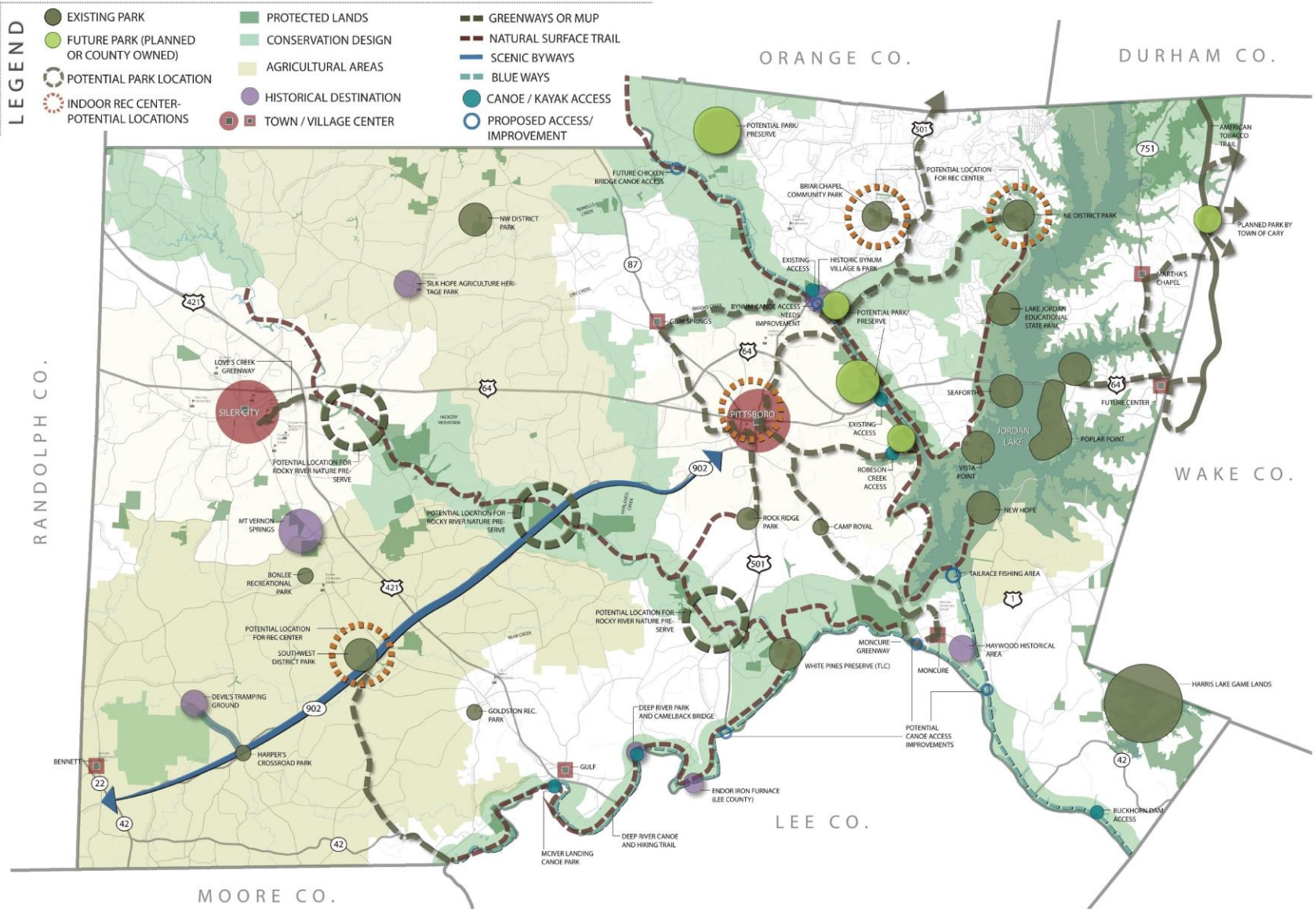
RECODE | PLAN
CHATHAM | MONCURE

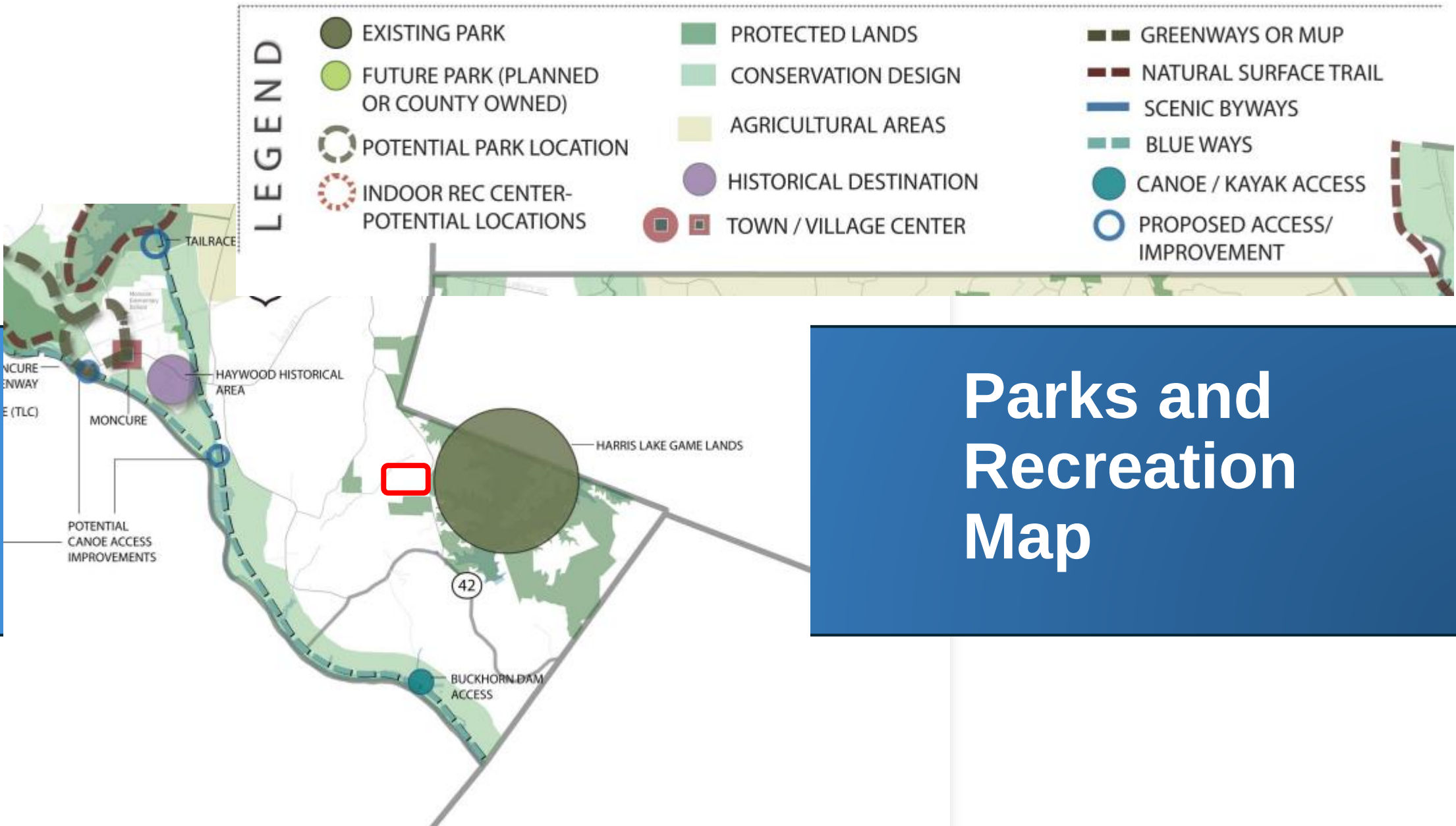
Future Land Use Map

- | | |
|---------------------------|--|
| Parks and Protected Land | Water Bodies |
| Conservation | Perennial Streams |
| Agriculture and Woodlands | Triangle Innovation Point |
| Rural | Pittsboro Town Limits |
| Neighborhood Residential | Chatham Park Development |
| Compact Residential | Long-Term Activity Centers |
| Crossroads Community | Planning Area Boundary |
| Village Center | Town of Apex Annexation Area, Includes Areas in Black 2023 |
| Community Center | |
| Employment Center | |

November 16, 2023

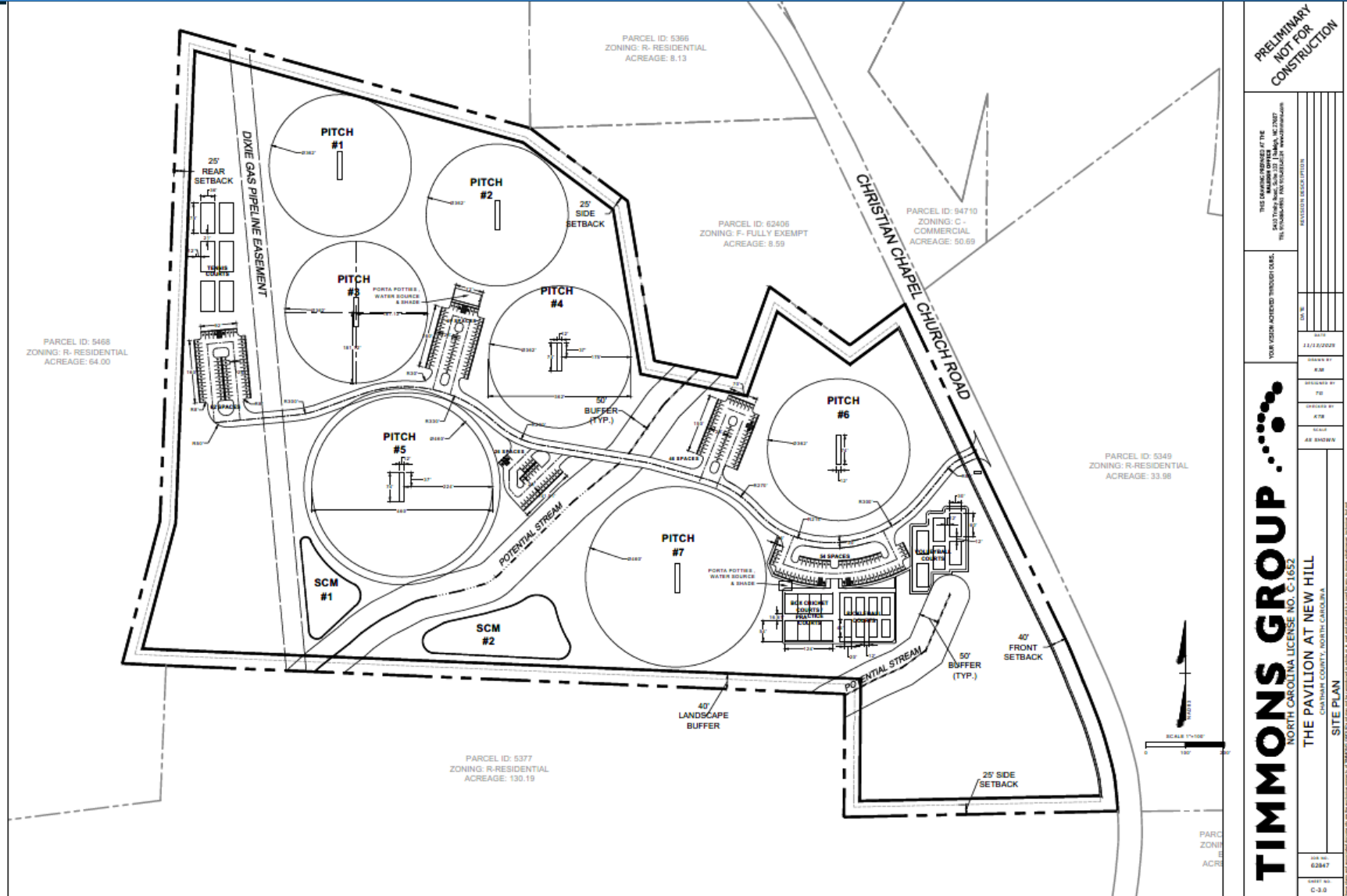






Parks and Recreation Map

Site Plan



QUESTIONS/COMMENTS?

WARD AND SMITH, P.A.
ATTORNEYS AT LAW

www.wardandsmith.com

