

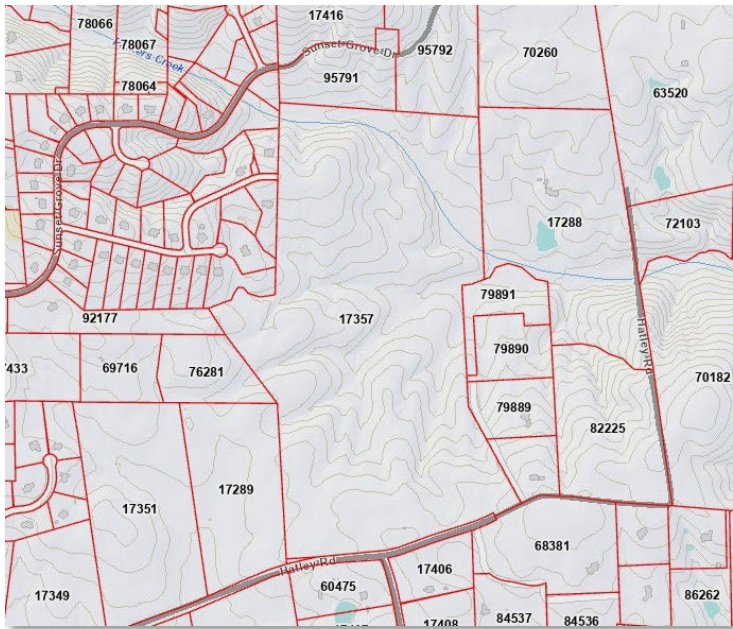
**Hills of Parker Springs  
739 Hatley Rd.  
Pittsboro, NC 27312  
Rezoning Request**



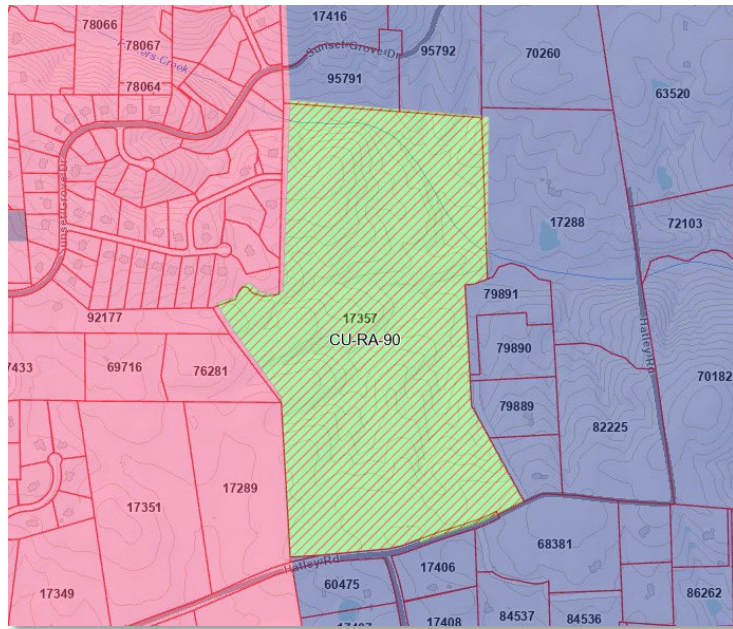
**THE SITE GROUP**  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS



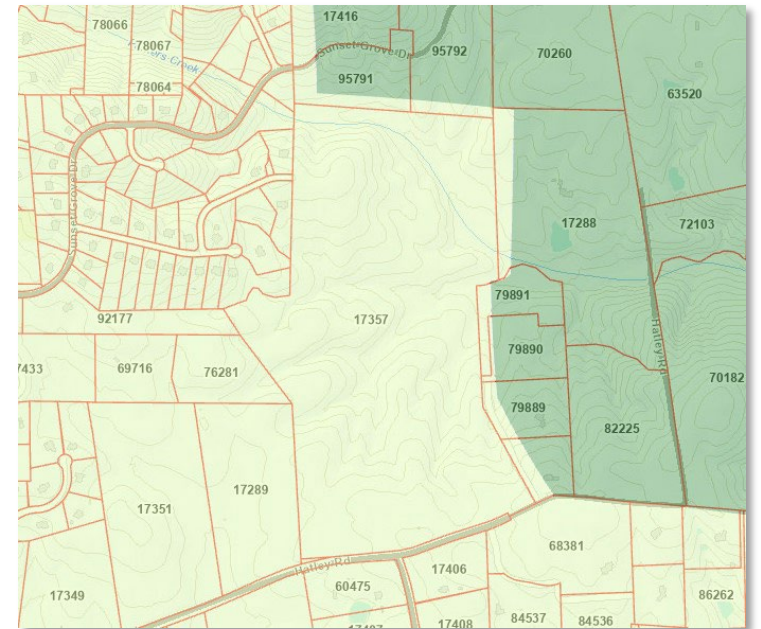
# 739 Hatley Rd. Pittsboro, NC 27312 Existing Conditions



Topography &  
USGS Stream



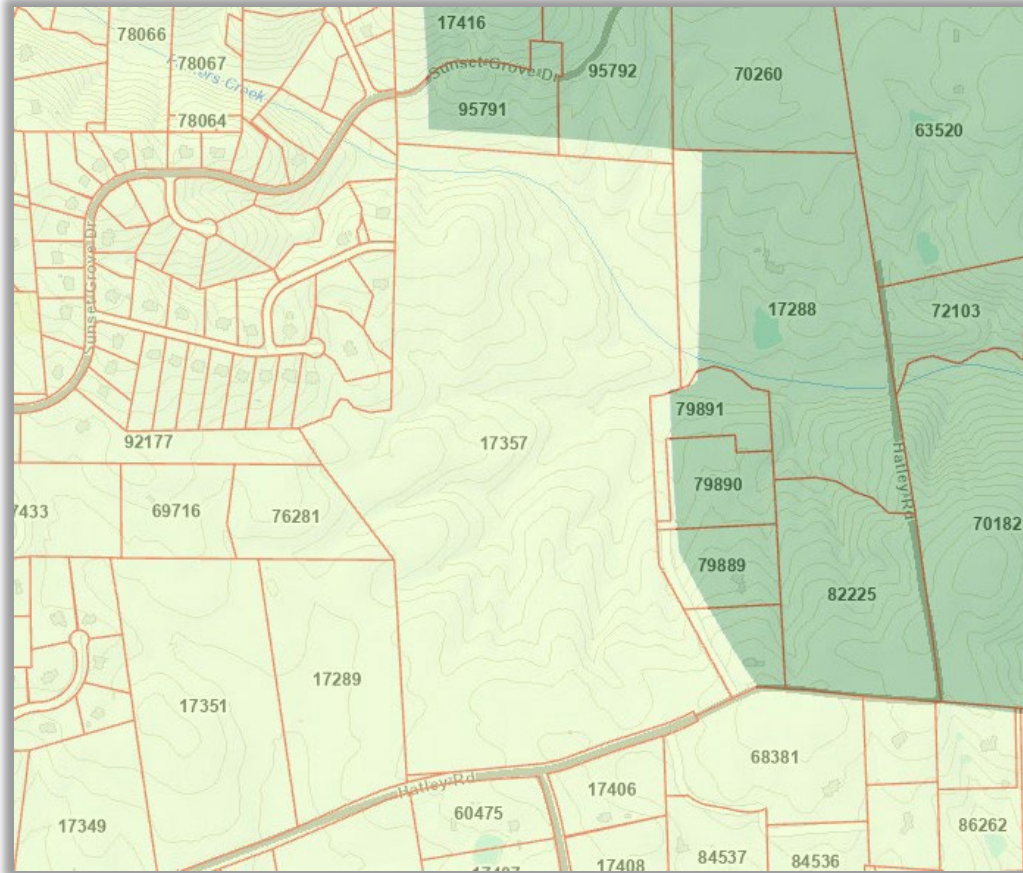
Existing Zoning  
(CU-RA-90)



Future Land Use Map  
(Rural)



# Chatham County's Future Land Use Map & Comprehensive Plan



## Rural Area

Chatham County's Comprehensive Plan illustrates the need to preserve rural character throughout the county.

**Lower density development** within rural and agricultural areas is key to protecting rural character and farming operations (Chatham County's Steering Committee PowerPoint dated, 6/15/2017).

Chatham's Comprehensive Plan written in June of 2017 states "...Homes in rural areas are either **scattered at low densities** or clustered together in small communities."

### LEGEND

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

# Proposed Rezoning

## Existing Zoning: CU-RA-90

Residential Agricultural (Conditional Use)

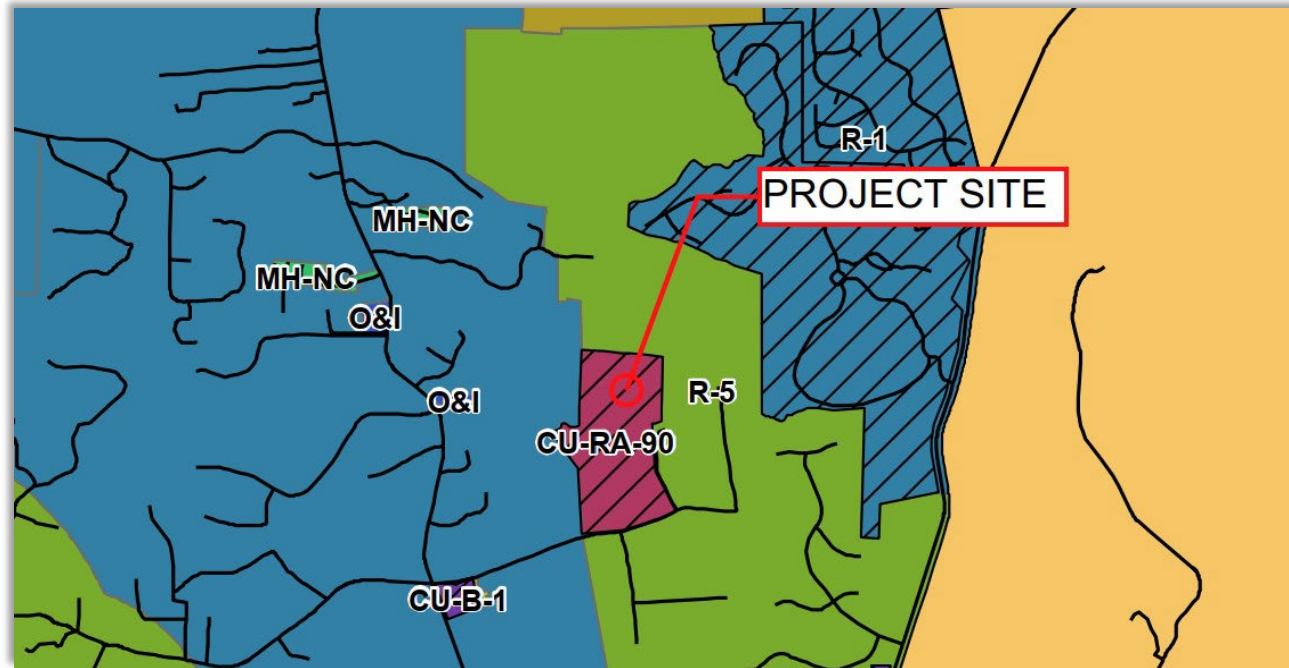
The RA-90 zoning district is primarily for **low-density residential development** to protect the University Lake watershed and similarly classified watershed.



## Proposed Zoning: R5

Residential-5

The R5 District is established to accommodate a minimum lot area of three acres with an average lot area of five acres. The R5 zoning district is primarily for **low-density residential developments**.



### Zoning Layer NAME\_

	B-1
	CD-NB
	CU-B-1
	CU-CB
	CU-IND-H
	CU-IND-L
	CU-NB
	CU-O&I
	CU-RA-90
	CU-RB
	CUD-CC
	IND-H
	IND-L
	MH-NC
	O&I
	PITTSBORO ETJ
	R-1
	R-2
	R-5
	SILER CITY ETJ
	UNZONED

- The proposed R5 classification will harmonize with the surrounding properties to the north, east, and west
- The R5 dimensional requirements corresponds well with the size of our subjected property (130.44 acres) and proposed three to seven+ acre lots (as seen on next slide)
- The rezoning to the R5 district is consistent with the County's desire to maintain rural culture by facilitating low density developments



# Hills of Parker Springs Subdivision

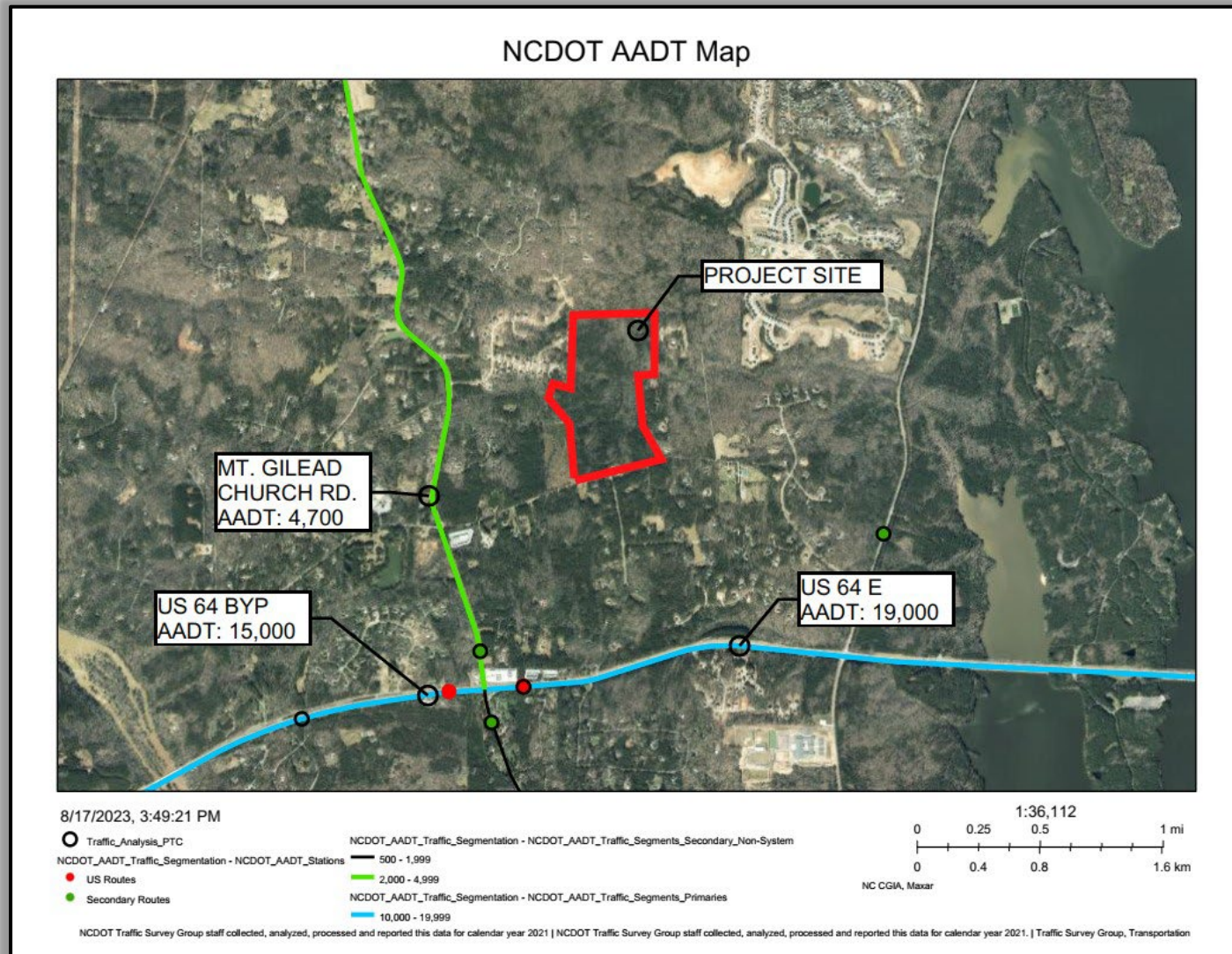
## Proposed Site Data:

Property Address:	739 Hatley Rd.
PIN:	9772-00-79-6324
Acreage:	130.44
Use:	Single Family Residential Subdivision
# of Lots:	±25
Average Lot Acreage:	5
Minimum Lot Acreage:	3
Existing Zoning:	CU-RA-90
Proposed Zoning:	R5
Proposed Water:	County Water (preferred) or Wells
Proposed Sewer:	Septic Systems





# NCDOT Annual Average Daily Traffic (AADT)



Access to the property will be provided off of Hatley Road and an extension of Boxwood Drive. We anticipate Hatley Road will be the main point of entry for future residents due to easy access from US 64 — minimizing traffic through the neighboring subdivision.



# Surrounding Water Mains

