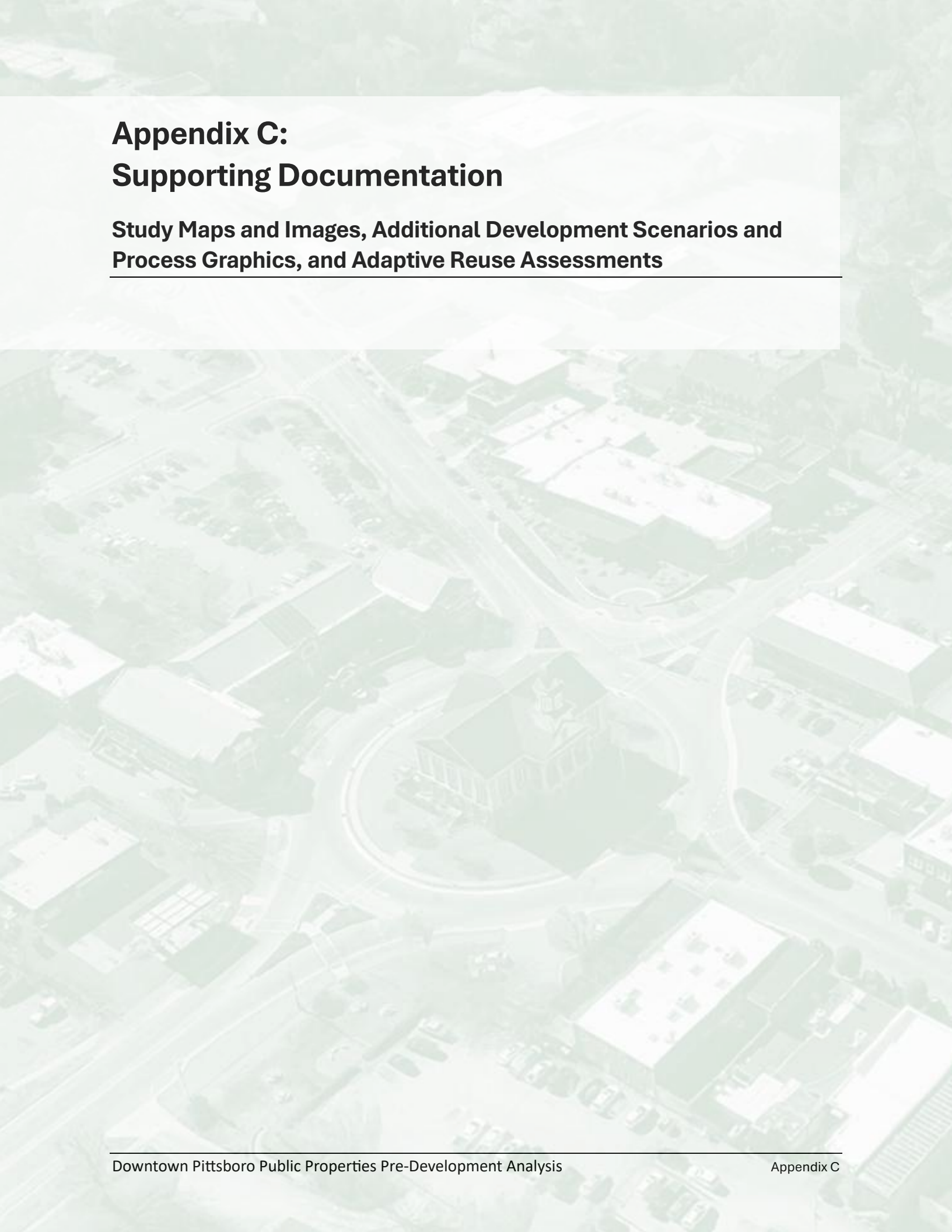




Appendix C: Supporting Documentation

**Study Maps and Images, Additional Development Scenarios and
Process Graphics, and Adaptive Reuse Assessments**

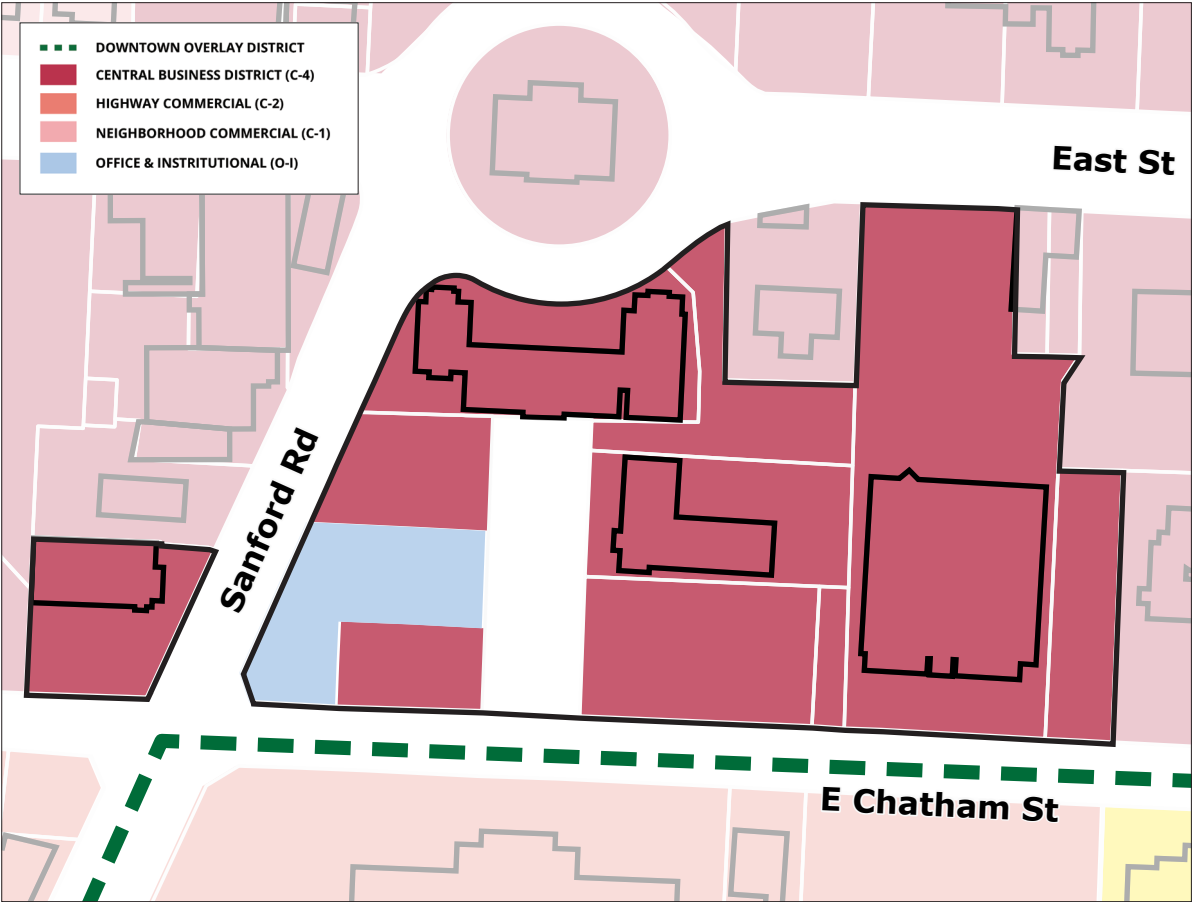
Study Maps and Images

COURTHOUSE SQUARE

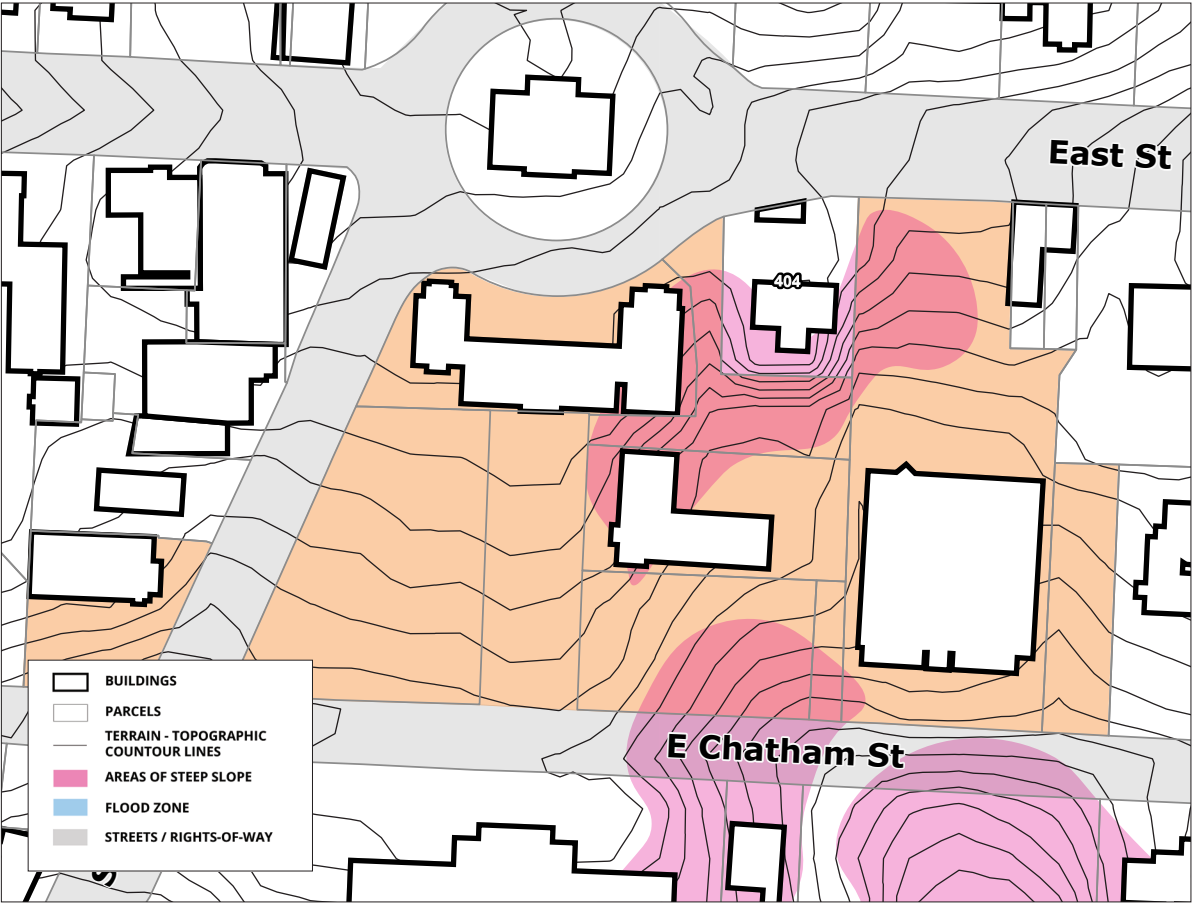




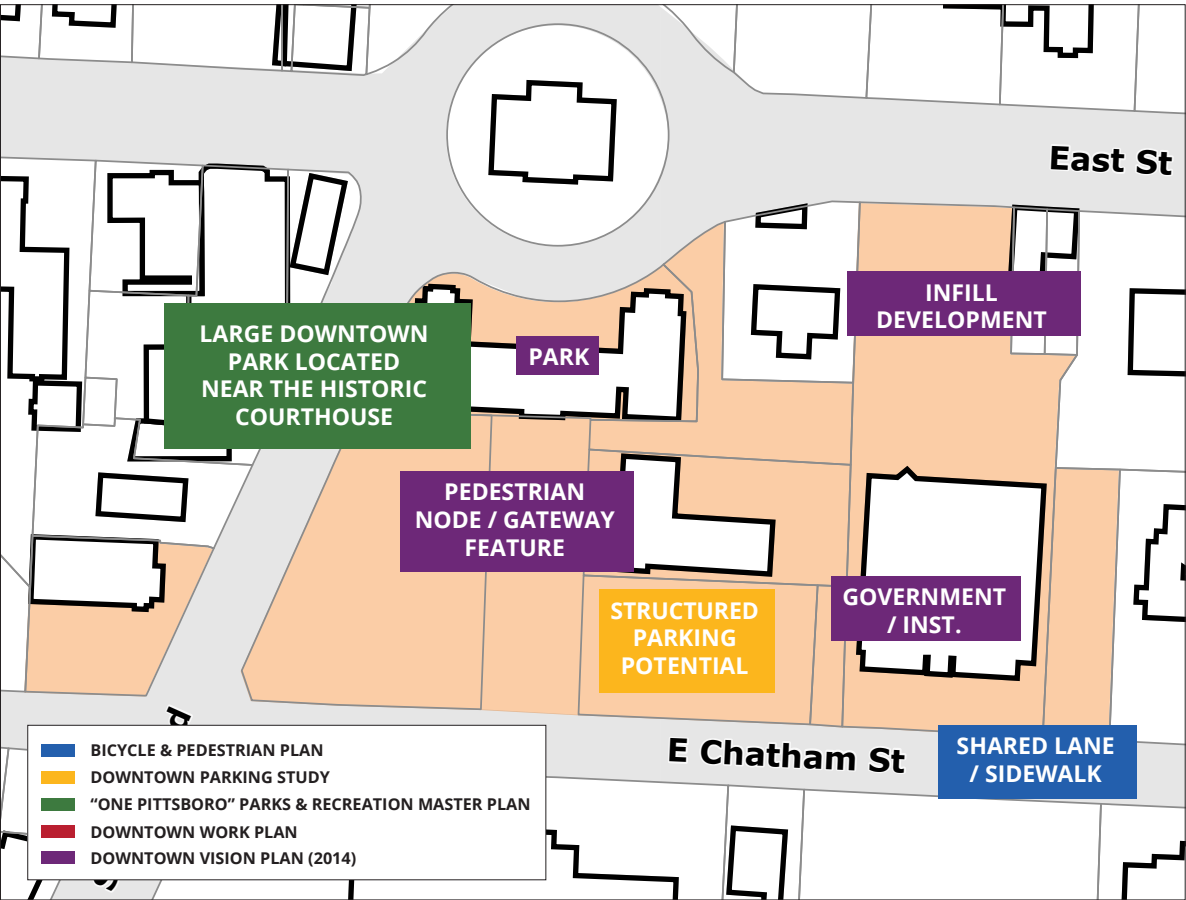
ZONING



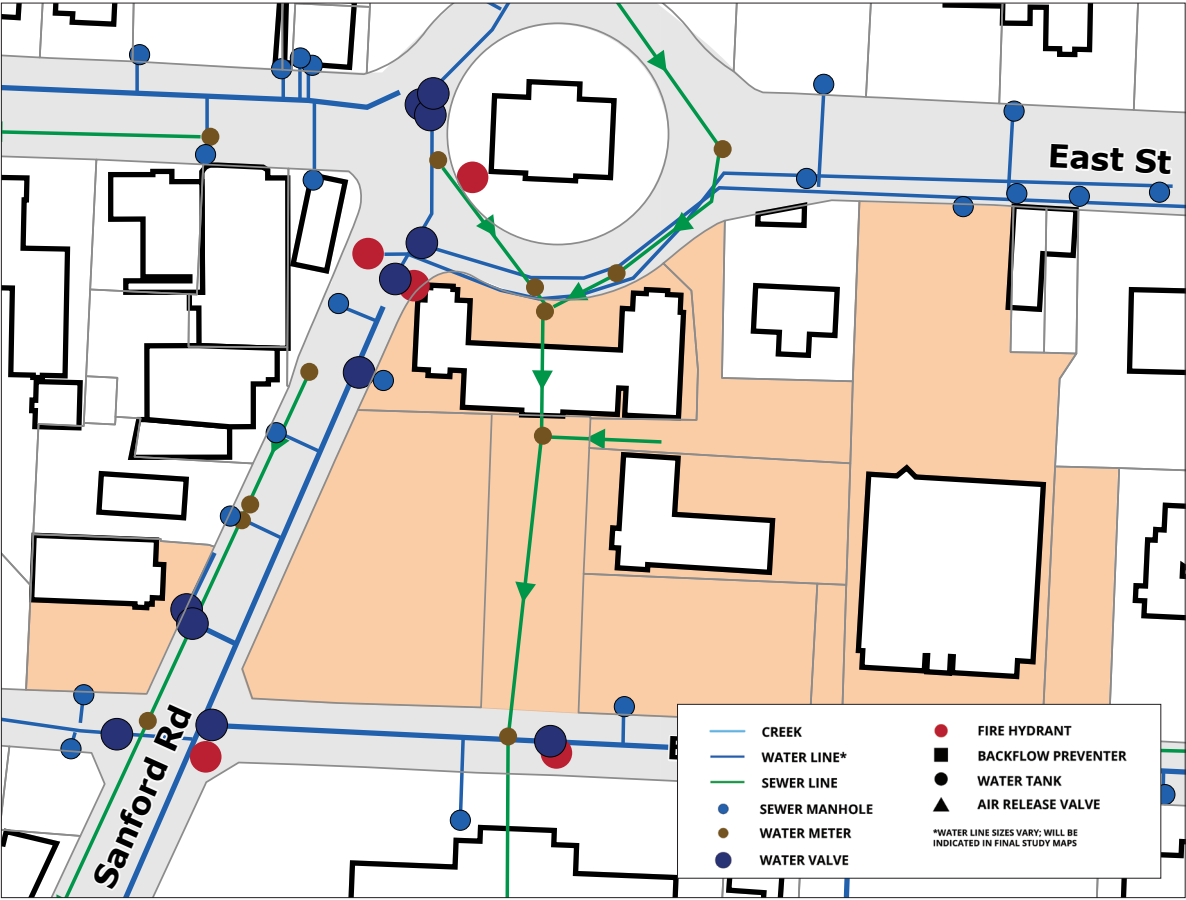
TOPOGRAPHY



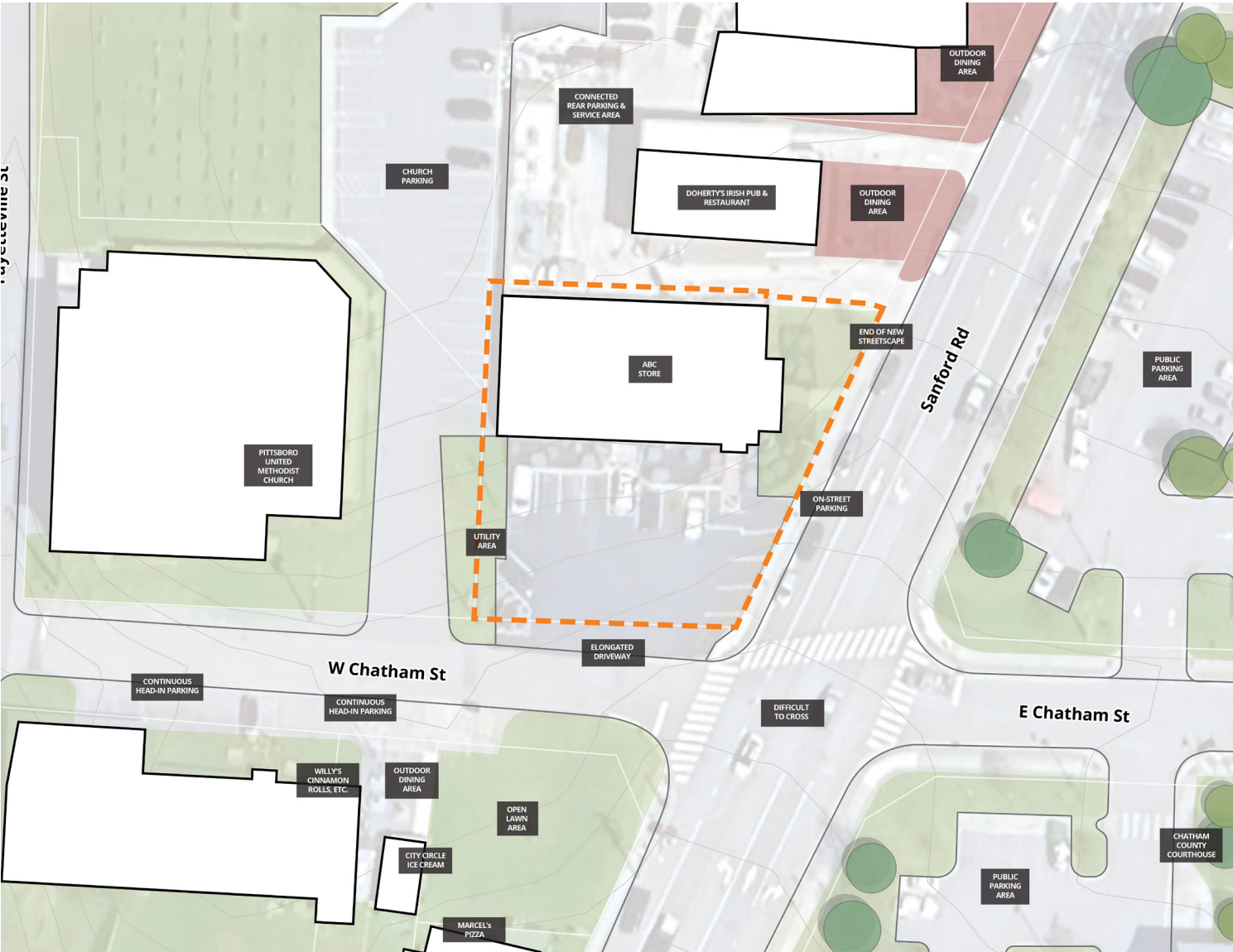
RELATED PLANS



UTILITIES

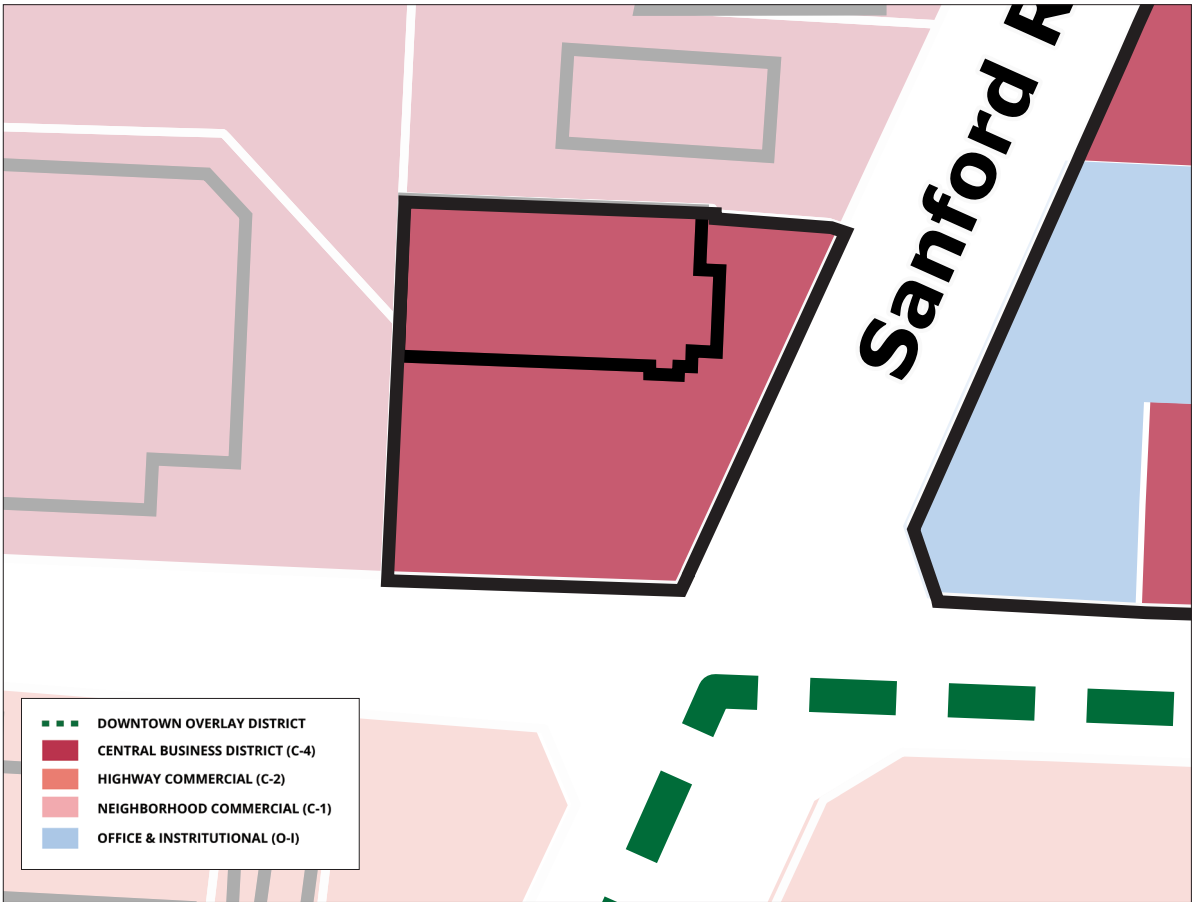


ABC STORE

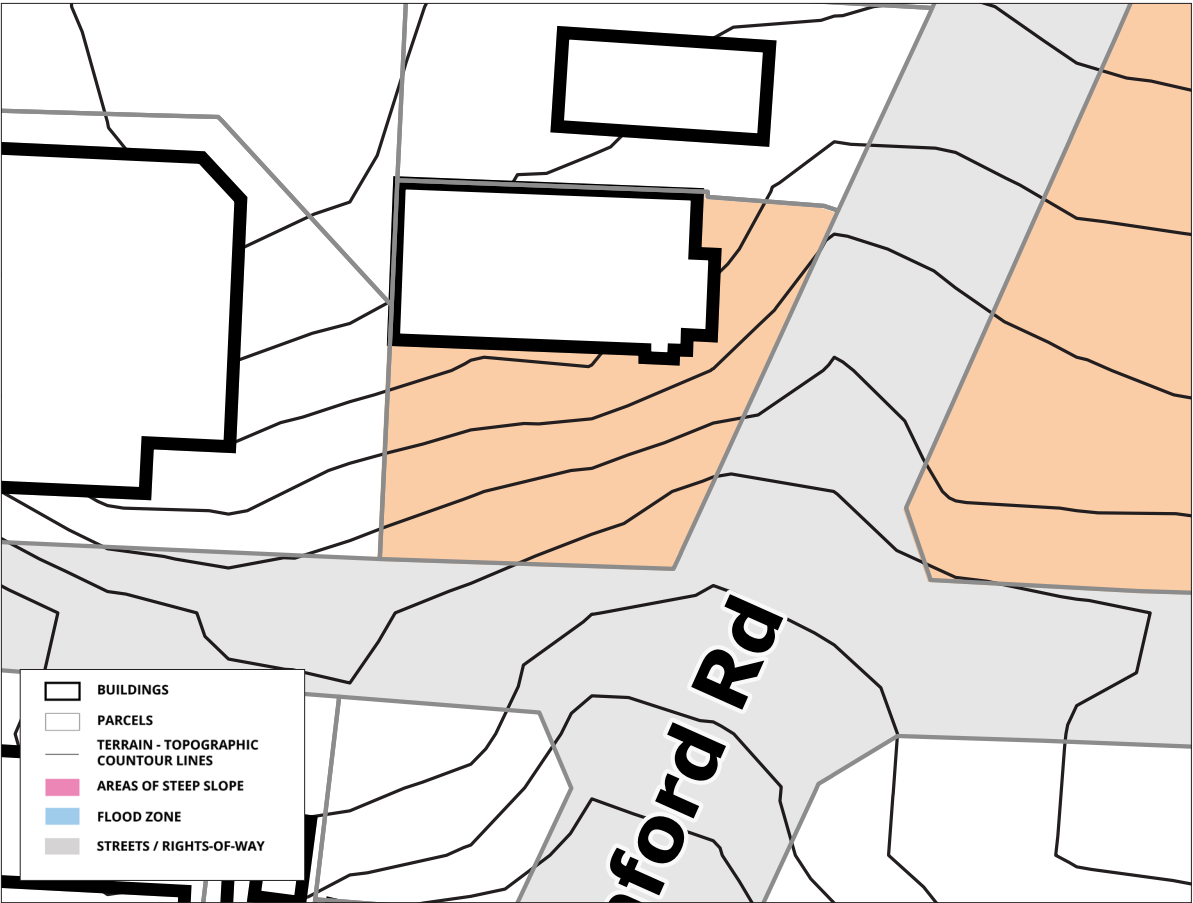




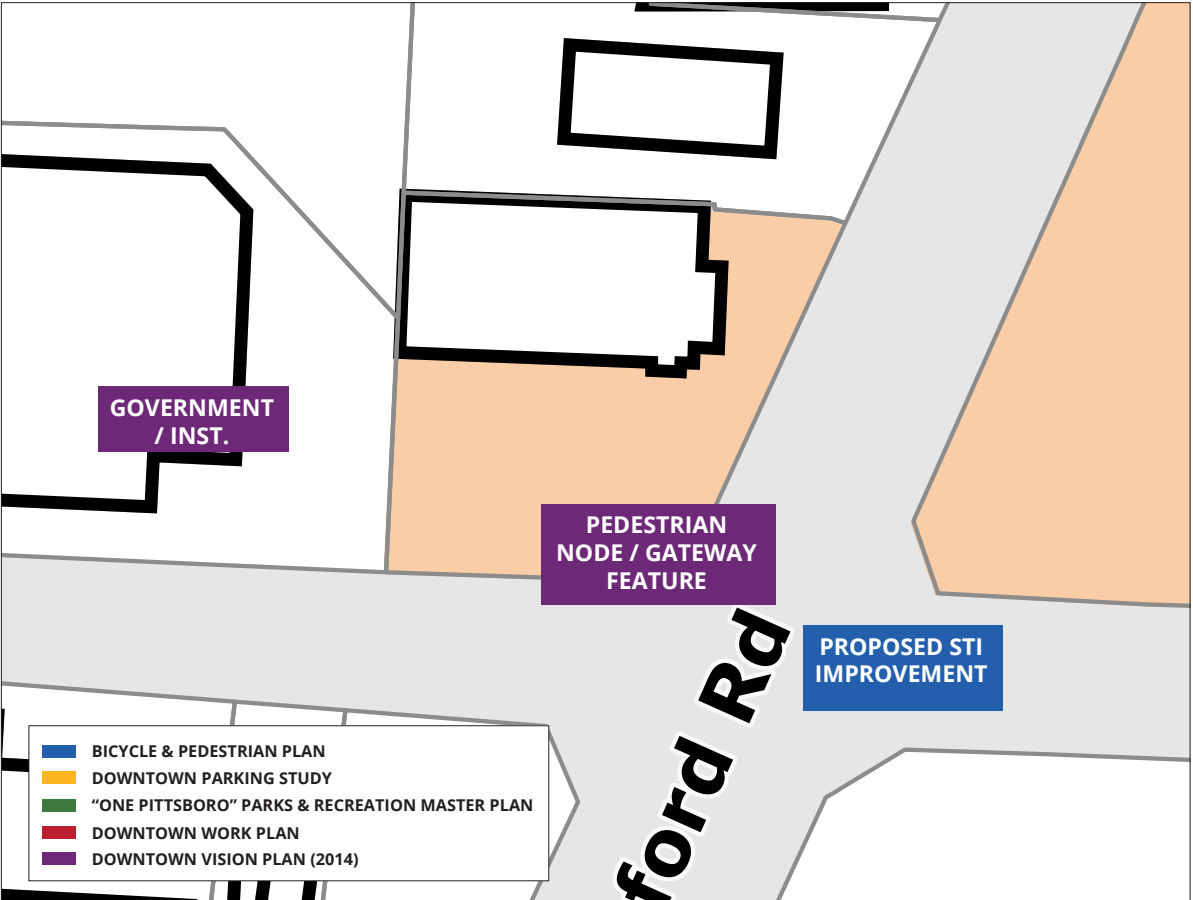
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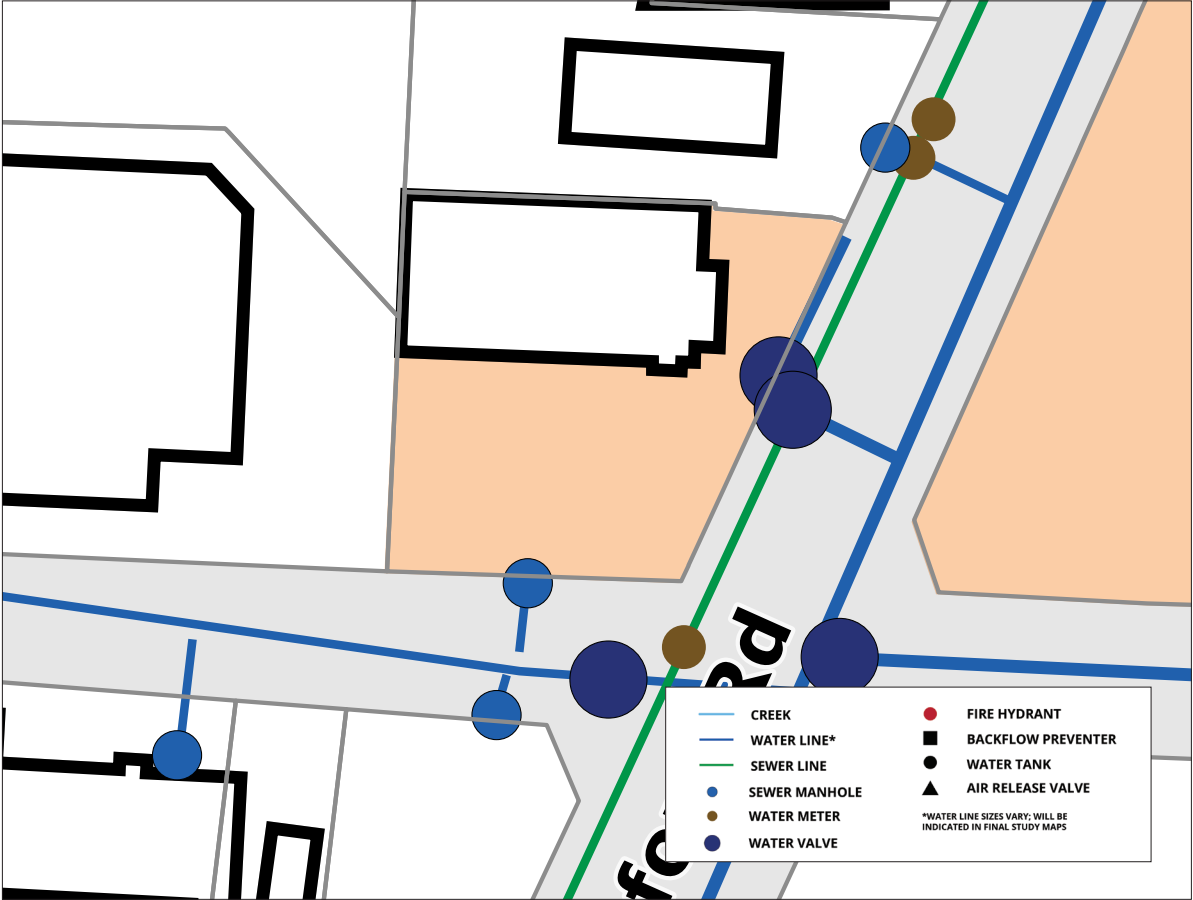
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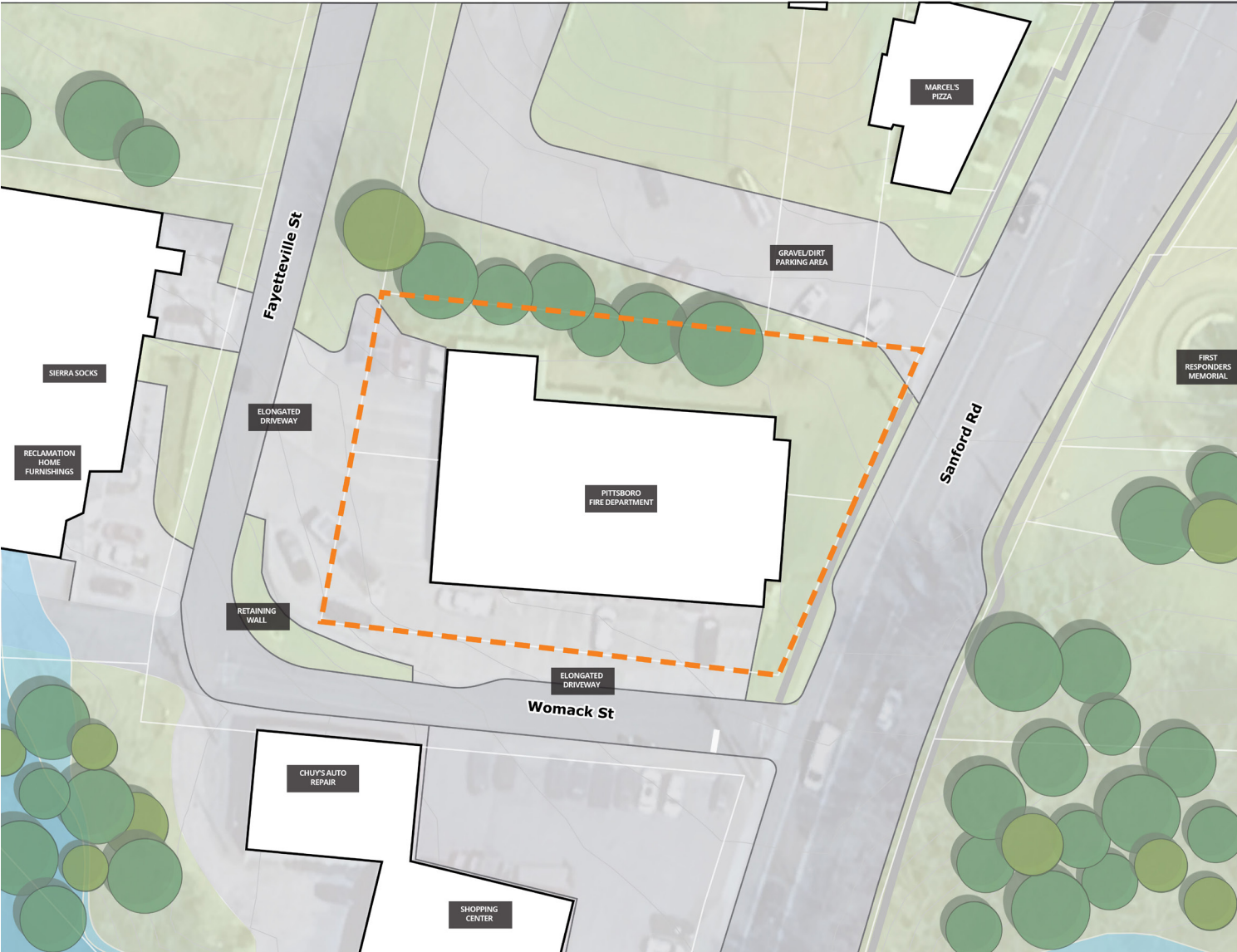
RELATED PLANS



UTILITIES

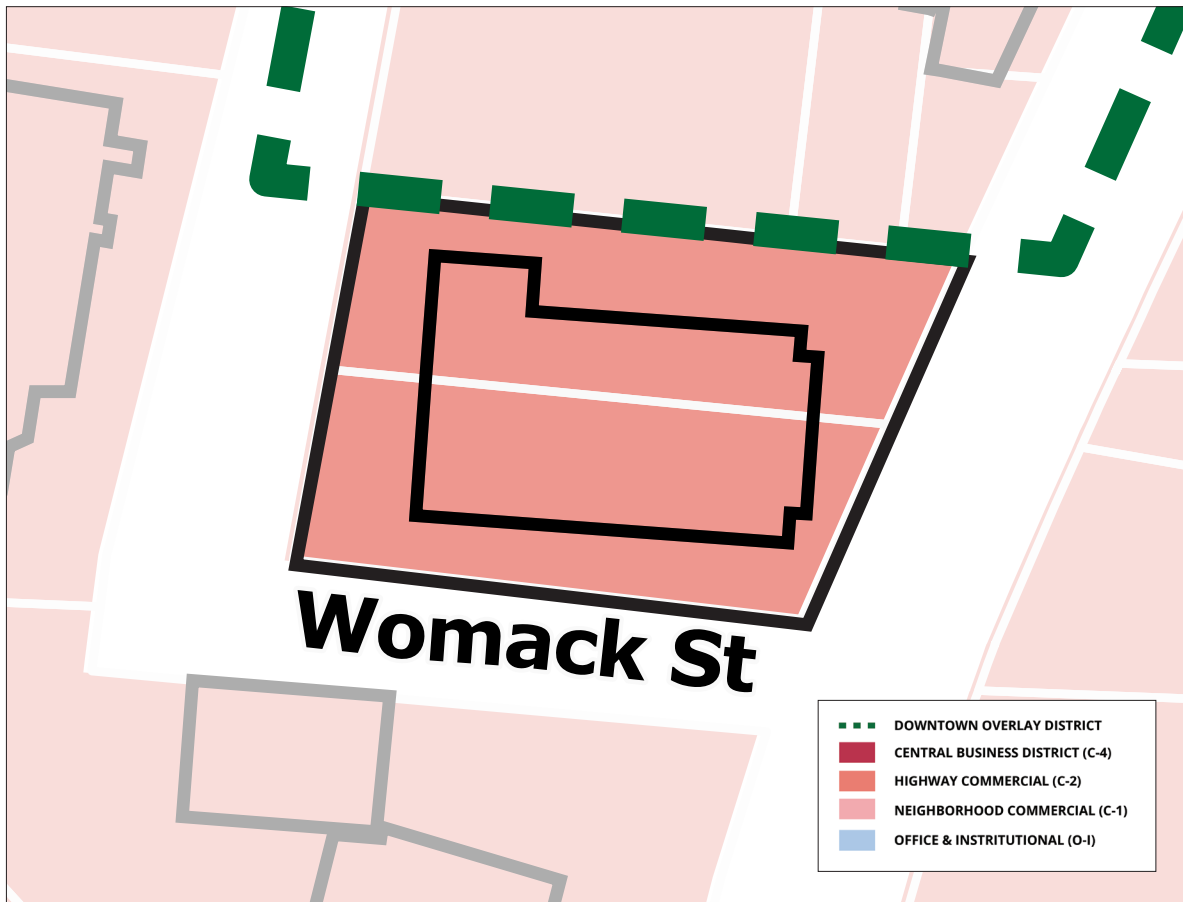


FIRE STATION

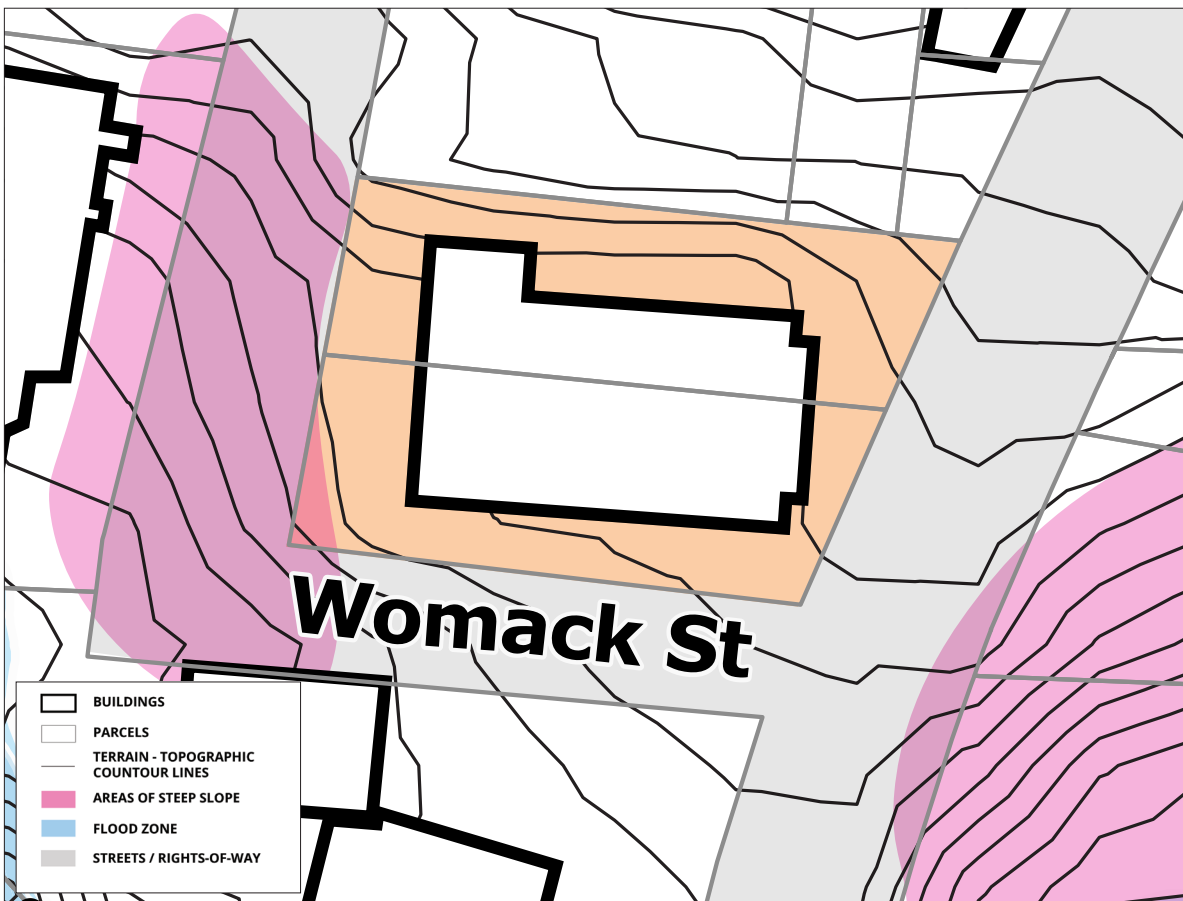




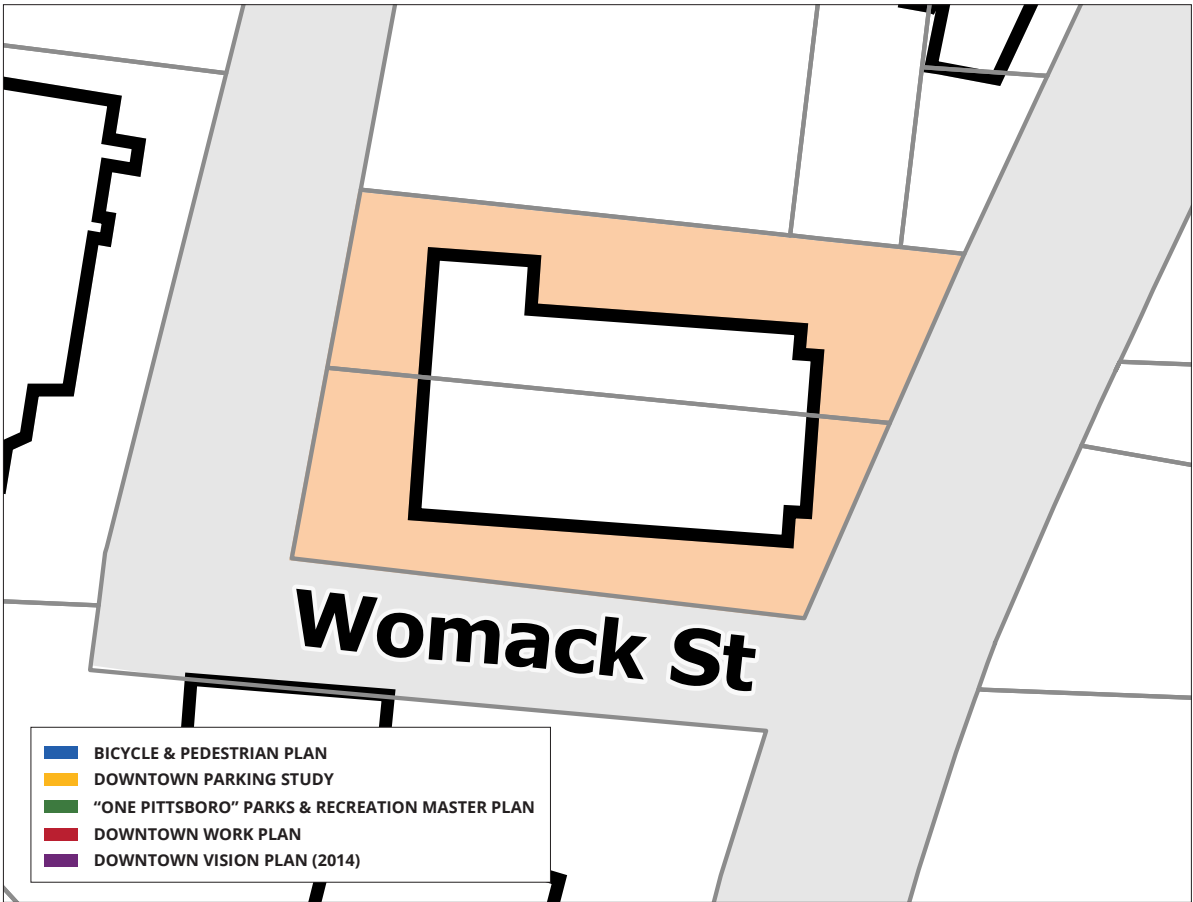
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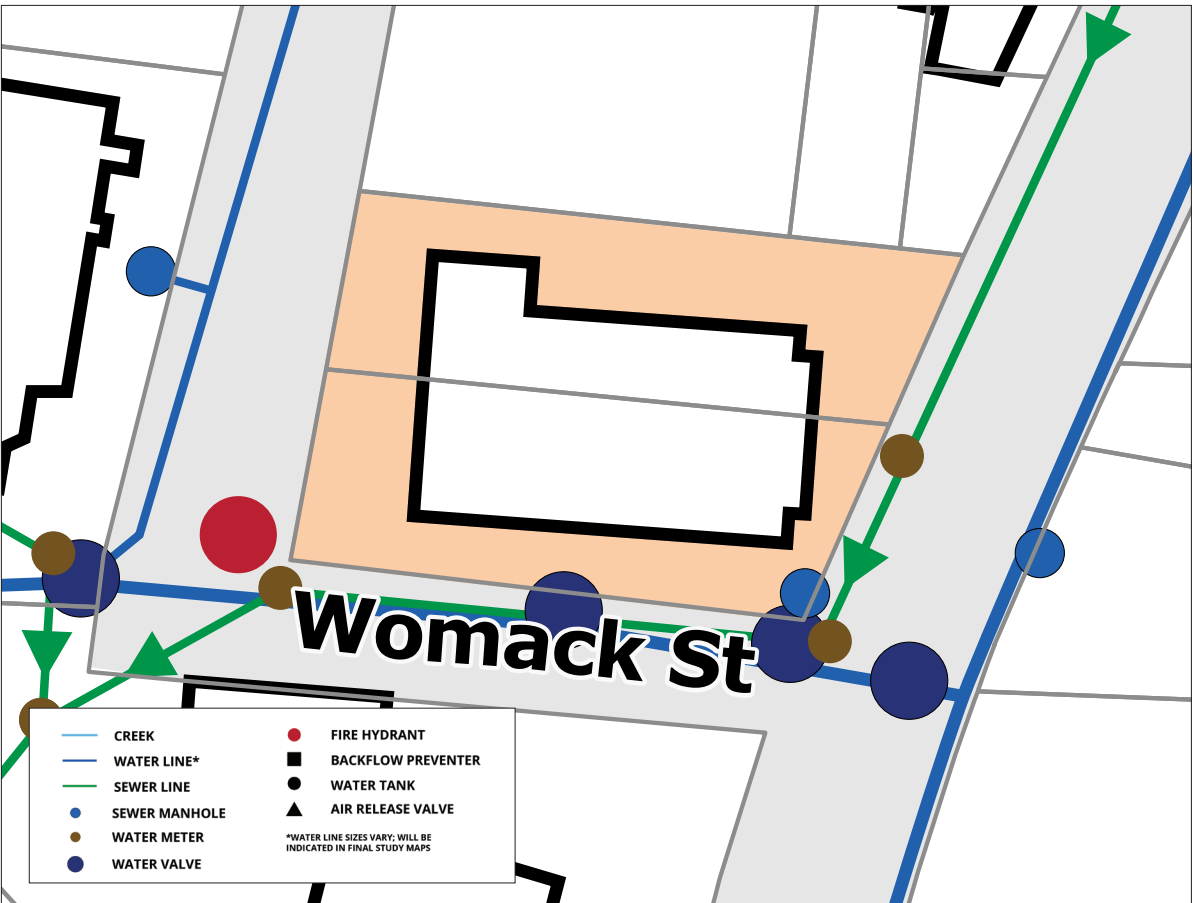
TOPOGRAPHY



RELATED PLANS



UTILITIES

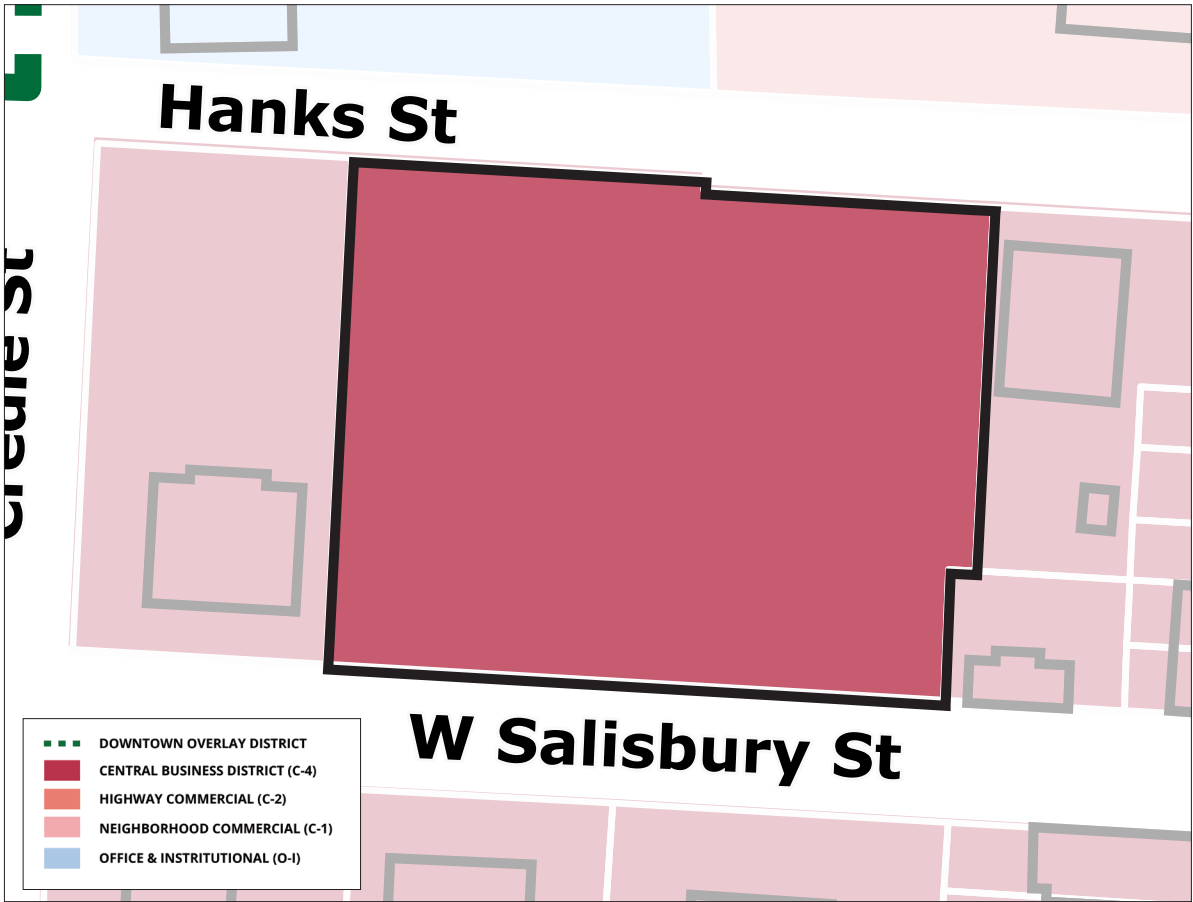


POP-UP PARK

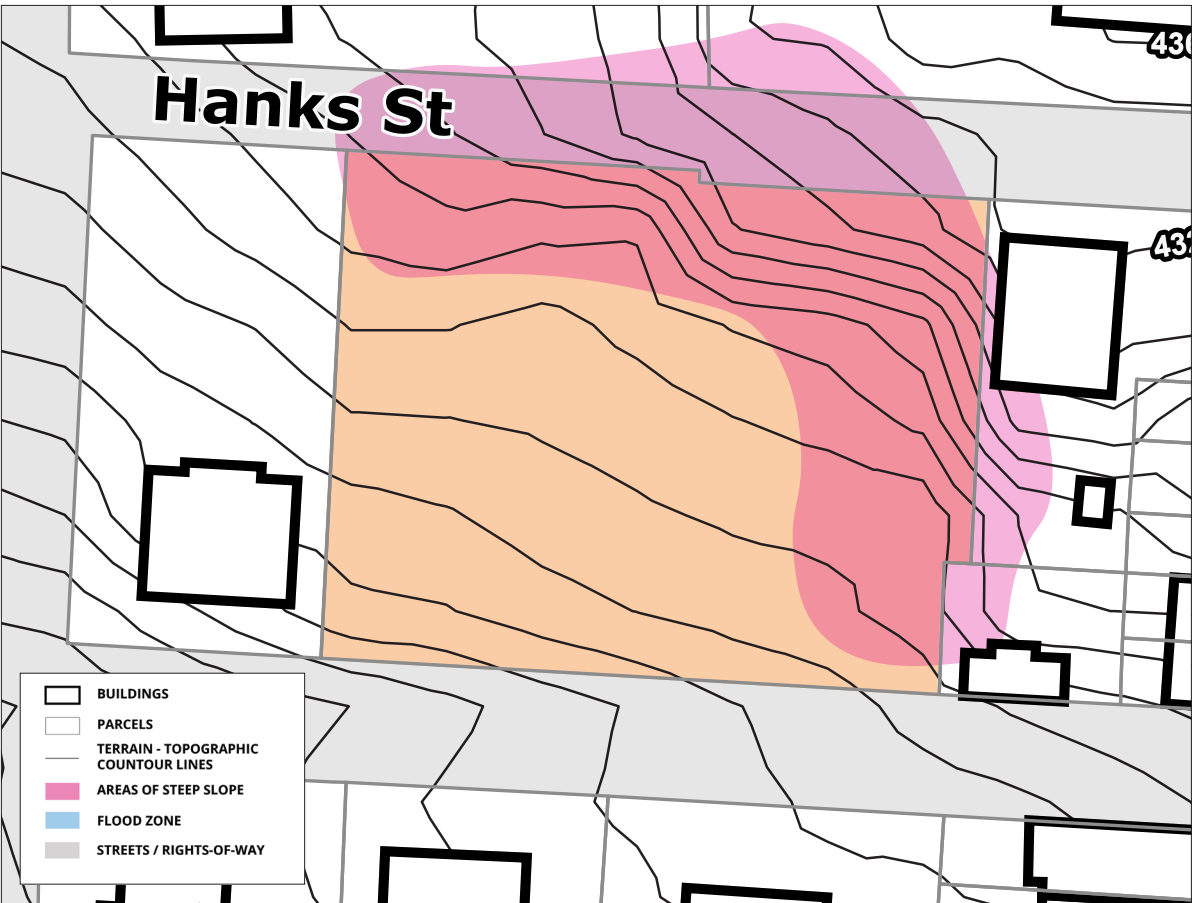




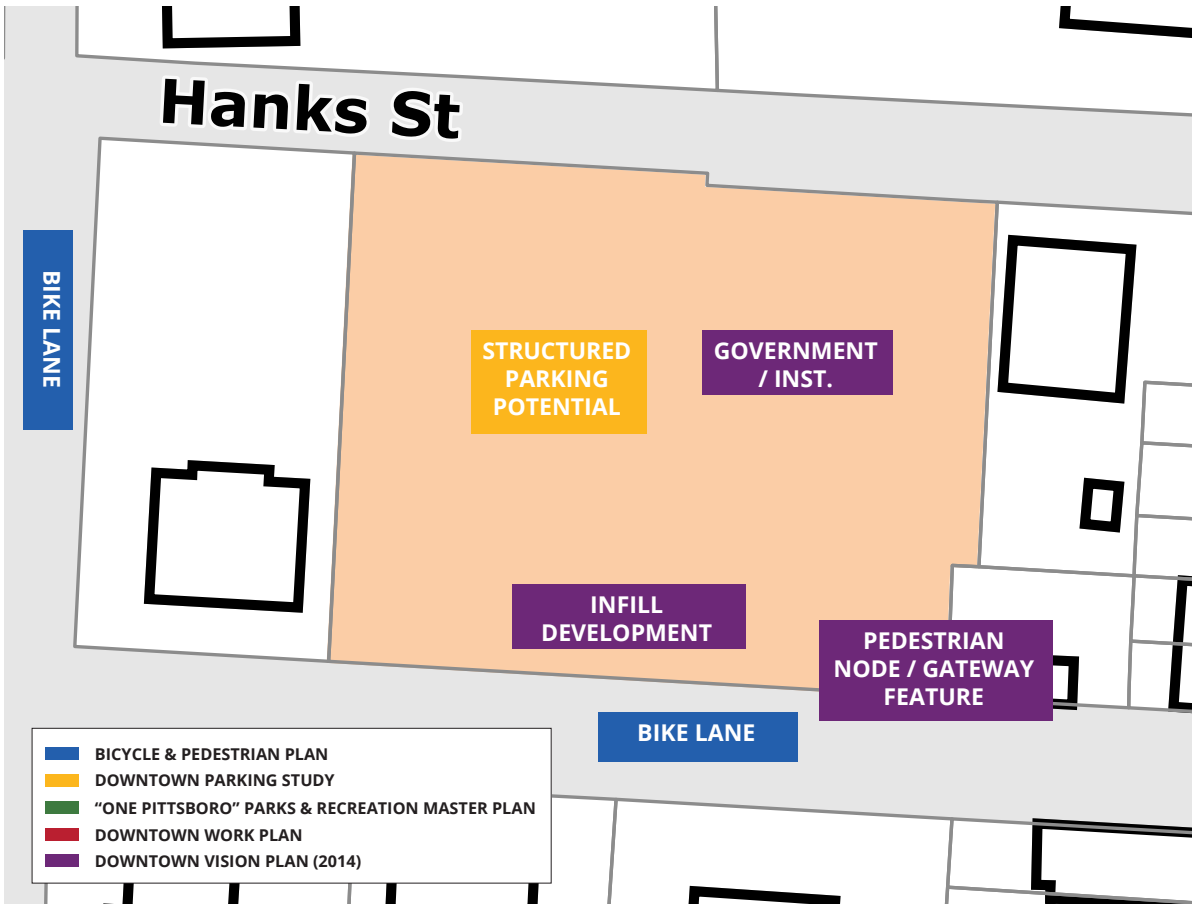
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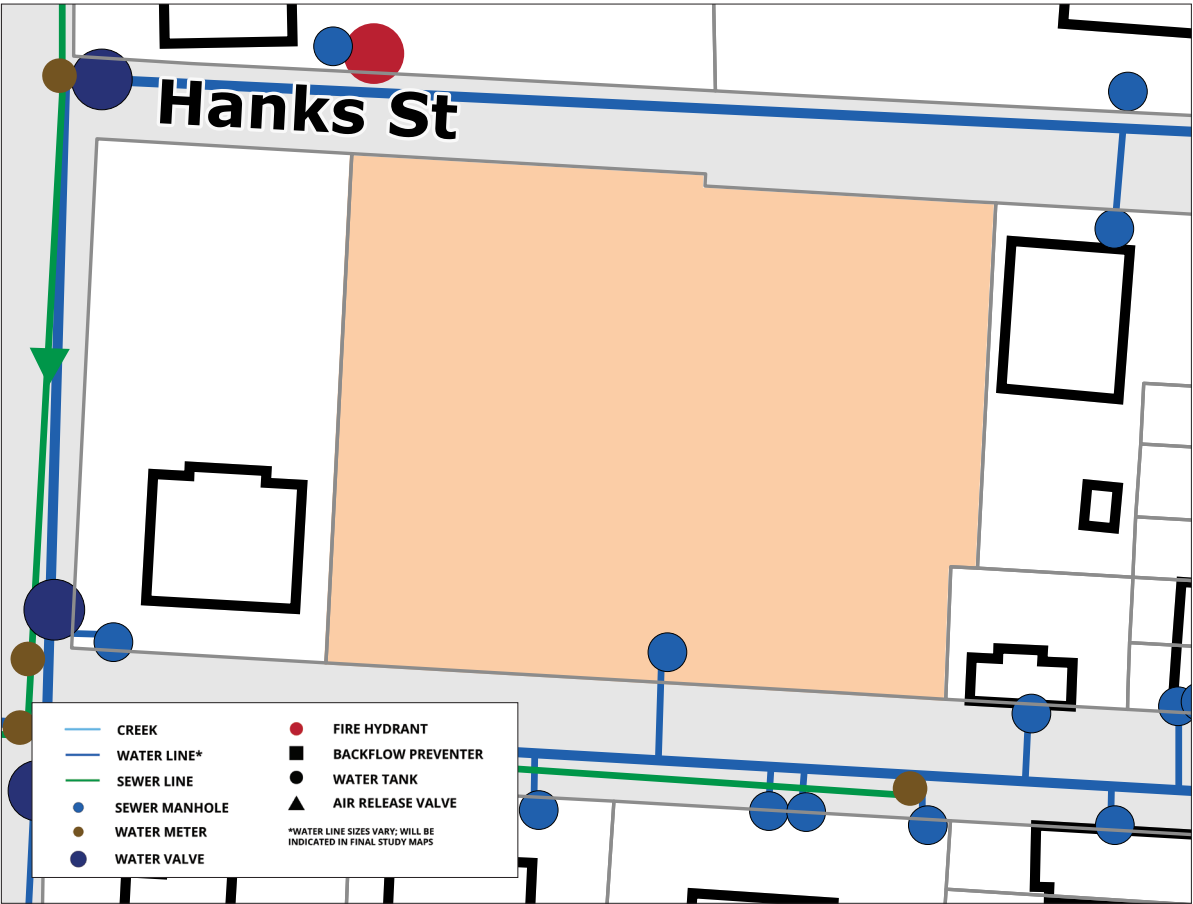
TOPOGRAPHY



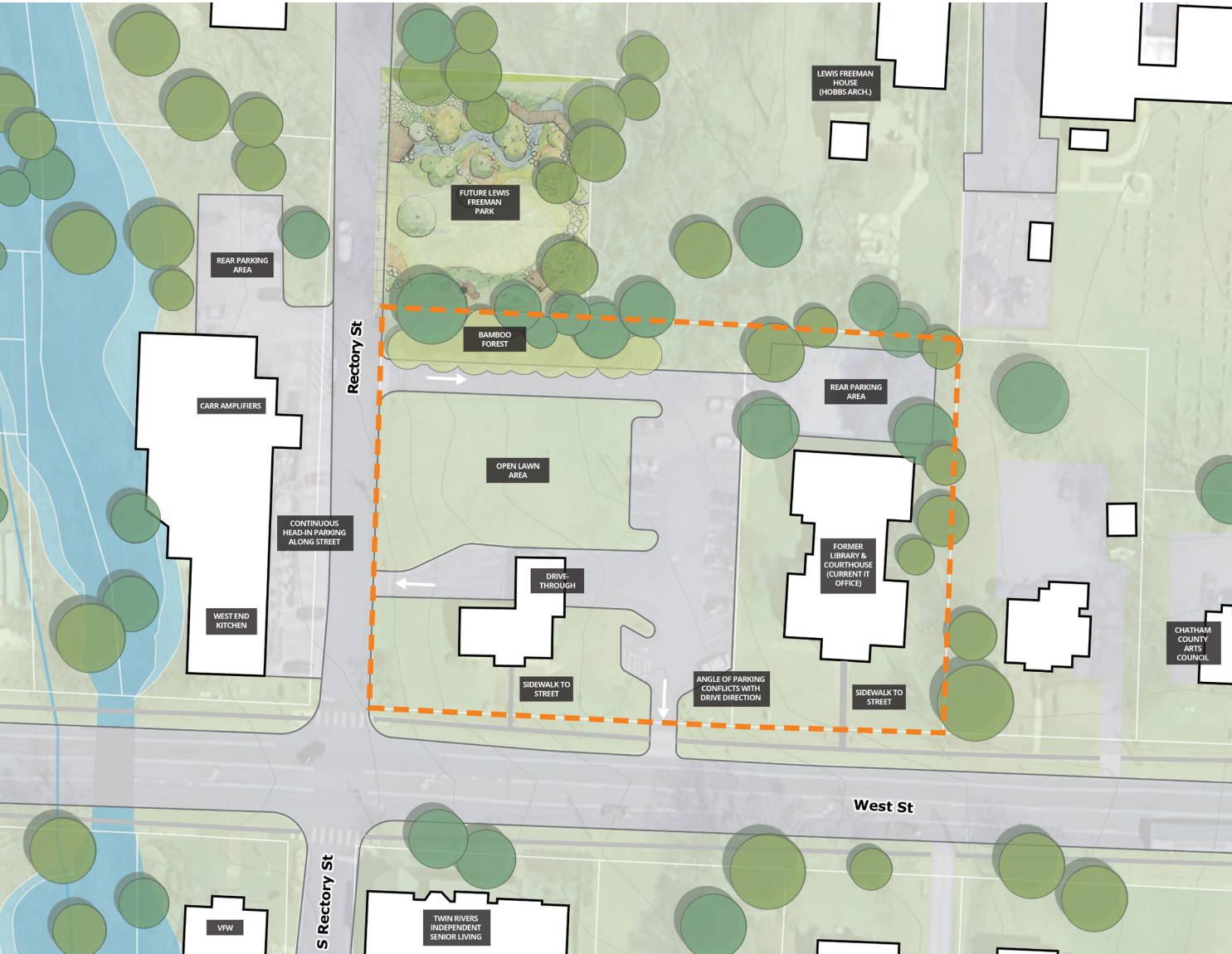
RELATED PLANS



UTILITIES

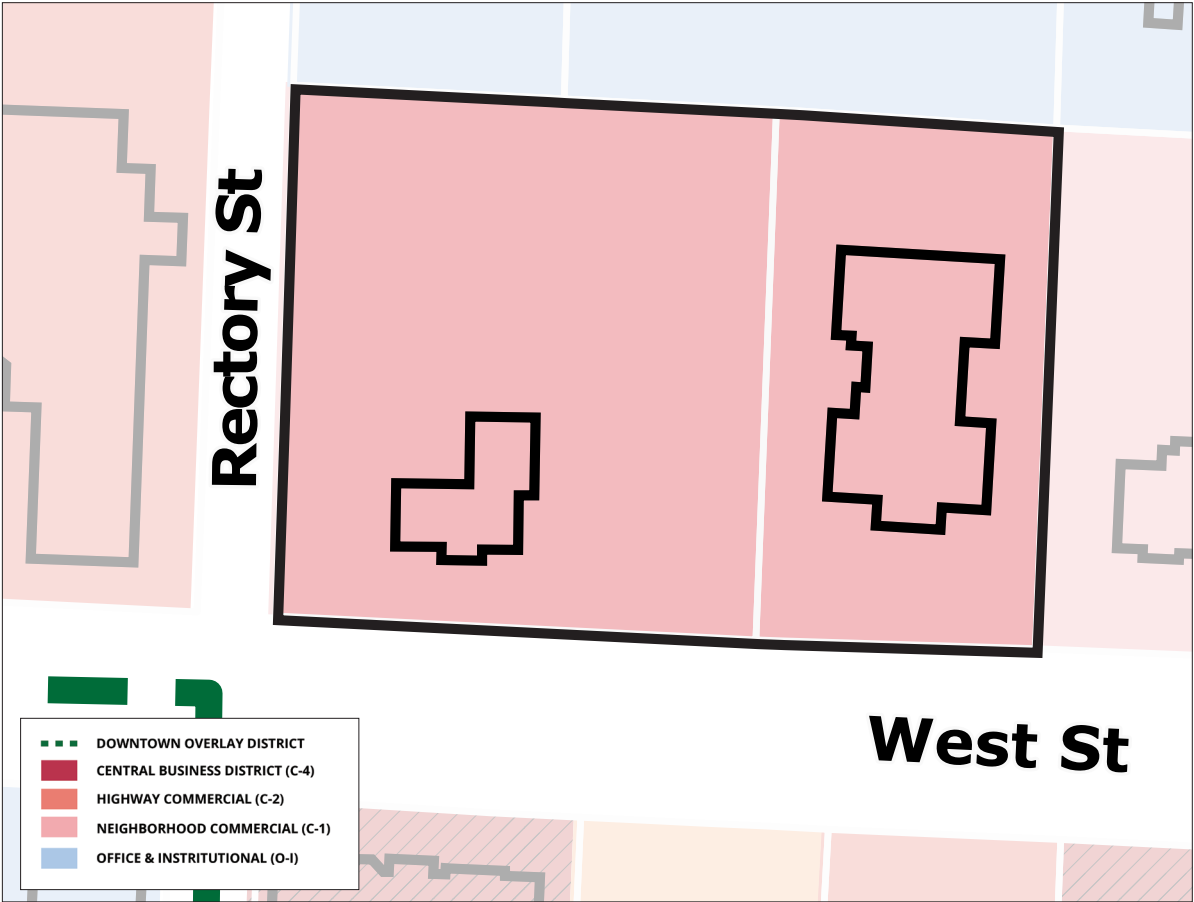


COUNTY IT/MIS OFFICE

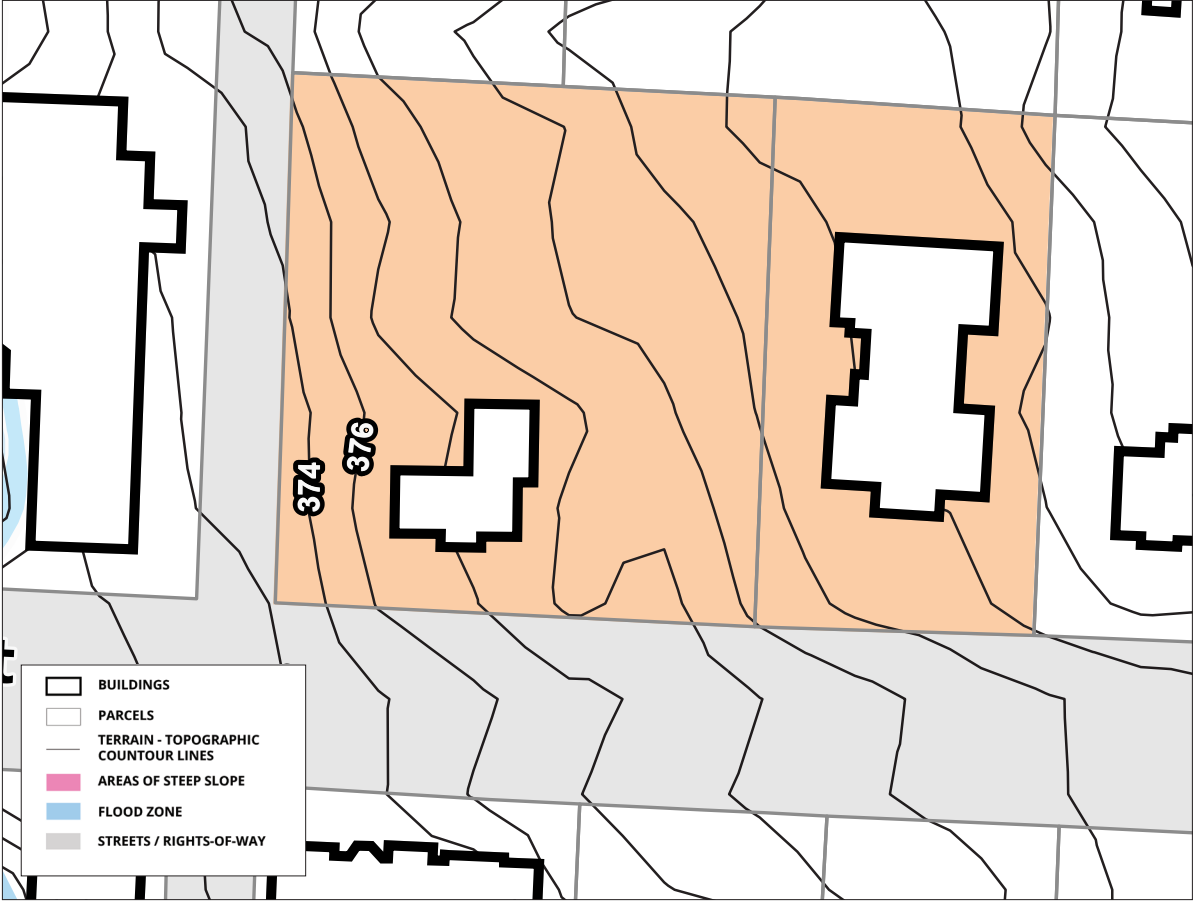




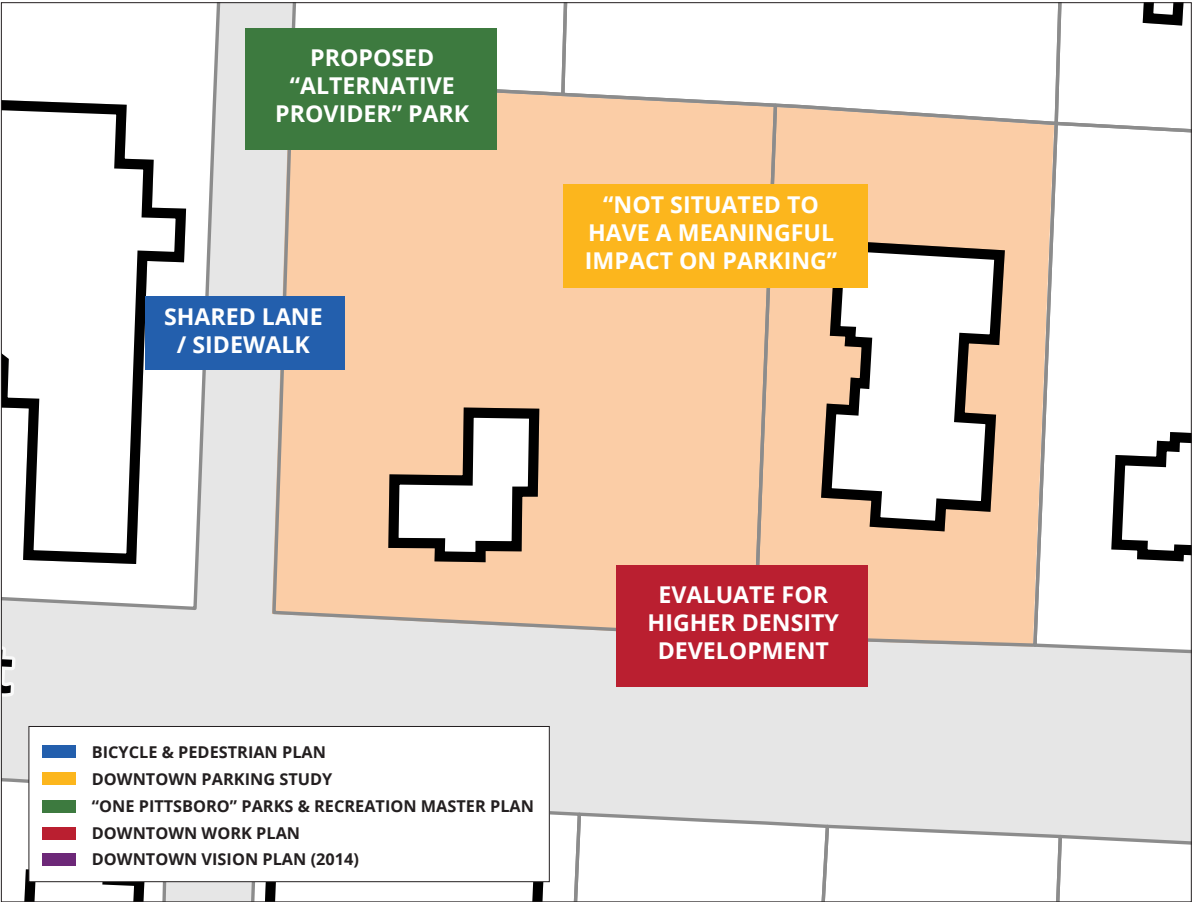
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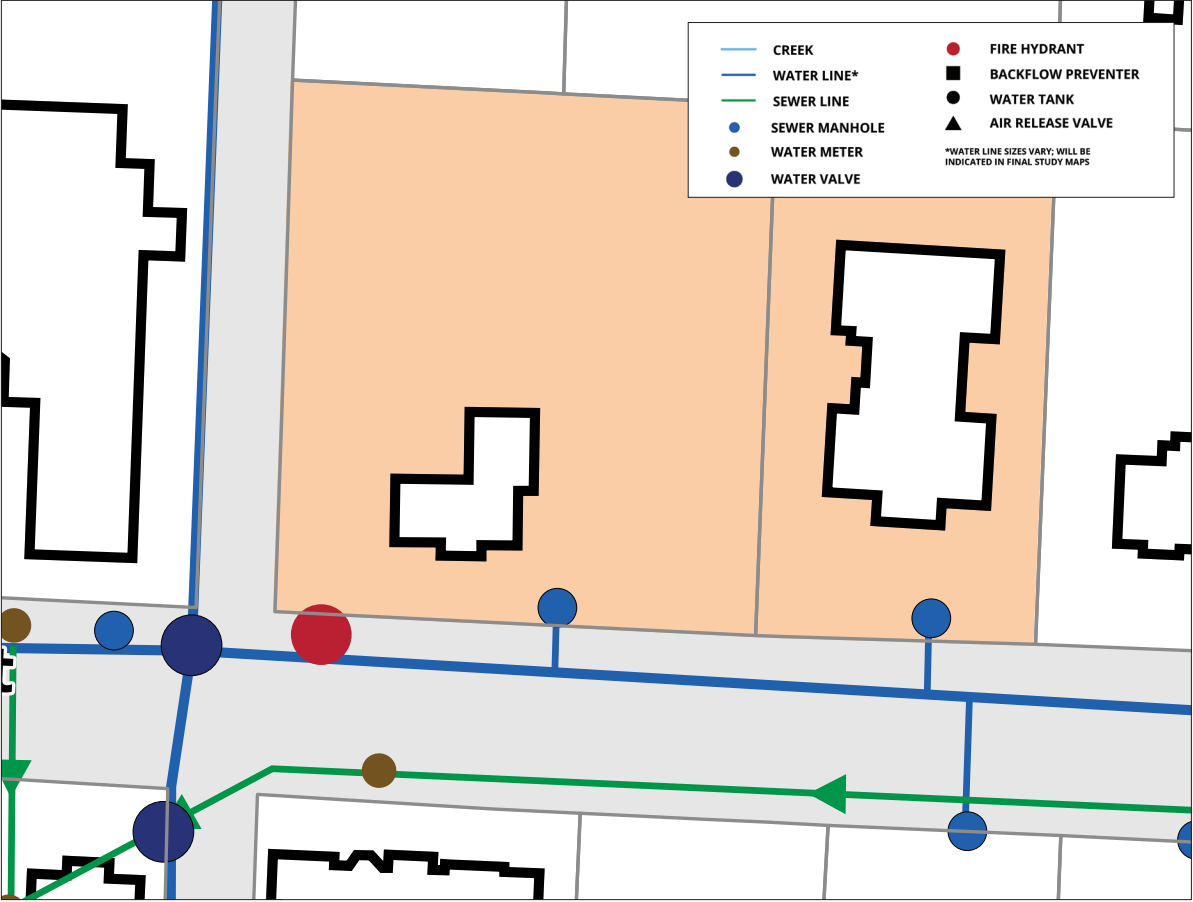
TOPOGRAPHY



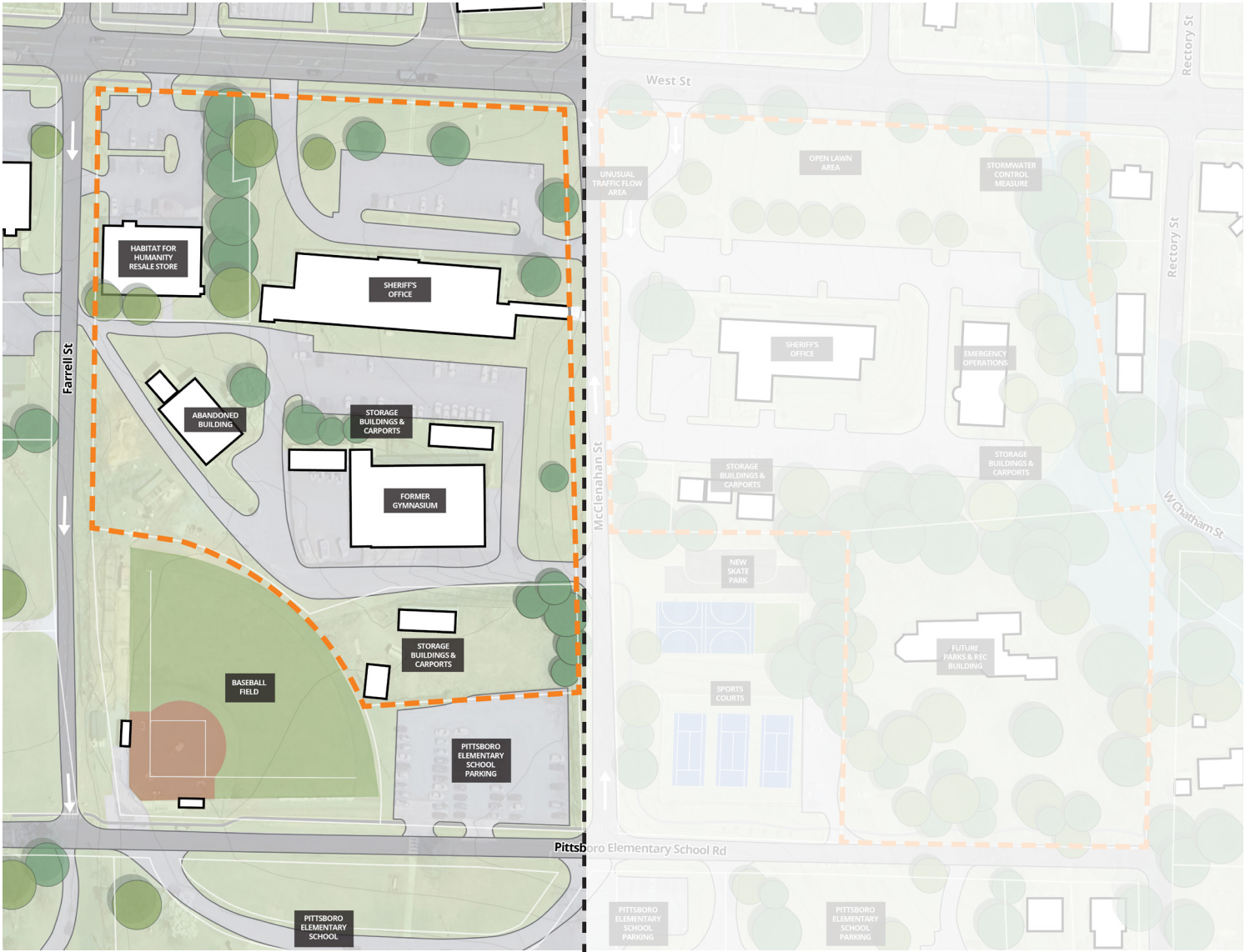
RELATED PLANS



UTILITIES



McCLENAHAN BLOCKS



WEST

EAST

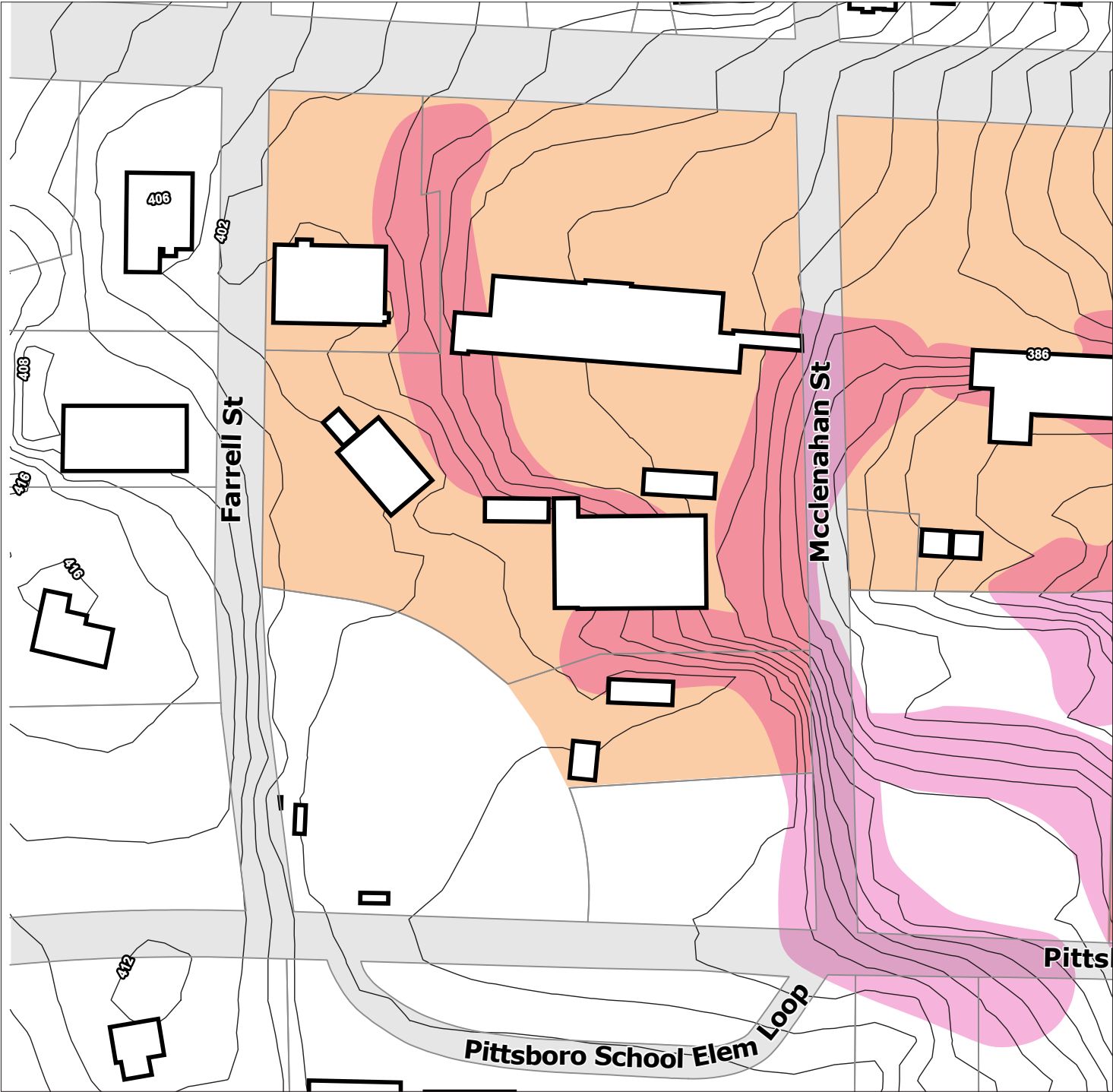


ZONING



- ■ ■ DOWNTOWN OVERLAY DISTRICT
- CENTRAL BUSINESS DISTRICT (C-4)
- HIGHWAY COMMERCIAL (C-2)
- NEIGHBORHOOD COMMERCIAL (C-1)
- OFFICE & INSTRITUTIONAL (O-I)

TOPOGRAPHY



 BUILDINGS

 PARCELS

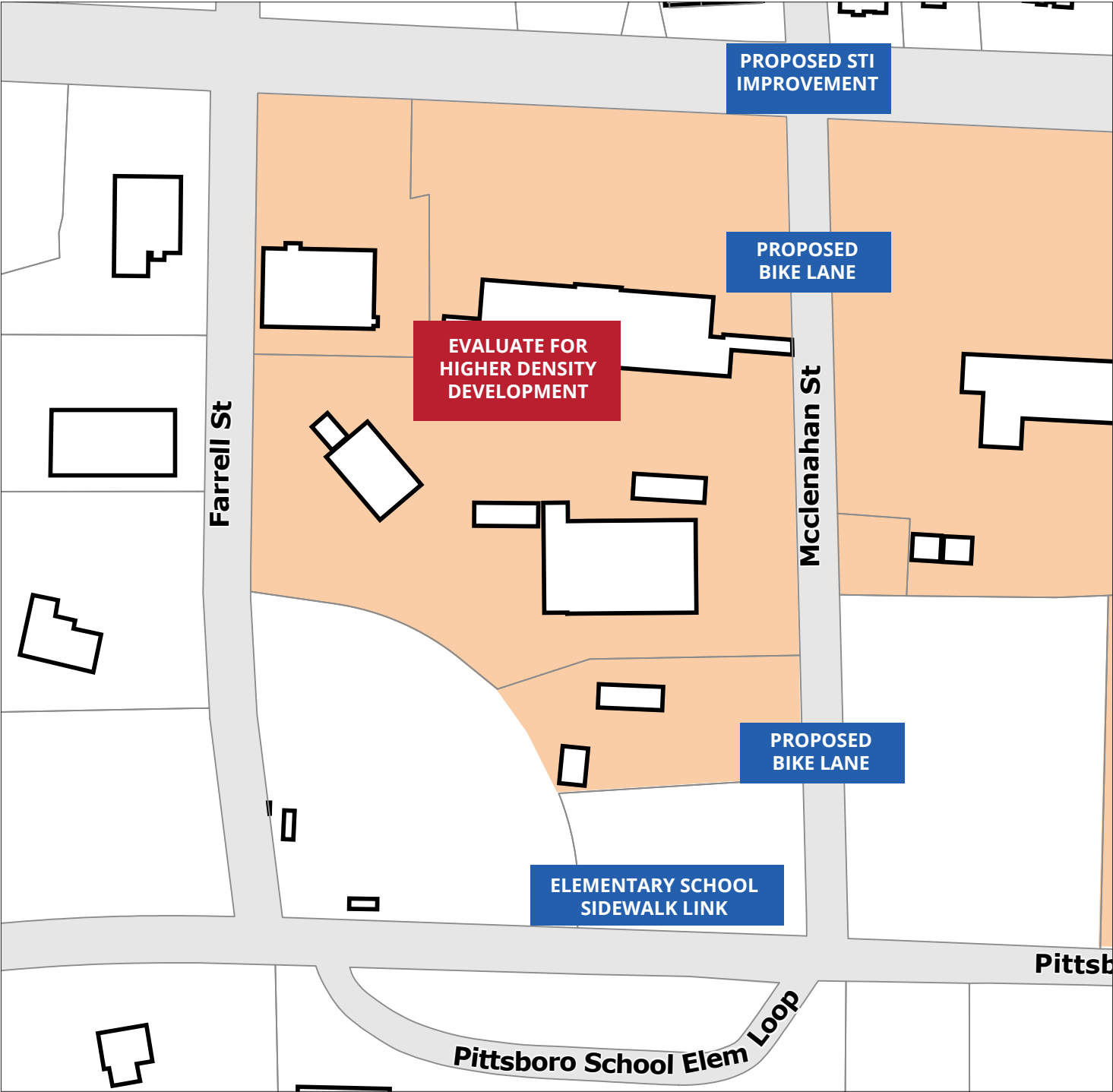
 TERRAIN - TOPOGRAPHIC
COUNTOUR LINES

 AREAS OF STEEP SLOPE

 FLOOD ZONE

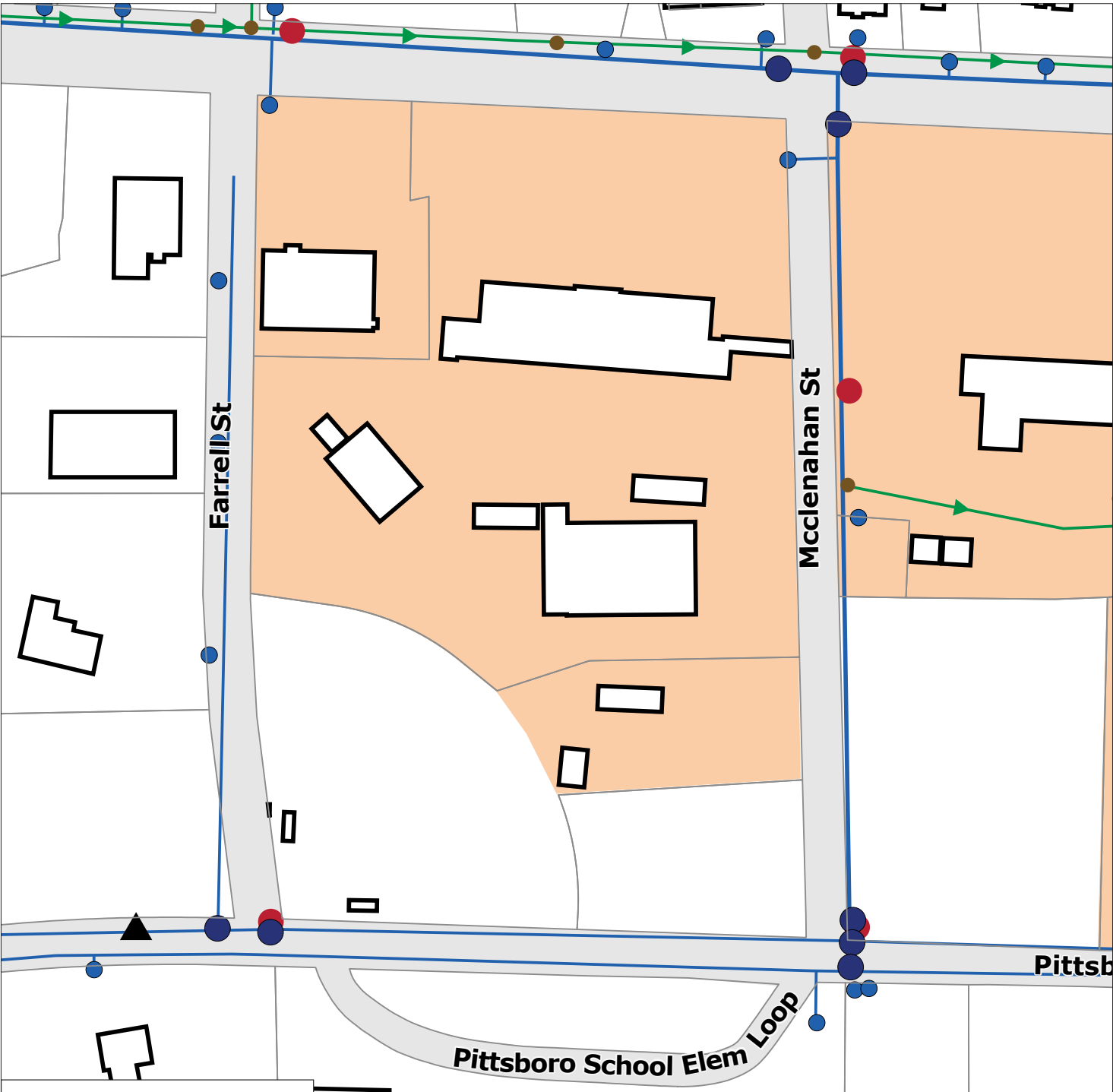
 STREETS / RIGHTS-OF-WAY

RELATED PLANS



-  BICYCLE & PEDESTRIAN PLAN
-  DOWNTOWN PARKING STUDY
-  "ONE PITTSBORO" PARKS & RECREATION MASTER PLAN
-  DOWNTOWN WORK PLAN
-  DOWNTOWN VISION PLAN (2014)

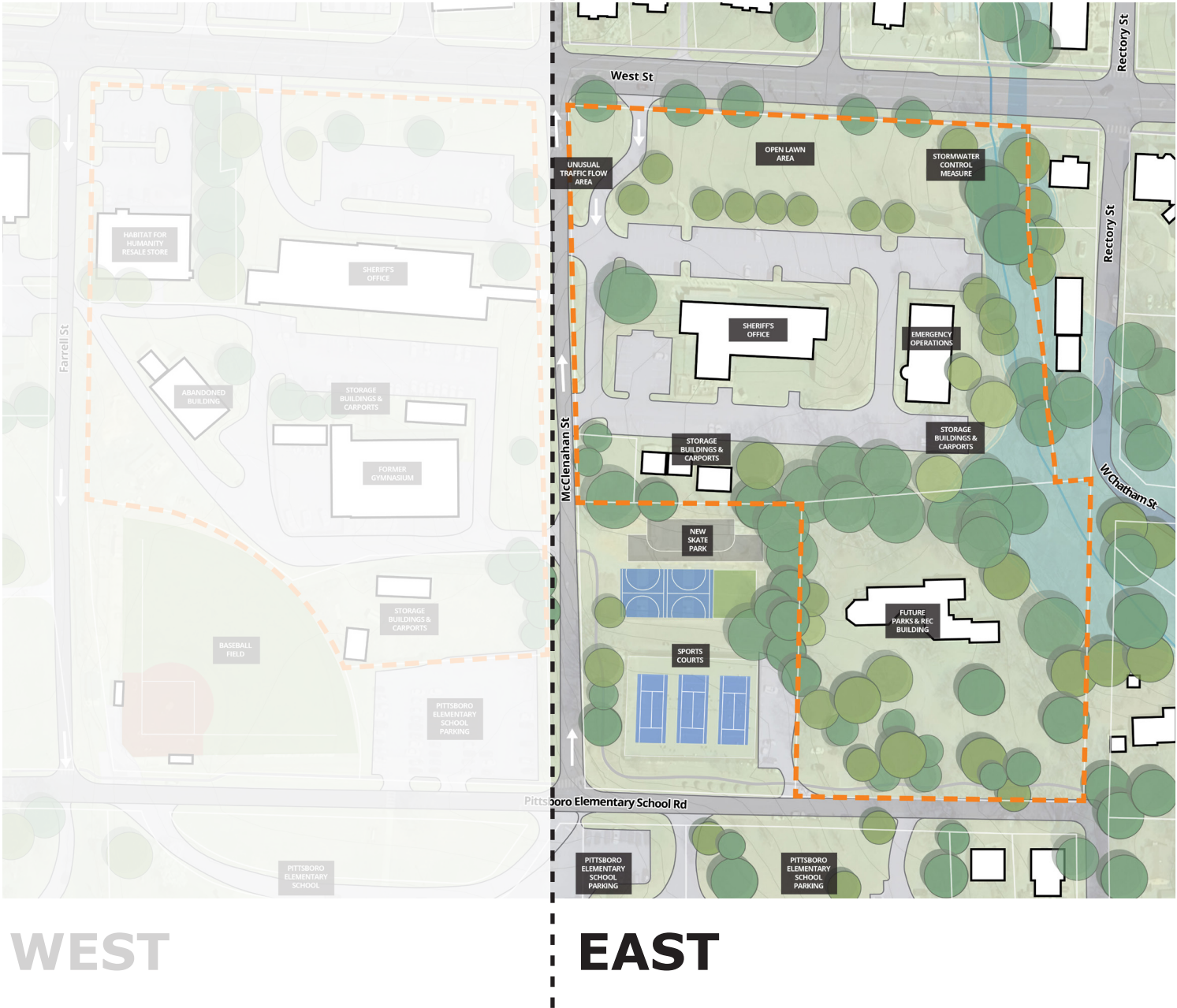
UTILITIES



- CREEK
- WATER LINE*
- SEWER LINE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- WATER TANK
- ▲ AIR RELEASE VALVE

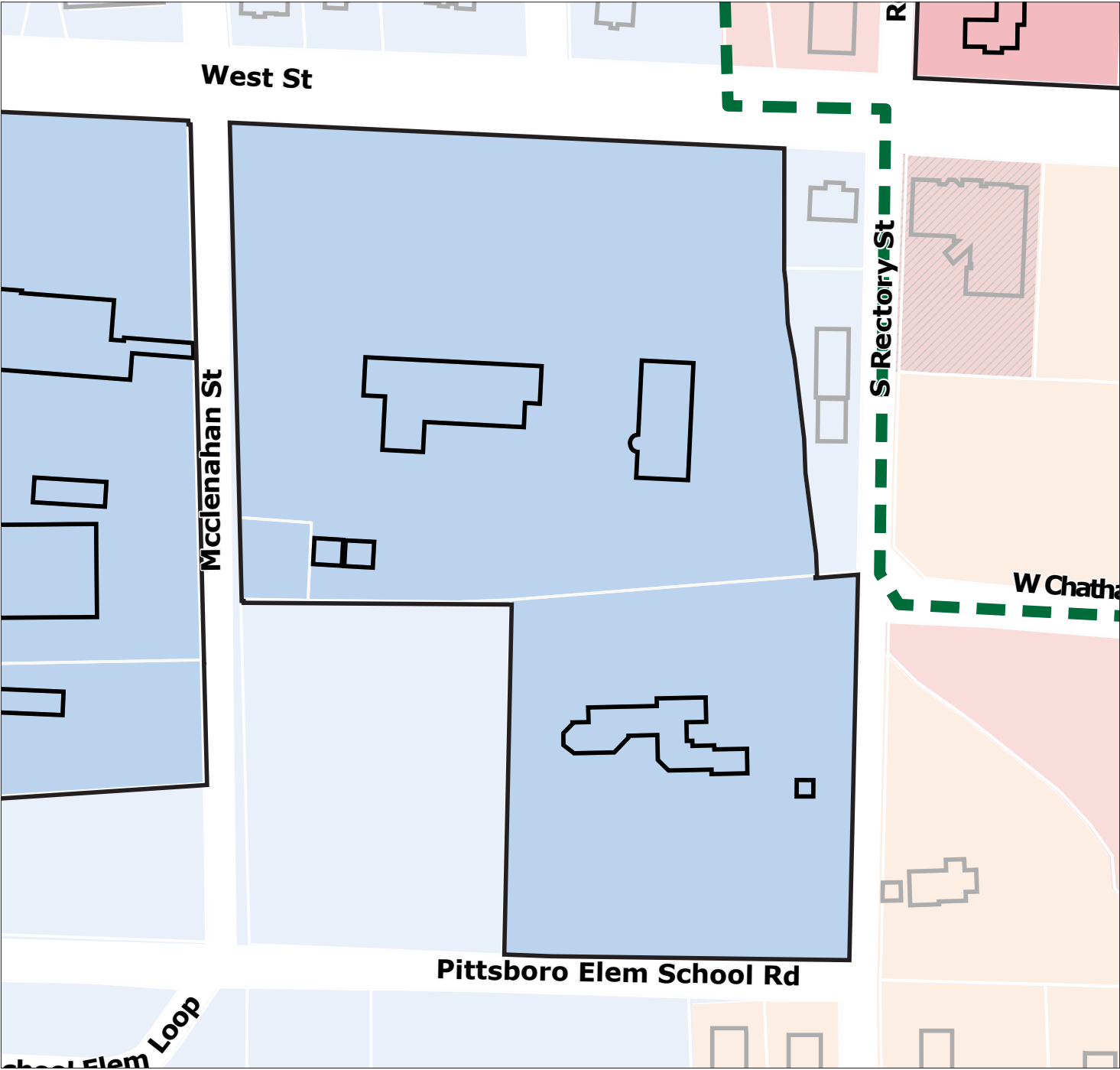
*WATER LINE SIZES VARY; WILL BE INDICATED IN FINAL STUDY MAPS

McCLENAHAN BLOCKS



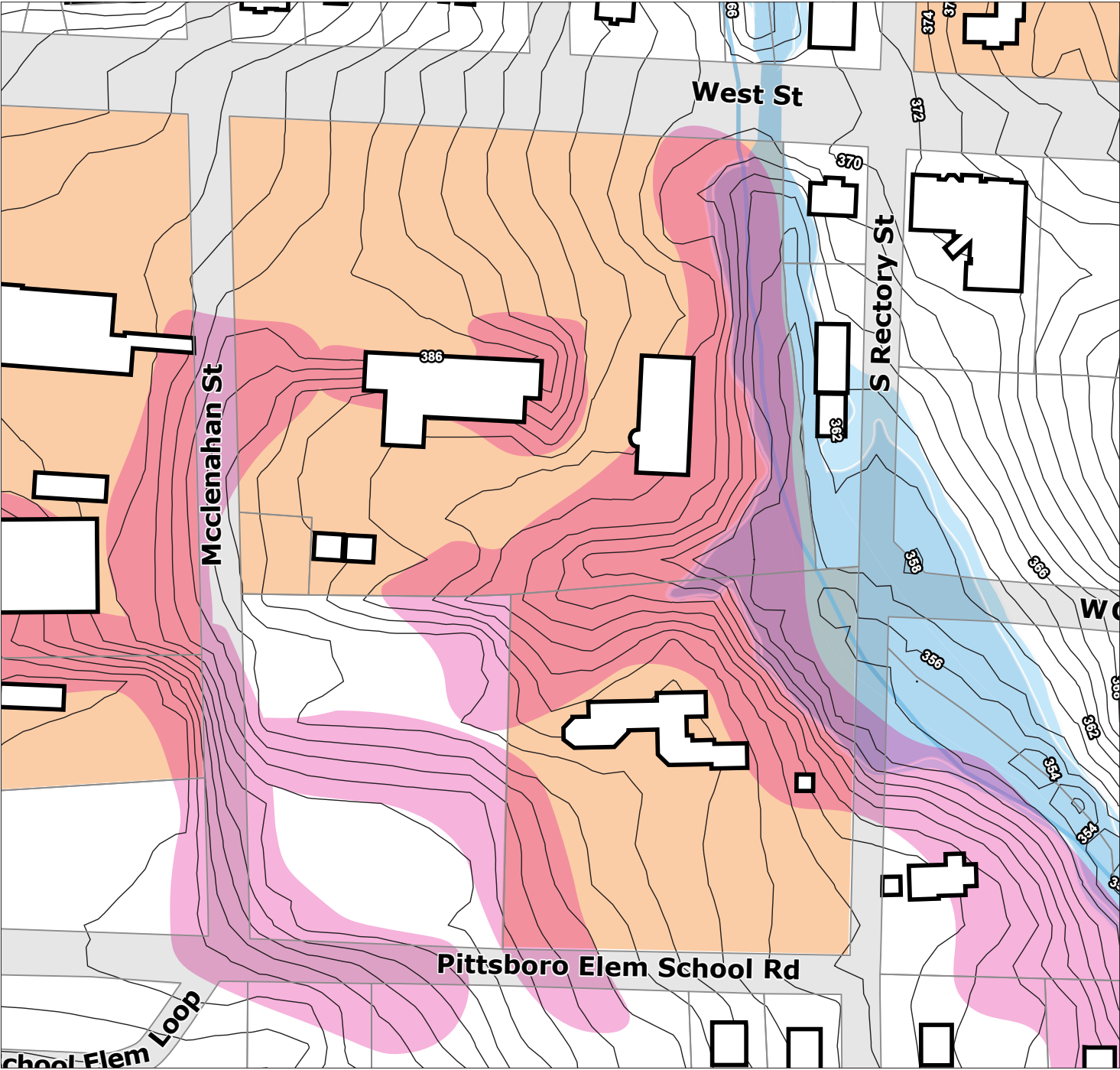


ZONING



	DOWNTOWN OVERLAY DISTRICT
	CENTRAL BUSINESS DISTRICT (C-4)
	HIGHWAY COMMERCIAL (C-2)
	NEIGHBORHOOD COMMERCIAL (C-1)
	OFFICE & INSTRITUTIONAL (O-I)

TOPOGRAPHY



BUILDINGS

PARCELS

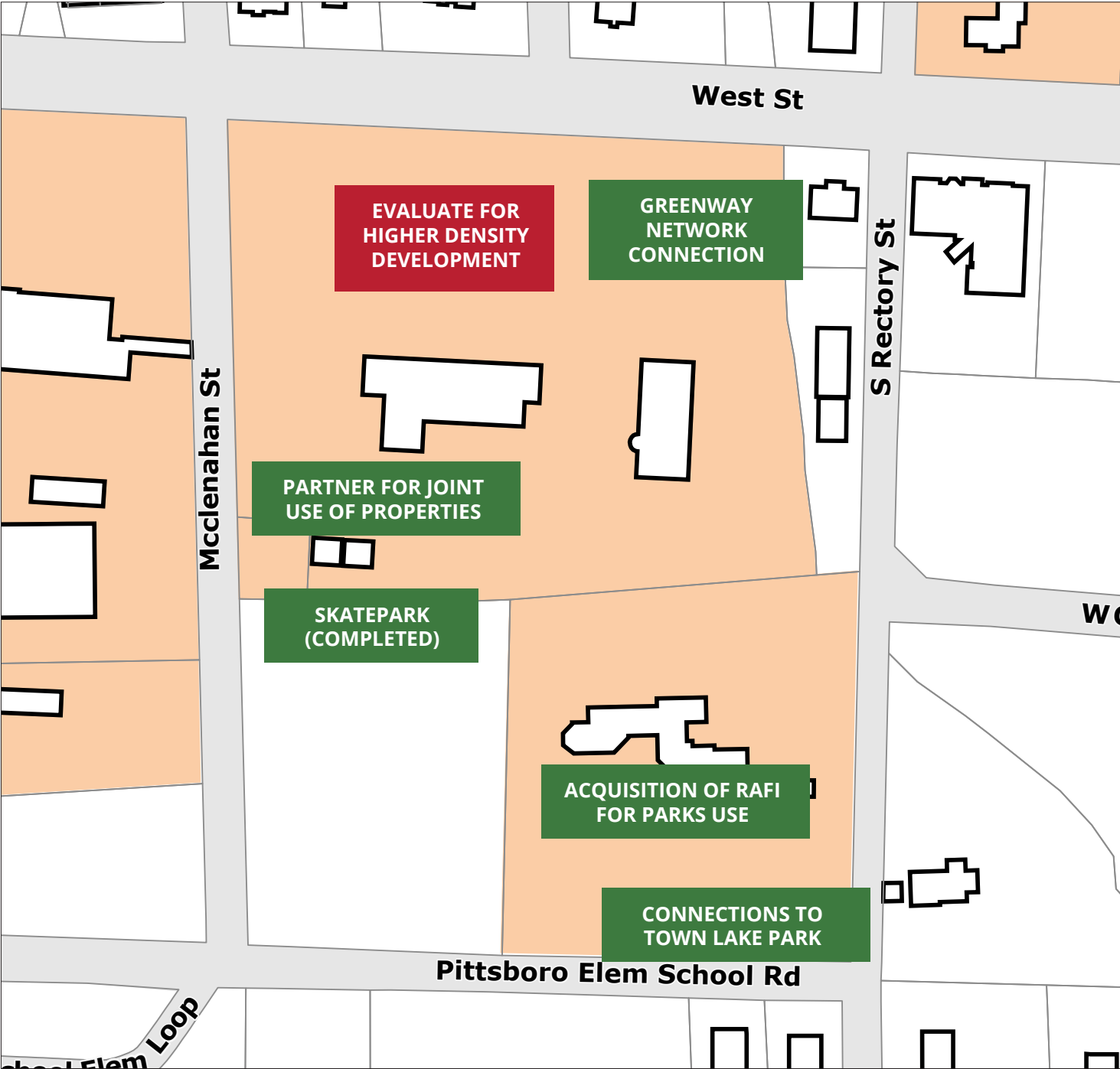
TERRAIN - TOPOGRAPHIC
COUNTOUR LINES

AREAS OF STEEP SLOPE

FLOOD ZONE

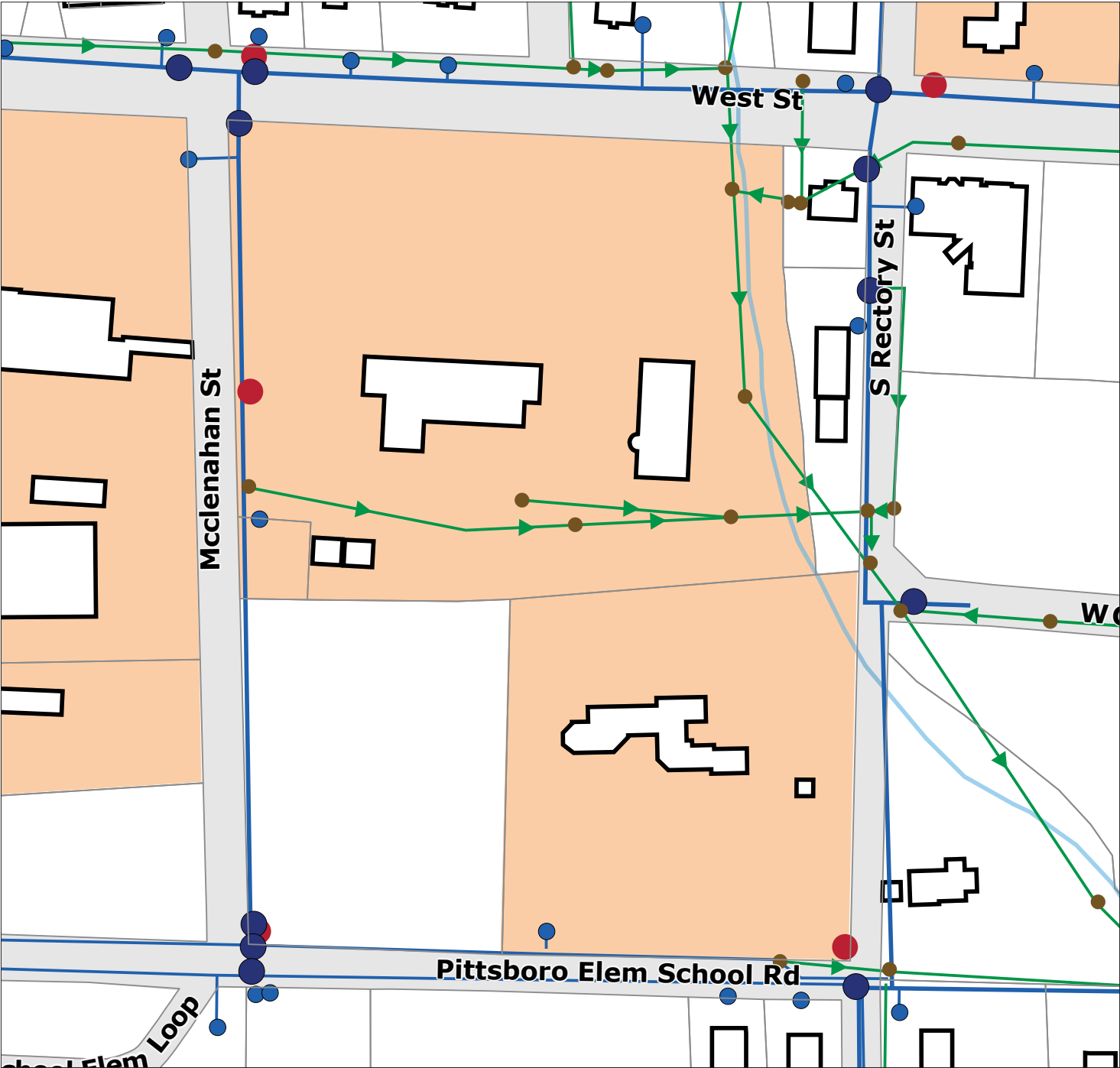
STREETS / RIGHTS-OF-WAY

RELATED PLANS



-  BICYCLE & PEDESTRIAN PLAN
-  DOWNTOWN PARKING STUDY
-  "ONE PITTSBORO" PARKS & RECREATION MASTER PLAN
-  DOWNTOWN WORK PLAN
-  DOWNTOWN VISION PLAN (2014)

UTILITIES



CREEK

WATER LINE*

SEWER LINE

SEWER MANHOLE

WATER METER

WATER VALVE

FIRE HYDRANT

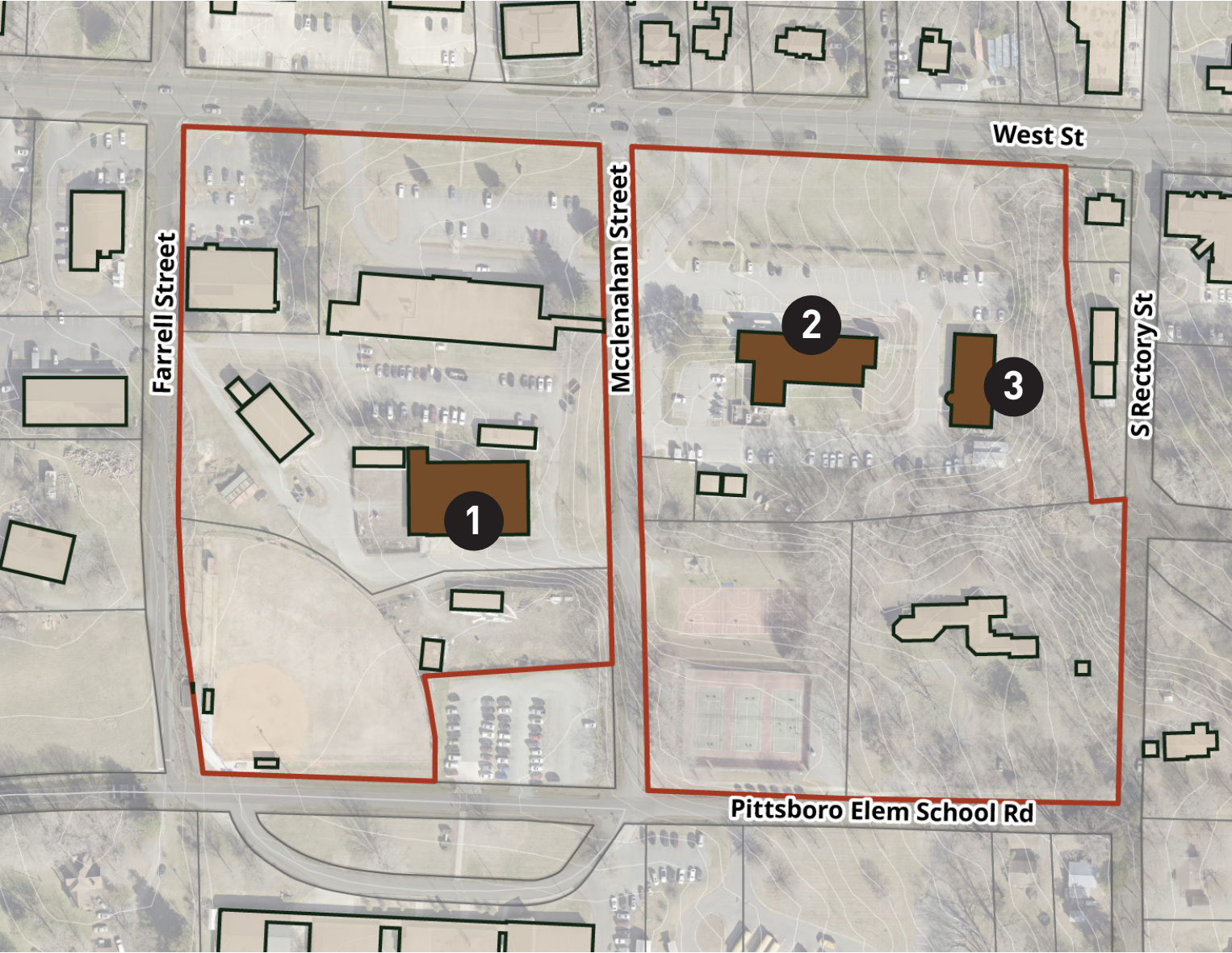
BACKFLOW PREVENTER

WATER TANK

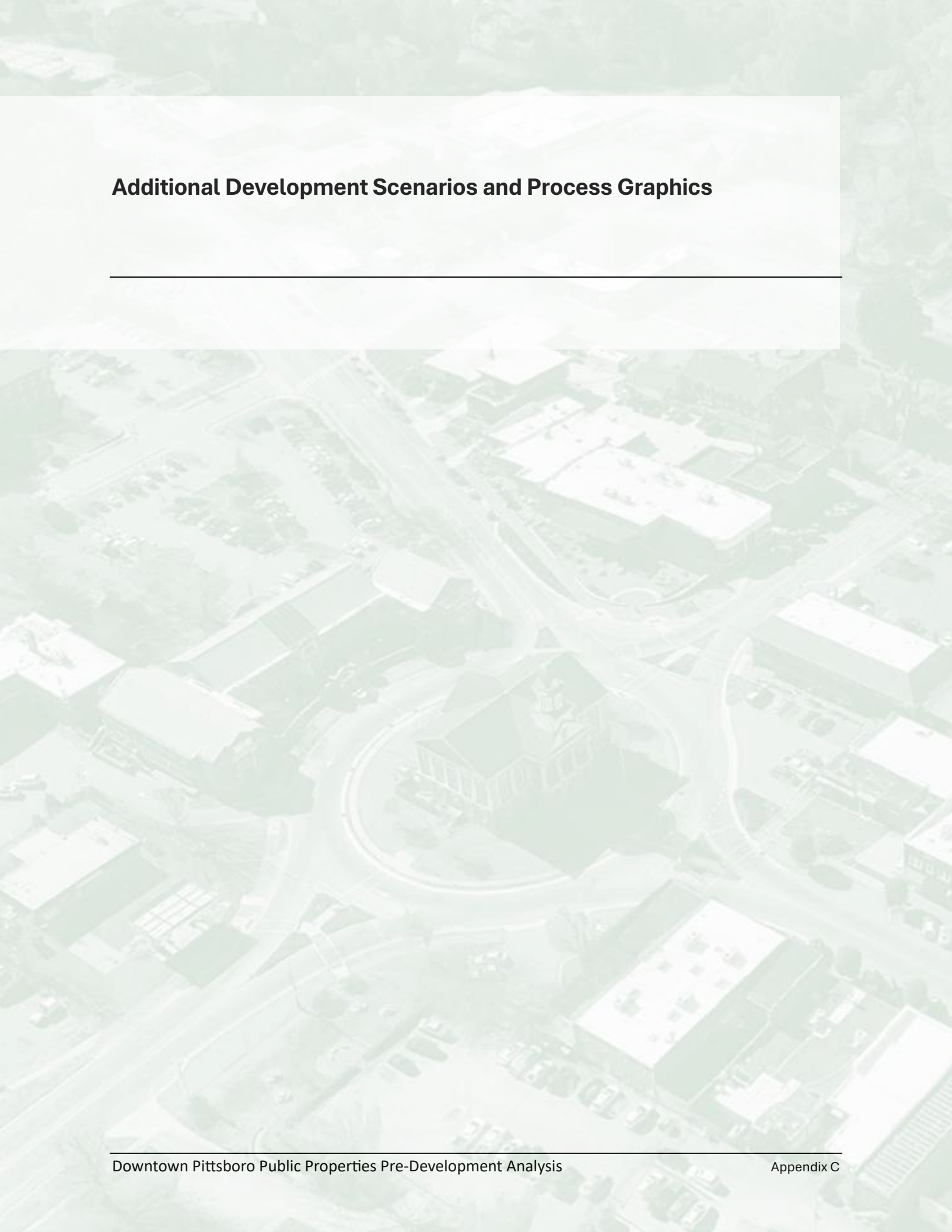
AIR RELEASE VALVE

*WATER LINE SIZES VARY; WILL BE INDICATED IN FINAL STUDY MAPS

ADAPTIVE REUSE POTENTIAL



- 1 FORMER SCHOOL GYM**
- 2 SHERIFF'S OFFICE**
- 3 EMERGENCY OPERATIONS CENTER**

An aerial photograph of downtown Pittsboro, North Carolina, showing a mix of commercial and residential buildings. A prominent church with a steeple is located in the center, surrounded by a circular driveway. The image is overlaid with a semi-transparent white box containing the title.

Additional Development Scenarios and Process Graphics

DEVELOPMENT SCHEMES CONTAINED IN AREA-WIDE VISION



D McCLENAHAN BLOCKS - EAST

E McCLENAHAN BLOCKS - WEST

- 1** ELONGATED "L-SHAPED MULTIFAMILY OR MIXED-USE BUILDING LINING WEST STREET AND McCLENAHAN STREET
- 2** TOWNHOMES FRONTING ONTO FARELL STREET AND OUTFIELD OF BASEBALL FIELD
- 3** ADAPTIVE REUSE OF SCHOOL GYMNASIUM
- 4** MULTIFAMILY OR MIXED-USE BUILDINGS LINING WEST STREET AND IN PLACE OF SHERIFF'S OFFICE; PEDESTRIAN CONNECTION BETWEEN AND THROUGH TO WEST STREET
- 5** ADAPTIVE REUSE OF "HARDEND" BUILDING (EMERGENCY OPERATIONS CENTER)

DEVELOPMENT SCHEMES CONTAINED IN AREA-WIDE VISION

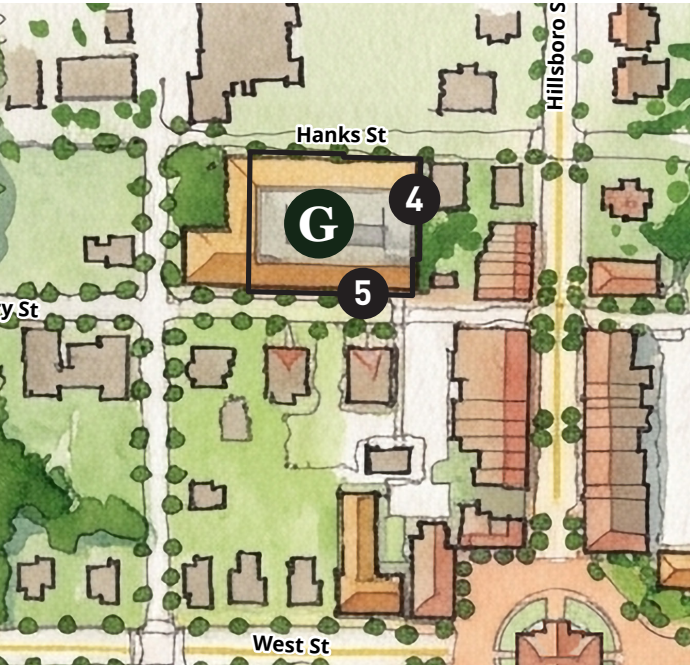


1 NARROW INFILL BUILDING WITH SURFACE PARKING BEHIND (PARKING CONNECTED TO ADJACENT REAR SERVICE AREA)

2 ADAPTIVE REUSE OF FIRE STATION

3 MIXED-USE BUILDING ON NEIGHBORING BLOCK (POTENTIAL SHARED PARKING)

- B ABC STORE
- C FIRE STATION



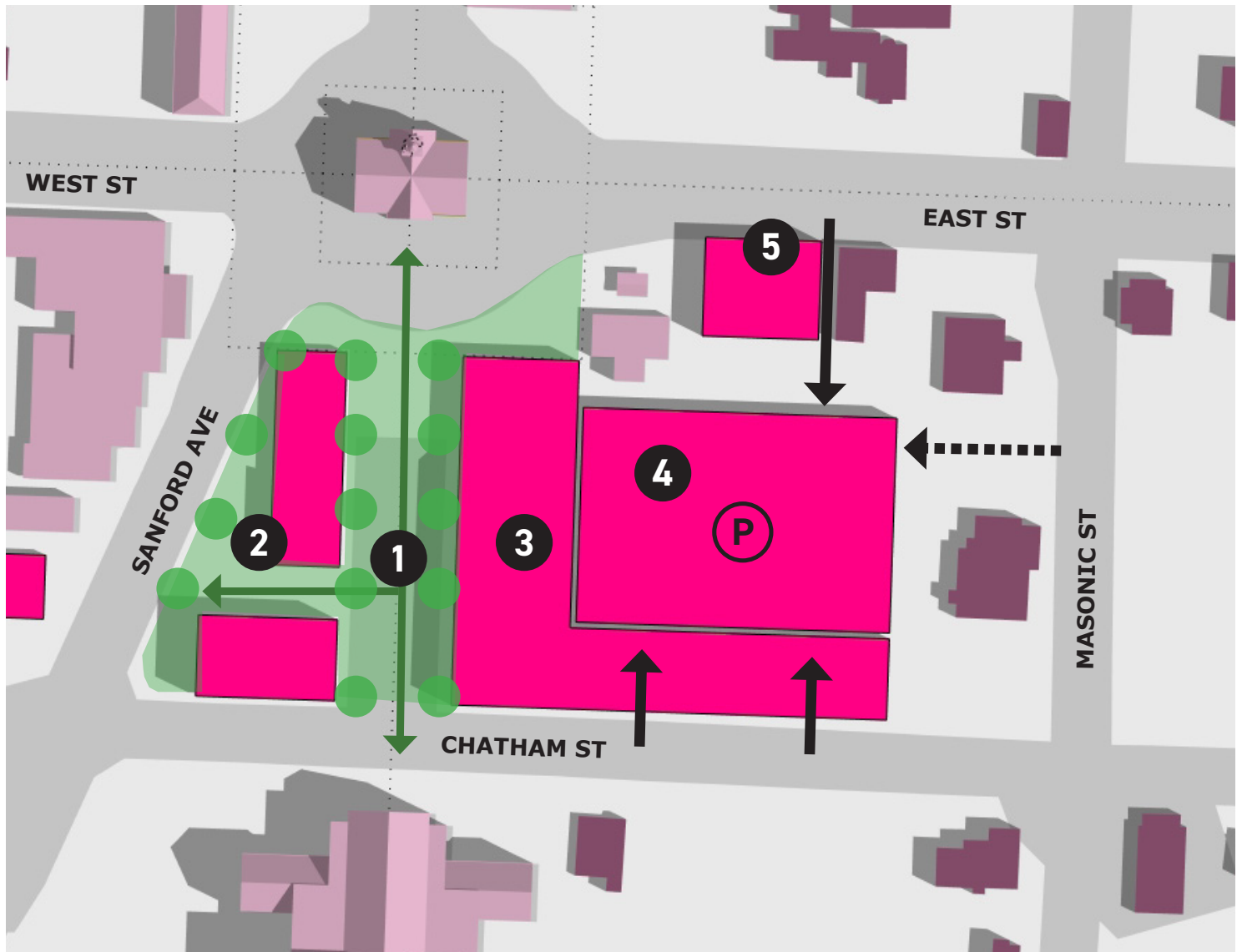
4 FULL-BLOCK PARKING DECK "WRAPPED" WITH MULTI-FAMILY RESIDENTIAL (EXTENDING INTO ADJACENT PARCEL TO THE WEST)

5 GROUND FLOOR COMMERCIAL ALONG SALISUBRY STREET

- G POP-UP PARK

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

COURTHOUSE SQUARE

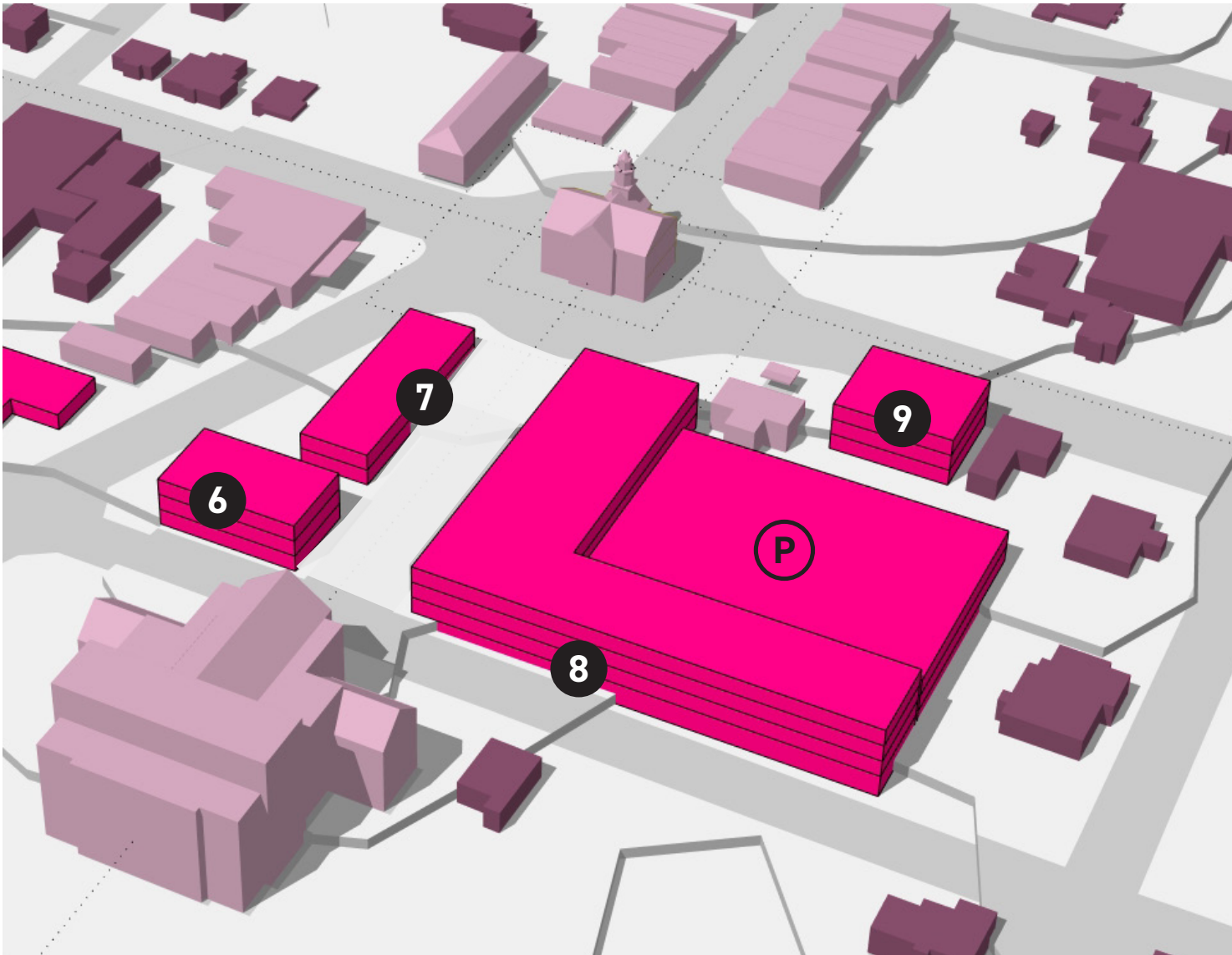


- 1** LINEAR OPEN SPACE CONNECTING TWO COURTHOUSES
- 2** SMALL BUILDINGS SERVING BOTH SIDES
- 3** VERTICAL MIXED-USE BUILDING WRAPPING STRUCTURED PARKING; FRONTING ONTO OPEN SPACE
- 4** STRUCTURED PARKING FACILITY
- 5** NEW INFILL BUILDING LINING EAST STREET

- #** BASIC SCENARIO FEATURES
- ↑** POTENTIAL VEHICULAR ACCESS POINTS
- ↕** KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

COURTHOUSE SQUARE



- 6** 3 STORIES - OFFICE ABOVE RETAIL/RESTAURANT
- 7** 1-2 STORIES - RETAIL/RESTAURANT
- 8** 3-4 STORIES - ACTIVE GROUND FLOOR USES; RESIDENTIAL OR OFFICE ABOVE
- 9** 2-3 STORIES - OFFICE ABOVE RETAIL/RESTAURANT

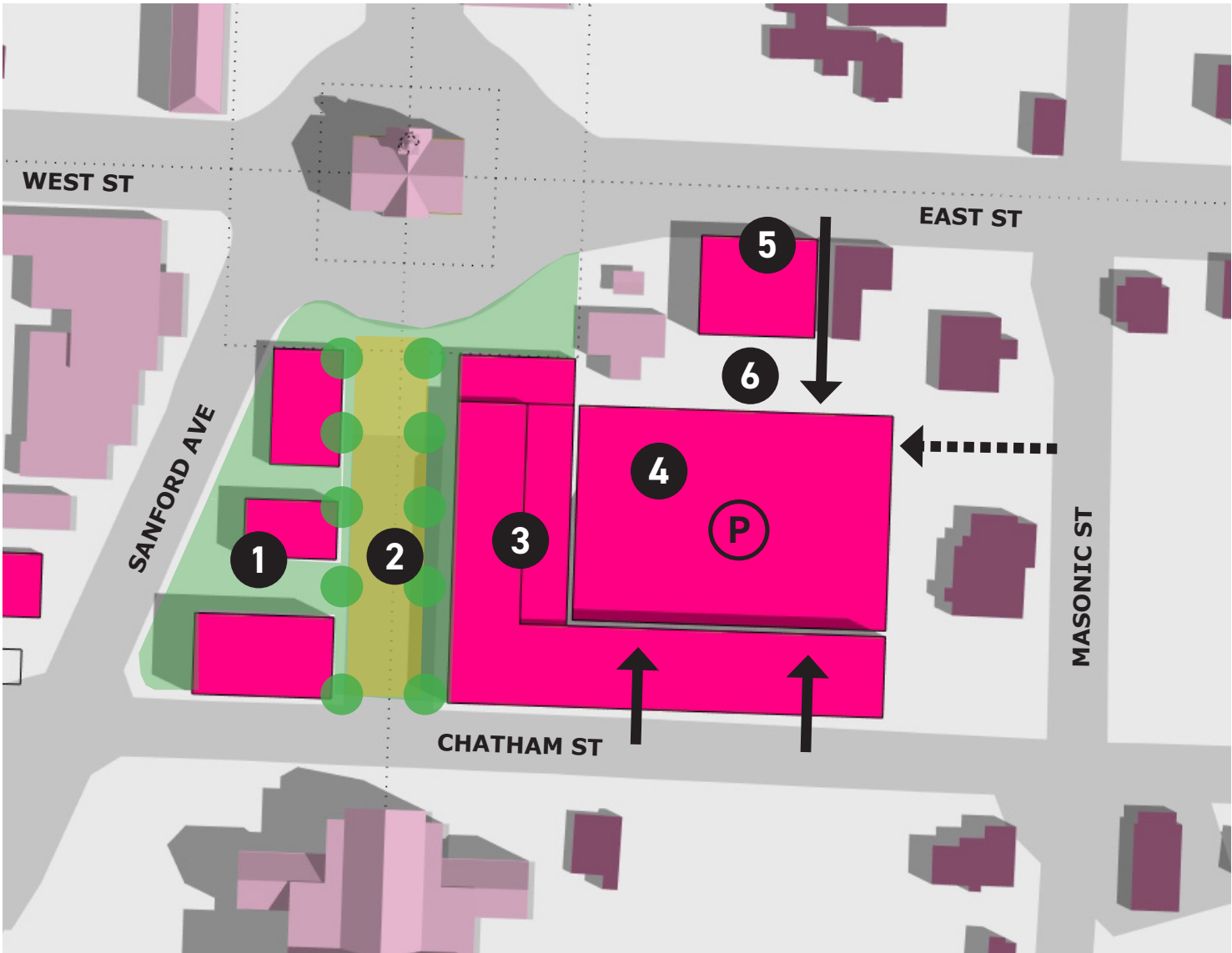
BASIC SCENARIO FEATURES

← POTENTIAL VEHICULAR ACCESS POINTS

↔ KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

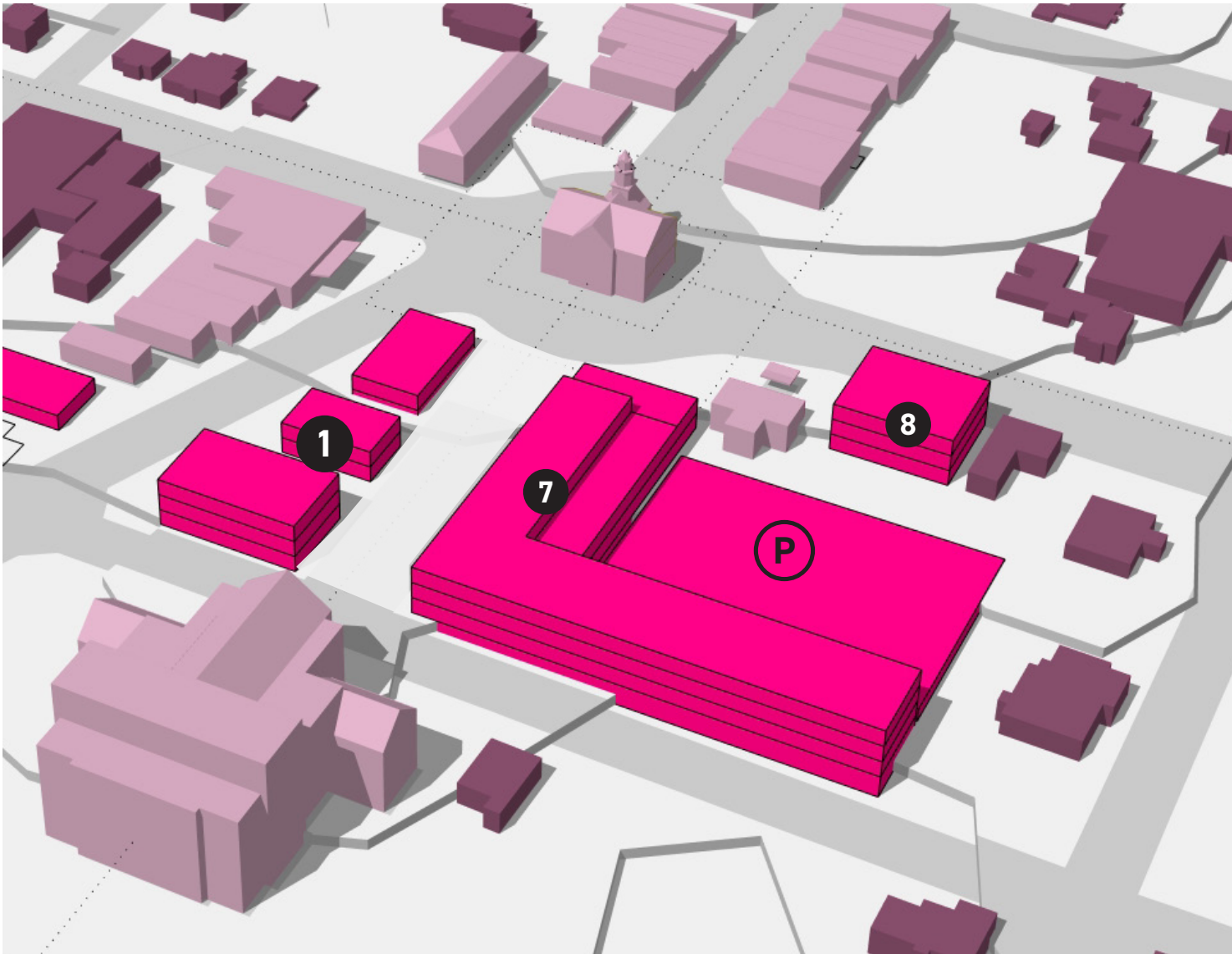
COURTHOUSE SQUARE



- 1** COLLECTION OF SMALL MIXED-USE BUILDINGS (RETAIL/FOOD/BEVERAGE FOCUS)
 - 2** PEDESTRIAN WAY FROM COURTHOUSE TO COURTHOUSE
 - 3** HOTEL WITH EVENT SPACE AND GROUND FLOOR COMMERCIAL
 - 4** STRUCTURED PARKING FACILITY (TABLETOP)
 - 5** NEW INFILL BUILDING LINING EAST STREET
 - 6** VALET/MOTORCOURT FOR HOTEL AND EAST STREET BUILDING
- # BASIC SCENARIO FEATURES
- ← POTENTIAL VEHICULAR ACCESS POINTS
- ↔ KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

COURTHOUSE SQUARE



- 7** 3-4 STORIES - HOTEL WITH ACTIVE GROUND FLOOR USES
- 8** 2-3 STORIES - OFFICE ABOVE RETAIL/RESTAURANT (POTENTIAL INTEGRATION WITH HOTEL BUILDING)

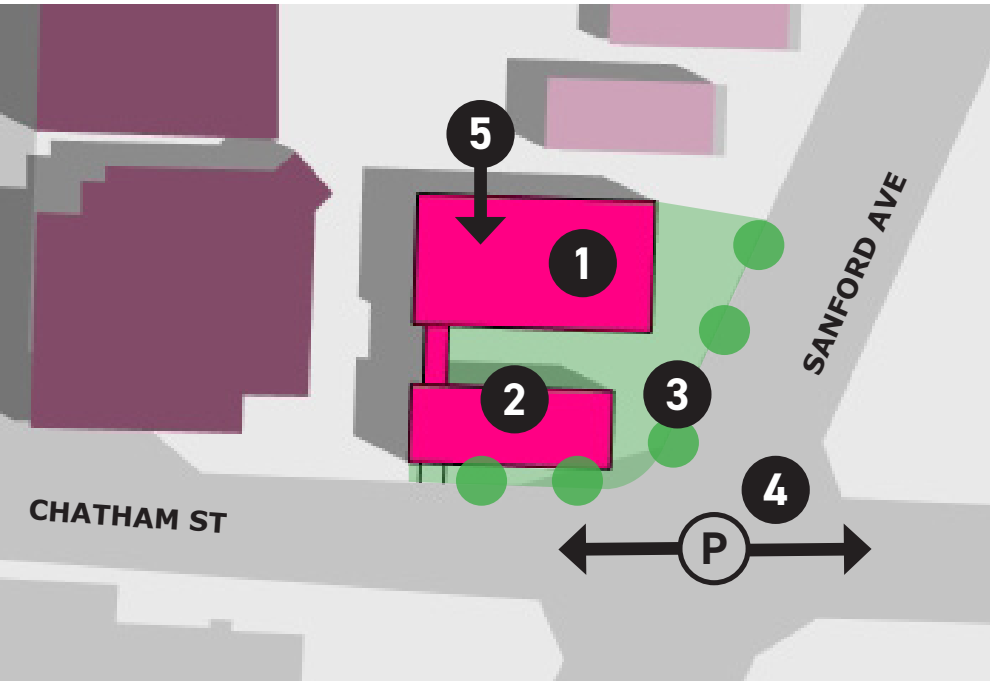
BASIC SCENARIO FEATURES

← POTENTIAL VEHICULAR ACCESS POINTS

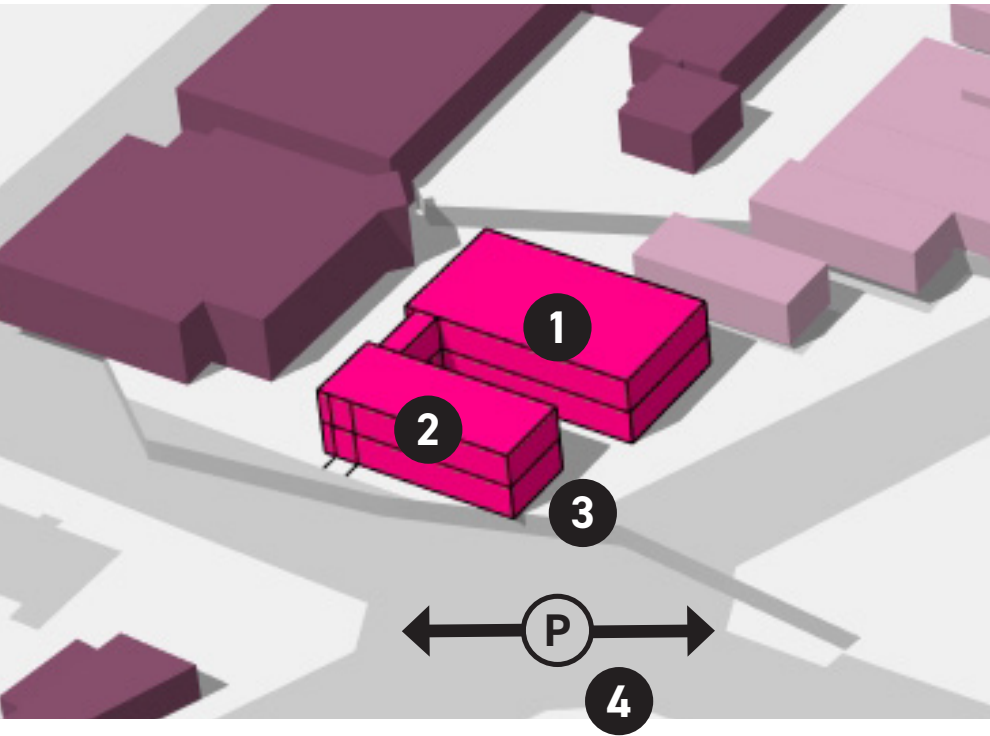
↔ KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

ABC STORE



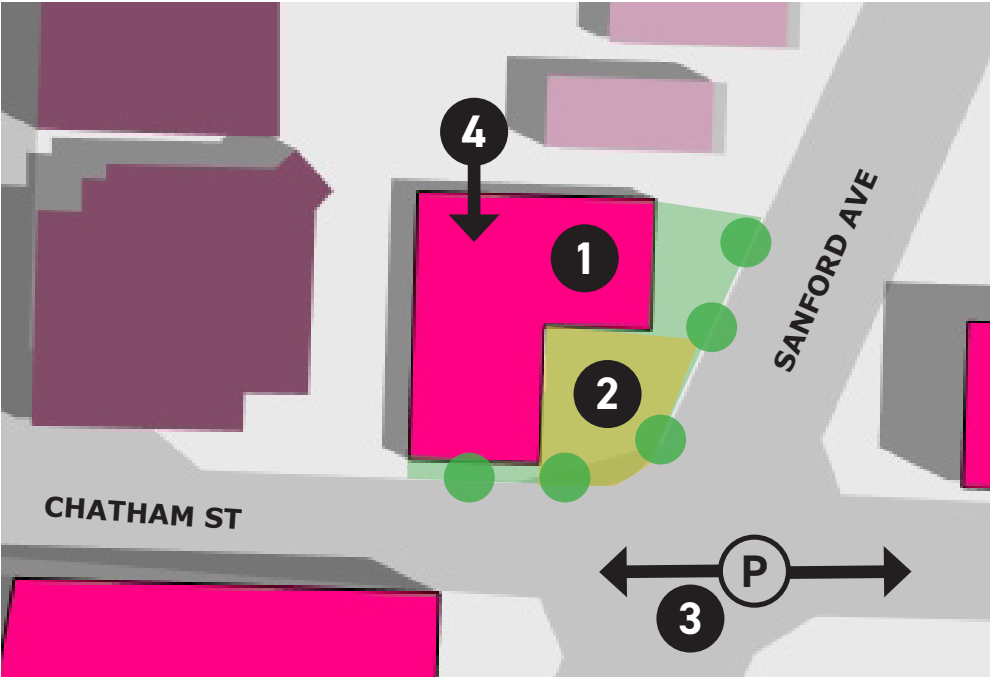
- 1 REDEVELOP OR CONSTRUCT VERTICAL ADDITION TO ABC STORE BUILDING
- 2 INFILL DEVELOPMENT IN PLACE OF SURFACE PARKING LOT
- 3 IMPROVE PEDESTRIAN SPACE AT INTERSECTION OF CHATHAM/SANFORD
- 4 PARKING ON-STREET OR OFF-SITE
- 5 EXPLORE SOME PARKING IN FOOTPRINT OF BUILDING ACCESSED FROM NEIGHBORING PRIVATE ALLEY



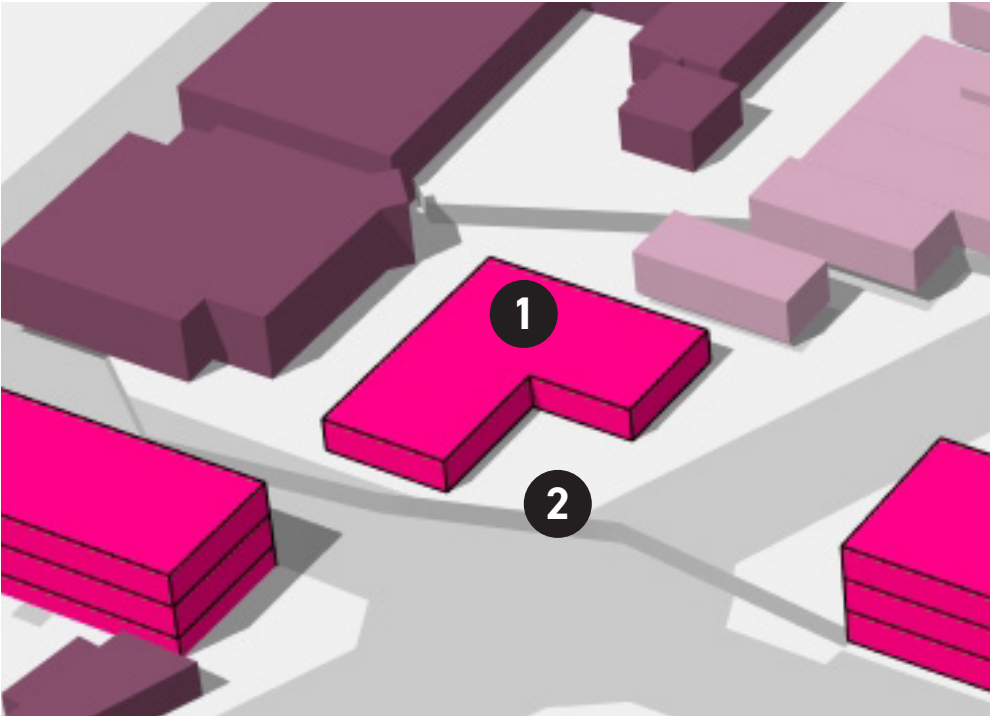
- # BASIC SCENARIO FEATURES
- POTENTIAL VEHICULAR ACCESS POINTS
- KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

ABC STORE



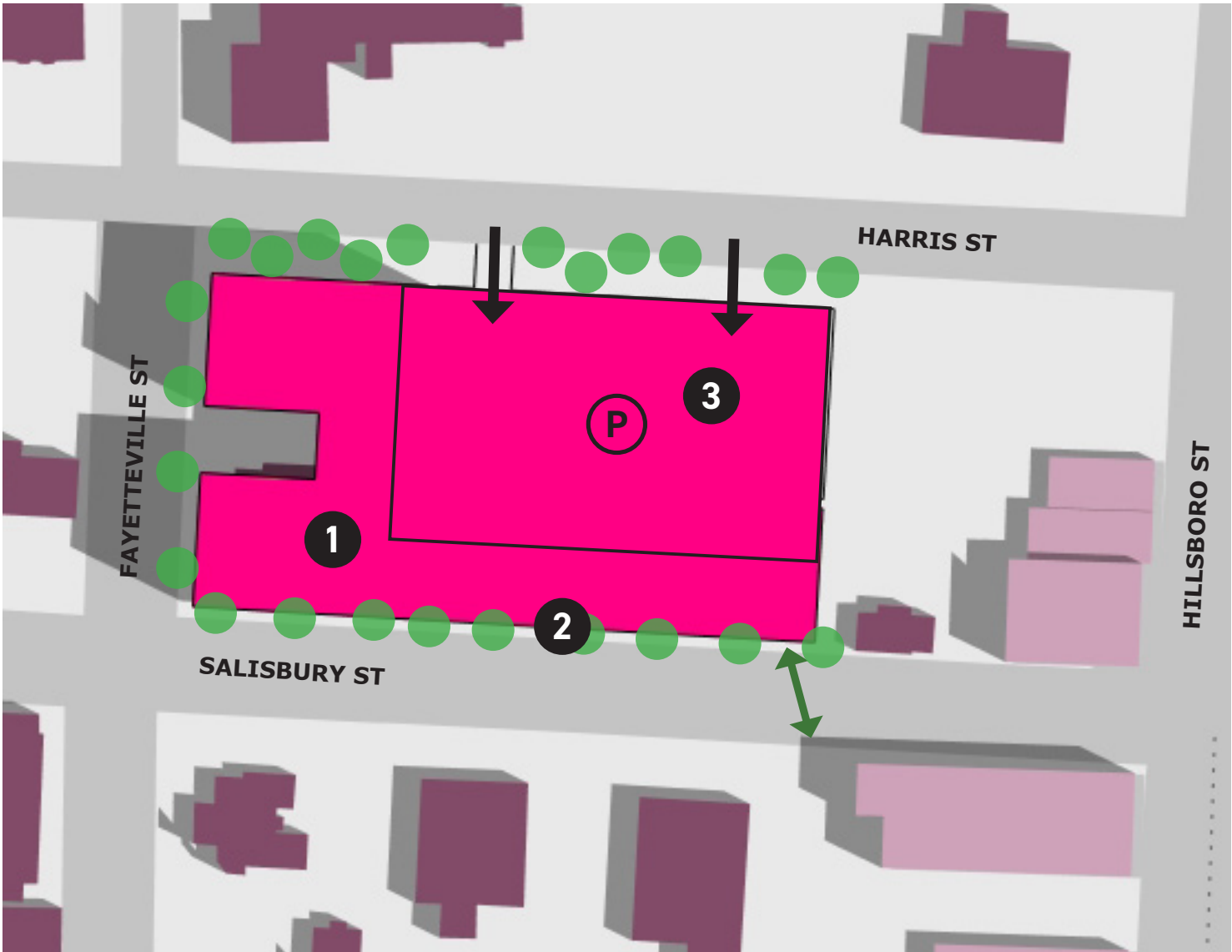
- 1
COMPLETE SITE REDEVELOPMENT
- 2
SMALL CORNER PLAZA CREATED BY "SAWTOOTH" BUILDING SETBACK
- 3
PARKING ON-STREET OR OFF-SITE
- 4
EXPLORE SOME PARKING IN FOOTPRINT OF BUILDING ACCESSED FROM NEIGHBORING PRIVATE ALLEY



- # BASIC SCENARIO FEATURES
- ↑ POTENTIAL VEHICULAR ACCESS POINTS
- ↔ KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

POP-UP PARK



- 1 RESIDENTIAL DEVELOPMENT WITH GROUND FLOOR COMMERCIAL (MIXED-USE)
- 2 GROUND FLOOR COMMERCIAL ALONG SALISBURY STREET
- 3 PARKING GARAGE (ACCESSED FROM HARRIS STREET)

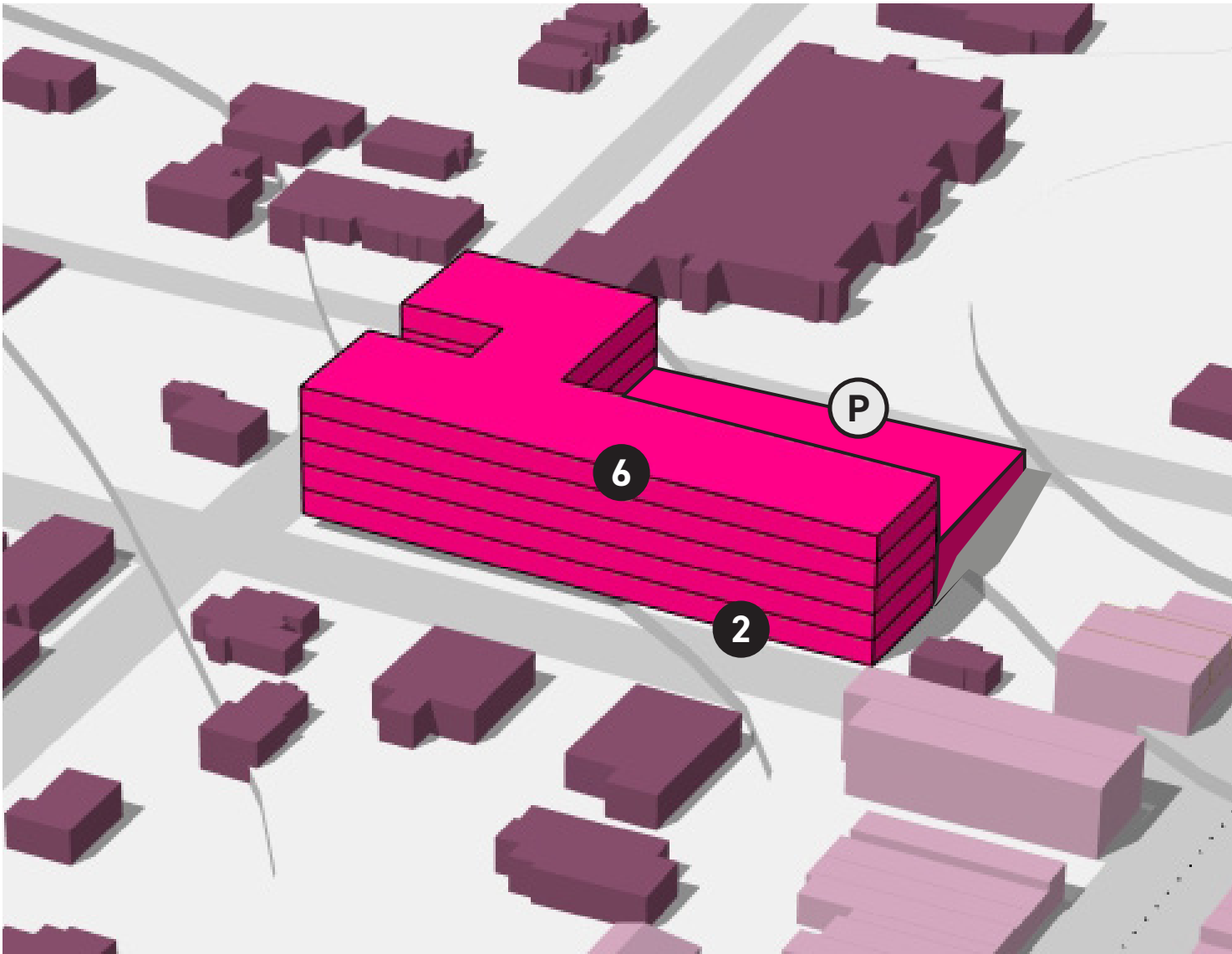
BASIC SCENARIO FEATURES

↑ POTENTIAL VEHICULAR ACCESS POINTS

↔ KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM MASSING STUDIES (NOT ADVANCED)

POP-UP PARK

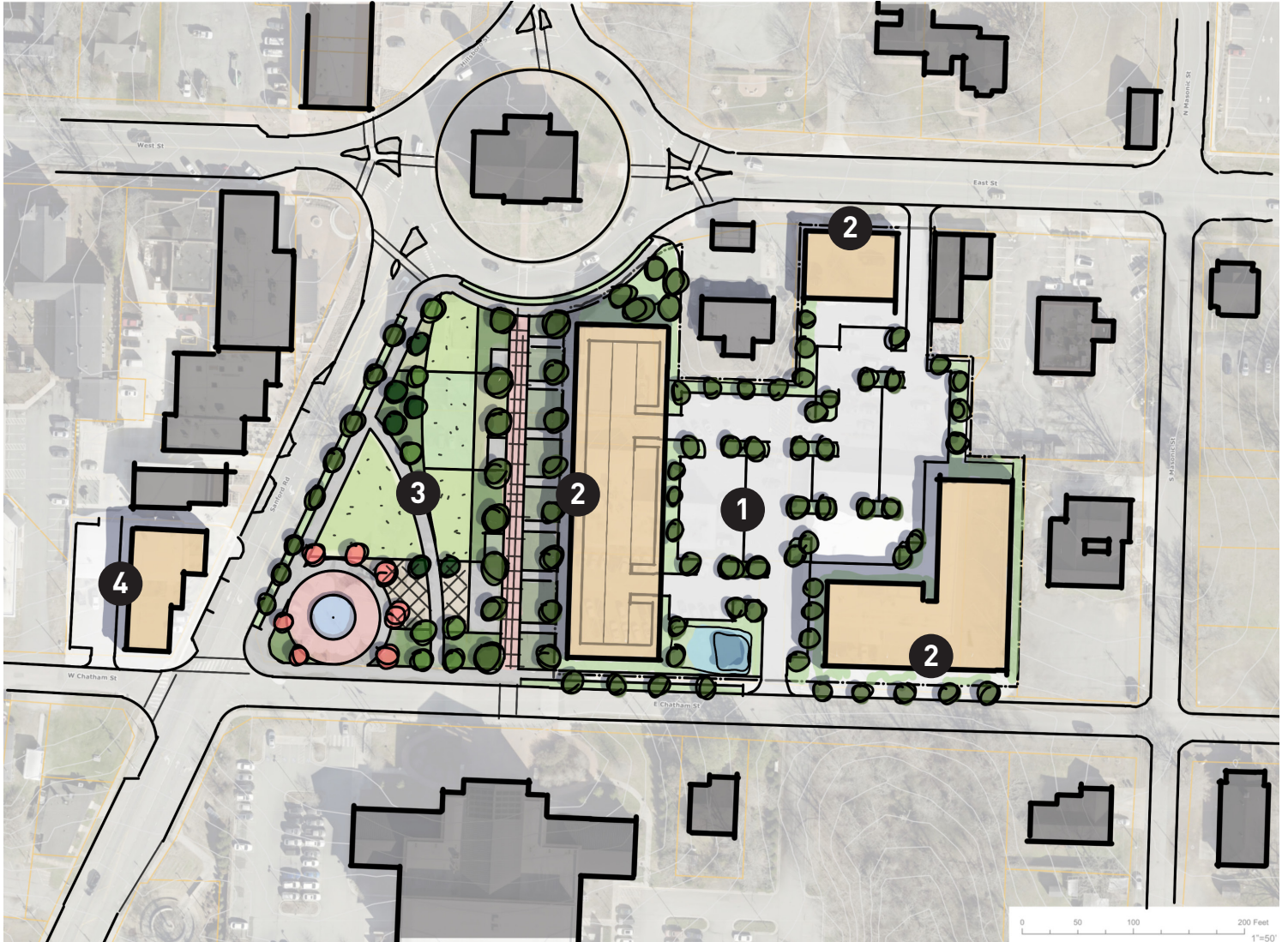


6 3-5 STORIES ALONG SALISBURY STREET

- # BASIC SCENARIO FEATURES
- ↖ POTENTIAL VEHICULAR ACCESS POINTS
- ↔ KEY PEDESTRIAN CONNECTIONS

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

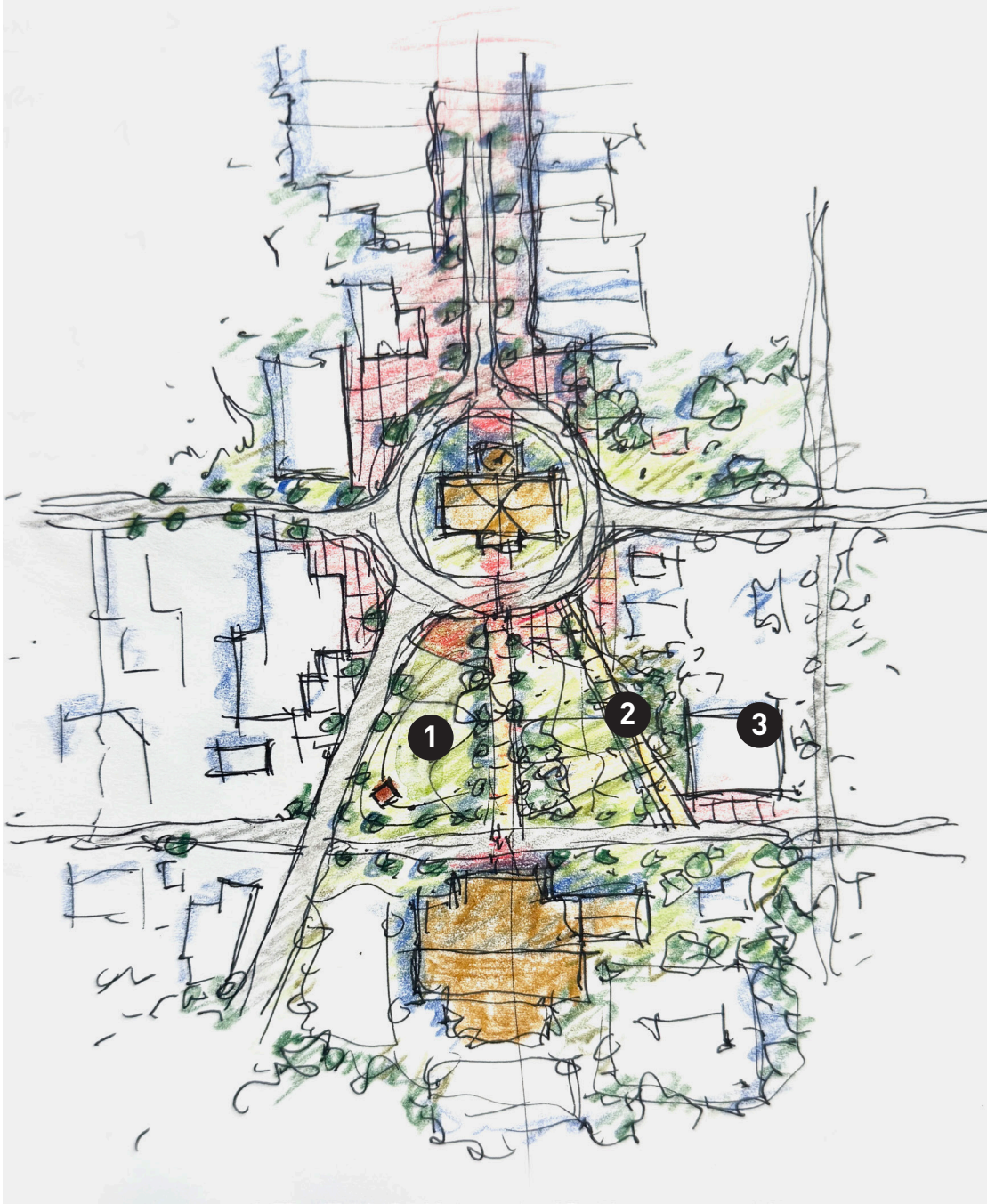
COURTHOUSE SQUARE



- 1 SURFACE PARKED MIXED-USE COMPLEX**
- 2 BUILDINGS LINE AND ACTIVATE THE PERIMETER STREETS WITH PARKING IN THE CENTER OF THE BLOCK (PARK UNDER FOOTPRINT OF BUILDING)**
- 3 CIVIC OPEN SPACE WITH NORTH-SOUTH WALKWAY BETWEEN TWO COURTHOUSES**
- 4 NEW BUILDING AT ABC STORE WITH ONE ROW OF SURFACE PARKING BEHIND**

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

COURTHOUSE SQUARE



- 1 LARGER CENTRAL GATHERING SPACE**
- 2 PATHWAY MIRRORING ANGLE OF SANFORD ROAD**
- 3 SMALL-SCALE INFILL REDEVELOPMENT OR ADAPTIVE REUSE OF DUNLAP BUILDING**

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

MCCLENAHAN BLOCKS - WEST

MCCLENAHAN BLOCKS - EAST



- 1 MULIFAMILY DEVELOPMENT; POTENTIAL GROUND FLOOR COMMERCIAL
- 2 TOWNHOMES (ALLEY-LOADED)
- 3 OPEN SPACE
- 4 ADAPTIVE REUSE OF FORMER SCHOOL GYM WITH ADDITIONS; COMMERCIAL, ARTS, AND/OR ENTERTAINMENT COMPLEX
- 5 EAST WEST PEDESTRIAN CONNECTION*

*EXISTING SKATEPARK NOT SHOWN BY MISTAKE

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

MCCLENAHAN BLOCKS - WEST

MCCLENAHAN BLOCKS - EAST

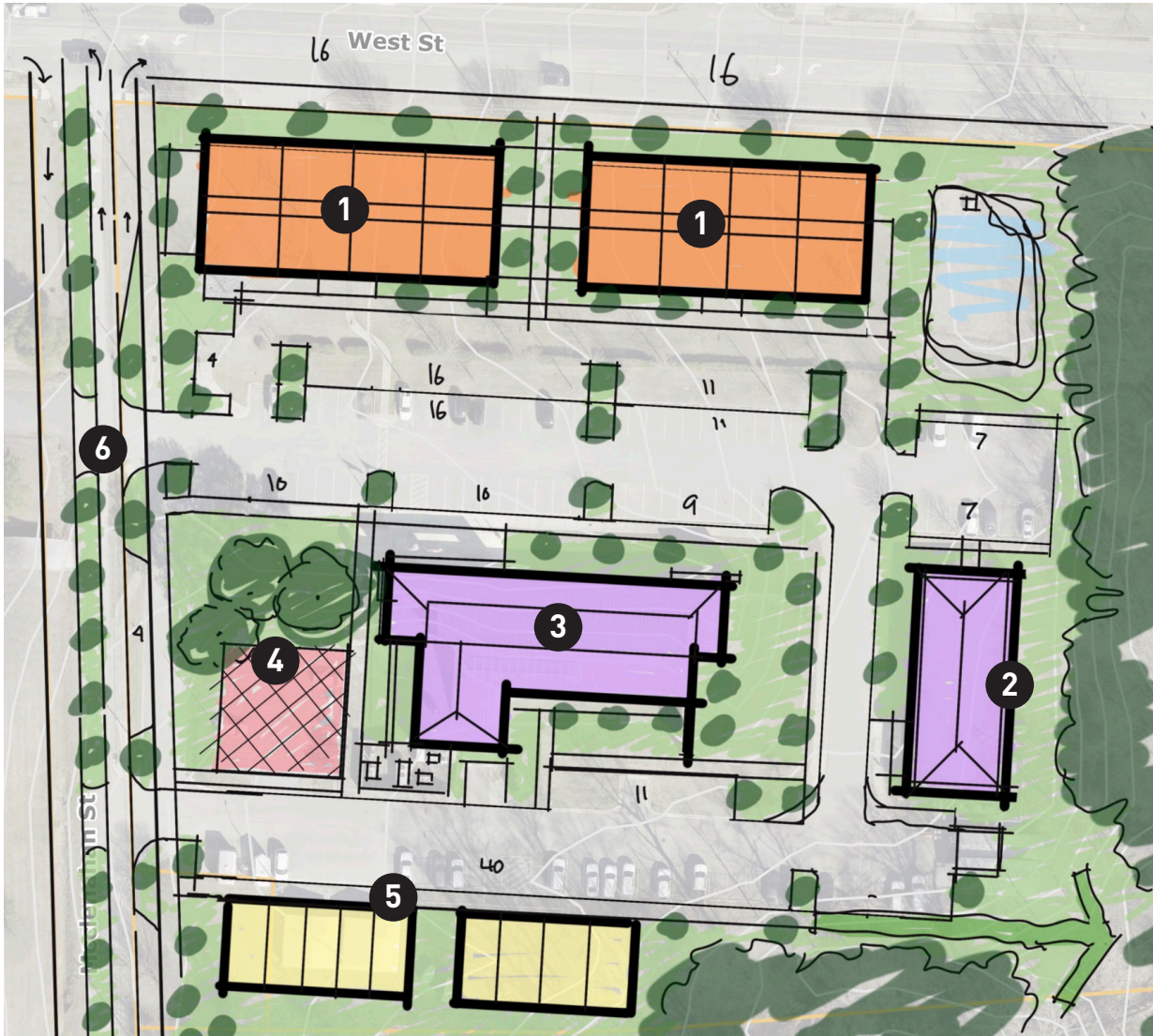


- 1 MULIFAMILY DEVELOPMENT; POTENTIAL GROUND FLOOR COMMERCIAL
- 2 TOWNHOMES (ALLEY-LOADED)
- 3 OPEN SPACE
- 4 ADAPTIVE REUSE OF FORMER SCHOOL GYM WITH ADDITIONS; COMMERCIAL, ARTS, AND/OR ENTERTAINMENT COMPLEX
- 5 EAST WEST PEDESTRIAN CONNECTION*

*EXISTING SKATEPARK NOT SHOWN BY MISTAKE

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

MCCLENAHAN BLOCKS - EAST



- 1** MULIFAMILY DEVELOPMENT; POTENTIAL GROUND FLOOR COMMERCIAL
- 2** ADAPTIVE REUSE OF "HARDEND" BUILDING (EMERGENCY OPERATIONS CENTER)
- 3** ADAPTIVE REUSE OF SHERIFF'S OFFICE (COMMUNITY CENTER, OFFICE, COMMERCIAL, ETC.)
- 4** RECONFIGURATION OF SURFACE PARKING INTO A PLAZA
- 5** TOWNHOMES FRONTING ONTO SKATEPARK
- 6** RECONFIGURATION OF MCCLENAHAN STREET (2-WAY, MEDIAN, AND ON-STREET PARKING)

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

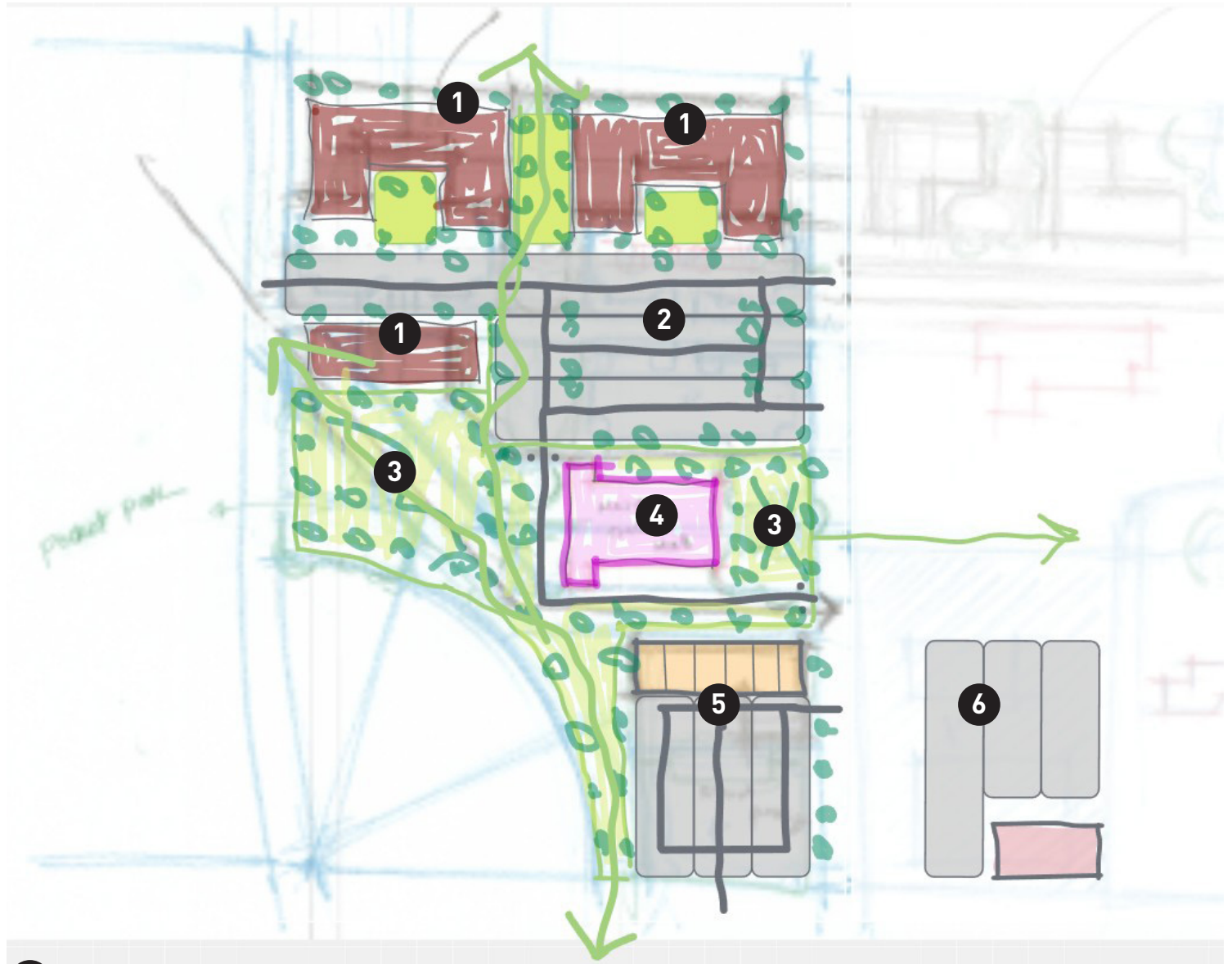
MCCLENAHAN BLOCKS - WEST



- 1 MULIFAMILY DEVELOPMENT - FRONTING ONTO WEST STREET**
- 2 MULIFAMILY DEVELOPMENT - FRONTING ONTO McCLENAHAN STREET**
- 3 AMENITY AREA**
- 4 ALL EXISTING BUILDINGS, INCLUDING FORMER SCHOOL GYM, DEMOLISHED**

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

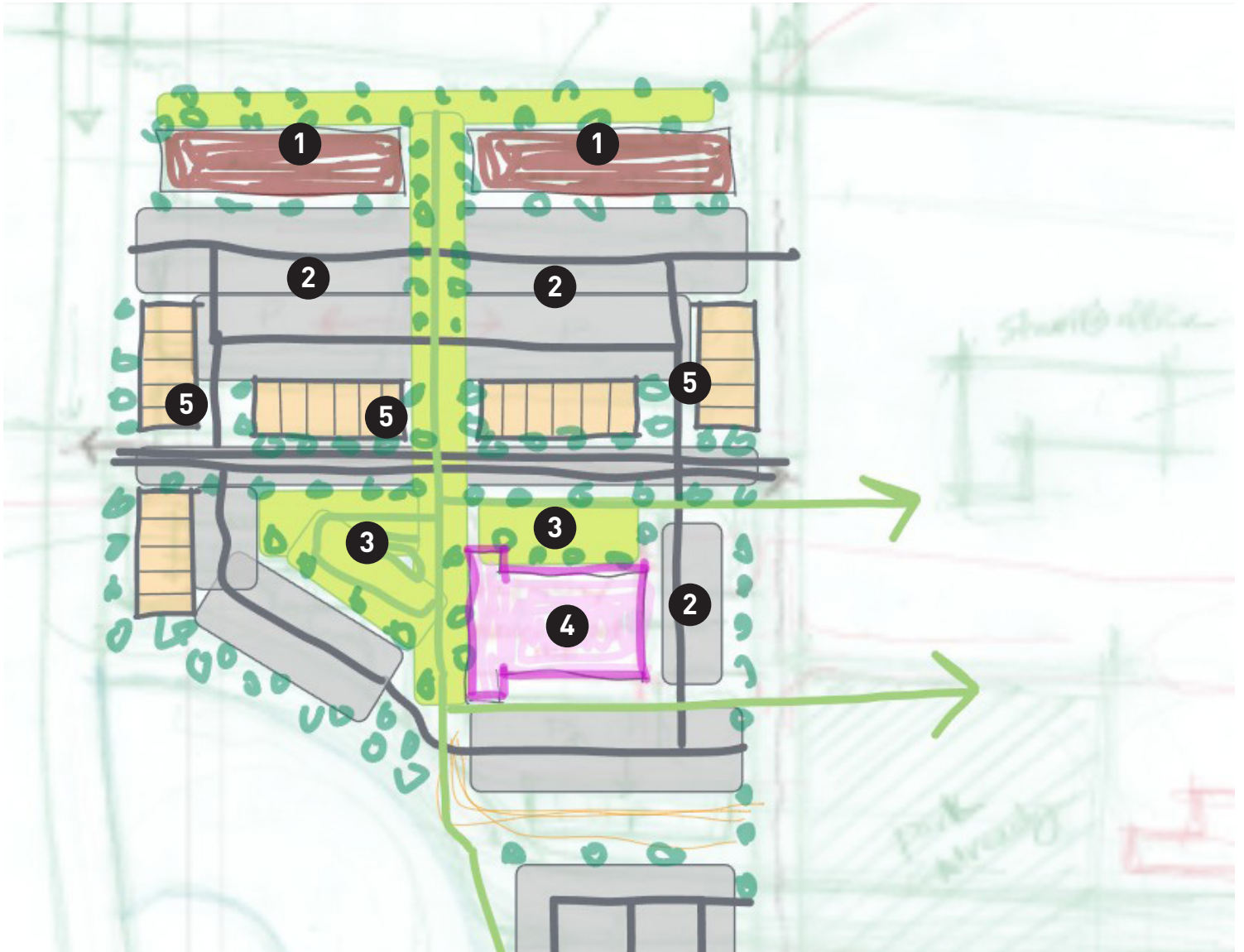
MCCLENAHAN BLOCKS - WEST



- 1 MULIFAMILY DEVELOPMENT; POTENTIAL GROUND FLOOR COMMERCIAL
- 2 SURFACE PARKING LOT
- 3 OPEN SPACE
- 4 ADAPTIVE REUSE OF FORMER SCHOOL GYM AS COMMERCIAL, ARTS, AND/OR ENTERTAINMENT COMPLEX
- 5 NEW BUILDING LINING AND COMPLETING ADJACENT SURFACE PARKING LOT (OPTION 1)
- 6 NEW BUILDING LINING AND COMPLETING ADJACENT SURFACE PARKING LOT (OPTION 2)

DEVELOPMENT SCENARIOS FROM PROCESS SKETCHES

MCCLENAHAN BLOCKS - WEST



- 1** MULIFAMILY DEVELOPMENT; POTENTIAL GROUND FLOOR COMMERCIAL
- 2** SURFACE PARKING LOT
- 3** OPEN SPACE
- 4** ADAPTIVE REUSE OF FORMER SCHOOL GYM AS COMMERCIAL, ARTS, AND/OR ENTERTAINMENT COMPLEX
- 5** TOWNHOMES
- 6** NEW EAST-WEST STREET

Adaptive Reuse Assessments

Studio 310

Albert M. McDonald, AIA
Principal, Director of Design
Studio 310, PA
302 Jefferson Street, Suite 250
Raleigh, NC 27605

June 24, 2026

Allen Davis, AICP CNU-A
Senior Urban Designer
Bolton & Menk, Inc.
1801 North Graham Street, Ste 320
Charlotte, NC, 28206

Re: 24092 Chatham County Pre-Development Existing Conditions Summary – Former Gymnasium Building; 155 Farrell Street, Pittsboro, NC 27312

Dear Allen:

Existing Conditions and Adaptive Reuse Considerations
Former Gymnasium Building
155 Farrell Street, Pittsboro, NC 27312

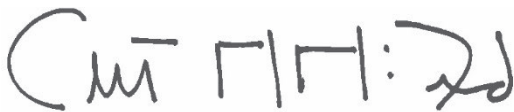
Following a site visit and limited visual review of the former gymnasium building located at 155 Farrell Street in Pittsboro, the structure appears to retain sufficient overall integrity to be considered for adaptive reuse, subject to further evaluation and investment. The primary masonry shell and long-span roof structure appear generally intact based on observable conditions, and the building retains a strong civic and spatial character tied to its historic role within the community.

The facility exhibits clear signs of age, deferred maintenance, and functional limitations, including deteriorated interior finishes, aging building systems, accessibility concerns, and areas requiring repair or modernization. Significant upgrades would likely be necessary to support long-term public occupancy and current code requirements. No destructive investigation, engineering analysis, or comprehensive code review was performed as part of this observation.

Despite these challenges, the building's location adjacent to existing parks and recreational amenities, combined with its historical association with the community, suggests that adaptive reuse may warrant consideration before demolition. Future decisions regarding preservation or replacement should be informed by intended use, anticipated investment, operational needs, and additional technical evaluation by qualified consultants.

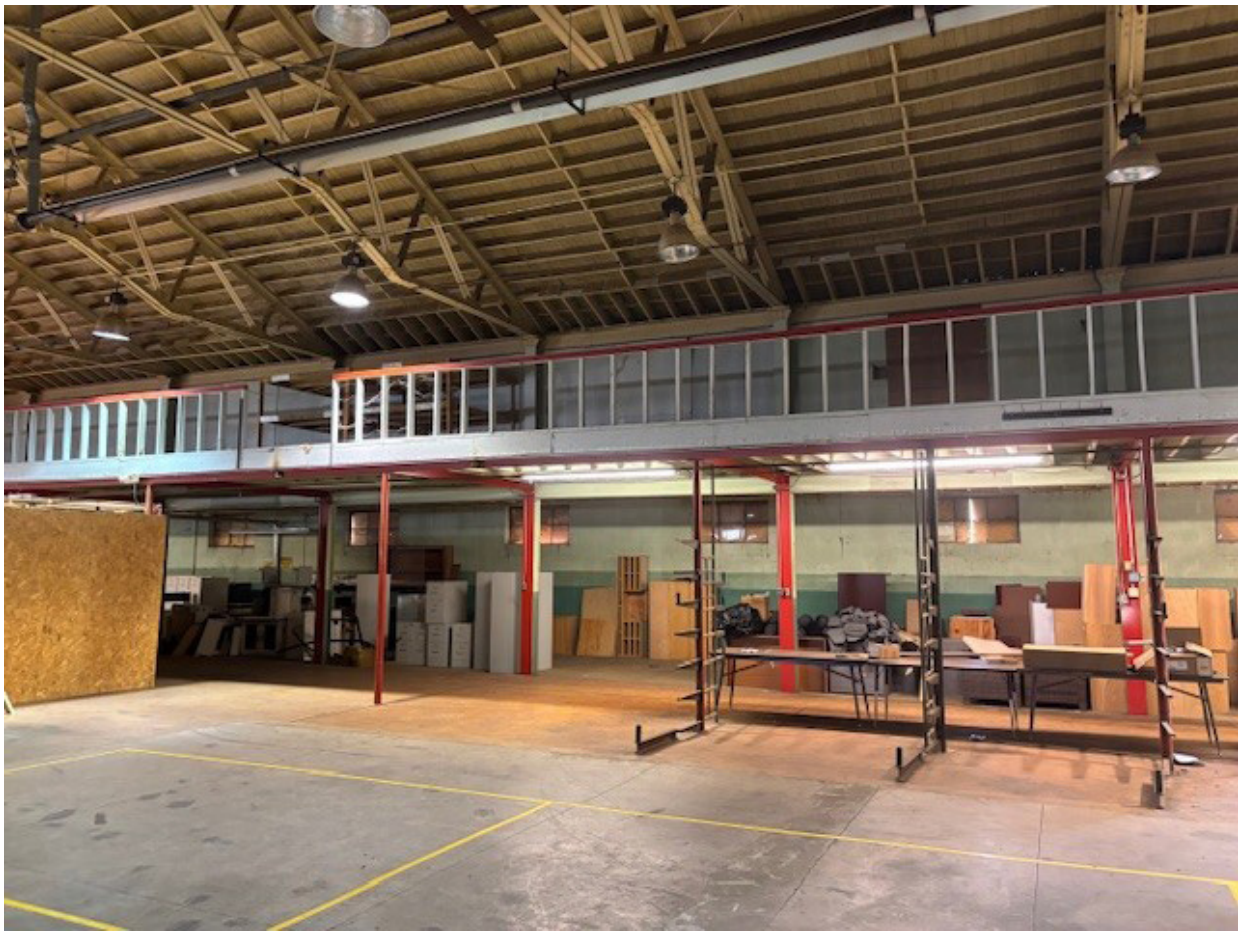
The building's open-span interior volume, central location, and relationship to nearby public amenities may support a range of future community-oriented uses, including recreation, event space, youth programming, arts-related functions, storage/support space, or other civic uses compatible with the surrounding park context.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cm 7/7:20', likely representing the date and initials of the sender.

Albert M. McDonald, AIA





Studio 310

Albert M. McDonald, AIA
Principal, Director of Design
Studio 310, PA
302 Jefferson Street, Suite 250
Raleigh, NC 27605

June 24, 2026

Allen Davis, AICP CNU-A
Senior Urban Designer
Bolton & Menk, Inc.
1801 North Graham Street, Ste 320
Charlotte, NC, 28206

Re: 24092 Chatham County Pre-Development Existing Conditions Summary – Sheriff's Office Building; 295 West Street, Pittsboro, NC 27312

Dear Allen:

Existing Conditions and Adaptive Reuse Considerations
Chatham County Sheriff's Office Building
295 West Street, Pittsboro, NC 27312

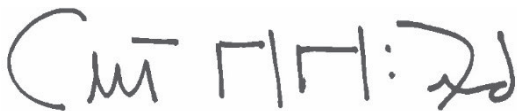
Following a site visit and limited visual review of the Chatham County Sheriff's Office building located at 295 West Street in Pittsboro, the facility appears to retain substantial overall integrity and remains a strong candidate for adaptive reuse following the Sheriff's Office relocation to a new facility. The primary masonry structure, roof systems, and overall building envelope appear generally well maintained based on observable conditions, and the building retains a clear civic identity and architectural presence within its surrounding context.

While the facility exhibits signs of age and would likely require modernization to support future occupancy, many interior and exterior components appear to remain serviceable. Anticipated improvements would likely include updates to building systems, accessibility, life safety infrastructure, and interior reconfiguration to support future operational needs and current code requirements. No destructive investigation, engineering analysis, or comprehensive code review was performed as part of this observation.

Given its continued active use, durable construction, and location adjacent to existing civic and recreational amenities, the building appears well positioned for continued public or community-oriented use following vacancy. Future decisions regarding reuse or replacement should be informed by intended use, operational requirements, anticipated investment, and additional technical evaluation by qualified consultants.

Due to its institutional layout, existing infrastructure, and recognizable public character, the facility may support a range of future civic, administrative, educational, community, or public service-oriented uses compatible with the surrounding context.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cm P/P: 20', likely representing the initials and date of the signatory.

Albert M. McDonald, AIA







Studio 310

Albert M. McDonald, AIA
Principal, Director of Design
Studio 310, PA
302 Jefferson Street, Suite 250
Raleigh, NC 27605

June 24, 2026

Allen Davis, AICP CNU-A
Senior Urban Designer
Bolton & Menk, Inc.
1801 North Graham Street, Ste 320
Charlotte, NC, 28206

Re: 24092 Chatham County Pre-Development Existing Conditions Summary – Hardened Building
297 West St., Pittsboro, NC 27312

Dear Allen:

Existing Conditions and Adaptive Reuse Considerations
Hardened Building
297 West St., Pittsboro, NC 27312

Following a site visit and limited visual review of the building located at 297 West Street in Pittsboro, the facility appears to retain substantial overall integrity and may present a viable candidate for adaptive reuse or integrated redevelopment, subject to further technical evaluation and investment. Based on observable conditions, the building appears to possess durable construction characteristics consistent with hardened or secure civic infrastructure, which may support long-term continued use in some capacity.

The structure exhibits signs of age and would likely require modernization to support future occupancy, including potential upgrades to building systems, accessibility, life safety infrastructure, and interior reconfiguration depending on the intended use. No destructive investigation, engineering analysis, or comprehensive code review was performed as part of this observation.

Given its central location, durable construction, and relationship to nearby civic and recreational amenities, the property may warrant consideration as part of a broader adaptive reuse or mixed-use redevelopment strategy. The existing structure may support continued community-oriented or public-serving functions, while portions of the site or future additions could potentially accommodate complementary uses such as residential or mixed-use development, subject to zoning, infrastructure capacity, and further design study.

Future decisions regarding preservation, redevelopment, or expansion should be informed by intended use, anticipated investment, operational requirements, market conditions, and additional technical evaluation by qualified consultants.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C M P M : 20', likely representing the initials and year of the signatory.

Albert M. McDonald, AIA

