



Chatham County, NC

Legislation Details (With Text)

File #: 24-5171 **Version:** 1

Type: Agenda Item **Status:** In Committee

File created: 3/8/2024 **In control:** County Manager's Office

On agenda: 3/18/2024 **Final action:**

Title: Vote to Proceed with the Subdivision of County-Owned Real Property, Associated with Tax ID Numbers 89649 and 62426, to be Conveyed to the Town of Pittsboro

Sponsors:

Indexes: Comp Plan Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting., Comp Plan Goal 6: Provide recreational opportunities and access to open space.

Code sections:

Attachments: 1. Convey Property to Town of Pittsboro - Ball Field and Downtown Corners - Presentation

Date	Ver.	Action By	Action	Result
3/18/2024	1	Board of Commissioners	referred	

Vote to Proceed with the Subdivision of County-Owned Real Property, Associated with Tax ID Numbers 89649 and 62426, to be Conveyed to the Town of Pittsboro

Introduction & Background: The county owns two parcels of land in and near downtown Pittsboro, and staff recommends conveying portions of each to the Town of Pittsboro for its public use. The first property is the Historic Courthouse square in downtown Pittsboro, with Parcel ID # 89649. This property is physically divided by NC Department of Transportation roads, including the traffic circle around the Historic Courthouse. The proposal is to subdivide the two northern corners of this property and convey the two corners to the Town of Pittsboro. In total, the two corners are roughly one quarter of an acer.

The second property proposed is the Old Central Services Building previously owned and occupied by Chatham County Schools, with Parcel ID # 62426. Staff’s recommendation is to subdivide the existing baseball field and adjacent fenced area at the southern end of this property and convey it to the Town of Pittsboro. The total proposed area is approximately 2.4 acres.

Discussion & Analysis: The downtown Historic Courthouse square property corners being recommended for subdivision and conveyance exist within the Pittsboro Downtown District, where both corners are presently utilized for additional downtown parking. The Town of Pittsboro has been granted an easement by Chatham County on the northwest corner. The easement was granted by the county for the Town to make and maintain improvements to the property. These improvements include a rain garden and the installation of pervious brick pavers. The county has no intended public use of these two corners beyond their current use, which is parking. As a practical matter, these two corners are an extension of downtown Pittsboro and serve to benefit the Downtown District with additional parking.

The Old Central Services property being recommended for subdivision and conveyance exists adjacent to an existing Town of Pittsboro park, which is comprised of open recreation space,

basketball courts, and tennis courts (also utilized for pickle ball). The county has no plans to incorporate the baseball field into its parks inventory. The proximity of the baseball field to the existing town park represents an opportunity for the Town of Pittsboro to expand its parks footprint within the town and provides the town an opportunity to begin offering organized athletic programming. The fenced area beside the baseball field enables the town's Parks and Recreation Department to store equipment and supplies needed for the maintenance and upkeep of the baseball field and adjacent park facilities.

The Town of Pittsboro has expressed interest in the subject properties and is willing to accept them if offered by the county.

How does this relate to the Comprehensive Plan: Plan Chatham calls for the diversification of the tax base and creating economic opportunities, which aligns with the proposal to convey the downtown property to the town, as doing so will improve the town's ability to grow and manage its downtown district and public facilities within the district. Plan Chatham also pronounces the goal of providing recreational opportunities and access to open space. Maintaining the existence of the baseball field and expanding the town's parks offerings aligns with this goal.

Budgetary Impact: The budgetary impact of this proposal includes the cost of professional services to subdivide these properties and legal expenses associated with the conveyance of the subdivided parcels to the Town of Pittsboro.

Recommendation/Motion: Motion to proceed with the Subdivision of County-Owned Real Property, Associated with Tax ID Numbers 89649 and 62426, to be Conveyed to the Town of Pittsboro.