

**TOWN OF PITTSBORO  
ADVISORY PLAN COMMISSION  
AGENDA**

**Tuesday, April 27, 2021**

**7:00 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 May 25, 2021 Plan Commission Meeting.
  - 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 May 25, 2021 Plan Commission Meeting.

8. New Business

**a. Public Hearing: Subdivision Primary Plat – No Address, Southeast Quadrant of I-74 and Jeff Gordon Blvd.**

- i. Guidelines for a public hearing.
  1. Everyone wishing to speak must provide their name and address in a chat message.
  2. When called to speak, the meeting organizer will un-mute you, but you may also have to un-mute yourself.
  3. Please be direct with your comments. You are welcome to say you agree with any previous speaker.
- ii. The public hearing will now begin.
- iii. Public notice was sent to nearby property owners on April 13, 2021 and published in The Republican on April 15, 2021.
- iv. Purpose of the hearing.
  1. The petition, submitted by ARK PARK, LLC, requests primary plat approval of 124.78 acres of property located in the southeastern quadrant of I-74 and Jeff Gordon Blvd. The subdivision, to be known as One West Business Park, would include nine lots and associated infrastructure and open space, for the purpose of commercial development.
- v. Staff introduction.
- vi. Public comments.
- vii. Written responses the Town has received (if any).
- viii. Close of public hearing once the public has finished speaking.
- ix. Plan Commission discussion / feedback.
- x. Staff to address the concerns that have been raised (if any).
- xi. Have the Plan Commission make a motion to:
  1. Approve the primary plat for One West Business Park.
  2. Deny the primary plat for One West Business Park (the motion should identify specific deficiencies between the plat and the Town's Unified Development Ordinance).
  3. Continue the discussion to the May 25, 2021 Plan Commission Meeting.

**b. Subdivision Secondary Plat – No Address, Southeast Quadrant of I-74 and Jeff Gordon Blvd.**

- i. Purpose of the discussion:
  1. The petition, submitted by ARK PARK, LLC, requests secondary plat approval of 124.78 acres of property located in the southeastern quadrant of I-74 and Jeff Gordon Blvd. The subdivision, to be known as One West Business Park, would include nine lots and associated infrastructure and open space, for the purpose of commercial development.
- ii. Staff introduction.

- iii. Petitioner presentation.
  - iv. Plan Commission discussion / feedback.
  - v. Staff to address the concerns that have been raised (if any).
  - vi. Plan Commission motion to:
    - 1. Approve the secondary plat for One West Business Park.
    - 2. Deny the secondary plat for One West Business Park (the motion should identify specific deficiencies between the plat and the Town's Unified Development Ordinance).
    - 3. Continue the discussion to the May 25, 2021 Plan Commission Meeting.
9. Potential and/or On-going Enforcement
10. Miscellaneous
11. Board Comments
12. Adjourn

**NEXT MEETING:**

**Special Joint Council / APC Work Session – May 5, 2021, 6:00 pm**

**Regular Meeting – May 25, 2021**