



TOWN OF
HILLSBOROUGH

GENERAL APPLICATION

Amendment to Future Land Use Map, Unified Development Ordinance or Official Zoning Map

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9477 | Fax: 919-644-2390
www.hillsboroughnc.gov

This application is for amendments to the Comprehensive Sustainability Plan, Unified Development Ordinance, and/or Official Zoning Map. Incomplete applications will not be accepted or processed.

OFFICIAL USE ONLY			OK# 2152 PAID	
Case Number:	Fee: \$500.00	Receipt No.: 060272		
FLUM Designation: <i>Urban Neighborhood</i>	Zoning District: <i>NBSU</i>	Overlay Zone: HDO		

Amendment Type: Future Land Use Map Unified Development Ordinance Text
 Zoning Map – General Use or Overlay District Zoning Map – Planned Development District

PROPERTY LOCATION AND DESCRIPTION	
Property Address or Location: <i>128 West Margaret Lane</i>	
PIN(s): <i>9874-06-2054</i>	Size of Property (Acres/Sq. Ft.): <i>0.21 Acres</i>
Current Use of Property: <i>Vacant - formerly occupied as real estate office</i>	
Current Zoning Classification(s): <i>NBSU (Neighborhood Business Special Use)</i>	
Proposed Zoning Classification(s): <i>NB</i>	

CERTIFICATION AND SIGNATURES	
Applications will not be accepted without signature of legal property owner or official agent.	
I certify that the information presented by me in this application and all accompanying documents are true and accurate to the best of my knowledge, information, and belief; and I acknowledge that the processing of this application may require additional town, county and/or state permits, approvals, and associated fees.	
Applicant Name: <i>Andrew B. Lloyd, Jr.</i>	Legal Property Owner Name: <i>Andrew B. Lloyd, Jr.</i>
Mailing Address: <i>2701 US 70 West</i>	Mailing Address: <i>2701 US 70 West</i>
City, State, ZIP Code: <i>Effland, NC 27243</i>	City, State, ZIP Code: <i>Effland, NC 27243</i>
Telephone: <i>919-880-5680</i>	Telephone: <i>919-880-5680</i>
Email: <i>farmer1930@nc.rr.com</i>	Email: <i>farmer1930@nc.rr.com</i>
Signature: <i>B. Lloyd</i>	Signature: _____
Date: <i>2-2-24</i>	Date: _____



TOWN OF
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SUPPLEMENTAL FORM

Amendment to Official Zoning Map

Planning and Economic Development Division
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To the Hillsborough Board of Commissioners:

I, Andrew B. Lloyd, Jr., hereby petition the Board of Commissioners to change the zoning designation of the property described in the attached General Application Form FROM NBSU (Neighborhood Business Special Use) TO _____.

FACTORS RELEVANT TO DECISION TO AMEND THE OFFICAL ZONING MAP

The Hillsborough Unified Development Ordinance lists the following 10 general standards/findings of fact that the Board of Commissioners must weigh and consider before deciding to amend the official zoning map. Below or on a separate sheet, indicate the facts you intend to show and the arguments you intend to make to convince the Board of Commissioners that it can properly reach these 10 findings.

1. The extent to which the proposed amendment is consistent with all applicable Town adopted plans.

The amendment is consistent with current and future plans.

2. The extent to which there are changed conditions that require an amendment.

The market has changed and office is not in demand use.

3. The extent to which the proposed amendment addresses a demonstrated community need.

will provide the town and community with a needed business.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land. is consistent with the Hillsborough Comprehensive Plan.

Property is located downtown adjacent to similar businesses.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.

The amendment provides a transition from residential to commercial downtown.

6. The extent to which the proposed amendment would encourage premature development.

The property is already developed and approved for 'office' use.

7. The extent to which the proposed amendment would result in strip or ribbon commercial development.

The proposed amendment would not. N/A.

8. The extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to or incompatible with adjacent and surrounding zoning districts.

N/A

9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.

Amendment will likely increase property values.

10. The extent to which the proposed amendment would result in significantly adverse environmental impacts, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The property is already developed and no further impacts are anticipated

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Bow Lloyd
Signature of Applicant

2-3-24
Date