



TOWN OF
HILLSBOROUGH

APPLICATION
General Use Rezoning

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

This application is to rezone properties to General Use and/or Overlay Zoning Districts. If you want to rezone property to a Planned Development District, please use the Planned Development Rezoning Application.

SUBMITTAL REQUIREMENTS

- Complete application form, including signature
- Application fee per current Planning fee schedule

PROPERTY OWNER CONTACT

Name Gregg Pacchiana (Managing Member Home Hillsborough LLC)
Address PO Box 610, Hillsborough NC 27278
Phone [REDACTED] Email [REDACTED]

APPLICANT CONTACT

Name Gregg Pacchiana
Address PO Box 610, Hillsborough, NC 27278
Phone [REDACTED] Email [REDACTED]

PROPERTY DETAILS

Addresses/Location 202 Holiday Park Rd, Hillsborough NC 27278
Parcel ID Numbers 9865407877
Existing Land Uses/Structures Warehouse, Wine Distribution (6,000SF bldg) Storage (2,500 SF bldg)
Total Acreage 6.5 Current Zoning GC Proposed Zoning NB

CONSISTENCY WITH THE COMPREHENSIVE SUSTAINABILITY PLAN

Please describe how your proposed amendment is consistent with the town's Comprehensive Sustainability Plan, which is available online at <https://www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives>. You may include additional sheets if necessary.

See Attached

GENERAL STANDARDS CONSIDERED BY THE BOARD OF COMMISSIONERS

A rezoning request is decided legislatively, meaning the Hillsborough Board of Commissioners votes whether to approve or deny the request. When considering the request, the commissioners are to consider ten factors listed in Unified Development Ordinance Sec. 3.7.2, General Standards/Findings of Fact. You can find the Unified Development Ordinance on the town’s website at <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/unified-development-ordinance>.

The ten factors are enclosed. Please describe how your proposed rezoning aligns with these factors. You may include additional sheets if necessary.

See Attached

SIGNATURES

I hereby agree to conform to all applicable laws and regulations of the Town of Hillsborough, County of Orange, and State of North Carolina as may be applicable to my request, and I certify that the information presented in this application is true and accurate to the best of my knowledge.

Gregg Pacchiana

Printed name of owner


Signature

01/27/26
Date

Gregg Pacchiana

Printed name of applicant


Signature

01/27/26
Date

STAFF USE ONLY

Date received January 28, 2026

Received by MOB

Fee and receipt number \$1,312.50 (060829)

Tentative hearing date February 19, 2026

Supporting Text for rezoning of 2020 Holiday Park Drive from GC to NB.

Consistency with the Comprehensive Sustainability Plan

This property was annexed by the town when Home Hillsborough LLC acquired the property. The property has town water and sewer service. Prior to acquisition the property was the local Moose Lodge and used for assembly purposes. The current use of the property is warehouse for a wine distributor which holds bi-annual sales events at the warehouse for its customers. The current zoning of the parcel is Hillsborough GC. The surrounding parcels are currently zoned Orange County AR, Hillsborough Multifamily, and Hillsborough Residential. Because of the proximity to 70, and the zoning of surrounding properties, we feel rezoning from GC to NB is consistent with the Comprehensive Sustainability Plan.

The proposed rezoning would allow us the owners to rent the space to a church while we make long-term plans to redevelop the property. Ownership has no plan to sell the property.

As you are aware the Town of Hillsborough is in the process of updating the UDO. The owners of Home Hillsborough are longtime residents and business owners in Hillsborough and are committed to the best interests of the town. As such, we are also committed be active participants and assist town staff during the drafting of the new UDO.

General Standards Considered by the Board of Commissioners

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

The rezoning is consistent with Town-adopted Plans

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

The area has numerous zoning districts by both the town and county. There has been significant growth in this area along the 70 corridor and varying uses are appropriate.

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

The Town is in the process of updating the UDO which indicates the communities need for change to current zoning and uses.

3.7.2.4 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.

Proposed change is compatible.

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

We have met with staff and feel this would result in logical and orderly development of this parcel, as well as the surrounding area.

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

This change would NOT encourage premature development and we would work with the town on future development plans.

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

Not applicable

3.7.2.8 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.

Not applicable. There are numerous classifications in this area and proposed classification is similar and compatible to existing classifications in the area and along 70.

3.7.2.9 The extent to which the proposed amendment would result in significant adverse impacts on Section 3: Administrative Procedures | 3-7 Hillsborough Unified Development Ordinance the property values of surrounding lands; and

There would be no adverse impact on surrounding lands

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

There would be no adverse environmental impacts

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Limited Liability Company

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Legal name: Home Hillsborough, LLC

Secretary of State Identification Number (SOSID): 1791843

Status: Current-Active

Citizenship: Domestic

Date formed: 1/14/2019

Registered agent: [Gregg Pacchiana](#)

Mailing address

2812 New Hope Church Rd
Chapel Hill, NC 27514

Principal Office address

2812 New Hope Church Rd
Chapel Hill, NC 27514

Registered Office address

2812 New Hope Church Rd
Chapel Hill, NC 27514

Registered Mailing address

2812 New Hope Church Rd
Chapel Hill, NC 27514

Company officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

- **Managing Member**

[Gregg Pacchiana](#)

2812 New Hope Church Rd
Chapel Hill NC 27514

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Links of Interest

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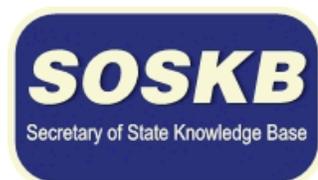
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Hours of Operation Monday - Friday 8:00 am - 5:00 pm



North Carolina Secretary of State's Office



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