



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: March 9, 2026
 Department: Planning and Economic Development
 Agenda Section: Regular
 Public hearing: Yes
 Date of public hearing: Feb. 19, 2026

PRESENTER/INFORMATION CONTACT

Molly Boyle, Senior Planner

ITEM TO BE CONSIDERED

Subject: Rezoning request for property at 202 Holiday Park Road (PIN 9865-40-7877)

Attachments:

1. Rezoning application
2. Vicinity, Zoning, and Future Land Use Maps
3. Table 5.1.8, Use Table for Non-Residential Districts (allowable uses in GC and NB highlighted)
4. Planning Board statement
5. Draft consistency statement
6. Draft ordinance

Summary:

| 202 Holiday Park Rezoning Details | |
|-----------------------------------|-----------------------------------|
| Property owner | Home Hillsborough LLC |
| Applicant | Gregg Pacchiana (Managing Member) |
| Parcel ID Number (PIN) | 9865-40-7877 |
| Location | 202 Holiday Park Road |
| In town limits? | Yes |
| Acreage | 6.25 acres |
| Current zoning | General Commercial (GC) |
| Proposed zoning | Neighborhood Business (NB) |
| Future Land Use category | Retail Services |

Comprehensive Sustainability Plan goals:

Land Use & Development Goal 1: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.

- Strategy: Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.
- Action: Revise zoning and development regulations in accordance with the Future Land Use Plan and the Future Land Use Map and water and sewer needs. Condense land use classifications.

Financial impacts:

None.

Staff recommendation and comments:Background

In 2020, the property owner, Home Hillsborough LLC, applied to annex this property to the town, change the future land use designation to Retail Services, and rezone it to General Commercial. The town board approved these requests on Sept. 14, 2020.

There is an existing 6,000 square foot building on site that previously served as a local chapter of the Moose Lodge, a fraternal and service organization. Home Hillsborough LLC currently rents the building to Ocean South Imports, a wine importer and distributor. Ocean South Imports will not be renewing its lease, and Home Hillsborough LLC is requesting to rezone the property from General Commercial to Neighborhood Business before bringing in another tenant.

Future Land Use Plan designation

The Future Land Use Plan shows this property in the Retail Services category, which envisions a variety of retail and commercial uses near existing residential and employment areas. Rezoning this property to Neighborhood Business would be consistent with this designation. The Future Land Use Plan is available on the town's website at <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/future-land-use-plan>.

Water and sewer availability

The property has existing water and sewer service.

Staff recommendation

Staff of the Planning and Economic Development Division recommend approval of the requested rezoning based on consistency with the Unified Development Ordinance and Future Land Use Plan.

Joint public hearing and Planning Board recommendation

The joint public hearing for this item was held on Feb. 19, 2026. No members of the public requested to speak on the item. After the public hearing closed, the Planning Board discussed the rezoning. The board noted it thought the owners' request to down zone was unusual. However, the board found the request was still reasonable and in the public interest since it would still allow for non-residential uses along US 70

Action requested:

Vote on the rezoning request. If voting to approve, adopt the attached consistency statement first, followed by the ordinance.