



## Agenda Abstract

### JOINT PUBLIC HEARING

Meeting Date: May 21, 2026  
Department: Planning & Economic Development Division  
Agenda Section: Public hearings  
Public hearing: Yes  
Date of public hearing: May 21, 2026

#### PRESENTER/INFORMATION CONTACT

Molly Boyle, Senior Planner

#### ITEM TO BE CONSIDERED

**Subject:** Rezoning request for property at 515 Meadowlands Drive (PIN 9874-71-9144)

#### Attachments:

1. Rezoning application
2. Vicinity, Zoning, and Future Land Use Maps
3. UDO Table 5.1.8, Use Table for Non-Residential Districts (allowable uses in HIC and EDD highlighted)
4. Draft Planning Board statement

#### Summary:

515 Meadowlands Drive Rezoning Details	
Property owner	Grace Hill Church Incorporated
Applicant	Mike Musser (Elder, Grace Hill Church)
Parcel ID Number (PIN)	9874-71-9144
In town limits?	Yes
Acreage	1.44 acres
Current zoning	High Intensity Commercial (HIC)
Proposed zoning	Economic Development District (EDD)
Future Land Use category	Light Industrial

#### 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

Grace Hill Church has occupied several units of the building at 515 Meadowlands since 2010. The property was owned by George Horton Enterprises LLC until the church acquired the property in November 2022.

The property has been zoned High Intensity Commercial since before the church moved in. A “church/place of worship” was an allowable use in the High Intensity Commercial district at the time. However, in December 2018, the town board approved an amendment to the Unified Development Ordinance that removed church/place of worship as an allowable use in that zoning district.

The approval of the text amendment made Grace Hill Church a “non-conforming use.” In other words, the land use was allowed when it was established, but it was not allowed under the new zoning regulations. Non-conforming uses can continue to operate, but they cannot be expanded.

Grace Hill Church wants to expand into more units of the building at 515 Meadowlands. To do so, they must rezone the property to a district that allows a church/place of worship.

Proposed zoning

The applicant is proposing to rezone the property to Economic Development District (EDD). This zoning district allows a church/place of worship by right. The church currently leases space in the building to an electrical contractor as well; the Economic Development District also allows building/trade contractor’s offices by right.

The Unified Development Ordinance describes the Economic Development District as follows:

**4.2.9 ECONOMIC DEVELOPMENT DISTRICT (EDD)****4.2.9.1 Intent**

The intent of the Economic Development District is to provide locations for a wide range of light industrial, distribution, flex space, office, service, and retail uses.

**4.2.9.2 Application Criteria**

This district will usually be applied where the following conditions exist:

**4.2.9.2.a** The property is adjacent and has access to an interstate highway by way of a major arterial or collector street. Adjacency to rail facilities for the movement of goods and which offer transit service potential is preferred, but not required.

**4.2.9.2.b** Public water and sewer service are available or capable of being extended; and

**4.2.9.2.c** Large, buildable tracts are available for development or division into a range of building site sizes.

Future Land Use Plan designation

The Future Land Use Plan shows this property in the Light Industrial category. Both the High Intensity Commercial and Economic Development zoning districts are consistent with this category. You can view the Future Land Use Plan and Map 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 town water and sewer service.

Staff recommendation

Staff of the Planning and Economic Development Division recommend approval of the requested rezoning.

**Action requested:**

Hold the public hearing. After the public hearing closes, the Planning Board may make its recommendation if prepared to do so.