



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 GRACE HILL CHURCH INCORPORATED
Address 515 MEADOWLANDS DR Suite 500
Phone 919-582.-7600 Email [REDACTED]

APPLICANT CONTACT

Name MICHAEL MUSSER
Address [REDACTED]
Phone 919-433-7626 Email [REDACTED]

PROPERTY DETAILS

Addresses/Location 515 MEADOWLANDS DR, Hillsborough, NC
Parcel ID Numbers 9874719144
Existing Land Uses/Structures Suites 100-300 Electrical Contractor, Suites 400-600 Church/Exist. Building
Total Acreage 1.44 acres Current Zoning HIC Proposed Zoning EDD

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 page 1 of the 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 page 2 of the 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.

| | | |
|---------------------------|--|----------|
| Grace Hill Church | Michael Elliot Musser <small>Digitally signed by Michael Elliot Musser Date: 2026.05.03 21:29:40 -04'00'</small> | 5/3/2026 |
| Printed name of owner | Signature | Date |
| Michael Musser | Michael Elliot Musser <small>Digitally signed by Michael Elliot Musser Date: 2026.05.03 21:30:16 -04'00'</small> | 5/3/2026 |
| Printed name of applicant | Signature | Date |

STAFF USE ONLY

| | |
|---|---|
| Date received <u>May 4, 2026</u> | Received by <u>MOB</u> |
| Fee and receipt number <u>\$1,072 TYLX56944406</u> | Tentative hearing date <u>May 21, 2026</u> |

Grace Hill Church's additional responses to the following:

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>

www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives

This proposed amendment is consistent with the town's three pillars of sustainability in the following ways:

Economic Sustainability

The proposed EDD rezoning reflects and formalizes the existing economic character of the property and the Meadowlands Drive corridor. The property currently operates as a mixed-use commercial and institutional space, occupied by E&W Electric, Inc. (an electrical contracting business) and Grace Hill Church (house of worship). Both uses are permitted by right within EDD, meaning the rezoning brings the entire property into full compliance — resolving the current non-conforming use situation without displacing either occupant or creating new non-conforming uses.

Environmental Sustainability

Since EDD is designed to support the kind of mixed economic and institutional activity present on this property and throughout the Meadowlands Drive corridor, the proposed rezoning will not impact the ability to preserve and protect the natural environment. Additionally there will be no changes to the conditions of the property — including the existing natural environment. Any future use of the property would similarly be required to conform to EDD zoning standards, ensuring continued compatibility with the surrounding commercial and light industrial environment.

Social Sustainability

The proposed rezoning and existing uses are consistent with a focus on the health and well-being of the people and communities in proximity to the property, including the Forest Ridge development and the to-be-built Auman Village Townhomes. The church is committed to fostering community connection, service, and character development among its members and neighbors. Grace Hill Church is the closest house of worship to these residential communities and serves as a social anchor for families in the area — providing gathering space, support networks, and community services that complement the broader mix of uses in the area.

Response to Unified Development Ordinance Sec. 3.7.2, General Standards/ Findings of Fact.

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

While the proposed EDD zoning represents a variation from the Future Land Use Map designation for this location, it is consistent with the light industrial and commercial character of the Meadowlands Drive corridor and similar areas in town like Millstone Dr. that are zoned EDD. It accurately reflects the mixed-use nature of the property as it has operated for over a decade, including both a trades contractor and a place of worship — both of which are permitted uses within EDD. The proposed rezoning aligns the property's formal zoning classification with its long-established and demonstrated use.

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

When the church initially leased Suites 400 and 500 in early 2010, church use was allowed in HIC zoning. In late 2010, the permitted uses within HIC zoning were amended by the town, no longer allowing places of worship. In 2013, the church had grown and Suite 600 became available to lease. The church began leasing that space, assuming it was no different than Suites 400 and 500, and was not aware that the zoning had changed and churches were no longer an allowed use. Because the church was already operating in Suites 400 and 500 when the zoning changed, those suites were grandfathered in as a non-conforming use. The church has operated continuously at this location since 2010 and at no point intended to operate outside of applicable zoning requirements.

In November 2022, the building became available for sale and the church purchased the property (Suites 100–600), continuing to use the space as they had since 2013. As part of recovering from storm damage during Tropical Storm Chantal in July of 2025, the church applied for permits to make revisions to Suite 600 and discovered the zoning issue.

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

The proposed EDD rezoning addresses a demonstrated community need in two ways. First, it brings Grace Hill Church — the closest house of worship to the established Forest Ridge community and the to-be-built Auman Village Townhomes — into full zoning compliance, ensuring its continued presence as a community resource. Houses of worship are recognized community assets that provide gathering space, social support networks, and services that extend beyond Sunday worship.

Second, EDD is the only rezoning option that simultaneously brings both current occupants — Grace Hill Church and E&W Electric, Inc. — into full compliance. Alternative designations would resolve the church's non-conforming status while creating a new non-conforming use for the electrical contractor. EDD eliminates both issues at once, better serving the long-term stability and utility of the property for the community.

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.

We feel EDD would be the most appropriate zoning designation for 515 Meadowlands Drive given the property's long-established character as a mixed commercial and institutional space within a light industrial corridor. The existing uses — an electrical contracting business and a place of worship — are both permitted by right within EDD, making this the zoning classification most compatible with the property's actual and demonstrated use. The proposed designation is consistent with the economic development character of Meadowlands Drive and other areas in the town with EDD zoning. It appropriately reflects the mix of uses that have operated at this location for over a decade.

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.

The proposed EDD rezoning would create a logical and orderly development pattern consistent with the light industrial and commercial character of Meadowlands Drive. The rezoning formalizes and legitimizes the mixed-use nature of the property — commercial and institutional — that has been in place since 2010. Rather than introducing a new or incompatible use pattern, it aligns the formal zoning designation with long-established and demonstrated use.

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

The proposed rezoning will not encourage premature development. The intent of the zoning change is solely to bring the existing uses of the building into compliance with a zoning classification that permits both a place of worship and a building/trade contractor's office. No new construction or development would result from the zoning change.

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

The proposed EDD rezoning would not result in strip or ribbon commercial development. The intent of the rezoning is to bring the existing institutional and commercial uses into compliance. The property is an established multi-suite building set within a light industrial park, with no frontage configuration conducive to strip retail development. No new construction or development is proposed as part of this rezoning.

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.

The proposed EDD designation is consistent with the economic development and light industrial character of the Meadowlands Drive corridor and while it would be isolated within the HIC zoning in the rest of the neighborhood, it would not be an incompatible zoning district. The rezoning reflects and formalizes the mixed commercial and institutional uses that have existed at this location for over a decade, and is compatible with the surrounding land use context. Areas in town like Millstone Dr. have a similar mix of businesses and institutions operating within the EDD zoning.

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

The proposed rezoning will not adversely impact the property values of surrounding lands. Its intent is to bring the existing uses of the property into compliance with the appropriate zoning classification. No new development is associated with the rezoning, and the property will continue to operate as it has for over a decade.

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, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed rezoning will not negatively impact the environment. Its sole intent is to bring the existing uses of the property into compliance with the appropriate zoning classification. No new development is associated with the rezoning, and no changes to the existing physical conditions of the property are proposed.