



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: June 22, 2026
Department: Planning and Economic Development
Agenda Section: Consent
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

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. Planning Board statement
5. Draft consistency statement
6. Draft ordinance

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 Dr. 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 Dr. 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. 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.

Joint public hearing and Planning Board recommendation

The joint public hearing for this request was held on May 21, 2026. Four members of the public spoke in support of the rezoning request, and another person submitted written comment in support of it prior to the hearing. The speakers discussed the importance of the church to them and their community.

At the hearing, some board members expressed concern about the existing, non-commercial use of the property, although it was acknowledged that a church was allowed there in 2010 when Grace Hill opened. There was also a concern that desirable commercial uses, like retail, would not be allowed if the property was rezoned to Economic Development District. However, that concern was resolved when it was established that the Economic Development District does allow retail uses.

After the public hearing closed and the town board left, the Planning Board continued its business. The Planning Board discussed the rezoning request and ultimately voted to recommend approval (6-0). Planning Board members generally discussed the desire to keep commercial uses in Meadowlands, but they acknowledged that the existing church use a) was allowable when the church opened in 2010 and b) had an established presence in the surrounding community.

Action requested:

Approve the requested rezoning by adopting the attached consistency statement, followed by the attached ordinance.