



TOWN OF
HILLSBOROUGH

General Use Rezoning Application

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
Phone: 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. Incomplete applications will not be accepted. Please contact staff with any questions.

Submittal Requirements

Complete application form, including signature

Application fee per current Planning Fee Schedule

Property Owner Contact

Name KIHT Investments, LLC
Phone (984) 400-4466
Email harris@offerquick.com
Address 6325 Falls of Neuse Road, Suite 35-320
Raleigh, NC 27609

Applicant Contact

Name Harris Trail/Kariem Tanany
Phone (984) 400-4466/ (919) 642-4099
Email harris@offerquick.com
Address 6325 Falls of Neuse Road, Suite 35-320
Raleigh, NC 27609

Property Details

Addresses/Location 311 West Orange Street, Hillsborough, NC 27278
Parcel ID Numbers 9864-88-3297-000
Current Land Use(s) Vacant Acreage 0.50 acres
Current Zoning R-20
Proposed Zoning R-10

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.

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.1 INTENT

It is the intent of this section to set forth the procedures for amending this Ordinance including the Official Zoning Map. Amendments shall be made by formal action of the Town Board. All proposed amendments shall be referred to the Planning Board for its consideration and recommendation. In no case shall final action be taken to amend this Ordinance until a duly advertised legislative hearing is held.

3.7.2 GENERAL STANDARDS/FINDINGS OF FACT

Before amending this Ordinance or the Official Zoning Map, the Town Board must consider, when conducting the process below, whether the request is consistent with the adopted Comprehensive Plan for the Town of Hillsborough.

Amending the Official Zoning Map (Rezoning) is a matter committed to the legislative discretion of the Town Board. In determining whether to adopt a proposed amendment, the Town Board shall consider and weigh the relevance of the following factors:

- 3.7.2.1** The extent to which the proposed amendment is consistent with all applicable Town-adopted plans.
- 3.7.2.2** The extent to which there are changed conditions that require an amendment.
- 3.7.2.3** The extent to which the proposed amendment addresses a demonstrated community need.
- 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.
- 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.
- 3.7.2.6** The extent to which the proposed amendment would encourage premature development.
- 3.7.2.7** The extent to which the proposed amendment would result in strip or ribbon commercial development.
- 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.
- 3.7.2.9** The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- 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.

3.7.3 AUTHORITY TO APPLY

Subject to the limitations of the foregoing statement of intent, an amendment to this Ordinance, including the Official Zoning Map, may be initiated by:

- 3.7.3.1** The Town Board on its own motion.
- 3.7.3.2** The Planning Board.

ATTACHMENT TO GENERAL USE REZONING APPLICATION

KTHT INVESTMENTS, LLC

Consistency with the Comprehensive Sustainability Plan

Town of Hillsborough's Comprehensive Sustainability Plan (2030), adopted June 12, 2023, includes in its themes the importance of promoting sustainable, progressive principles for the development of land in Hillsborough to manage growth pressures and maintain a prosperous town with a strong sense of place. The Comprehensive Sustainability Plan addresses housing and affordability and highlights the importance of opportunities to increase Hillsborough's supply of housing to promote stability in the community. The Comprehensive Sustainability Plan identifies ten smart growth principles, which include creation of a range of housing opportunities and choices and creation of walkable neighborhoods. Page 4-4. Figure 4.4 identifies Orange Street as an area to sustain.

The area around 311 West Orange Street is residential. The lot is zoned R-20, but several lots around it conform/almost conform to the R-10 dimensional requirements. R-10 dimensional requirements are consistent with the existing neighborhood and surrounding lots. Rezoning 311 West Orange Street from R-20 to R-10 creates the possibility for two housing lots, increasing density that conform to the existing neighborhood conditions. It creates an efficiency for development of an additional housing unit without increasing infrastructure needs. Allowing this consistent density and infill protects the Town's limited water and sewer availability by adding consistent density in an already served area through infill. In addition, the lot has access to existing public streets making the rezoning consistent with the provisions in the Comprehensive Plan that contemplate taking advantage of additional transportation and connectivity.

311 West Orange is in the Historic District, so development would follow the Historic District Guidelines and require a Certificate of Appropriateness. The proposed rezoning is consistent with the scale of development in the Historic District based on the houses and lot sizes that surround 311 West Orange Street.

Development of the property into two housing units meets the goals expressed in the Comprehensive Plan in creating an additional housing opportunity that fosters stability and sense of place.

ATTACHMENT TO GENERAL USE REZONING APPLICATION

KTHT INVESTMENTS, LLC

General Standards Considered by the Board of Commissioners

Section 3.7.2 of the Hillsborough Unified Development Ordinance sets forth ten factors to be considered by the Town Board in determining whether to amend the official zoning map (rezone). This proposal meets those factors.

The proposed amendment is consistent with the Town's applicable adopted plans, including the Comprehensive Sustainability Plan.

The conditions surrounding 311 West Orange are that the lots as developed around 311 West Orange conform or almost conform to R-10 dimensional requirements. The rezoning from R-20 to R-10 is consistent with the lot dimensions in the neighborhood. In addition, the importance of increased housing density in lieu of larger single-family lots is recognized as a tool to meet housing needs.

The proposed amendment addresses a demonstrated community need of providing additional density in the downtown area and an opportunity for needed housing stock, a density that matches the neighborhood as developed.

The proposed amendment is compatible with existing and proposed uses surrounding 311 West Orange because other lots in the area already meet the dimensional requirements of R-10, and R-10 is a more appropriate zoning district for the land.

A proposed amendment would result in a logical and orderly development pattern because it is consistent with the development pattern in the neighborhood.

The amendment does not encourage premature development. This amendment is consistent with the pattern of development that already exists.

The proposed amendment is not commercial but residential and would not result in strip commercial development.

The proposed amendment does not create an isolated zoning district. The district proposed is related and compatible with adjacent and surrounding districts and with actual conditions in the neighborhood.

The proposed amendment will have no adverse impact on property values of surrounding lands. The amendment is consistent with the current development pattern.

The proposed amendment will not result in any significant adverse environmental impacts, including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment. Instead, the proposed amendment will have a positive environmental impact by use of existing infrastructure.

13765\01\m\003Attachment to General Use Rezoning Application - General Standards Considered by the Board of Commissioners