

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 Dianne Cates
Phone 19192804767
Email dcates119@gmail.com
Address 119 W Orange Street
Hillsborough, NC 27278

Applicant Contact

Name Dianne Cates
Phone 19192804767
Email dcates119@gmail.com
Address 119 W Orange Street
Hillsborough, NC 27278

Property Details

Addresses/Location ~~P.O.~~ 13/02/2025
DC
Parcel ID Numbers #9864988349; ~~#9874081323~~
Current Land Use(s) _____ Acreage _____
Current Zoning _____
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.

My proposal is to rezone the upper western portion of my property to a R10 sized lot. My daughter would like to build a house for her young family and live in the sweet town that raised her. This would be consistent in terms of size with the four lots immediately south of my request and I know there are several R-20 lots downtown that are actually R10-sized as well. My proposed amendment would be consistent with the town's Comprehensive Sustainability Plan. Please see attached request proposal.

General Standards Considered by the Board of Commissioners

A rezoning request is decided legislatively, meaning the Town 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 UDO on the town's website: <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.

The vision would be to consist of creating a natural environment around her proposed house area. The area would consist of pollinator plants, natural rock, deciduous trees and milk weed grasses. Please see attached vision proposal for lot.

Signature: 
Dianne Cates (Feb 13, 2025 15:00 EST)

Email: ddates119@gmail.com

Signatures

I/we certify that the information presented by me/us in this application and accompanying documents is true and accurate to the best of my/our knowledge and belief. I/we acknowledge that the processing of this application may require additional permits, approvals, and/or fees.

Dianne Cates
Property Owner (Print)


Signature

09/22/24
Date

Dianne Cates
Applicant (Print)


Signature

09/22/24
Date

Staff Use Only	
Date Received	Complete app package received 12/04/2024
Received By	MOB
Fee Paid & Receipt No. (if any)	\$500 (Receipt #060343)
Tentative Public Hearing Date	02/20/2025

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

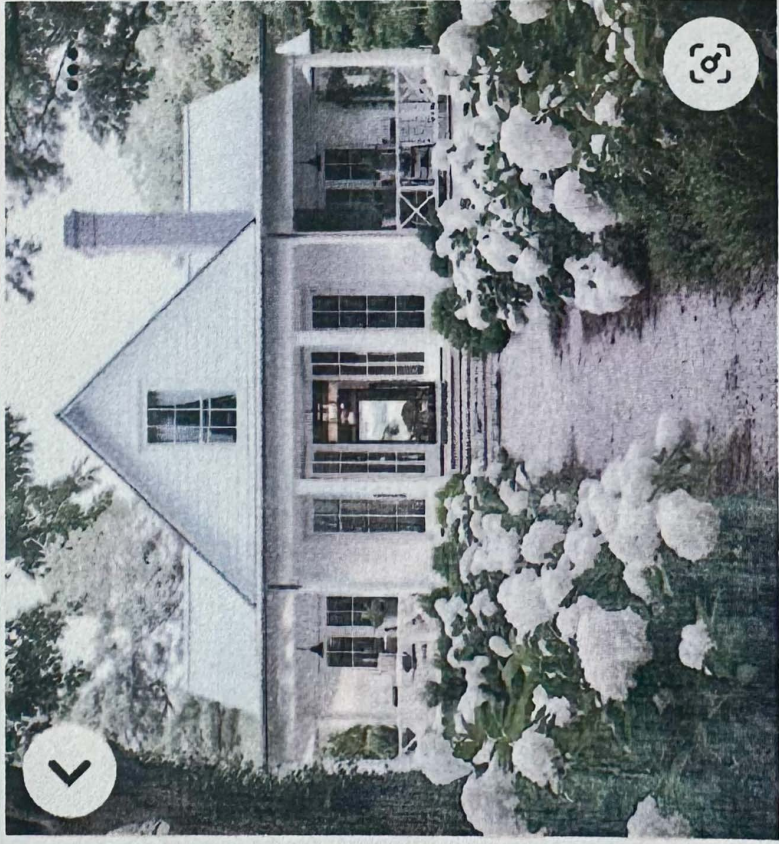
Before amending this Ordinance or the Official Zoning Map, the Town Board must consider, when conducting the process below, whether the request is consistent with the adopted Comprehensive Plan for the Town of Hillsborough.

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.

Consistency with the Comprehensive Sustainable Plan:

Our proposal to reconstruct to two tracts would allow for my daughter to build the home of her dreams. The vision would consist of creating a natural environment around the house and within. The plan would be to preserve all plants and trees possible around the house area. The entry to the home would consist of pollinator plants, natural rock, trees and grass.



NORTH WAKE STREET

WEST ORANGE STREET

10,000 SF
LOT INKED

15,000 SF
LOT WOULD
EXTEND TO BLUE LINE

0.92 AC±
40151 SF±

NC GRID
COORDINATE:
N: 1,969690.27
E: 848,447.43

N 88°19'56" E

84.92'

Area = 4111.7825

15,054 SF

①

0.25 Ac±

10943 SF±

CONCRETE
DRIVEWAY

HOUSE

PAVERS

POOL

DECK

DRAIN

20' DRAINAGE
EASEMENT
CENTERED
10' EACH
SIDE
PER PB
2156 PG
353

310.23'

225.31'

30.20'

30.18'

N 01°40'46" W

S 88°10'27" W

84.89'

S 88°28'04" W

84.79'

S 88°27'32" W

78.61'

S 88°08'34" W

61.79'

128.94'

S 01°36'39" E

S 88°51'02" W
9.06'

KIMBERLY ANNE WHITTED
PIN: 9864986149
DB 587 PG 42
PB 14 PG 24

①

LITTLE SISTER PROPERTIES, LLC
PIN: 9864987220
DB 6836 PG 34
PB 14 PG 24

②

MERCY LAND GROUP, LLC
PIN: 9864987220
DB 6820 PG 1778
PB 14 PG 24

③

MATTHEW F. REAMS
PIN: 9864988280
DB 3376 PG 1581
PB 14 PG 24

④