

# Appendix J

## Application Packet for Annexations

<u>Complete Application</u>	<u>Joint Public Hearing</u>	<u>Planning Board</u>	<u>Earliest Decision</u>
<u>Deadline (12 Noon)</u>	<u>Date</u>	<u>Recommendation Date</u>	<u>Date</u>
December 19, 2022	January 19, 2023	February 16, 2023	March 13, 2023
March 27, 2023	April 20, 2023	May 18, 2023	June 12, 2023
June 26, 2023	July 20, 2023	August 17, 2023	September 11, 2023
September 25, 2023	October 19, 2023	November 16, 2023	December 11, 2023
December 18, 2023	January 18, 2024	February 15, 2024	March 11, 2024

### Fee Schedule

Rezoning to General Purpose or Overlay District:	the greater of \$500.00 or \$50.00 per acre
Rezoning to conditional District:	the greater of \$2,000.00 or \$200.00 per acre

\* Rezoning reviewed in conjunction with an annexation request should first calculate the standard fee and then double it to account for fiscal impact analysis of the application.

### Submittal Requirement Checklist

#### Voluntary Annexation Request

- ☒ Annexation Petition
- ☒ Zoning Map Amendment request (see **Appendix I**)

#### Involuntary Annexation Request

- ☐ Zoning Map Amendment application (see **Appendix I**)

# Appendix I

## Application Packet for Unified Development Ordinance Text & Zoning Map Amendments (Rezoning) / Future Land Use Plan & Comprehensive Plan Amendments

<u>Complete Application Deadline (12 Noon)</u>	<u>Joint Public Hearing Date</u>	<u>Planning Board Recommendation Date</u>	<u>Earliest Decision Date</u>
December 19, 2022	January 19, 2023	February 16, 2023	March 13, 2023
March 27, 2023	April 20, 2023	May 18, 2023	June 12, 2023
June 26, 2023	July 20, 2023	August 17, 2023	September 11, 2023
September 25, 2023	October 19, 2023	November 16, 2023	December 11, 2023
December 18, 2023	January 18, 2024	February 15, 2024	March 11, 2024

### Fee Schedule

Future Land Use/Comprehensive Plan Map Amendment:	\$300.00
UDO Text Amendment	\$300.00
Rezoning to General Purpose or Overlay District:	The greater of \$500.00 or \$50.00 per acre

\* Rezoning reviewed in conjunction with an annexation request should first calculate the standard fee and then double it to account for the fiscal impact analysis of the application.

### Submittal Requirement Checklist

#### Unified Development Ordinance & Future Land Use/Comprehensive Plan Text Amendments

- ☐ Complete application and applicable review fee
- ☐ For UDO text amendments, a written narrative addressing UDO Section 3.7.2 (see page 3 of this packet)

#### Zoning Map & Future Land Use Map Amendments

- ☒ Complete application and applicable review fee
- ☒ Copy of the deed and/or a fully dimensioned survey to a scale greater than 100 ft to the inch and smaller than 20 ft to the inch that includes existing structures, critical areas (specified on application), rights-of-way and width, and driveways (existing and new)
- ☒ For zoning map amendments, a written narrative addressing UDO Section 3.7.2 (see page 3 of this packet)



TOWN OF  
**HILLSBOROUGH**

**APPLICATION FOR  
Text and/or Map Amendment Request**

Planning Department  
101 E. Orange Street/P.O. Box 429  
Hillsborough, NC 27278

Phone: (919) 296-9477 Fax: (919) 644-2390  
Website: [www.hillsboroughnc.gov](http://www.hillsboroughnc.gov)

Amendment Type: ☐ Future Land Use Plan Map

☒ Zoning Map

☐ Comprehensive Plan Text

☐ Unified Development Ordinance text

[16.43ac]

Property Address: 300 Rte. 70 East

PIN: 9875009537 7.36ac  
9875704533 9.07ac

Applicant Name: House at Gatewood / Spada

Mailing Address: 4017 McKee School Rd.

Phone: 607.275.6127

City, State, Zip: Hurdle Mills, NC 27541

E-mail: ronspada@houseatgatewood.com  
jenspada@houseatgatewood.com

Property Owner Name: Gatewood Property, LLC / Spada

Mailing Address: 4017 McKee School Rd.

Phone: 607.275.6127

City, State, Zip: Hurdle Mills, NC 27541

E-mail: ronspada@houseatgatewood.com  
jenspada@houseatgatewood.com

Location/Streets Accessed: Rte. 70

Current Zoning District(s): Special Use

Proposed Zoning District(s): General Purpose Commercial

Acreage: 16

Water Service: ☒ Public Water ☐ Well

Sewer Service: ☒ Public Sewer ☐ Septic Tank

Existing Structures on Site: House at Gatewood restaurant  
1-bedroom house

Critical Areas:


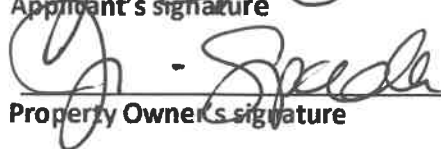
☐ Flood ☒ Drainage/Stream/Pond ☐ Cemetery ☐ Historic Resource ☐ Steep Slopes

☐ Easement See next page

**Describe how the request will address the following factors that the Town Board of Commissioners must determine when considering an amendment to the test of the Unified Development Ordinance or Zoning Map (use separate sheet):**

1. The extent to which the amendment is consistent with all applicable Town-adopted plans.
2. The extent to which there are changed conditions that require an amendment.
3. The extent to which the proposed amendment addresses a demonstrated community need.
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.
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.
6. The extent to which the proposed amendment would encourage premature development.
7. The extent to which the proposed amendment would result in strip or ribbon commercial development.
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.
9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.
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.

I/We certify that all of the information presented by me/us in this application is accurate to the best of my/our knowledge, information, and belief. **APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF PROPERTY OWNER.**

 Applicant's signature	<u>3.27.23</u> date
 Property Owner's signature	<u>3.27.23</u> date



TOWN OF  
HILLSBOROUGH

PETITION FOR  
Annexation of Contiguous Property

Planning Department  
101 E. Orange Street / P.O. Box 429  
Hillsborough, NC 27278  
Phone: (919) 296-9471 Fax: (919) 644-2390  
Website: [www.hillsboroughnc.gov](http://www.hillsboroughnc.gov)

TO THE BOARD OF COMMISSIONERS OF THE TOWN OF HILLSBOROUGH:

- (1) The undersigned, Gate wood Property, LLC and  
Ronald & Jennifer Spada  
being the owner(s) of all real property located within the area described in paragraph two below requests that such area be annexed to the Town of Hillsborough.
- (2) The area to be annexed is contiguous to the Town of Hillsborough and is located at  
300 Rte. 70 Hillsborough, NC ~~27077~~ 27278  
PIN 9875009537 & 9875104533
- (3) A map of the foregoing property, showing its relationship to the existing corporate limits of the town, is attached hereto.
- (4) This petition is presented under the authority contained in G.S. 160A-31.

Respectfully submitted this 21<sup>th</sup> day of March, 2023

<u>Ronald Spada</u>	_____
Property Owner	Witness
<u>Jennifer Spada</u>	_____
Property Owner	Witness
_____	_____
Property Owner	Witness
_____	_____
Property Owner	Witness
_____	_____
Property Owner	Witness

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EMI

20160317000050610 DEED  
Bk:RB6090 Pg:419  
03/17/2016 01:01:05 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1500.00

NAL

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$1500.00	Recording Time, Book and Page
Parcel Identifier No. 9875-00-9537 – 7.36 acres	Parcel Identifier No. 9875-10-4533 – 9.07 acres <del>9875-00-9537</del>

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XKB

Mail after recording to: Grantee  
This instrument was prepared by: John D. Loftin, Box 733, Hillsborough, NC 27278

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THIS DEED made this 16<sup>th</sup> day of March, 2015 by and between

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**GRANTOR**

S & T Investment Properties, LLC, a NC Limited Liability Corp.  
220 Stagg Rd, Hillsborough, NC 27278

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**GRANTEE**

GATEWOOD PROPERTY, LLC, a NC Limited Liability Corp.  
662 Driftwood Lane  
Northbrook, IL 60082

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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in Alamance County, NC and more particularly described as follows:

Tract I: PIN 9875-10-4533, Containing 9.07 acres and being described as follows: Beginning at a point in the right-of-way of U.S. Highway 70 By-Pass, the southeast corner of the property of Byrd's Food Stores, Inc. as shown on the survey hereinafter referred to and running thence along the right-of-way of U.S. Highway 70 By-Pass South 77-28-35 East 175.14 feet; thence South 77-04-45 East 731.91 feet; thence North 11-26-29 East 49.90 feet; thence

feet; thence South 01-20-12 West 100.02 feet; thence South 00-18-11 West 591.25 feet to the point and place of beginning, consisting of 16.43 acres, more or less, as shown on the plat of the survey by Alois Callemyn (L-2544), dated October 16, 1987, entitled – property surveyed for Joseph D. Gatewood and M. K. Gatewood.” Together with all rights of water and pipeline as shown in Deed Book 132, Page 398 of the Orange County Registry. LESS AND EXCEPT the 7.36 acre tract described in Deed Book 1251, Page 326.

Tract II: PIN 9875-00-9537, Containing 7.36 acres and described as follows: Beginning at a point in the right-of-way of U.S. Highway 70 By-pass, the southeast corner of the property of Byrds Food Stores, Inc. as shown on the survey hereinafter referred to and running thence along the right-of-way of U. S. Highway 70 By-pass South 77° 26' 35" East 175.14 feet; thence South 77° 04' 45" East 260.00 feet; thence North 00° 37' 05" 754.37 feet; thence North 77° 50' 35" West 259.27 feet; thence North 78° 55' 00" West 174.28 feet; thence South 02° 39' 54" West 55.04 feet; thence South 01° 20' 12" West 100.02 feet; thence South 00° 18' 11" West 591.25 feet to the point and place of Beginning and being shown as Lot 1 on the survey entitled “Property Split/Property Survey for Joseph D. Gatewood” by Alois Callemyn, Land Surveyor, dated October 16, 1987. Together with all rights of water and pipeline as shown in Deed Book 132, Page 398, Orange County Registry.

This conveyance is made subject to all applicable easements, covenants and restrictions of record

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5600, Page 27, Orange County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

S & T INVESTMENT PROPERTIES, LLC

(ENTITY NAME)

By: Stephen W. Johnson (SEAL)  
STEPHEN W. JOHNSON, MEMBER/MANAGER

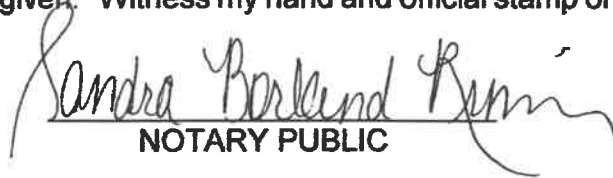
By: Thomas L. Merritt (SEAL)  
THOMAS L. MERRITT, MEMBER/MANAGER



State of NC, County of Orange

I, Sandra Borland Rimmer, a Notary Public of the County and State aforesaid, do hereby certify that Stephen W. Johnson and Thomas L. Merritt, Member/Managers of S & T INVESTMENT PROPERTIES, LLC, a NC Limited Liability Co. personally appeared before me this day and acknowledged the execution of the foregoing Deed on behalf of and as the act of said company, all by authority duly given. I further certify that Stephen W. Johnson and Thomas L. Merritt, Member/Managers of S & T INVESTMENT PROPERTIES,, LLC, a NC Limited Liability Co. personally appeared before me this day and acknowledged the execution of the foregoing Deed on behalf of and as the act of said company, all by authority duly given. Witness my hand and official stamp or seal, this the 16th day of March, 2016.

**SANDRA BORLAND RIMMER**  
Notary Public  
Orange County, NC

  
NOTARY PUBLIC

Sandra Borland Rimmer  
PRINTED NAME OF NOTARY

My commission expires 11-11-2017





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DMC

20160317000050610 DEED  
Bk:RB6090 Pg:419  
03/17/2016 01:01:05 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1500.00

N/A

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$1500.00

Recording Time, Book and Page

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~~9875-00-9537~~

XKB

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S & T INVESTMENT PROPERTIES, LLC  
(ENTITY NAME)

\_\_\_\_\_(SEAL)

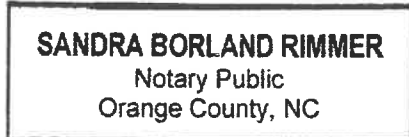
By: Stephen W. Johnson (SEAL)  
STEPHEN W. JOHNSON, MEMBER/MANAGER

By: Thomas L. Merritt (SEAL)  
THOMAS L. MERRITT, MEMBER/MANAGER



State of NC, County of Orange

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Sandra Borland Rimmer  
NOTARY PUBLIC

Sandra Borland Rimmer  
PRINTED NAME OF NOTARY

My commission expires 11-11-2017

