

APPLICATION Annexation to the Town of Hillsborough

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

Unless told otherwise, you must submit an Annexation Interest Letter before you can submit an Annexation Application. Letters are reviewed by the Board of Commissioners and may be submitted to Planning staff at the email address above. If you are requesting to annex property not zoned in the Town of Hillsborough, you will need to submit a rezoning application as well. Please contact Planning with questions.

Submittal Requirements

- | | |
|--|---|
| <input checked="" type="checkbox"/> Prior review/approval of Annexation Interest Letter (see note above) | <input checked="" type="checkbox"/> Written metes and bounds description of the proposed annexation area |
| <input checked="" type="checkbox"/> Signed Annexation Petition form | <input checked="" type="checkbox"/> Annexation survey or plat prepared by a professional land surveyor licensed in NC |

Statement to the Board of Commissioners of Hillsborough, NC

1. We, the undersigned owners of real property, respectfully request that the area described in this petition be annexed to the Town of Hillsborough, North Carolina.
2. The area to be annexed is (check one) ☒ contiguous ☐ noncontiguous to the Town of Hillsborough, and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas unless otherwise stated in the annexation amendment (NC G.S. § 160A-31(f)).

Property Owner Contact

Name David T Patterson
Phone 919-732-2003
Email dtp4516@yahoo.com
Address PO BOX 74
Hillsborough, NC 27278

Applicant Contact

Name Nasser Massry/Starlight Const.
Phone 336-345-1177
Email nassermassry@gmail.com
Address 1132 Lochshire Dr.
Burlington, NC 27215


Property Details

Addresses/Location	<u>224 Oakdale Dr.</u>		
Parcel ID Numbers	<u>9863864896</u>	Acreage	<u>4.62</u>
Current Land Use(s)	<u>Residential / Vacant</u>		
Proposed Land Use(s)	<u>Residential (R10)</u>		

Signatures

Sign below if the properties proposed for annexation are owned by separate individuals. If the properties are owned by a Limited Liability Company (LLC), Partnership, or Corporation, your signature(s) will need to be notarized. Contact Planning staff for more information.

I/we, being the owner(s) of all real property described in this application, request that the area described in this petition be annexed to the Town of Hillsborough. This petition is submitted under the authority of NC G.S. § 160A-31 (contiguous annexation) or NC G.S. § 160A-58.1 (noncontiguous annexation).

DAVID T. PATTERSON  2-24-25
Property Owner (Print) Signature Date

Property Owner (Print)	Signature	Date
Property Owner (Print)	Signature	Date
Property Owner (Print)	Signature	Date
Property Owner (Print)	Signature	Date
Property Owner (Print)	Signature	Date

Staff Use Only	
Date received	March 11, 2025
Received by	MOB
Fee & receipt number (if any)	N/A
Tentative public hearing date	May 15, 2025



HILLSBOROUGH
PLANNING AND
ECONOMIC DEVELOPMENT

^{DTP}
trust

Complete if Property Owned by a ~~Partnership~~

In witness whereof, ^{REVOCABLE TRUST} DAVID THOMAS PATTERSON 2022, a ^{DTP} ~~partnership~~ ^{trust} in the State of ^{DTP} ~~NORTH CAROLINA~~, has caused this instrument to be executed in its name by a ~~general~~ ^{the Trustee} ~~partner~~ pursuant to authority duly given, this the 24 day of February, 2025 ^{DTP}

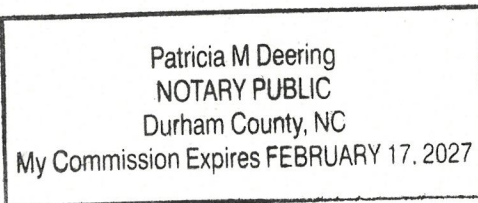
By David T. Patterson
Signature of ~~General Partner~~
^{Trustee} ^{DTP}

STATE OF NORTH CAROLINA

COUNTY OF Durham

Sworn and subscribed before me, Patricia M. Deering, a Notary Public for the above
State and County, this the 24 day of February, 2025.

SEAL



Patricia M. Deering
Notary Public
My commission expires: 2-17-2027

I hereby certify that under my direction and supervision this plot, shown and described hereon, was drawn from the actual survey, deed reference in Book 6818, Page 838: that the error of closure as calculated by latitude and departures is 1: 10,000: that the boundaries not surveyed are shown as broken lines: that the property this survey represents is within the regulation jurisdiction of the County of ORANGE, and is an existing tract: and that this plot is prepared in accordance with G.S. 47-30 as amended.

This is all of Lot No. _____,
 plat of which is recorded in Plat Book _____, Page _____
 in the Office of the Register of Deeds for ORANGE _____
 County, North Carolina.

MARCH, 2025

C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.

PIN: 986386-896		FILE: 250218
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(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION

BEGINNING AT AN EXISTING IRON STAKE, BEING IN THE SOUTHERN RIGHT OF WAY OF OAKDALE DRIVE, AND HAVING N.C. GRID COORDINATES OF NORTHING: 837282.636 AND EASTING : 1968613.227, THENCE A BEARING OF S 16° 32' 51" E, A DISTANCE OF 420.06' TO AN EXISTING IRON STAKE, THENCE A BEARING OF S 16° 35' 12" E, A DISTANCE OF 420.08' TO AN EXISTING IRON STAKE, THENCE ALONG THE PROPERTY LINE OF CORNWALLIS HILLS SUBDIVISION, A BEARING OF N 89° 34' 27" W, A DISTANCE OF 39.42' TO AN EXISTING IRON STAKE, THENCE A BEARING OF N 89° 59' 27" W, A DISTANCE OF 217.07' TO AN EXISTING IRON STAKE, THENCE ALONG THE EASTERN PROPERTY LINE OF THE OAK RIDGE SUBDIVISION, A BEARING OF N 16° 35' 20" W, A DISTANCE OF 414.75' TO AN EXISTING IRON STAKE, THENCE N 16° 31' 53" W, A DISTANCE OF 208.99' TO AN EXISTING IRON STAKE, THENCE N 17° 14' 21" W, A DISTANCE OF 143.44' TO AN EXISTING IRON STAKE IN THE SOUTHERN RIGHT OF WAY OF OAKDALE DRIVE, THENCE ALONG SAID RIGHT OF WAY A BEARING OF N 73° 32' 30" E, A DISTANCE OF 247.46' TO AN EXISTING IRON STAKE, BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 4.54 AC.± AS SHOWN ON SURVEY COMPLETED BY CAROLINA CORNERSTONE SURVEYING, DATED 03/11/25, FILE: 250218

57247
a

NORTH CAROLINA GENERAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the Orange County Tax Collector upon disbursement of closing proceeds.

Excise Tax: \$ 0.00

Parcel Identifier No. 9862458861; 9862557885; and 9863864896

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee P.O. Box 74, Hillsborough, NC 27278-0074

This instrument was prepared by: Joseph W. Marion, a licensed NC Attorney No title exam

Brief description for the Index: _____

THIS DEED made this 8th day of June, 2023, by and between

GRANTOR	GRANTEE
David Thomas Patterson, single	David Thomas Patterson, Trustee of the David Thomas Patterson 2023 Revocable Trust dated June 8, 2023
Address: Post Office Box 74 Hillsborough, NC 27278-0074	Address: Post Office Box 74 Hillsborough, NC 27278-0074

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 situated in the City of _____, _____ Township, Orange County, North Carolina and more particularly described as follows:

Submitted electronically by "Marion Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

See attached Exhibit A for legal description

All or a portion of the property herein conveyed XX does include or ____ does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____.

A map showing the above described property is recorded in Plat Book ____, Page ____.

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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

David Thomas Patterson (Seal)
David Thomas Patterson

State of North Carolina - County of Durham

I, the undersigned Notary Public of Albemarle County and State of North Carolina, do hereby certify that **David Thomas Patterson** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8th day of June, 2023.



Sign: Maria Ann Sconzo
Print: MARIA ANN SCONZO - Notary Public

My Commission Expires: 6/2/2028

EXHIBIT A**Parcel 1:**

Consisting of **15.13 acres** and BEING **Lot B** of the plat recorded in Plat Book 35 at Page 36, Orange County Registry, to which reference is hereby made.

Grantor acquired the property by Deed recorded in Book 938, Page 590, Orange County Registry.

This property has a street address of 4214 Carriage Rd, Hillsborough, NC 27278 and a tax parcel # 9862458861.

Parcel 2:

BEING all of **Lot No. 1A** of the property of Dennis Bernard Amos and Gertrude M. Willis, according to the plat and survey by Mary E. Ayers, Surveyor and consisting of **25.42 acres**; recorded in Plat Book 84 at Page 173, Orange County Registry, to which reference is hereby made.

Grantor acquired the property by Deed recorded in Book 2025, Page 162, Orange County Registry.

This property has a tax parcel # 9862557885.

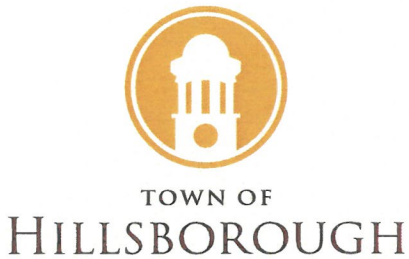
Parcel 3:

Property located on the south side of Oakdale Drive and BEING all of **Lot No. 86A; Lot 87 (Sections A and B); and Lot No. 88 (Section A and B)** as shown on plat entitled "Part of Gary Lloyd Farm", as surveyed by F.M. Carlisle, dated January 14, 1949, also known as "OAKDALE FARMS", recorded in Plat Book 5 at Page 110, Orange County Registry, to which reference is hereby made.

Grantor acquired Lot No 86A by Deed recorded in Book 229, Page 660, Orange County Registry; Lot No. 87 (a and b) by Deed recorded in Book 207, Page 598, Orange County Registry; and Lot No. 88 (a and b) by Deed recorded in Book 214, Page 774, Orange County Registry.

These lots are to remain as one tax parcel.

This property has a street address of 225 Oakdale Dr , Hillsborough, NC 27278 and a tax parcel # 9863864896.



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. 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 David T Patterson
Phone 919-732-2003
Email dtp4516@yahoo.com
Address PO Box 74
Hillsborough, NC 27278

Applicant Contact

Name Nasser Massry/Starlight Const.
Phone 336-345-1177
Email nassermassry@gmail.com
Address 1132 Lochshire Dr.
Burlington, NC 27215

Property Details

Addresses/Location 224 Oakdale Dr, Hillsborough, NC
Parcel ID Numbers 9863864896
Current Land Use(s) Residential Acreage 4.62
Current Zoning R1
Proposed Zoning R10

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.

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.

Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.

Analyze additional opportunities for infill and redevelopment and increased density in existing neighborhoods, focusing on the provision of water and sewer and other infrastructure and services.

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 proposed amendment is consistent with all applicable Town adopted plans
The proposed amendment addresses a demonstrated community need
The proposed amendment would result in a logical and orderly development pattern
The proposed amendment is compatible with existing and proposed uses surrounding the
subject land and is the appropriate zoning district for the land

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.

DAVID T. PATTERSON David T. Patterson 2-24-25
Property Owner (Print) Signature Date

Starlight Construction, LLC Nasser Massry 2-20-2025
Applicant (Print) Signature Date

Staff Use Only	
Date received	March 11, 2025
Received by	MOB
Fee & receipt number (if any)	\$500 - QFRGNCCVNJ
Tentative public hearing date	May 15, 2025