



Agenda Abstract PLANNING BOARD

Meeting Date: November 21, 2024
 Department: Planning & Economic Development Division
 Agenda Section: Discussion Items
 Public hearing: Yes
 Date of public hearing: October 17, 2024

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation and rezoning request for 3013 Rippy Lane

Attachments:

1. Annexation and rezoning applications
2. Vicinity, Zoning, and Future Land Use maps
3. Draft Planning Board consistency statement

Background:

On June 24, 2024, the property owners of 3013 Rippy Lane presented an Annexation Interest Letter to the Board of Commissioners. The Commissioners indicated interest in the request and allowed the applicant to move forward with formal annexation and rezoning applications.

The joint public hearing for this item was held on October 17, 2024. No members of the public signed up to speak. Draft minutes from the hearing are included as Item 3A in this agenda packet.

Annexation and Rezoning Request Details – 3013 Rippy Lane	
Owner/Applicant	Prague Escapes, LLC
Parcel ID Number	9873-04-5166
Parcel Size	Approximately 6.336 acres
Property Location	3013 Rippy Lane (northwest of the I-40 interchange at Old NC 86)
Request	<ol style="list-style-type: none"> 1) Annex the parcel to the Town of Hillsborough (voluntary, contiguous request) 2) Rezone the property from “Economic Development Hillsborough Limited Office” (EDH-2) in Orange County to “Economic Development District” (EDD) in the Town of Hillsborough

Staff analysis:

Annexation and rezoning

Staff has investigated the sufficiency of this petition and finds it compliant with the statutory requirements for contiguous annexations ([NC GS § 160A-31, Annexation by Petition](#)).

Rezoning the parcel to Economic Development District (EDD) would be consistent with the Unified Development Ordinance (UDO) and with the Future Land Use Map/Plan. UDO Section 4.2.9, *Economic Development District (EDD)*, says the following about the zoning district:

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.

On the Future Land Use Map, 3013 Rippy Lane is designated as “Suburban Office Complex,” which is defined as:

Suburban Office Complex. These areas provide opportunities for office and employment enterprises which do not rely on walk-in customers or have a manufacturing component. Businesses may be large or small but will generally arrange themselves in a campus setting with limited walkability and supporting services. Developments of this type should be kept small in nature to limit the peak transportation impact and limited vitality. *Zoning Districts: Limited Office; Office Institutional; Business Park; Economic Development District; Entranceway Special Use; Special Design Special Use*

Water and sewer availability

There is potential to tie on to town utilities given the proximity of the dwelling to existing water and sewer infrastructure. There is a 16” water main in the Rippy Lane right-of-way to the east and a 16” gravity sewer along the southern and western property lines.

Comprehensive Sustainability Plan goals:

- Land Use and 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.

Financial impacts:

If annexed, the property will be subject to town taxes, and the town will provide municipal services for the property. The property owners will cover the costs of their water and sewer connections.

Staff recommendation:

Staff recommends approval of the request based on compliance with the town’s adopted ordinances and plans.

Action requested:

Make a recommendation on the proposed rezoning (the Planning Board does not make recommendations on annexation requests).