



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, Eric Chupp, VP of Capkov Ventures, Inc

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 Generally south of Waterstone Drive, west of NC Hwy 86, east of Interstate 40, and north of the rural buffer boundary

(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 15th day of January, 20 2024

[Signature] Eric Chupp, VP of Capkov Ventures, Inc.  
Property Owner Witness

X \_\_\_\_\_  
Property Owner Witness

\_\_\_\_\_  
Property Owner Witness

\_\_\_\_\_  
Property Owner Witness

\_\_\_\_\_  
Property Owner Witness

\_\_\_\_\_  
Property Owner Witness



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Respectfully submitted this 15th day of January, 20 2024

Eric Chupp *Eric Chupp, VP of Capkov Ventures, Inc.*  
Property Owner Witness

[Signature]  
Property Owner Witness

Property Owner Witness

Property Owner Witness

Property Owner Witness

Property Owner Witness



RECEIVED  
1/22/2024

[Signature]



TOWN OF  
**HILLSBOROUGH**

# GENERAL APPLICATION

## Amendment to Future Land Use Map, Unified Development Ordinance or Official Zoning Map

Planning and Economic Development Division  
101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
919-296-9477 | Fax: 919-644-2390  
www.hillsboroughnc.gov

This application is for amendments to the Future Land Use Map, Unified Development Ordinance, and/or Official Zoning Map. Incomplete applications will not be accepted or processed.

|                          |                   |                          |
|--------------------------|-------------------|--------------------------|
| <b>OFFICIAL USE ONLY</b> |                   |                          |
| Case Number:             | Fee: \$ 19,828.00 | Receipt No.: 060269      |
| FLUM Designation:        | Zoning District:  | Overlay Zone: Select One |

|   |
|---|
| <b>Amendment Type:</b><br>Zoning Map-Planned Development District |
|---|

|   |  |
|---|--|
| <b>PROPERTY LOCATION AND DESCRIPTION</b>                      |  |
| Property Address or Location: (please see attached)           |  |
| PIN(s): (please see attached)                                 | Size of Property (Acres/Sq. Ft.): 99.140 Acres |
| Current Use of Property: Single family residential and vacant |  |
| Current Zoning Classification(s): (please see attached)       |  |
| Proposed Zoning Classification(s): Planned Development (PD)   |  |

|   |  |
|---|--|
| <b>CERTIFICATION AND SIGNATURES</b>   |  |
| <b>Applications will not be accepted without signature of legal property owner or official agent.</b>   |  |
| I certify that the information presented by me in this application and all accompanying documents are true and accurate to the best of my knowledge, information, and belief; and I acknowledge that the processing of this application may require additional town, county and/or state permits, approvals, and associated fees. |  |
| <b>Applicant Name:</b> Capkov Ventures Inc.   | <b>Legal Property Owner Name:</b> Woodsedge Properties LLC |
| Mailing Address: PO Box 16815   | Mailing Address: 2204 Chris Drive                          |
| City, State, ZIP Code: Chapel Hill, NC 27516  | City, State, ZIP Code: Hillsborough, NC 27278              |
| Telephone: 919-260-7262   | Telephone: 919-730-9743                                    |
| Email: ericbchupp@bellsouth.net   | Email:   |
| <b>Signature:</b>   | <b>Signature:</b>  |
| Date: 1-22-2024   | Date: 1-22-2024  |

RECEIVED  
1/22/2024  
Tom FL





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HILLSBOROUGH

# GENERAL APPLICATION

## Amendment to Future Land Use Map, Unified Development Ordinance or Official Zoning Map

Planning and Economic Development Division  
101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
919-296-9477 | Fax: 919-644-2390  
www.hillsboroughnc.gov

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| Case Number:             | Fee: \$          | Receipt No.:             |
| FLUM Designation:        | Zoning District: | Overlay Zone: Select One |

|   |
|---|
| <b>Amendment Type:</b><br>Zoning Map-Planned Development District |
|---|

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|---|--|
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|   |  |
|---|--|
| <b>CERTIFICATION AND SIGNATURES</b>   |  |
| <b>Applications will not be accepted without signature of legal property owner or official agent.</b>   |  |
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| <b>Applicant Name:</b> Capkov Ventures Inc.   | <b>Legal Property Owner Name:</b> Capkov Ventures Inc. |
| Mailing Address: PO Box 16815   | Mailing Address: PO Box 16815                          |
| City, State, ZIP Code: Chapel Hill, NC 27516  | City, State, ZIP Code: Chapel Hill, NC 27516           |
| Telephone: 919-260-7262   | Telephone: 919-260-7262                                |
| Email: ericbchupp@bellsouth.net   | Email: ericbchupp@bellsouth.net                        |
| <b>Signature:</b> <i>Eric B Chupp</i>   | <b>Signature:</b>                                      |
| Date: 1/15/24 <i>For: Capkov Ventures</i>   | Date: 1/15/24  |

*Eric*



TOWN OF  
**HILLSBOROUGH**

## **SUPPLEMENTAL FORM**

### **Amendment to Official Zoning Map**

Planning and Economic Development Division  
101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
919-296-9477 | Fax: 919-644-2390  
www.hillsboroughnc.gov

To the Hillsborough Board of Commissioners:

I, Eric Chupp, hereby petition the Board of Commissioners to change the zoning designation of the property described in the attached General Application Form  
FROM R1, EDH-2, and Entranceway / Special Use TO Planned Development (PD).

#### **FACTORS RELEVANT TO DECISION TO AMEND THE OFFICAL ZONING MAP**

The Hillsborough Unified Development Ordinance lists the following 10 general standards/findings of fact that the Board of Commissioners must weigh and consider before deciding to amend the official zoning map. Below or on a separate sheet, indicate the facts you intend to show and the arguments you intend to make to convince the Board of Commissioners that it can properly reach these 10 findings.

**1. The extent to which the proposed amendment is consistent with all applicable Town adopted plans.**

(please see attached)

**2. The extent to which there are changed conditions that require an amendment.**

(please see attached)

**3. The extent to which the proposed amendment addresses a demonstrated community need.**

(please see attached)

- 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.is consistent with the Hillsborough Comprehensive Plan.**

(please see attached)

- 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.**

(please see attached)

- 6. The extent to which the proposed amendment would encourage premature development.**

(please see attached)

- 7. The extent to which the proposed amendment would result in strip or ribbon commercial development.**

(please see attached)

- 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.**

(please see attached)

9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.

(please see attached)

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.

(please see attached)

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

*LB Clegg*  
Signature of Applicant

1/15/24

Date

*For Caplan Ventures  
Inc.*