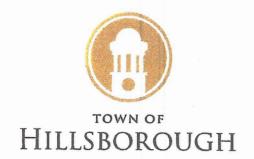
Waterstone South Attachment 1



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

TO TH	IE BOARD OF COMMISSIO	NERS OF THE TOWN OF HILLSBO	DROUGH:	
(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)		is contiguous to the Town of Hilest of NC Hwy 86, east of Int		
3)	A map of the foregoing attached hereto.	property, showing its relationsh	ip to the existing corporate	limits of the town, is
(4)	This petition is presented under the authority contained in G.S. 160A-31. Respectfully submitted this 15th day of January 20 2024			
	Property Owner	Chyp store	Ciphar Venduske Witness	die.
<u>X_</u>	Property Owner		Witness	
-	Property Owner		Witness	
***********	Property Owner		Witness	
**************************************	Property Owner		Witness	*
	Property Owner		Witness	
	Appendix J	Application Packet fo	or Annexations	Page 1 of 1



PETITION FOR Annexation of Contiguous Property

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то тн	IE BOARD OF COMMI	SSIONERS OF THE TOWN OF HILLSBOROUGH:			
(1)	The undersigned, _	Eric Chupp, VP of Capkov Ventures, Inc			
	being the owner(s) such area be annex	of all real property located within the area described in paragraph ked to the Town of Hillsborough.	two below requests that		
(2)	The area to be annexed is contiguous to the Town of Hillsborough and is located Generally south of				
	Waterstone Driv	re, west of NC Hwy 86, east of Interstae 40, and north of the	rural buffer boundary		
(3)	A map of the foreg attached hereto.	oing property, showing its relationship to the existing corporate lim	nits of the town, is		
(4)	This petition is pres	sented under the authority contained in G.S. 160A-31.			
	Respectfully submi	tted this 15th day of January 20 2024	Inc.		
	8-14	3 Co Store Cigher Venture a	1		
- X9	Property Owner	Witness	CAR		
	Property Owner	Witness	80		
ethiopithiopium arasi	Property Owner	Witness	North de Port over the Port of Angel		
отпринения	Property Owner	Witness			
ette printer på de	Property Owner	Witness			
***************************************	Property Owner	Witness	The second secon		
	Appendix J	Application Packet for Annexations	Page 1 of 1		





OFFICIAL USE ONLY

Case Number:

GENERAL APPLICATION

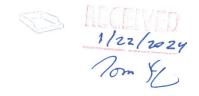
Amendment to Future Land Use Map, Unified Development Ordinance or Official Zoning Map

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

Receipt No.: 060269

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.

FLUM Designation:	Zoning District: Overlay Zone: Select One		
Amendment Type: Zoning Map-Planned Development District			
PROPERTY LOCATION AND DESCRIPTION	3		
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)			
CERTIFICATION AND SIGNATURES Applications will not be accepted without signature of legal property owner or official agent.			
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.			
Applicant Name: Capkov Ventures Inc.	Legal Property Owner Name: 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:		
Signature:	Signature: Kam Vill		
Date:	Date: \		





OFFICIAL USE ONLY

Case Number:

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.

Fee: \$

FLUM Designation:	Zoning District:	Overlay Zone: Select One	
Amendment Type: Zoning Map-Planned Development	District		
PROPERTY LOCATION AND DESCRIPTION			
Property Address or Location: (please see attached)			
PIN(s): (please see attached)	Size of Property (Acres	Size of Property (Acres/Sq. Ft.): 99.140 Acres	
Current Use of Property: Single family residential and			
Current Zoning Classification(s): (please see attached)			
Proposed Zoning Classification(s): Planned Development (PD)			
Applications will not be accepted without signature I certify that the information presented by me in this accurate to the best of my knowledge, information, a application may require additional town, county and	application and all accompany and belief; and I acknowledge to	ing documents are true and	
Applicant Name: Capkov Ventures Inc.		Name: Capkov Ventures Inc.	
Mailing Address: PO Box 16815	Mailing Address: PO Bo	x 16815	
City, State, ZIP Code: Chapel Hill, NC 27516	City, State, ZIP Code: Cl	hapel Hill, NC 27516	
Telephone: 919-260-7262	Telephone: 919-260-726	52	
Email: ericbchupp@bellsouth.net	Email: ericbchupp@bells	south.net	
Signature: Care B Clipp	Signature:		
Date: 1/15/24 For: Carplear Went	Date: 1/15/24		
Clu	<u></u>		



SUPPLEMENTAL FORMAmendment 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 a FROM R1, EDH-2, and Entranceway / Special Use	
· ·	ne following 10 general standards/findings of fact that the elected deciding to amend the official zoning map. Below or on a led the arguments you intend to make to convince the elected 10 findings.
(please see attached)	
2. The extent to which there are changed conditions t	hat require an amendment.
(please see attached)	
3. The extent to which the proposed amendment add	resses a demonstrated community need.
(please see attached)	

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 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)

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding

(please see attached)	
10. The extent to which the proposed amendment including but not limited to water, air, noise, stothe natural functioning of the environment.	would result in significantly adverse environmental impacts ormwater management, wildlife, vegetation, wetlands, and
(please see attached)	
certify that all the information presented by me in the	his application is accurate to the best of my knowledge,
mornation, and belief.	
impature of Audio	1/15/24
ignature of Applicant	Date
Taplear V.	emme
	Clue.
ignature of Applicant Encapliar V	