



## Agenda Abstract

### BOARD OF COMMISSIONERS

Meeting Date: Sept. 9, 2024  
Department: Planning and Economic Development Division  
Agenda Section: Regular  
Public hearing: Yes  
Date of public hearings: April 18, 2024; May 16, 2024; Aug. 15, 2024

#### PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II  
Tom King, Senior Planner  
Shannan Campbell, Planning and Economic Development Manager

#### ITEM TO BE CONSIDERED

**Subject:** Annexation and rezoning request for “Waterstone South”

##### Attachments:

1. Submitted application forms
2. Master Plan set
3. Annexation map
4. Project narrative & “findings of fact”
5. Draft conditions of approval
6. Staff analysis
7. Traffic impact analysis – summary & NCDOT review letter
8. Fiscal benefits & economic impacts
9. Net fiscal impact analysis
10. Neighborhood Information Meeting summary
11. Consistency statement
12. Ordinances of approval

##### Proposal:

The applicants, Capkov Ventures, Inc. and Woodsedge Properties, LLC, are requesting to:

- Annex 97.02 acres of the project area (remaining 2.12 acres is already within town limits); and
- Rezone approximately 99.14 acres from R1 (County), EDH-2 (County), and ESU (Town) to a Planned Development (PD) district for apartments, townhomes, and various non-residential uses, including medical, office, and neighborhood commercial.

Please see the enclosed Staff Analysis for a more detailed summary of the proposal (**Attachment 6**). The executive summary for the Traffic Impact Analysis and NCDOT’s approval letter are attached (**Attachment 7**). If you wish to see the full Traffic Impact Analysis, it is available on the town’s website at <https://www.hillsboroughnc.gov/home/showpublisheddocument/891/638587269106070117>.

##### Public hearings:

Public hearings for this item were held on April 18, May 16, and Aug. 15, 2024. Approved minutes for the April 18 and May 16 hearings are available online at <https://hillsborough-nc.municodemeetings.com/>. Minutes for the Aug. 15 hearing will be available once approved by the Planning Board at its next meeting.

At the Aug. 15 hearing, two residents spoke on the Waterstone South item: Ms. Jean Brooks and Mr. Robert Sparrow, both of whom live at the southern boundary of the project area. They both expressed a variety of concerns about potential impacts of the project, such as traffic, trespassing, loss of wildlife habitat, and excessive density.

**Planning Board recommendation:**

After the public hearing closed on Aug. 15, the Planning Board held its regular meeting and made its recommendation on the proposal. The Planning Board **recommended approval** (5 ayes, 1 no, and 1 abstention).

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

**Financial impacts:**

See the attached Fiscal Benefits and Economic Impacts Assessment (**Attachment 8**) and the Net Fiscal Impact Analysis (**Attachment 9**).

**Staff comment and recommendation:**

Staff encourages the Board of Commissioners to discuss whether they feel this proposal is consistent with the Comprehensive Sustainability Plan and why pursuant to [NC GS § 160D-605, Governing board statement](#).

**Action requested:**

Deliberate and vote on the proposed annexation and rezoning requests.