



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: April 28, 2025
Department: Planning and Economic Development Division
Agenda Section: Regular
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation interest letter for 618 and 700 N.C. Hwy. 86 North

Attachments:

1. Maps (vicinity, town limits, zoning, future land use)
2. Annexation interest letter

Summary:

Annexation Interest – 618 & 700 NC 86 N	
Interested party:	NC Hwy 86, LLC (property owners)
Annexation type:	Voluntary, noncontiguous
Acreage:	+/- 5.68 acres total
Current zoning:	Light Industrial (no change proposed)
Future land use:	Designated as Light Industrial
Proposed land use:	40,000 sq. ft. light industrial building for Green Zone, a textile recycler and wholesale distributor of secondhand apparel.

Financial impacts:

If annexed, the town would receive property tax revenue from the properties/development. The owner would be responsible for the cost of the water connection and would receive water service at the in-town rate. The owner is not requesting sewer service and is proposing to operate on a septic system.

Staff recommendation and comments:

The properties proposed for annexation are noncontiguous, or “in satellite,” meaning they are not adjacent to current town limits. Under state law, only 10% of a municipality’s corporate limits can be in satellite. The Town of Hillsborough has a total satellite allowance of 390.84 acres, of which 184.50 acres is still available.

Zoning designation

The properties are zoned Light Industrial in the town’s extraterritorial jurisdiction. The owner is not seeking to rezone the properties; if annexed, they would remain Light Industrial. Unified Development Ordinance Section 4.2.8, Light Industrial District, says the following about the district:

“The purpose of the Light Industrial district is to accommodate light manufacturing, research and development, and other small-scale uses that have minimal exterior movement of vehicles, materials, and goods, as well as minimal environmental and visual impacts...This district will generally be applied where... water and sewer lines exist at the site or are to be made available as a part of the development process [and] direct vehicular access is to a public street with immediate and convenient access to a street classified as an arterial. Immediate and convenient shall in this case mean traffic would not travel through or adjacent to an existing residential neighborhood to get from the site to the arterial road.”

Future Land Use Map designation

The Future Land Use Map designates these properties as Light Industrial. The Future Land Use Plan says the following about the Light Industrial future land use designation:

“[This] classification is applied to areas that currently support industrial uses or lands that could accommodate a variety of industrial establishments which employ high environmental quality standards and have minimal impacts on adjacent uses. These areas incorporate larger tracts of land because of their nature and function. Industrial developments should provide shared access and have a coordinated design and a planned layout.”

Water and sewer availability

The properties front onto an 8” water line in the N.C. Hwy. 86 North right-of-way. The properties do not front on sewer. The applicant intends to operate the business on a septic system.

Staff recommendation

Staff recommends allowing the applicant to proceed with an annexation petition.

Action requested:

Indicate whether the applicant may proceed with an annexation petition.