



TOWN OF
HILLSBOROUGH

APPLICATION General Use Rezoning

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

This application is to rezone properties to General Use and/or Overlay Zoning Districts. If you want to rezone property to a Planned Development District, please use the Planned Development Rezoning Application. Incomplete applications will not be accepted. Please contact staff with any questions.

Submittal Requirements



Complete application form, including signature



Application fee per current Planning Fee Schedule

Property Owner Contact

Name Scott Selig
Phone 919.682.3330
Email scott.selig@duke.edu
Address 2200 W. Main Street, Suite L110
Durham, NC 27705

Applicant Contact

Name Caitlin Shelby
Phone 919.355.0110
Email caitlin.shelby@woodpartners.com
Address 1414 Raleigh Road, Suite 429
Chapel Hill, NC 27517

Property Details

Addresses/Location 1001 CORPORATE DR, HILLSBOROUGH NC, 27705
Parcel ID Numbers 9874612327
Current Land Use(s) Former medical facility (no longer in active use) Acreage 11.1
Current Zoning Office Institutional (OI)
Proposed Zoning Multi-Family (MF)

Consistency with the Comprehensive Sustainability Plan

Please describe how your proposed amendment is consistent with the town's Comprehensive Sustainability Plan, which is available online at <https://www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives>. You may include additional sheets if necessary.

Please see "Exhibit A" attached.

General Standards Considered by the Board of Commissioners

A rezoning request is decided legislatively, meaning the Town Board of Commissioners votes whether to approve or deny the request. When considering the request, the Commissioners are to consider ten factors listed in Unified Development Ordinance Sec. 3.7.2, *General Standards/Findings of Fact*. You can find the UDO on the town's website: <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/unified-development-ordinance>.

The ten factors are enclosed. Please describe how your proposed rezoning aligns with these factors. You may include additional sheets if necessary.

Please see "Exhibit B" attached.

Signatures

I/we certify that the information presented by me/us in this application and accompanying documents is true and accurate to the best of my/our knowledge and belief. I/we acknowledge that the processing of this application may require additional permits, approvals, and/or fees.

Scott Selig, Associate VP

Property Owner (Print)

Scott Selig

Signature

dotloop verified
03/18/25 9:06 PM EDT
0YQF-GH5M-9YC9-COBV

03/18/2025

Date

WPEast Acquisitions, LLC

Applicant (Print)

Caitlin L. Shuckey

Signature

3.19.25

Date

Staff Use Only

Date received	April 4, 2025
Received by	MOB
Fee & receipt number (if any)	D6NWR77VK4
Tentative public hearing date	May 15, 2025

3.7 UNIFIED DEVELOPMENT ORDINANCE AND MAP AMENDMENTS

3.7.1 INTENT

It is the intent of this section to set forth the procedures for amending this Ordinance including the Official Zoning Map. Amendments shall be made by formal action of the Town Board. All proposed amendments shall be referred to the Planning Board for its consideration and recommendation. In no case shall final action be taken to amend this Ordinance until a duly advertised legislative hearing is held.

3.7.2 GENERAL STANDARDS/FINDINGS OF FACT

Before amending this Ordinance or the Official Zoning Map, the Town Board must consider, when conducting the process below, whether the request is consistent with the adopted Comprehensive Plan for the Town of Hillsborough.

Amending the Official Zoning Map (Rezoning) is a matter committed to the legislative discretion of the Town Board. In determining whether to adopt a proposed amendment, the Town Board shall consider and weigh the relevance of the following factors:

- 3.7.2.1** The extent to which the proposed amendment is consistent with all applicable Town-adopted plans.
- 3.7.2.2** The extent to which there are changed conditions that require an amendment.
- 3.7.2.3** The extent to which the proposed amendment addresses a demonstrated community need.
- 3.7.2.4** 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.
- 3.7.2.5** The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.
- 3.7.2.6** The extent to which the proposed amendment would encourage premature development.
- 3.7.2.7** The extent to which the proposed amendment would result in strip or ribbon commercial development.
- 3.7.2.8** 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.
- 3.7.2.9** The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- 3.7.2.10** 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.

3.7.3 AUTHORITY TO APPLY

Subject to the limitations of the foregoing statement of intent, an amendment to this Ordinance, including the Official Zoning Map, may be initiated by:

- 3.7.3.1** The Town Board on its own motion.
- 3.7.3.2** The Planning Board.

Exhibit A

Consistency with the Comprehensive Sustainability Plan

The Comprehensive Sustainability Plan has several stated goals that can be enhanced through the approval of this rezoning request.

Land Use and Development Goal #1 (pg. 4-24) states: “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.”

- A key “smart growth” principle is to mix land uses. This community will provide new housing adjacent to the Orange County SportsPlex, senior housing (Eno Haven Apartments), and the 20+ existing workplaces within the Meadowlands. Further, there is an opportunity to connect to the High Intensity Commercial property at the corner of Hwy 86 and Hwy 70 in the future, which would provide commercial/retail connectivity.
- A key “smart growth” principle is to create a range of housing opportunities and choices. This community will provide workforce housing aimed at middle market rents, appropriate for police officers, teachers, nurses, etc. In addition, a portion of the units will be AMI restricted affordable housing units. The “market rate” / workforce housing units will be integrated with the AMI restricted affordable units and will be indistinguishable.
- A key “smart growth” principle is to create walkable neighborhoods. As part of this development, we are studying the feasibility of constructing sidewalk along a significant portion of the perimeter of the site, with the intent to construct a continuous, accessible walking path within our community to create a connection point between the Eno Haven Apartment property and the Orange County Sportsplex.
- Regarding infrastructure constraints, in conjunction with this rezoning application, we have submitted a development agreement which proposes we provide the significant funding needed to upgrade the Cates Creek Sewer outfall. This would address identified wastewater capacity upgrades and benefit not only the subject property, but also several other projects in the area. Further, the property’s proximity to Hwy 70 suggests additional traffic would be accommodated by a major throughfare, rather than nearby neighborhood streets. We are engaging a traffic engineer to study the potential traffic impacts further.

The proposed rezoning aligns with other stated Goals referenced in the Comprehensive Sustainability Plan, such as collaborating on addressing high density concerns, incorporating housing scale buildings with multiple units in walkable neighborhoods, offering density opportunities, and support for housing projects with new infrastructure development.

We are proposing a parallel UDO text amendment that will further those goals by increasing the allowable density in the MF Zoning District to 30 units per acre where certain conditions supporting those goals are committed.

In summary, allowing for denser residential infill in a location that is already within the Town limits, served by Town infrastructure (along with the commitment to provide funding for enhancement of the Cates Creek sewer outfall), adjacent to work and community center facilities, and with the commitment memorialized in the accompanying development agreement to affordable housing, the proposed rezoning is consistent with the broader policies and goals stated in the Comprehensive Sustainability Plan.

Exhibit B

General Standards Considered by the Board of Commissioners

3.7.2.1 The extent to which the proposed amendment is consistent with all applicable Town-adopted plans

The proposed zoning amendment is consistent with applicable Town Adopted Plans as it will be in complete compliance with the UDO, as well as supporting important goals of the 2023 Comprehensive Sustainability Plan, including providing more housing through infill development.

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

The recently adopted 2023 Comprehensive Sustainability Plan calls for more housing options, particularly when there is an element of affordable housing, in locations that will not tax current Town Infrastructure. This property has recently become available for redevelopment, and can be developed in a way that accomplishes those goals and objectives.

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

There is an identified need in town for additional multifamily housing, affordable housing, and housing within close proximity to workplaces and community services (SportsPlex).

3.7.2.4 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.

The proposed amendment is in a location area which has already developed with higher-intensity uses, including offices, group living, and Community Service uses. All surrounding properties have been developed, and the proposed rezoning will contribute to the vibrancy of this area.

3.7.2.5 The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.

The proposal is on a previously developed property, where the proposed zoning will allow new housing that will enhance the area. The site is in the Town limits, served by existing public infrastructure, and will be compatible with all surrounding developed properties.

3.7.2.6 The extent to which the proposed amendment would encourage premature development.

The property has been previously developed, but it is ripe for a redevelopment that will enhance the existing surrounding nonresidential uses. Therefore the proposal does not encourage premature development.

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

The proposal will not result in strip or ribbon commercial development. It is entirely residential in nature, and will support new housing that will be walkable to existing nonresidential uses.

3.7.2.8 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.

The proposed MF zoning is compatible with the existing adjacent High-Intensity Commercial (HIC), Multi-Family Special Use (MFSU), and Office Institutional (OI) zoning, as it places a Multi-Family district adjacent to another similar multifamily district, as well as other higher-intensity districts.

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

The proposed amendment will be of a similar intensity and use as the surrounding lands, and therefore we do not anticipate any adverse impacts to those surrounding property values. New housing will provide new customers and employees in close proximity to commercial and office development, which will only enhance the values of those properties.

3.7.2.10 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.

As this is a previously developed site, any natural and environmental features are not present on the site. Similarly, the proposed residential use is not likely to create adverse noise or air pollution, and runoff will be managed per the Town requirements.