



January 22, 2019

Town of Hillsborough Planning Department  
Margaret Hauth, Planning Director  
101 East Orange Street  
Hillsborough, NC 27278

**Re: NC Highway 86 Commercial Parcel – Master Plan Application Narrative**

Dear Margaret:

As you are aware our client, James Paliouras, has requested annexation of the remaining 25 acres on the east side of NC Hwy 86 across from Walmart and the Hampton Pointe Shopping Center. Along with our Annexation, Zoning Map Amendment and Master Plan applications, we offer the following information as required per Appendix K.

- **High Quality Development:**

The proposed development for this property has the potential to include a variety of retail and commercial tenants. The owner has interviewed several of these already, including national restaurant chains and retail stores and pharmacies, hotel developers and major grocery store brands. A car dealership is also interested in occupying part of the property. The intent of the Master Plan development of the property is to integrate these businesses together with complimentary architectural designs that meet the UDO requirements and highlighted with the proper screening and landscaping as required.

- **Environmental and Traffic Impacts:**

The development of this area has already started with the construction of the Sheetz Convenience Store and is served by an access road at the intersection of Hampton Pointe Drive and NC Hwy 86. This signalized intersection was improved with full access turn-lanes on NC Hwy 86 and a two-way entrance/exit drive with median island on the south side of the Sheetz store. This will remain the only access from NC Hwy 86 in to the property, which will prevent adverse traffic impacts that would occur if there were multiple access points. The proposed Master Plan will have an internal road that extends southward through the property and will connect with Old NC 10. This access point will be approximately 500-ft. from the intersection of Old NC 10 and NC Hwy 86. The NCDOT district engineer has reviewed this proposed connection and has given preliminary approval. Additionally, the stormwater runoff from the proposed development will meet or exceed the stormwater management requirements for water quality and runoff rate/volume. One Stormwater Control Measure (SCM) has already been constructed for stormwater management of the Sheetz parcel and additional measures will be designed and installed for the proposed developed area. Since the property has extensive road frontage on NC Hwy 86 and I-40/85, there will be very

minimal impact to any neighboring residential properties.

- **District Objectives:**

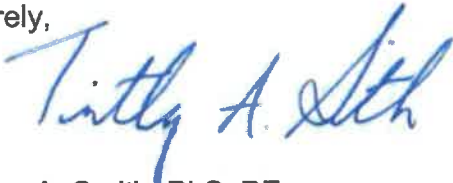
The property is located along a main entryway corridor to the Town of Hillsborough and the proposed requested zoning is Entryway Special Use (ESU). The west side of this entryway is occupied by Home Depot, Eagles Gas Station/Convenience Mart and other diverse uses including restaurants and retail/commercial development. This proposed Master Plan will continue the diversity of the development along this primary entrance to Hillsborough and will offer a variety of employment opportunities. The proposed mixture of tenants previously noted, will help to build a solid business community to serve the local and transient population and build economic strength for the Town.

- **Regulatory Conformance:**

As required, the project has frontage along an arterial street leading in to the Hillsborough area; has adequate capacity and infrastructure to accommodate future traffic volumes and will not endanger the safety or welfare of the public; and can be served by the water and sewer utilities of the Town of Hillsborough.

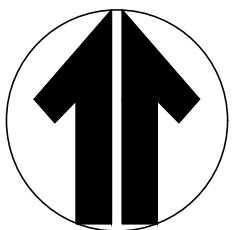
Please let me know if you have any questions regarding this supporting documentation for our application or if you need any additional information for acceptance.

Sincerely,



Timothy A. Smith, PLS, PE  
Senior Land Development Project Manager

Attachment – Master Plan Exhibit



NORTH

0 300' 600'

PROPOSED MASTER PLAN FOR:  
**N.C. HWY 86 COMMERCIAL**

HILLSBOROUGH, NORTH CAROLINA  
 ( PALIOURAS ENTERPRISES, INC. )

**SUMMIT**  
 DESIGN AND ENGINEERING SERVICES

Creatively Inspired - Technically Executed

License #: P-0339  
 504 Meadowland Drive  
 Hillsborough, NC 27278-8551  
 Voice: (919) 732-3883 Fax: (919) 732-6676  
[www.summit-engineer.com](http://www.summit-engineer.com)

THIS GRAPHIC REPRESENTATION IS MEANT FOR ILLUSTRATION PURPOSES ONLY.  
 ELEMENTS SHOWN ARE APPROXIMATE IN LOCATION AND ARE SUBJECT TO CHANGE AT THE TIME OF SPECIAL USE PERMIT.

**TOWN OF HILLSBOROUGH BOARD OF COMMISSIONERS**

**RESOLUTION APPROVING THE MASTER PLAN  
FOR 25 ACRES IN THE SOUTHEAST QUADRANT OF THE I-85/NC 86  
INTERCHANGE**

WHEREAS, the Town of Hillsborough Board of Commissioners has received an application from Paliouras Enterprises, LLC, as owner, for the approval of a Master Plan pursuant to Sections 3 of the Unified Development Ordinance for the Town of Hillsborough to guide development of the 25 acres on the southeast quadrant of the I-85/NC 86 interchange and known as OC PINs 9873-69-8276 & 9873-69-4294.

WHEREAS, the Town of Hillsborough Board of Commissioners has referred the application to the Town of Hillsborough Planning Board in accordance with the applicable provisions and procedures of the Town of Hillsborough Unified Development Ordinance; and

WHEREAS, the Town of Hillsborough Planning Board and the Board of Commissioners conducted a joint public hearing to consider the application for the Master Plan on April 18, 2019 after giving notice as required by law of such hearing; and

WHEREAS, at the aforesaid public hearing, the applicant and all others wishing to be heard in connection with the application for the Master Plan were given an opportunity to speak; and

WHEREAS, the Town of Hillsborough Planning Board made its recommendation of approval on May 16, 2019 to the Town of Hillsborough Board of Commissioners regarding the application for the Master Plan approval; and

WHEREAS, the Town of Hillsborough Board of Commissioners has considered the recommendation of the Planning Board and all the information and testimony presented to it at the public hearing; and

WHEREAS, the Master Plan application and associated exhibits, including but not limited to a Master Plan prepared by Summit Design and Engineering Services and submitted with the application, are incorporated herein by reference; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Hillsborough Board of Commissioners, on motion of Commissioner Kathleen Ferguson, seconded by Commissioner Jenn Weaver, this 10<sup>th</sup> day of June, 2019, as follows:

1. The Board of Commissioners has considered all the information presented to it both in support of and in opposition to the application a Master Plan at the April public hearing;
2. The Board of Commissioners finds that the application a Master Plan is complete, and, subject to additional condition of approval detailed below, complies with all applicable provisions of the Town of Hillsborough Zoning Ordinance;

3. The Board of Commissioners finds that the Conditions of Approval, are intended to preserve and/or promote the health, safety and welfare of the surrounding areas and the Town of Hillsborough in general; and
4. The Board of Commissioners attaches these specific conditions to this master plan:
  - a. The Master Plan narrative included a commitment for the outparcels to not have individual driveway access to NC 86 or Old NC 10. This is made a condition of the Master Plan.
  - b. The Master Plan shows some aspects that would require the approval of waivers on a Special Use Permit. This town does not commit to issuing those waivers for future Special Use Permits, but the applicant may request waivers at the time of each application for a Special Use Permit.

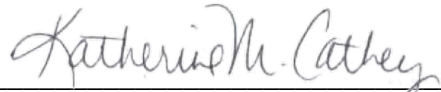
WHEREFORE, the foregoing Resolution was put to a vote of the Town of Hillsborough Board of Commissioners this 10<sup>th</sup> day of June, 2019 the result of which vote was as follows:

Ayes: 5

Noes: 0

Absent or Excused: 0

Dated: June 10, 2019



---

Katherine M. Cathey, Town Clerk