



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Nov. 12, 2024
Department: Planning & Economic Development Division
Agenda Section: Regular
Public hearing: Yes
Date of public hearing: Aug. 15, 2024

PRESENTER/INFORMATION CONTACT

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

ITEM TO BE CONSIDERED

Subject: Paliouras Tract Master Plan amendment

Attachments:

1. Submitted Application Package
2. Vicinity, Zoning, and Future Land Use Maps
3. Original Paliouras Tract Master Plan & Approval
4. Staff Analysis
5. Draft Consistency Statement
6. Draft Resolution

Background & Proposal:

In 2019, James Paliouras submitted annexation, rezoning, and master plan applications for several parcels totaling 25 acres east of NC Highway 86 S and south of the I-85 interchange. The 25 acres is known as the “Paliouras Tract.” The Board of Commissioners approved the requests on June 10, 2019. This annexed the Paliouras Tract to the town, rezoned it to Entranceway Special Use, and enacted the master plan.

Vicinity, zoning, and future land use maps for the Paliouras Tract are enclosed, as are the master plan and the Resolution of Approval. Note that the Sheetz site (1990 NC 86 S; PIN 9873-69-3547) is not part of the Paliouras Tract. It was annexed and rezoned separately and is zoned High Intensity Commercial.

The applicant is proposing the following amendments to the Paliouras Tract Master Plan:

- Change the allowable land uses for lots 1, 2, and 8 from retail and hotel/retail to multi-family residential to allow for the development of apartments (see original master plan map to the right).
- Allow a maximum of 260 apartment units, 30% of which would be affordable to those making 70% of the area median income.
- Set a maximum building height of 60’ for the apartment units.



Original Paliouras Tract Master Plan 2019

The applicant is proposing to amend the master plan for the Paliouras Tract but not the zoning designation. If this amendment request is approved, the zoning will remain Entranceway Special Use. Under the terms of the master plan, the applicant will need to submit a Special Use Permit application, including a site plan, to the Board of Adjustment for approval to develop the property.

Note the applicant has submitted a sketch plan showing a conceptual layout for the apartment units. This is for illustrative purposes only. If the proposed master plan amendments are approved, the applicant will be submitting a site plan to the Board of Adjustment as stated above.

The joint public hearing for this proposal was held on Aug. 15, 2024. Minutes from the hearing are available on the town's website: <https://mccmeetings.blob.core.usgovcloudapi.net/hillsbronc-pubu/MEET-Minutes-b7f52dc9d9ca462cb8c47b47ee1b1534.pdf>.

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: The town would receive property tax revenue from the development. How much revenue the town would receive from the proposed multi-family development compared to commercial development is unknown. Much would depend on the type of commercial development.

Staff comments and recommendations:

See the enclosed staff analysis for detailed comments and proposed conditions. Staff and the applicant have agreed to the conditions in the staff analysis, and staff can support approval of the proposed amendment with said conditions.

Note that staff recommendations are based on compliance with the town's adopted plans and ordinances. Staff cannot consider personal opinions or public comment when making recommendations. However, the Planning Board and Board of Commissioners can.

Planning Board recommendation:

At its meeting on Oct. 17, 2024, the Planning Board recommended approval of the amendment with the proposed conditions but only if the deed restriction was changed from 10 years to 99 (vote 4-1).

During the meeting, Planning Board members indicated they would like the affordable units to be integrated with the market rate ones. They also asked the developer to determine if any other affordable housing scenarios were financially feasible (*e.g.*, decreasing the percentage of affordable units to 25%, but with 10% of those units at 50% AMI or 45% AMI).

Action requested:

Vote on the proposed Master Plan amendment.